



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, August 20, 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

4 - 16

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Jul 16 2025 - Minutes](#)

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

5.1. CASE 9004 - REMOVED FROM ITEM 7.4 TO CONFIRM FINE AND ADDED TO ITEM 8.2 TO ABATE 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. HEARING TO CONFIRM FINE - CODE OFFICER JEFFREY LOUIS

- 17 - 99 7.1. **CASE 6622** - MIGUEL ROMERO - 131 JANIS BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 6622](#)
- 100 - 165 7.2. **CASE 8441** - LUIS QUINONES - 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8441](#)
- 166 - 234 7.3. **CASE 8535** - LEESY TAYPE / EVA FILINICH - 2306 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8535](#)
- 7.4. **CASE 9004** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, 1-2, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

8. HEARING TO ABATE FINE - CODE OFFICER JEFFREY LOUIS

- 235 - 279 8.1. **CASE 8960** - INFINITY AZURE LLC - 3276 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 12-76(a)(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
[Case Overview 8960](#)
- 280 - 341 8.2. **CASE 9004** - LUMAX INVESTMENTS LLC - 5501 SW 33 ST, 1-2, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 9004](#)

9. HEARING TO EXTEND TIME - CODE OFFICER JEFFREY LOUIS

- 342 - 413 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) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5487](#)

- 414 - 504 9.2. **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 - **FIRST OFFENSE**
[Case Overview 8279](#)
- 505 - 533 9.3. **CASE 9380** - 3520W LLC - 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 9380](#)

10. 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, July 16, 2025

COUNCIL CHAMBERS

3150 SW 52 AVE,

PEMBROKE PARK, FL 33023

1. CALL TO ORDER 9:03 A.M.

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**

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

- 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**

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

- 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**

Respondent or Representative	Case Removed
------------------------------	--------------

Absent	Removed from the agenda, respondent complied before hearing date
--------	--

- 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**

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Stevens Da'Quan	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	10/14/2025

- 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**

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Giorgio Machaneto	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	09/14/2025

- 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**

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	09/14/2025

- 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**

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Michelle Benzaquen	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	10/14/2025

- 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**

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Alex Penaranda	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	09/14/2025

- 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**

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Dana Welch Susan Hernandez Norman Morse	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	09/14/2025

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**

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$9,400.00

- 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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yaniv Drezner	Fine Abated to \$2,214.07 Payable in 90 Days or Reverts to \$221,407.00	10/14/2025

- 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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yaniv Drezner	Fine Abated to \$680.00 Payable in 90 Days or Reverts to \$68,057.00	10/14/2025

- 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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yaniv Drezner	Fine Abated to \$1,175.57 Payable in 90 Days or Reverts to \$117,557.00	10/14/2025

- 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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yaniv Drezner	Fine Abated to \$1,205.57 Payable in 90 Days or Reverts to \$120,557.00	10/14/2025

- 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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yaniv Drezner	Fine Abated to \$1,773.47 Payable in 90 Days or Reverts to \$177,347.00	10/14/2025

- 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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yaniv Drezner	Fine Abated to \$3,584.07 Payable in 90 Days or Reverts to \$358,407.00	10/14/2025

- 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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yaniv Drezner	Fine Abated to \$3,241.57 Payable in 90 Days or Reverts to \$324,157.00	10/14/2025

- 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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yaniv Drezner	Fine Abated to \$3,479.07 Payable in 90 Days or Reverts to \$347,907.00	10/14/2025

- 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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Teo Banton	Fine Abated to \$2,562.50 Payable in 30 Days or Reverts to \$15,950.00	11/13/2025

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**

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	15 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	07/31/2025

- 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**

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Eartha Whigham	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	10/14/2025

- 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**

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Fernando Rodriguez	30 Days to Comply \$0.00 Per Diem \$0.00 Admin Fee	08/15/2025

- 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**

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Cristian Conte	30 Days to Comply \$0.00 Per Diem \$0.00 Admin Fee	08/15/2025

- 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**

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Nancy Romero	60 Days to Comply \$350.00 Per Diem \$100.00 Admin Fee	09/14/2025

- 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**

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

Absent	15 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	07/31/2025
--------	--	------------

- 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**

Respondent or Representative	Amended 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	09/14/2025

- 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**

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

- 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**

Respondent or Representative	Amended 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	09/14/2025

11. ADJOURNMENT 11:09 A.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 First and Last Name

Date July 7, 2025.

1. Case # 10812 Name Alex PERMANA / ANZAK INV.
2. Case # ^{5049 5638}
^{5533 5701}
^{5622 5702}
^{5637 6297} Name Yaniv Drezner
3. Case # 9789 Name Pembroke Business Park - Nancy Romero
4. Case # 10519 Name Dr'Quann Stevens
5. Case # 8812 Name EDWIN Wandorff
6. Case # 11019 Name Susan Hernandez + Norman Morse
7. Case # 11019 Name ~~Nana Welch~~
8. Case # 10366 Name Gustavo Bolado
9. Case # 39204153 Name GIORGIO MACHAETO
10. Case # 8825 Name Teo BANTON

1. The first part of the report is a summary of the work done during the year.

2. The second part is a detailed account of the work done during the year.

3. The third part is a summary of the work done during the year.

4. The fourth part is a summary of the work done during the year.

5. The fifth part is a summary of the work done during the year.

6. The sixth part is a summary of the work done during the year.

7. The seventh part is a summary of the work done during the year.

8. The eighth part is a summary of the work done during the year.

9. The ninth part is a summary of the work done during the year.

10. The tenth part is a summary of the work done during the year.

11. The eleventh part is a summary of the work done during the year.

12. The twelfth part is a summary of the work done during the year.

13. The thirteenth part is a summary of the work done during the year.

14. The fourteenth part is a summary of the work done during the year.

15. The fifteenth part is a summary of the work done during the year.

22502

11. Case # 8885 Name CRISTIAN CONTE

12. Case # 8826 Name Fernando Rodriguez.

13. Case # 8305 Name EARAHA Whigham

14. Case # 10765 Name Michelle Benzaguen
Representing Mr. Edwards

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
MIGUEL ROMERO	131 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

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 #	6622	Date Next Inspection	8/20/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Per owner the fence belongs to neighbor.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2022		Notice of Violation	Regular Mail
8/31/2023		Affidavit of Non-Compliance	Certified Mail
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/20/2023	9/20/2023	Final Order	Certified Mail
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/12/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Amended Final Order	Certified Mail Hand
10/25/2024		Affidavit of Non-Compliance	Hand
12/19/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Certified Mail
1/16/2025	1/15/2025	2nd Amended Final Order	Certified Mail

Case Overview

7/29/2025

Affidavit of Non-Compliance

Hand

7/29/2025

8/20/2025 Notice of Formal Hearing - Confirm Fine

Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	10/25/2024
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: 8/20/2025
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: 8/20/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$11,400.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$11,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/29/2024	Credit	\$206.00
Total Payments		\$206.00
Fees Outstanding		\$11,494.00

Town of Pembroke Park

INVOICE

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



DATE: August 7, 2025
INVOICE # 435
FOR:

Case #6622
MIGUEL ROMERO
131 JANIS BLVD
PEMBROKE PARK, FL 33009

Bill To:
MIGUEL ROMERO
131 JANIS BLVD
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 09/20/2023 Admin Fee *PAID ON 02/29/2024*	\$ 100.00	\$ -
1	Amended Final Order 02/21/2024 Admin Fee *PAID ON 02/29/2024*	\$ 100.00	\$ -
1	2nd Amended Final Order 01/15/2025 Admin Fee	\$ 100.00	\$ 100.00
127	Day(s) of Per Diem from (04/15/2025 - 08/20/2025)	\$ 100.00	\$ 12,700.00
1	Recorded Lien	\$ 44.00	\$ 44.00
1	Release of Lien	\$ 10.00	\$ 10.00
Balance			\$ 12,854.00

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.

MIGUEL ROMERO

**2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
MIGUEL ROMERO	6622	07/29/2025
131 Janis Blvd Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
MIGUEL ROMERO	514229000030	
131 Janis Blvd 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 #131 Janis Blvd

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of August, 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,

Jeffrey Louis

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

6622

Petitioner,

vs.

MIGUEL ROMERO

2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd

Respondent(s)

On 7/29/2025 I JEFFREY LOUIS 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:	MIGUEL ROMERO
Address:	131 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd
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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	10/25/2024
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: 8/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2025

Notes/Mean of Correction:

1. Renovated addition without a building permit. Obtain plans for an after the fact permit and inspections. Permit # 24367157-0 completed for renovations, corrected. Permit # 24364610-0 completed for re-roof. Corrected.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections. Permit # 24367157-0 completed for renovations, corrected.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections. Permit #24371145-0 complete for bathroom renovation, corrected.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections. Removed, corrected.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections. Permit # 24367157-0 completed for renovations, corrected.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections. There's no evidential support on BCPA of item # 7 installed without permits.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials. Corrected.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Not corrected.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.). Corrected.

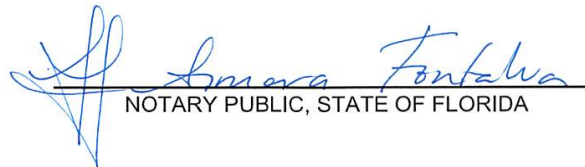
Further, Affiant sayeth naught

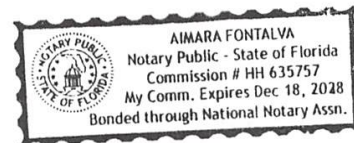
STATE OF FLORIDA

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 7/29/2025


NOTARY PUBLIC, STATE OF FLORIDA





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)**.

* 2025 values are considered "working values" and are subject to change.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$3,921,640	\$212,960	\$4,134,600	\$3,498,370	
2024	\$3,921,640	\$217,900	\$4,139,540	\$3,180,340	\$74,357.35
2023	\$3,565,990	\$217,900	\$3,783,890	\$2,891,220	\$68,318.90
2025* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$4,134,600	\$4,134,600	\$4,134,600	\$4,134,600	
Portability	0	0	0	0	
Assessed/SOH	\$3,498,370	\$4,134,600	\$3,498,370	\$3,498,370	
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	\$3,498,370	\$4,134,600	\$3,498,370	\$3,498,370	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
7/2/2002	SW*	\$220,000	33474 / 1458	\$11.00	355,645
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400
8/20/1997	WD*	\$3,262,200	26945 / 137		
2/22/1989	CP*	\$100	16299 / 977		
				Adj. Bldg. S.F. (Card, Sketch)	
				Eff./Act. Year Built: 1973/1972	

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
100								



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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MIGUEL ROMERO

CASE NO. 6622

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

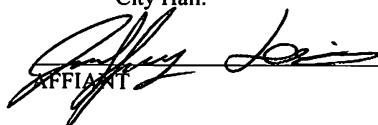
ADDRESS: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: MIGUEL ROMERO AT 04: 02 P.M. ON THE 06
DAY OF AUGUST 2025.

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

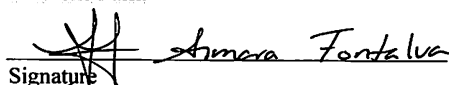
TYPE OF SERVICE

- () 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.

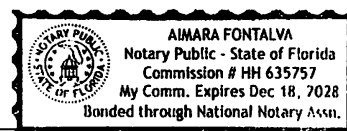

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 06 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the
Town of Pembroke Park.


Signature

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





9589 0710 5270 3205 4437 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 Fees
 \$ 10.44

Sent To
 VCORP Services LLC / Lakeshore MHP LLC
 Street and Apt. No., or PO Box No.
 1200 S Pine Island Road HCF 3 ANOC
 City, State, ZIP+4®
 Plantation, FL 33324 6622

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

HOLLYWOOD, FL 33021
 JUL 29 2023
 Postmark Here

9589 0710 5270 3205 4437 78

U.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
 \$ 10.44

Sent To
 Lakeshore Mobile Home Park LLC HCF 3 ANOC
 Street and Apt. No., or PO Box No.
 6400 Telegraph Rd #2000 6622
 City, State, ZIP+4®
 Bloomfield Township, MI 48301

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

HOLLYWOOD, FL 33021
 JUL 29 2023
 Postmark Here

9589 0710 5270 3205 4437 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 Fees
 \$ 10.44

Sent To
 Miguel Romero
 Street and Apt. No., or PO Box No.
 131 Janis Blvd HCF 6622
 City, State, ZIP+4®
 Pembroke Park, FL 33009 ANOC 6622

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

HOLLYWOOD, FL 33021
 JUL 29 2023
 Postmark Here

9589 0710 5270 1814 2164 24

U.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
 LAKESHORE MOBILE HOME PARK
 LLC - FO NO. 9157, AFO 6622
 6400 TELEGRAPH RD NO.2000
 BLOOMFIELD TOWNSHIP, MI 48301

Street and Apt.

City, State, ZIP+4®

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

9589 0710 5270 1814 2164 17

U.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 Fee
 \$ _____

Sent To
 VCORP SERVICES, LLC
 LAKESHORE MOBILE HOME PARK
 LLC - FO NO. 9157, AFO 6622
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324

Street and Apt. No.,

City, State, ZIP+4®

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

9589 0710 5270 1814 2162 26

U.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
 MIGUEL ROMERO
 AFO NO. 6622
 131 JANIS BLVD,
 PEMBROKE PARK, FL 33009

Street and Apt.

City, State, ZIP

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>JAN 17 2025</u> ☐ Agent ☐ Addressee	
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		B. Received by (Printed Name) <u>GT CORPORATION</u> C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 7288 2028 9902 74		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Barcode: 9590 9402 7288 2028 9902 74		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>[Signature]</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC - FO NO. 9157, AFO 6622 6400 TELEGRAPH RD NO 2000 BLOOMFIELD TOWNSHIP, MI 48301		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9590 9402 7288 2028 9902 81		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Barcode: 9590 9402 7288 2028 9902 81		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6622
Petitioner,)
)
vs.)
)
MIGUEL ROMERO,)
Respondent(s)

14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MIGUEL ROMERO

VEHICLE IDENTIFICATION NO.: DC9R3S10663

TITLE NO.: 3852573

LEGAL DESCRIPTION: 29-51-42 W1/2 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) 5-105 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

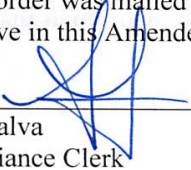
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MIGUEL ROMERO	131 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

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 #	6622	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Per owner the fence belongs to neighbor.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2022		Notice of Violation	Regular Mail
8/31/2023		Affidavit of Non-Compliance	Certified Mail
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/20/2023	9/20/2023	Final Order	Certified Mail
1/12/2024	2/21/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
1/12/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Amended Final Order	Certified Mail Hand
10/25/2024		Affidavit of Non-Compliance	Hand
12/19/2024	1/15/2025	Notice of Formal Hearing - Extension of Time	Certified Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	10/25/2024
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: 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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$23,200.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$23,400.00

Payments

Date	Payment Type Name	Amount
2/29/2024	Credit	\$206.00
Total Payments		\$206.00
Fees Outstanding		\$23,194.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

MIGUEL ROMERO

CASE NO. 6622

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: MIGUEL ROMERO AT 11:04 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.

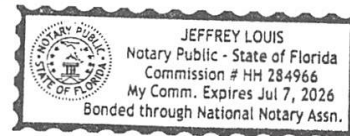
AFFIANT

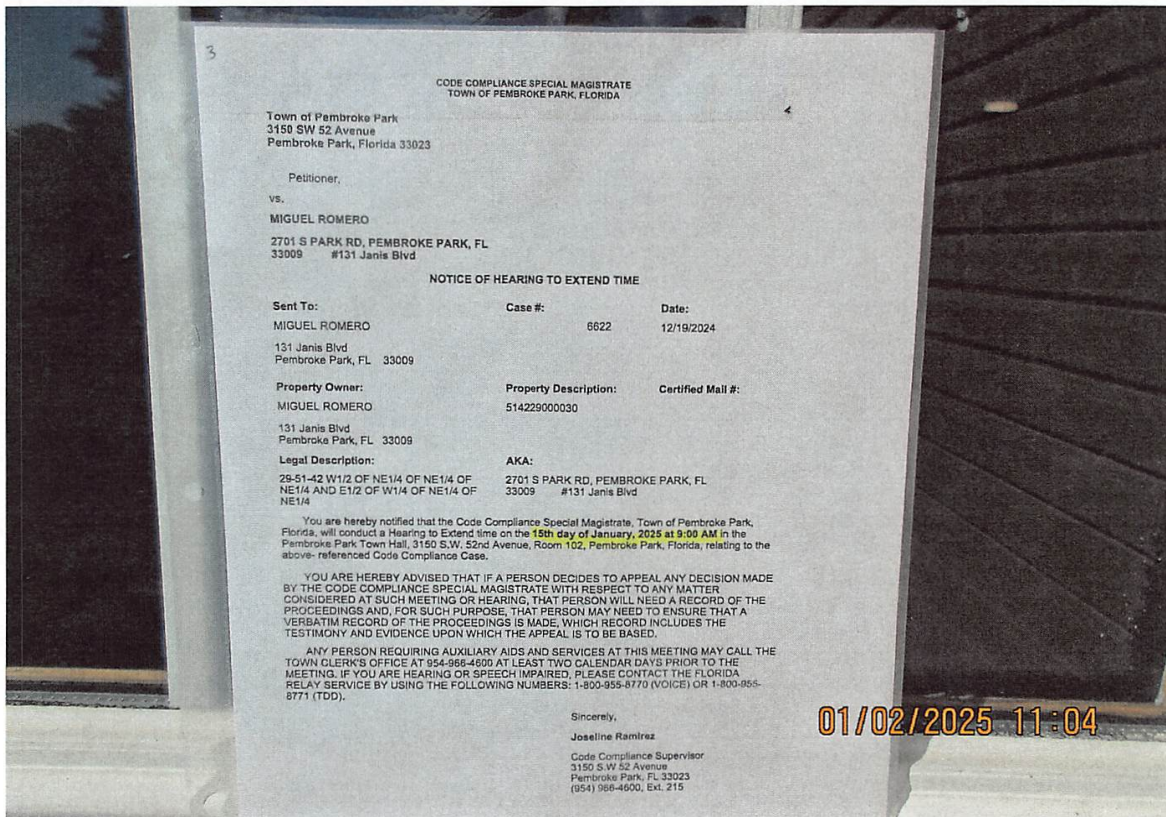
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 02 day of Jan, 2025, by Joeline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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





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

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

Petitioner,

vs.

MIGUEL ROMERO

**2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MIGUEL ROMERO	6622	12/19/2024
131 Janis Blvd Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
MIGUEL ROMERO	514229000030	
131 Janis Blvd 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 W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd	

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: 19-12-2024 Phone: 561-294-8624
Email: miguel.perez@casanova2015@gmail.com
Property Address: 131 Janis Biv. Hallandale Beach 33009 FL.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Miguel Angel (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6622 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 01-15-25 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 2-21-24 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Miguel Angel
Petitioner's Name (Print)

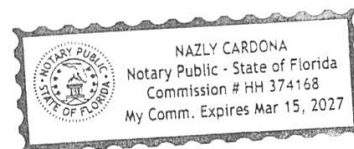
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Miguel Perez, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 19 day of Dec., 2024.

Notary Dayana GA.
Notary
My Commission expires Mar 15, 27



9589 0710 5270 1814 1906 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 \$
 Total Postage and Sent To \$ **9.64**
 Street and Apt. N
 City, State, ZIP+4

MIGUEL ROMERO
 HET NO. 6622
 131 JANIS BLVD,
 PEMBROKE PARK, FL 33009

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

9589 0710 5270 1814 1909 77

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

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Sent To \$ **9.92**
 Street and Apt. N
 City, State, ZIP+4

VCORP SERVICES, LLC
 LAKESHORE MOBILE HOME PARK
 LLC - FOH NO. 9157 HET 6622
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324

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

9589 0710 5270 1814 1909 84

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

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

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Sent To \$ **9.92**
 Street and Apt. N
 City, State, ZIP+4

LAKESHORE MOBILE HOME PARK
 LLC - FOH NO. 9157 HET 6622
 6400 TELEGRAPH RD NO.2000
 BLOOMFIELD TOWNSHIP, MI 48301

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X**RECEIVED**☐ Agent☐ Addressee

B. Received by (Printed Name)

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

Mail

Mail Restricted Delivery

00)

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

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

00)

Domestic Return Receipt

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

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

Certified Mail Fee
\$

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

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

Postage
\$

Total Postage and Fee
\$ **8.69**

Sent To
LAKE SHORE MOBILE HOME PARK LLC
AFO #6622
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

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

PS Form 3800, January 2022

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 Fee
\$ **8.69**

Sent To
LAKE SHORE MOBILE HOME PARK LLC
AFO #6622
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

City, State, ZIP+4®
BLOOMFIELD TOWNSHIP, MI 48301

PS Form 3800, January 2022

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 Fee
\$ **8.69**

Sent To
MIGUEL ROMERO
AFO #6622
131 JANIS BLVD
PEMBROKE PARK, FL 33009

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

PS Form 3800, January 2022

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	\$

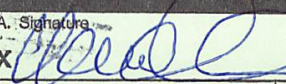
Postage
\$

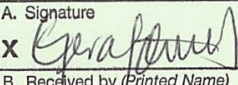
Total Postage and Fee
\$ **8.69**

Sent To
VCORP SERVICES, LLC
AFO #6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, ZIP+4®
PLANTATION, FL 33324

PS Form 3800, January 2022

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC AFO #6622 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301		B. Received by (Printed Name) C. Date of Delivery	
 9590 9402 8582 3244 8679 99		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9289		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC AFO #6622 2701 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) C. Date of Delivery	
 9590 9402 8582 3244 8679 82		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9289		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X RECEIVED ☐ Agent ☐ Addressee	
1. Article Addressed to: VCORP SERVICES, LLC AFO #6622 1200 S PINE ISLAND ROAD PLANTATION, FL 33324		B. Received by (Printed Name) FEB 27 2024 C. Date of Delivery	
 9590 9402 8582 3244 8679 75		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No CT CORPORATION	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9289		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	

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6622
Petitioner,)
)
vs.)
)
MIGUEL ROMERO)
Respondent(s)

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 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:

22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO

SUBJECT REAL PROPERTY: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MIGUEL ROMERO

VEHICLE IDENTIFICATION #: DC9R3S10663

TITLE #: 3852573

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(a)(k); 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.

47
48
49
50

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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

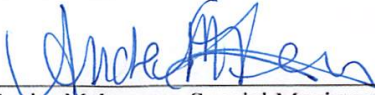
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(k); 5-105 and 5-17 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of February 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 21st of February 2024.

TOWN OF PEMBROKE PARK


Andre Mckenny, Special Magistrate

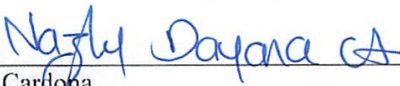
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

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 23 day of Feb, 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.)

MIGUEL ROMERO)

Respondent

CASE NO. 6622

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 131 JANIS BLVD PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MIGUEL ROMERO AT 11:50 A.M. ON THE 09 DAY OF FEBRUARY 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.

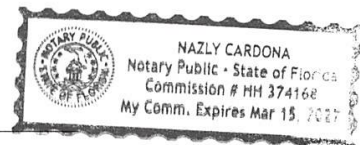
[Signature] Date: 02/09/2024
AFFIANT

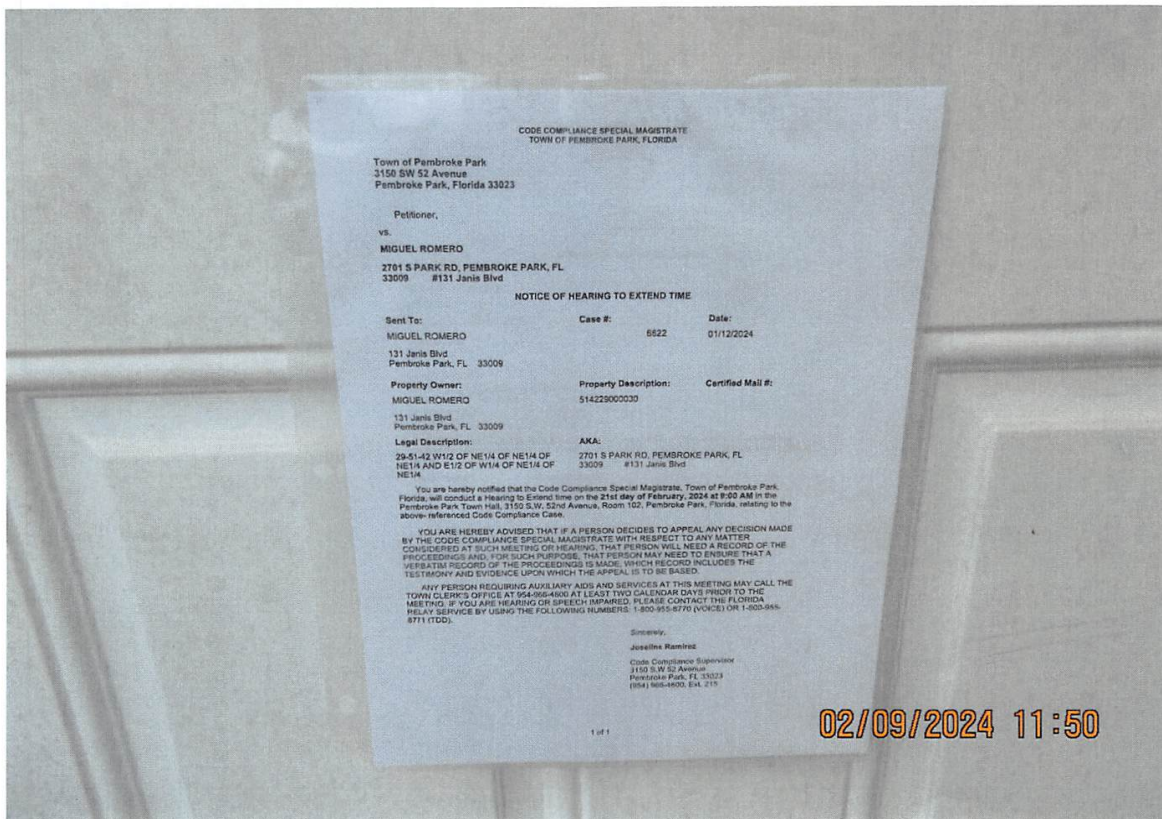
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MIGUEL ROMERO

**2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

MIGUEL ROMERO

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622

Date:

01/12/2024

Property Owner:

MIGUEL ROMERO

131 Janis Blvd
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 #131 Janis Blvd

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 February, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6622

Petitioner,

vs.

MIGUEL ROMERO

2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd

Respondent(s)

On 1/12/2024 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:

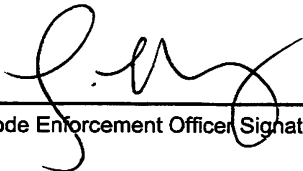
Owner Name:	MIGUEL ROMERO
Address:	131 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 1/12/2024
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.	Not in Compliance - Reinspection Date: 1/12/2024
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: 1/12/2024

Notes/Mean of Correction:

1. Renovated addition without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections. Removed, corrected.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials. Corrected.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.). Corrected.

Further, Affiant sayeth naught



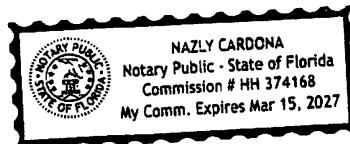
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

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 1/12/2024



NOTARY PUBLIC, STATE OF FLORIDA





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

6622

Petitioner,

vs.

Miguel Romero

2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd

Respondent(s)

On 8/31/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Miguel Romero
Address:	131 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd
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 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/31/2023

Notes/Mean of Correction:

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials. Corrected.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Not Corrected.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.). Corrected.

Further, Affiant sayeth naught

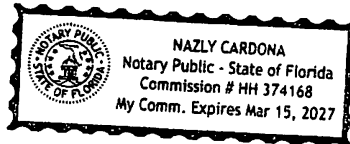
STATE OF FLORIDA

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 8/31/2023


NOTARY PUBLIC, STATE OF FLORIDA





60 Days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 12-11-2023 Phone: 561-2948624
Email: miguel.perezcasanova2015@gmail.com
Property Address: 31 Janis Blvd Pembroke Park FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Miguel Pérez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6622 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Feb 21-2024 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 09-2023 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

5-103 (a), 5-103 (K), 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 Pérez
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Miguel Pérez, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 11 day of Dec., 2023.

Nadya Dayana A.
Notary
My Commission expires Mar 15, 2027.

DATE: 03-31-2022

CHARLES WEIDNER
212 W. LAKE DR.
HALLANDALE, FLORIDA 33009
(954) 274-3810 CELL.
(954) 929-8988 FAX.

CODE VIOLATION IMPROVEMENT PLANS::
MIGUEL A. PEREZ-ROMERO RESIDENCE
131 JANIS BLVD., #50
HALLANDALE, FLORIDA 33009

ENGINEER OF RECORD :
CHARLES O. BUCKALEW
BUCKALEW CONSULTING ENGINEERING SERV., INC.
FL. REG. NO. 24842

INVOICE NO.= MA-2265-A1A

ATTN.: MIGUEL A. PEREZ-ROMERO
OWNER OF RESIDENCE

REF.: PROPOSAL FOR PERMIT PLAN PACKAGE PREPARATION TO INCLUDE : (CODE VIOLATION - PPARK.)
RESIDENCE IMPROVEMENTS WITH ADDITION FULL DWGS. - FOR NEW CITY PERMIT WITH OVERALL
IMPROVEMENTS REQUIRE FROM CITY., WITH ENG'S. PERMIT PACKAGE PLAN REVIEW & SIGN/SEAL

PROJECT :	DESCRIPTION :	TOTAL :
131 JANIS BLVD. HALLANDALE, FLORIDA	FIELD SITE VISIT - COORD. W/ OWNER FIELD MEASUREMENTS AT RESIDENCE (COORDINATE W./OWNER FOR SITE VISITS) ONE STORY RESIDENCE CODE VIOLATION PLANS RESIDENCE FLOOR PLAN- EXIST. WITH IMPROVEMENTS EXTERIOR ELEVATIONS, AS APPLICABLE SITE DEMO. FLOOR PLAN - EXIST. WITH IMPROVEMENTS STRUCTURAL IMPROVEMENTS PLAN WINDOW/DOOR CHANGE-OUT PLAN- WINDLOADS STRUCTURAL DTLs. AND SECTIONS WINDLOADS (DOOR/WINDOW/ROOF) N.O.A. PRODUCT APPROVALS - WINDLOAD CALC. PLUMBING PLAN :: AS APPLICABLE ELECTRIC / LIGHTING PLAN ELEC. RISER DIAG. AND C.B. PANEL LOAD CALC'S. HVAC. PLAN & DTLs. :: INSTALLATION DETAILS ENG'S. SIGN/SEAL & REVIEW (1) SET FOR PERMIT (1) SET FOR OWNER	1600.00

PAYMENT SCHEDULE:

DEPOSIT, TO START PLANS 800.00
UPON PLAN COMPLETION 800.00

TOTAL DUE: 1,600.00

PAID CASH TOTAL FOR PLANS : 1600.00
\$800.00

NOTE:: PLANS SHALL BE PREPARED FOR PERMIT
SUBMITTAL W/IN 3 WEEKS AFTER THE DEPOSIT
CHECK IS PAID..

CHECK/PAYMENT,, PAYABLE TO : CHARLES WEIDNER

PLAN PREPARATION & PRICE QUOTE INCLUDES, FULL PACKAGE PERMIT PLANS, ALL
ABOVE LISTED ITEMS & ALL CITY/REVIEWING AGENCIES COMMENTS AND/OR CORRECTIONS.

THE FOLLOWING ITEMS ARE NOT INCLUDED AND ARE THE
THE RESPONSIBILITY OF OWNER OR CONTRACTOR. :

REVIEWING AGENCY / MUNICIPAL PERMITTING - COUNTY & CITY
PERMIT PROCESSING AND/OR PERMIT FEES - IMPACT FEES
RESIDENCE SURVEY / ELEVATION CERTIFICATE, AS APPLCABLE
FIELD INSPECTIONS/REPORTS (BILLED SEPARATELY,, AS NEEDED)
ASBESTOS REPORT and ABATEMENT REPORTS - SOILS SAMPLES

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6622
Petitioner,)
)
vs.)
)
MIGUEL ROMERO)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 20th, 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: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MIGUEL ROMERO

FOLIO NO.: 5142 29 00 0030

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(a)(k); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

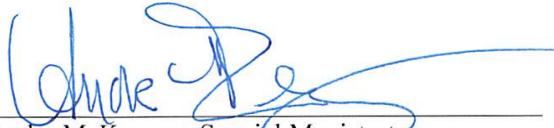
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(k); 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of September 2023. 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 20th day of September 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code 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 22 day of September, 2023.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To
VCORP SERVICES, LLC
FO #6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, ZIP+4®
PLANTATION, FL 33324

PS Form 3800, A

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To
MIGUEL ROMERO
FO #6622
131 JANIS BLVD
PEMBROKE PARK, FL 33009

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

PS Form 3800, A

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To
LAKESHORE MOBILE HOME PARK LLC
FO #6622
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

City, State, ZIP+4®
BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800, A

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To
LAKESHORE MOBILE HOME PARK LLC
FO #6622
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

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

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

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To
LAKESHORE MOBILE HOME PARK LLC
HET #6622
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

City, State, ZIP+4®
BLOOMFIELD TOWNSHIP MI 48301

PS Form 3800, A

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.53**

Total Postage and
\$

Sent To
LAKESHORE MOBILE HOME PARK LLC
HET #6622
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

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

PS Form 3800, A

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature RECEIVED ☐ Agent ☐ Addressee	
1. Article Addressed to: VCORP SERVICES, LLC FO #6622 1200 S PINE ISLAND ROAD PLANTATION, FL 33324		B. Received by (Printed Name) SEP 25 2023	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 7067		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7912 2234 7842 30		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC FO #6622 2701 S PARK ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) Carlos Brown	C. Date of Delivery 9/25/23
2. Article Number (Transfer from service label) 7022 2410 0001 1497 7081		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 7912 2234 7842 78		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail 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 \$	Postmark Here 
Postage \$ 8.53 Total Postage and Fee \$ Sent To VCORP SERVICES, LLC HET #6622 1200 S PINE ISLAND ROAD PLANTATION, FL 33324	
PS Form 3800, April 2019	

MIAMI FL 330

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
HET #6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 7581 2098 7718 52

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4134

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

JAN 18 2024

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

CT CORPORATION

3. Service Type

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

MIGUEL ROMERO
HET #6622
131 JANIS BLVD
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7718 21

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4165

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ 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

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 #6622
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301



9590 9402 7581 2098 7718 45

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4158

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ 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

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 #6622
 2701 S PARK ROAD,
 DEER PARK FL 33009



9590 9402 7581 2098 7718 38

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4141

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

CHARLO ADAMS 1/18/24

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

☐ 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 ID)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
MIGUEL ROMERO	131 Janis Blvd Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #131 Janis Blvd

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 #	6622	Date Next Inspection	8/31/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Per owner the fence belongs to neighbor.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/12/2022		Notice of Violation	Regular Mail
8/31/2023		Affidavit of Non-Compliance	Certified Mail
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/31/2023



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622

Property Owner:

Miguel Romero

131 Janis Blvd
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 #131 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections. Per owner the fence belongs to neighbor.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 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.

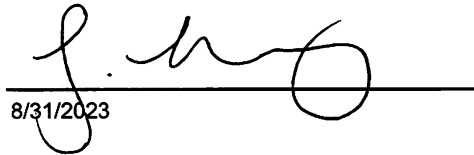
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



8/31/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
MIGUEL ROMERO) CASE NO. 6622
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MIGUEL ROMERO AT 11:23 A.M. ON THE 08 DAY OF SEPTEMBER 2023.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

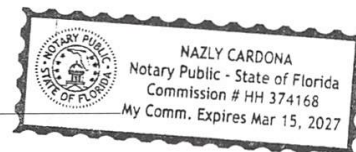
J. Ramirez 9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Sept, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA
Signature

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
MIGUEL ROMERO) CASE NO. 6622
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: MIGUEL ROMERO AT 11:23 A.M. ON THE 09 DAY OF AUGUST 2023.
wrong math A-F.

(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.

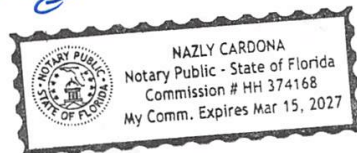
[Signature]
AFFIANT

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, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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






Town of Pembroke Park
3150 SW 32 Avenue
Pembroke Park, Florida 33022

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/31/2023

Sent To:
Miguel Romero
131 Janis Blvd
Pembroke Park, FL 33009

Case #:
6622

Property Owner:
Miguel Romero
131 Janis Blvd
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

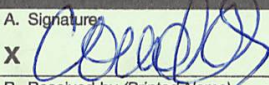
AKA:
2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd

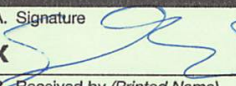
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-123 (a) - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without variations throughout the surface and shall be in accordance with the color palette of the Town of Pembroke Park selected by Resolution. Trim paint shall be uniform in color without variation and can be of another color in accordance with the approved color palette of the Town of Pembroke Park. Every foundation, the Town of Pembroke Park, Every foundation, exterior and window roof and all other exterior surfaces shall be free of holes, cracks, breaks, leaks or rot and shall be maintained in a condition that will allow the owner to enter the interior portions of the walls or to the exterior surfaces of the buildings, commercial or residential buildings or	30

09/08/2023 11:23

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee RECEIVED B. Received by (Printed Name) <u>SEP 06 2023</u> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No CT CORPORATION	
1. Article Addressed to: VCORP SERVICES, LLC NOH #6622 1200 S PINE ISLAND ROAD PLANTATION, FL 33324  9590 9402 7581 2098 7748 15		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Mail ☐ Mail Restricted Delivery (0)	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6664			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NOH #6622 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301  9590 9402 7581 2098 7747 92		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Mail ☐ Mail Restricted Delivery (0)	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6671			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee X B. Received by (Printed Name) <u>Sandy S</u> C. Date of Delivery <u>9/26/23</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC FO #6622 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301  9590 9402 7912 2234 7842 61		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Mail ☐ Mail Restricted Delivery (0)	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 7074			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.53

Total Postage and
\$

Sent To
LAKESHORE MOBILE HOME PARK LLC
NOH #6622
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.53

Total Postage and
\$

Sent To
LAKESHORE MOBILE HOME PARK LLC
NOH #6622
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.53

Total Postage and
\$

Sent To
VCORP SERVICES, LLC
NOH #6622
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.71

Total Postage and
\$

Sent To
MIGUEL ROMERO
NOH #6622
131 JANIS BLVD
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NOH #6622 2701 S PARK ROAD, PEMBROKE PARK FL 33009 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6688	A. Signature <u>[Signature]</u> B. Received by (Printed Name) <u>CARL A. ADAMS</u> C. Date of Delivery <u>9/5/23</u> D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☐ 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

9590 9402 7581 2098 7748 22

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: LAKESHORE MOBILE HOME PARK LLC/ Miguel Romero 131 Janis Blvd Pembroke Park, FL 33009	Case #: 6622	Date: 01/12/2022
Property Owner: LAKESHORE MOBILE HOME PARK LLC/ Miguel Romero 131 Janis Blvd 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 #131 Janis Blvd	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/12/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

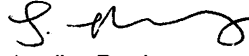
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING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

Notes/Mean of Correction:

1. Installed new additions without a building permit. Obtain plans for an after the fact permit and inspections.
2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
3. Installed dry wall on back end of mobile home without a building permit. Obtain plans for an after the fact permit and inspections.
4. Altered bathroom without a building permit. Obtain plans for an after the fact permit and inspections.
5. Installed electrical cameras without a building permit. Obtain plans for an after the fact permit and inspections.
6. Installed new windows without a permit. Obtain plans for an after the fact permit and inspections.
7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) double permit fee assessed.

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

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


 Joseline Ramirez
 Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

NOV #6622

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Lakeshore Mobile Home Park LLC
6400 Telegraph Rd #2000
Bloomfield Township, MI 48301

TOWN OF PEMBROKE PARK

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

NOV # 6622

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Lakeshore Mobile Home Park
2701 S Park Rd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV #6622

Lakeshore Mobile Home Park, LLC
VCORP Services, LLC
5011 South State Road 7, STE. 106
Davie, FL 33314

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

LAKESHORE MOBILE HOME
PARK LLC/ Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622



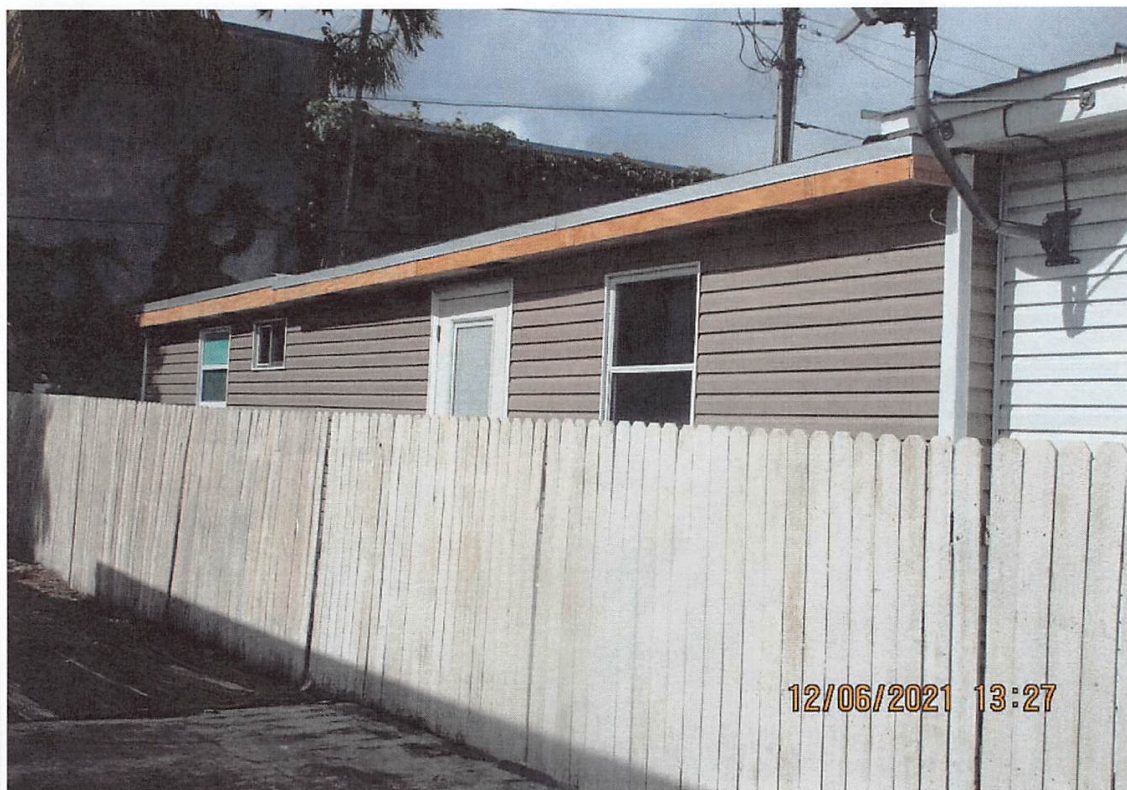
















MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

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

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

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$2,499,060	\$217,900	\$2,716,960	\$2,628,390	
2021	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450	\$53,500.56
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960
Portability	0	0	0	0
Assessed/SOH	\$2,628,390	\$2,716,960	\$2,628,390	\$2,628,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,628,390	\$2,716,960	\$2,628,390	\$2,628,390

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
5011 SOUTH STATE ROAD 7, STE. 106
DAVIE, FL 33314

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **187480-0**

Job Address: **131 JANIS**

Job Name: PATOW, KATIA

Permit Status: Permit Complete

Permit Issued Date: 3/1/2018 8:08:31 AM

Submitted Into Plan Review Date: 12/14/2017 9:52:37 AM

Application Date: 12/12/2017 2:38:54 PM

Difference Between Application to Plan Review: 2 Day(s)

Difference Between Plan Review to Permit Issued: 77 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	2/21/2018 3:19:05 PM
STRUCTURAL	Denied	1/17/2018 8:38:25 AM
ZONING	Approved	1/17/2018 9:47:42 AM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
954-966-4600 Fax



BUILDING PERMIT APPLICATION

187480

PERMIT NO.

B-84092

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: STRUCTURAL					
JOB NAME: PATOW, KATIA					
JOB ADDRESS: 131 JANIS					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: CONSTRUCTION ON DEMAND					
MAIL ADDRESS: 6075 W COMMERCIAL SUITE 7					
CITY STATE ZIP: TAMARAC FL 33470					
PHONE: 9545128849		FAX: 9547244171		EMAIL: americanroofingsolutionsllc@gmail.com	
CERT. COMPETENCY: CRC1328315/CCC1327341			STATE REGISTRATION: N/A		
LOT: 131	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000030			SUBDIVISION: LAKESHORE MOBILE HOME PARK		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 2000		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: ROOF OVER NEW ADDITION					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5510 FAX



BUILDING PERMIT APPLICATION

187480

PERMIT NO.

E-84091

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: PATOW, KATIA					
JOB ADDRESS: 131 JANIS					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: American Digital Design Inc					
MAIL ADDRESS: 2951 NW 68 St					
CITY STATE ZIP: Ft Lauderdale FL 33309					
PHONE: 9542263676		FAX:		EMAIL:	
CERT. COMPETENCY: ER13014809			STATE REGISTRATION: 12 CME 18188X		
LOT: 131	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000030			SUBDIVISION: LAKESHORE MOBILE HOME PARK		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 600		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: INSTALL (2) SWITCHES AND (4) OUTLES IN ADDITION					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5910 FAX

187480

PERMIT NO.

ZON-84090

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: ZONING					
JOB NAME: PATOW, KATIA					
JOB ADDRESS: 131 JANIS					
OWNER NAME: LAKESHORE MOBILE HOME PARK LLC					
OWNER ADDRESS: 6400 TELEGRAPH RD #2000					
CITY: BLOOMFIELD TOWNSHIP					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: CONSTRUCTION ON DEMAND					
MAIL ADDRESS: 6075 W COMMERCIAL SUITE 7					
CITY STATE ZIP: TAMARAC FL 33470					
PHONE: 9545128849		FAX: 9547244171		EMAIL: americanroofingsolutionsllc@gmail.com	
CERT. COMPETENCY: CRC1328315/CCC1327341			STATE REGISTRATION: N/A		
LOT: 131	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000030			SUBDIVISION: LAKESHORE MOBILE HOME PARK		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: REPAIR ADDITION					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



R203 Permit Messages For Permit (187480-0)

Event ID	Inspection	Inspection Date	Status
Structural Inspection			
64507	Drywall Screw Wall / Ceiling	4/13/2018	Pass
64593	Final Building Inspection	4/13/2018	Fail Without Penalty
	Add screws to door frame at 8" o.c. along frame and provide perimeter sealant around door frame Correct seal floor in bedroom area to prevent insect intrusion		
64604	Final Building Inspection	4/18/2018	Pass
	Final Building Inspection Approved 4-18-18 .		
64508	Foundation Footings Forms/ Reinf/ Compaction	4/13/2018	Pass
61501	Framing - Floor Wood/Lt Gauge Steel	3/5/2018	Pass Partial
	Like kind mobile home repairs per FAC rules in progress approved		
64509	Framing - Floor Wood/Lt Gauge Steel	4/13/2018	Pass
64512	Insulation Wall Thermal / Sound	4/13/2018	Pass
64513	Sign Footings	4/13/2018	Pass
	Not used		
64510	Window Buck Attachment	4/13/2018	Pass
64511	Window Installation	4/13/2018	Pass
Electrical Inspection			
62795	Electric Service	3/19/2018	Canceled Inspection
	NSF CHECK		
62983	Electric Service	3/26/2018	Pass

Print on 1/12/2022 8:43:58 AM

1 of 2

61502 Electrical Rough rough ok	3/5/2018	Pass
62796 Final Electrical NSF CHECK	3/19/2018	Canceled Inspection
62984 Final Electrical	3/26/2018	Pass

Zoning Inspection

64330 Final Zoning	4/6/2018	Pass
61469 Location Verification	3/2/2018	Pass

TOWN OF PEMBROKE PARK CODE

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



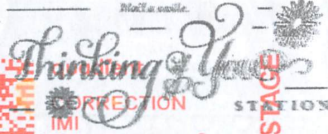
MIAMI FL 330

21 SEP 2023

PM 6 L

7022 2410 0001 1497 7098

Recita facile.



CORRECTION
IMI

\$008.53⁰

09/21/2023 ZIP 33023
043M30245597

US POSTAGE

MIGUEL ROMERO
FO #6622
131 JANIS BLVD
PEMBROKE PARK, FL 33009

UNC

RECEIVED OCT 23 2023

NR 5216

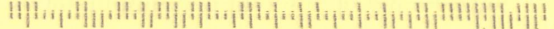
.. 9327090276282875

UNC
33009-330931
33023>5413

NIXIE 331 DE 1 0010/19/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2606-04471-21-43



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: MIGUEL ROMERO FO #6622 131 JANIS BLVD PEMBROKE PARK, FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 7022 2410 0001 1497 7098		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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 CODE

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



MIAMI FL 330

23 FEB 2024 PM 2:11

9589 0710 5270 1605 9289 63



quodient

CORRECTION

IMI

\$008.69⁰

02/23/2024 ZIP 33023
043M30245597

US POSTAGE

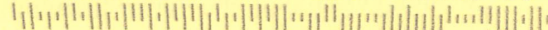
MIGUEL ROMERO
AFO #6622
131 JANIS BLVD
PEMBROKE PARK, FL 33009

L/N

NIXIE 331 DE 1 0003/25/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *1687-05630-25-15



UNC
33009-380931
33023-5413

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MIGUEL ROMERO

AFO #6622

131 JANIS BLVD

PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8680 02

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9289 63

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



9589 0710 5270 1814 1906 32

MIAMI FL 330

20 DEC 2024 PM 5



quadiant

CORRECTION
IMI

\$009.64⁰

12/20/2024 ZIP 33023
043M30245597

US POSTAGE

JAN 22 2025

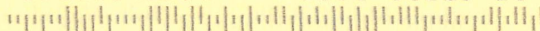
MIGUEL ROMERO
HET NO. 6622
131 JANIS BLVD,
PEMBROKE PARK, FL 33009

LN
1/17/25

NIXIE 331 DE 1 0001/20/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2506-00213-20-47



UNC

33009-0009313

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:

MIGUEL ROMERO
HET NO. 6622
131 JANIS BLVD,
PEMBROKE PARK, FL 33009



9590 9402 7288 2028 9902 43

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1906 32

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

/s/
/s/ Mail Restricted Delivery
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



MIAMI, FL 330

15 JAN 2025 PM 21

9589 0710 5270 1814 2162 26



quadiant

CORRECTION
IMI

\$009.64⁰

01/15/2025 ZIP 33023
043M30245597

US POSTAGE

FEB 18 2025

MIGUEL ROMERO
AFO NO. 6622
131 JANIS BLVD,
PEMBROKE PARK

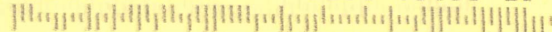
LN
1/17/25

NIXIE 331 DE 1 0002/16/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
33009-380901
33023-3413

BC: 33023341350 *2106-05035-15-45



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:

MIGUEL ROMERO
AFO NO. 6622
131 JANIS BLVD.
PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6510 05

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2162 26

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery
(DO)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUIS QUINONES	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	8441	Date Next Inspection	8/19/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Installed electrical 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 954-966-4600 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/27/2023		Notice of Violation	Hand
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	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 Hand
11/15/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Hand
11/18/2024		Affidavit of Non-Compliance	Regular Mail
11/20/2024	11/20/2024	Amended Final Order	Certified Mail
2/19/2025	3/19/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
3/19/2025	3/19/2025	2nd Amended Final Order	Certified Mail
5/19/2025		Affidavit of Non-Compliance	Hand
7/29/2025	8/20/2025	Notice of Formal Hearing - Confirm Fine	Hand
7/29/2025		Affidavit of Non-Compliance	Hand

Case Overview

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$5,400.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/18/2025	Credit	\$206.00
	Total Payments	\$206.00
	Fees Outstanding	\$5,194.00

Town of Pembroke Park

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



DATE:
INVOICE #
FOR:

August 7, 2025
435

Case #8441
LUIS QUINONES
3140 W HALLANDALE BEACH
BLVD LOT 17
PEMBROKE PARK, FL 33009

Bill To:
LUIS QUINONES
3140 W HALLANDALE BEACH
BLVD LOT 17
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 08/21/2024 Admin Fee *PAID ON 02/18/2025*	\$ 100.00	\$ -
1	Amended Final Order 11/20/2024 Admin Fee *PAID ON 02/18/2025*	\$ 100.00	\$ -
1	2nd Amended Final Order 03/19/2025 Admin Fee	\$ 100.00	\$ 100.00
64	Day(s) of Per Diem from (06/17/2025 - 08/20/2025)	\$ 100.00	\$ 6,400.00
1	Recorded Lien	\$ 44.00	\$ 44.00
1	Release of Lien	\$ 10.00	\$ 10.00
Balance			\$ 6,554.00

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.

LUIS QUINONES

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LUIS QUINONES	8441	07/29/2025
3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
LUIS QUINONES	514229000300	
3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009		

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of August, 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,

Jeffrey Louis

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8441

Petitioner,

vs.

LUIS QUINONES

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

On 7/29/2025 I JEFFREY LOUIS 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: LUIS QUINONES

Address: 3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #Lot 17

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2025

Notes/Mean of Correction:

1. Installed a new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. Fence removed, violation corrected.
2. Installed a shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Cameras removed, violation corrected.
5. Installed an a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

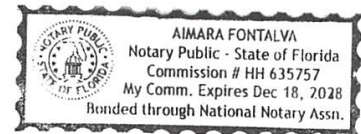
STATE OF FLORIDA

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 7/29/2025


NOTARY PUBLIC, STATE OF FLORIDA





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

Property Assessment Values

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,160,250	\$8,160,250	\$8,160,250	\$8,160,250
Portability	0	0	0	0
Assessed/SOH	\$6,383,560	\$8,160,250	\$6,383,560	\$6,383,560
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	\$6,383,560	\$8,160,250	\$6,383,560	\$6,383,560

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
39040								



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title Authorized Representative

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LUIS QUINONES

CASE NO. 8441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS QUINONES

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

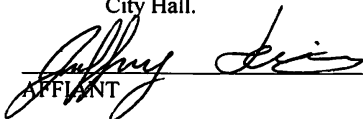
ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: LUIS QUINONES AT 04: 26 P.M. ON THE 06
DAY OF AUGUST 2025.

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

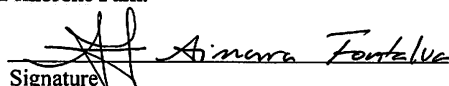
TYPE OF SERVICE

- () 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.

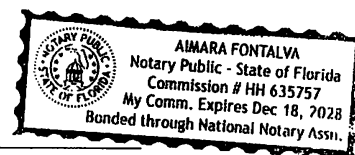

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 06 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature

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





9589 0710 5270 3205 4438 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 Fees
\$ 10.44

Sent To
Luis Quiroga HCF 3 ANOC 8441
Street and Apt. No., or PO Box No.
3140 W Hallandale Beach Blvd Unit 17
City, State, ZIP+4®
Pembroke Park, FL 33009

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

HILLCREST POSTAL STORE
JUL 29 2025
Postmark Here
HOLLYWOOD, FL 33021

22 9589 0710 5270 3205 4438 22

**U.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
\$ 10.44

Sent To
Holiday Hallandale MHC LLC
Street and Apt. No., or PO Box No.
8800 N Bronx Ave 2nd Floor
City, State, ZIP+4®
Skokie, IL 60077 HCF 3 ANOC 8441

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

HILLCREST POSTAL STORE
JUL 29 2025
Postmark Here
HOLLYWOOD, FL 33021

9589 0710 5270 3205 4438 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 Fees
\$ 10.44

Sent To
Holiday Hallandale MHC LLC Corporation
Street and Apt. No., or PO Box No.
1201 Hays Street HCF 3 ANOC
City, State, ZIP+4®
Tallahassee FL 32301 8441

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

HILLCREST POSTAL STORE
JUL 29 2025
Postmark Here
HOLLYWOOD, FL 33021

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8441
Petitioner,)
)
vs.)
)
)
LUIS QUINONES,)
Respondent(s)

14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

Final **AMENDED FINAL ORDER**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 19th, 2025, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LUIS QUINONES

VEHICLE IDENTIFICATION NO.: 13217

TITLE NO.: 21447719

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

1 alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist
2 on the subject real property.

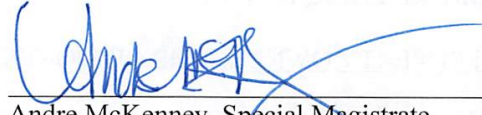
3 **ORDER**

4
5 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
6 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
7 SECTION(S) 5-105 and 5-17 WITHIN 90th **DAYS OF THE DATE OF THE FORMAL**
8 **HEARING** held on 19th day of March 2025. If the Respondent(s) does/do not comply within the
9 time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH
10 DAY THE VIOLATION(S) continues to exist beyond the date set for compliance herein. **IN**
11 **ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A**
12 **MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)**
13 **SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**
14

15
16 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
17 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
18 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT(S) SHALL NOTIFY THE
19 TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
20 DETERMINE IF COMPLIANCE HAS OCCURRED.
21

22
23 **DONE AND ORDERED** at the Town of Pembroke Park, Florida, this 19th of March
24 2025.
25

26
27 **TOWN OF PEMBROKE PARK**

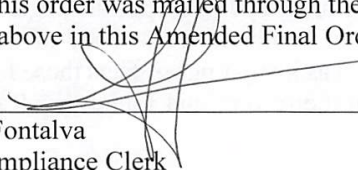
28
29 
30
31
32 Andre McKenney, Special Magistrate
33

34 Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek
35 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
36

37
38 **Certificate of Service**

39
40 This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above:
41 Yes ___ No X
42

43
44 I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct
45 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
46 set forth above in this Amended Final Order on this 19th day of March, 2025.
47

48
49 
50 Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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
HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
OC NO. 6669, AFO 8441
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

WEST HOLLYWOOD HILLS
MAR 19 2025
Postmark Here

9589 0710 1814 1924 14

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
HOLIDAY HALLANDALE MHC LLC
OC NO. 6669, AFO 8441
8800 NORTH BRONX AVE
2ND FLOOR
SKOKIE, IL 60077

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

WEST HOLLYWOOD HILLS
MAR 19 2025
Postmark Here

9589 0710 1814 1924 07

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
LUIS QUINONES
AFO NO. 8441
3140 W HALLANDALE BEACH BLVD
LOT 17
PEMBROKE PARK, FL 33009

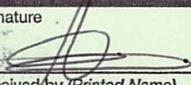
Street and Apt. No.
City, State, ZIP+4[®]

WEST HOLLYWOOD HILLS
MAR 19 2025
Postmark Here

9589 0710 1814 1923 84

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

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LUIS QUINONES AFO NO. 8441 3140 W HALLANDALE BEACH BLVD LOT 17 PEMBROKE PARK, FL 33009  9590 9402 9016 4122 6607 55 2. Article Number (Transfer from service label) 9589 0710 5270 1814 1923 84		A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery NE 3/21 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No MAR 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 ☐ Registered 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 THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>B. Andrade</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC OC NO. 6669, AFO 8441 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE, IL 60077		B. Received by (Printed Name) <i>B. Andrade-SICI</i> C. Date of Delivery <i>3-25-25</i>	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1924 07		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Dennis Ratti</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC CORPORATION SERVICE COMPANY OC NO. 6669, AFO 8441 1201 HAYS STREET TALLAHASSEE, FL 32301		B. Received by (Printed Name) <i>Dennis Ratti</i> C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1924 14		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUIS QUINONES	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	8441	Date Next Inspection	3/19/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Installed electrical 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 954-966-4600 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/27/2023		Notice of Violation	Hand
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	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 Hand
11/15/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Hand
11/18/2024		Affidavit of Non-Compliance	Regular Mail
11/20/2024	11/20/2024	Amended Final Order	Certified Mail
2/19/2025	3/19/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/19/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/19/2025
---	-------------------------------------	---	--

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,300.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,500.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/18/2025	Credit	\$206.00
Total Payments		\$206.00
Fees Outstanding		\$2,294.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LUIS QUINONES

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUIS QUINONES	8441	02/19/2025

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Owner:	Property Description:	Certified Mail #:
LUIS QUINONES	514229000300	

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of 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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LUIS QUINONES

CASE NO. 8441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS QUINONES

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

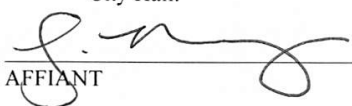
ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: LUIS QUINONES AT 11:10 A.M. ON THE
06 DAY OF MARCH 2025.

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

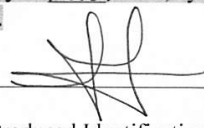
TYPE OF SERVICE

- () 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.

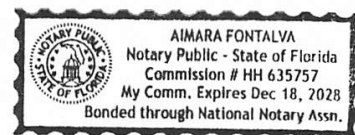

AFFIANT

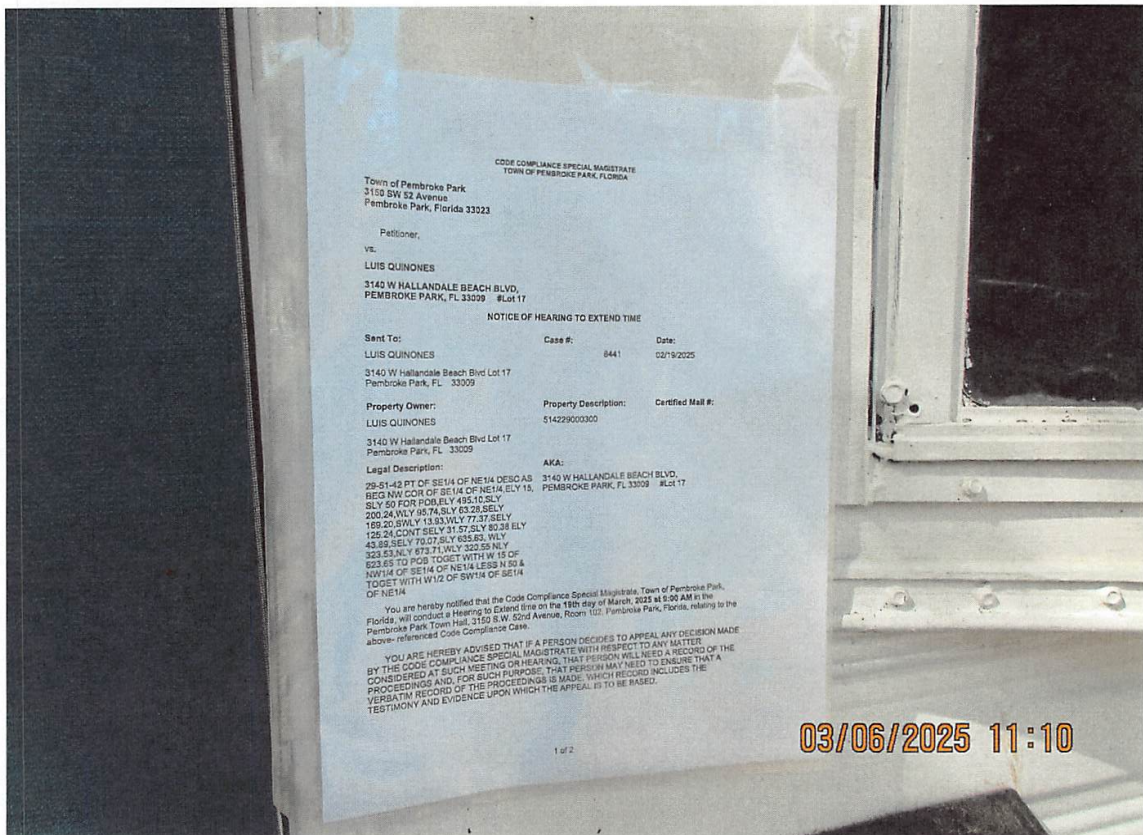
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 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 _____





9589 0710 5270 1814 2172 61

U.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	\$ 9.68

Sent To Holiday Hallandale MHC LLC HET 8441
Street and Apt. No., or PO Box No. 8800 North Bronx Ave 2nd Floor
City, State, ZIP+4® SKokie, IL 60077

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

9589 0710 5270 1814 2172 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 Fees	\$ 9.68

Sent To Corperation Service Company - Hallandale MHC HET 8441
Street and Apt. No., or PO Box No. 1201 Hays Street
City, State, ZIP+4® Tallahassee, FL 32301

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

9589 0710 5270 1814 2172 78

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

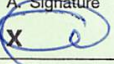
For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

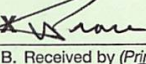
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$ 9.68

Sent To Luis Quiñones HET 8441
Street and Apt. No., or PO Box No. 3140 W Hallandale Beach Blvd Lot 17
City, State, ZIP+4® Pembroke Park, FL 33009

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HET 8441 Holiday Hallandale MHC LLC 8805 North Bronx Ave 2nd Floor Skokie, IL 60077  9590 9402 9016 4122 6505 96 2. Article Number (Transfer from service label) 9589 0710 5270 1814 2172 61		A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name) Thomas Peace C. Date of Delivery MAR 03 2025 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: HET 8441 Corporation Service Company Holiday Hallandale MHC LLC 1201 Hays Street Tallahassee, FL 32301  9590 9402 9016 4122 6506 02 2. Article Number (Transfer from service label) 9589 0710 5270 1814 2172 85		A. Signature  ☐ Agent ☐ Addressee B. Received by (Printed Name) Thomas Peace C. Date of Delivery 2/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No MAR 04 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 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

Luis Quinones
3140 W Hallandale Beach Blvd, Lot 17
Pembroke Park, FL 33009

Date 2/18/2025 3:44:07 PM

Invoice # 26969

For Code Enforcement Case#
8441

Site Address:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
100.00	Code Enforcement Administrative Fees	\$100.00
6.00	Technology Convenience Fee	\$6.00
Total		\$206.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	2/18/2025		\$100.00	0	\$0.00
Admin Fixed	8/22/2024		\$100.00	0	\$100.00
Admin Fixed	11/20/2024		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
2/18/2025	Credit	\$206.00
	Total	\$206.00

Balance **\$0.00**

3/19/25

90 Days J.R.



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 02/03/2025

Phone: (786) 992-3298

Email: _____

Property Address: 3120W Hallandale Beach Blvd #L-17, Hallandale FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Luis Quiñones (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8441 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 02/19/2025 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 11/20/24 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.

Luis Quiñones
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

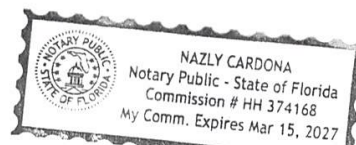
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Luis Quiñones, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 3 day of Feb, 20 25.

[Signature]
Notary

My Commission expires Mar 15, 27.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8441
Petitioner,)
)
vs.)
)
LUIS QUINONES,)
Respondent(s)

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LUIS QUINONES

VEHICLE IDENTIFICATION NO.: 13217

TITLE NO.: 21447719

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105, and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

1
2
3
4
5
6
7
8
9
10
11
12
13
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.

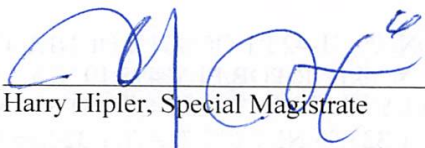
14
15
16
17
18
19
20
21
22
23
24
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105, and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of November 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 — 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.

25
26
27
28
29
30
31
32
33
34
DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of November 2024.

35
36
37
38
39
40
41
TOWN OF PEMBROKE PARK

42
43
44
45
46
47
48
49
50


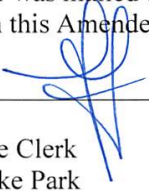
Harry Hipler, Special Magistrate

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.

1 **Certificate of Service**
2

3 This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above:
4 Yes ____ No X
5
6

7 I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct
8 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
9 set forth above in this Amended Final Order on this 21st day of November, 2024.
10
11

12 
13 _____
14 Aimara Fontalva
15 Code Compliance Clerk
16 Town of Pembroke Park
17 3150 SW 52 AVE
18 Pembroke Park, FL 33023
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

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

Certified Mail Fee

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

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

Postmark
Here

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

LUIS QUINONES
AFO #8441
3140 W HALLANDALE BEACH BLVD
LOT 17
PEMBROKE PARK, FL 33009

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

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

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

Certified Mail Fee

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

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

Postmark
Here

Postage

Total Postage and

\$ 9.92

Sent To

Street and Apt. No.

City, State, ZIP+4®

HOLIDAY HALLANDALE MHC LLC
FO #9768, OA #5996, AFO #8441,
SOCL #6134
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

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

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

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

Certified Mail Fee

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

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

Postmark
Here

Postage

Total Postage and

\$ 10.20

Sent To

Street and Apt. No.

City, State, ZIP+4®

CORPORATION SERVICE COMPANY
FO #9768, OA #5996, AFO #8441 FO 9066
SOCL #6134, 8789, 8966, 6308
1201 HAYS STREET
TALLAHASSEE, FL 32301

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:

CORPORATION SERVICE COMPANY
FO #9768, OA #5996, AFO #8441 FO 9066
SOCL #6134, 8789, 8966, 6308
1201 HAYS STREET
TALLAHASSEE, FL 32301



9590 9402 9016 4122 6521 70

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1901 13

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X *Danielle Nelloms*

- ☐ 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 (500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
FO #9768, OA #5996, AFO #8441,
SOCL #6134
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077



9590 9402 9016 4122 6522 00

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1901 20

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

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X *Holiday Hallandale*

- ☐ 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 (500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8441

Petitioner,

vs.

LUIS QUINONES

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

On 11/18/2024 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:	LUIS QUINONES
Address:	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/18/2024

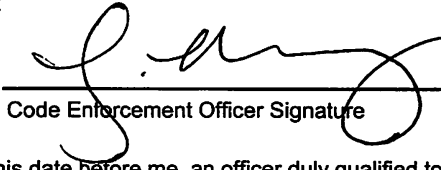
Notes/Mean of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. Not Corrected.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
5. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

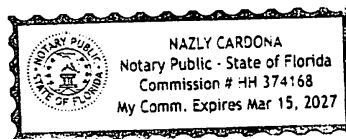
STATE OF FLORIDA

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 11/18/2024

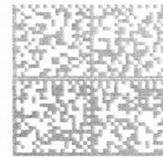

NOTARY PUBLIC, STATE OF FLORIDA





TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS MAIL
IMI
\$000.69⁰
11/19/2024 ZIP 330
043M30245597

Sent To:

LUIS QUINONES

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

TOWN OF PEMBROKE PARK

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



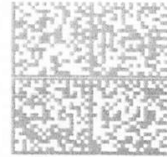
quadiënt
FIRST-CLASS
IMI
\$000.69⁰
11/19/2024 ZIP
043M3024559

ANC 8441

Luis Quinones
Holiday Hallandale MHC LLC
8800 North Bronx
2nd Floor
Skokie IL 60077

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.6
11/19/2024 2
043M302455

ANC 8441

Holiday Hallandale MHC LLC
Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LUIS QUINONES

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUIS QUINONES	8441	11/15/2024
3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
LUIS QUINONES	514229000300	
3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11(NC) 10-15-2024 Phone: 786-992-3298
Email: Quinones L400 @ Gmail.com
Property Address: 3120W Hallandale Beach Blvd L-17, Hallandale fl. 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I Luis M. Quinones (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8441 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Nov. 20 - 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 490-21 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.

Luis Quinones
Petitioner's Name (Print)

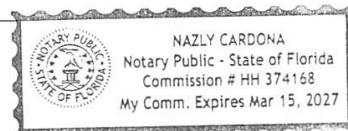
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Luis Quinones, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of Nov, 20 24.

Nazly Cardona CA
Notary
My Commission expires Mar 15, 27.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8441
Petitioner,)
)
vs.)
)
LUIS QUINONES)
Respondent(s)

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 ☐

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LUIS QUINONES

VEHICLE IDENTIFICATION #: 13217

TITLE #: 21447719

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

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.

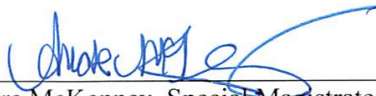
ORDER

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 21st day of August 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 21st 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 Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 4950

U.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 **FO #8441**
Street and Apt. No. **3140 W HALLANDALE BEACH BLVD,**
City, State, ZIP+4® **PEMBROKE PARK FL 33009**

PS Form 3800, April 2019

USPS NORLAND BRANCH
AUG 22 2024
Postmark Here

7022 2410 0001 1497 4943

U.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 **FO #8441**
Street and Apt. No. **8800 NORTH BRONX AVE 2ND**
City, State, ZIP+4® **FLOOR SKOKIE IL 60077**

PS Form 3800, April 2019

USPS NORLAND BRANCH
AUG 22 2024
Postmark Here

7022 2410 0001 1497 4967

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

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

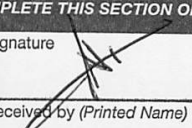
OFFICIAL USE

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 \$

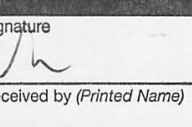
Postage \$ **9.64**
Total Postage and Fees \$
Sent To **FO #8441**
Street and Apt. No. **3140 W HALLANDALE BEACH BLVD**
City, State, ZIP+4® **#17, PEMBROKE PARK, FL 33009**

PS Form 3800, April 2019

USPS NORLAND BRANCH
AUG 22 2024
Postmark Here

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC FO #8441 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4943		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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 THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC FO #8441 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009		B. Received by (Printed Name)	C. Date of Delivery 8/26/24
2. Article Number (Transfer from service label) 7022 2410 0001 1497 4950		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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:

07/19/2024

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Property Owner:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 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

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical 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 954-966-4600 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 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.

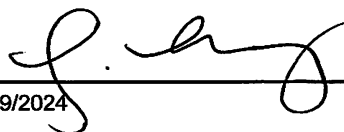
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Compliance
Officer

A handwritten signature in black ink, appearing to read 'J. Ramirez', is written over a horizontal line.

7/19/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LUIS QUINONES)

CASE NO. 8441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS QUINONES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

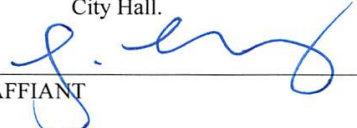
ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUIS QUINONES AT 9:35 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.

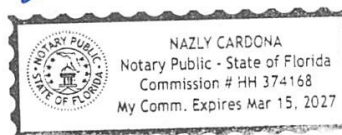

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of A, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/19/2024

Sent To:
Luis Quinones
3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:
8441

Property Owner:
Luis Quinones
3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

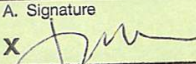
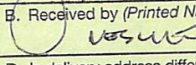
Certified Mail #:

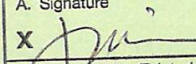
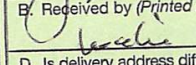
Property Description:
514229000300

Legal Description:
29.51-42 PT OF SE 1/4 OF NE 1/4 DESC AS
BEG NW COR OF SE 1/4 OF NE 1/4, ELY 15,
SLY 50 FOR POB, ELY 495, 10, SLY
200.24, WLY 95.74, SLY 63.28, SLY
189.20, SWLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 80.38, ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55, NLY
623.65 TO POB TOGET WITH W 15 OF
NW 1/4 OF SE 1/4 OF NE 1/4 LESS N 50 &
TOGET WITH W 1/2 OF SW 1/4 OF SE 1/4
OF NE 1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 - Lot 17

08/07/2024 09:35

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X 	
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		B. Received by (Printed Name) ☐ C. Date of Delivery 	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9250 92		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee X 	
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		B. Received by (Printed Name) ☐ C. Date of Delivery 	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9250 85		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

9589 0710 5270 1605 9252 52

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 \$
Sent To
Street and Apt. No.
City, State, ZIP+4®

HOLIDAY HALLANDALE MHC LLC
NOH #8441
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

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

9589 0710 5270 1605 9252 45

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 \$
Sent To
Street and Apt. No.
City, State, ZIP+4®

HOLIDAY HALLANDALE MHC LLC
NOH #8441
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

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

9589 0710 5270 1605 9252 36

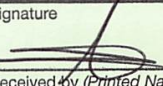
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

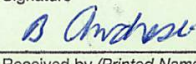
For delivery information, visit our website at www.usps.com®.

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 \$
Sent To
Street and Apt. No.
City, State, ZIP+4®

LUIS QUINONES
NOH #8441
3140 W HALLANDALE BEACH BLVD
#17,
PEMBROKE PARK, FL 33009

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: LUIS QUINONES NOH #8441 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PA		B. Received by (Printed Name) N.F.	C. Date of Delivery 7/22
1. Article Addressed to: LUIS QUINONES NOH #8441 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PA		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 8582 3244 8657 35		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	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9252 38		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #8441 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		B. Received by (Printed Name) B. ANALESKI	C. Date of Delivery 7-31-24
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #8441 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 8582 3244 8657 11		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	
2. Article Number (Transfer from service label) 9589 0710 5270 1605 9252 52		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8441

Petitioner,

vs.

Luis Quinones

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

On 7/19/2024 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:	Luis Quinones
Address:	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/19/2024
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: 7/19/2024

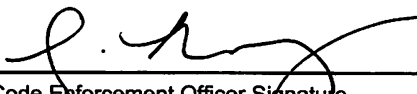
Notes/Means of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. Not Corrected.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
5. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

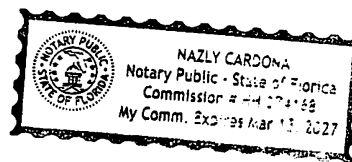
STATE OF FLORIDA

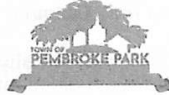
COUNTY OF BROWARD


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 7/19/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Date:

04/27/2023

Property Owner:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Description:

514229000300

Certified Mail #:**Legal Description:**

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 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

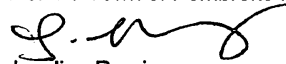
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents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

Notes/Mean of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical 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 954-966-4600 for permit inquiry.

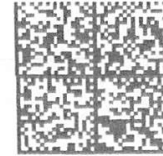
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

04/28/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Owner:

Case #:

8441

Property Desc:

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.60⁹

04/28/2023 ZIP 33023
043M30245597

US POSTAGE

Corporation

Nov #8441

1201 Hays Street,
Tallahassee, FL 32301

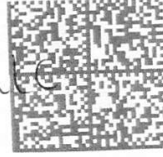
OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC U.C.

Nov #8441

3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

04/28/2023 ZIP 33023
043M30245597

US POSTAGE

OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC U.C.

Nov #8441

8800 North Bronx Ave 2nd Floor,
Skokie, IL 60077



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

04/28/2023 ZIP 33023
043M30245597

US POSTAGE



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\(8\)](#).

* Denotes Multi-Parcel Sale (See Deed)

Page 157 of 533



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

Document Number M14000003856
FEI/EIN Number 47-1194906
Date Filed 06/04/2014
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

HOLIDAY MANAGER, LLC
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Title SIGNATORY

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32309-0600

L-17

T# 930883404
B# 527410

Identification Number 13217 Year 1982 Make FRAN Body PT WTL-BHP 35' Vessel Regis. No. Title Number 21447719

Registered Owner:

LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

Date of Issue 10/24/2016

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/titinf.html>

Mail To:

LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

CERTIFICATE OF TITLE

Identification Number 13217 Year 1982 Make FRAN Body PT WTL-BHP 35' Vessel Regis. No. Title Number 21447719

Prev. State FL Color UNK Primary Brand Secondary Brand No. of Brands Use PRIVATE Prev. Issue Date 10/24/2016

Odometer Status or Vessel Manufacturer or OH use Hull Material Prop Date of Issue 10/24/2016

Registered Owner

LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 125906073

Terry L. Rhodes
Executive Director

10 / 12 125906073

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

☐ 1. reflects ACTUAL MILEAGE

☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS

and I hereby certify that to the best of my knowledge the odometer reading:

☐ 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 62250 (REV. 3/15)

STATE OF FLORIDA



HZC
Transmittal Number: 26849043

Rejection of Service of Process

Return to Sender Information:

Joseline Ramirez null
Town of Pembroke Park Code Compliance
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	05/02/2023
Party Served:	Luis Quinones
Jurisdiction Served:	FL
Method Served:	Regular Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #Lot 17
Case/Reference No:	8441

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

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



7022 2410 0001 1497 4967

MIAMI FL 330

20 AUG 2024



quadrant

CORRECTION
IMI

\$009.64⁰

08/22/2024 ZIP 33023
043M30245597

US POSTAGE

LUIS QUINONES
FO #8441
3140 W HALLANDALE BEACH BLVD
#17,
PEMBROKE PARK FL 33009

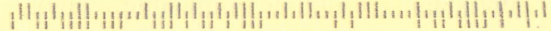
UNC

OCT 07 2024

NIXIE 331 DE 1 0010/04/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2006-01522-22-41



UNC

33009-510040

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:

LUIS QUINONES

FO #8441

3145 W HALLANDALE BEACH BLVD

#17,

PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8708 90

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4967

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(over 5000)

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

Domestic Return Receipt



TOWN OF PEMBROKE PARK

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

MIAMI FL 330

NOV 20 24 PM 1:12

33023



quadiant

FIRST-CLASS MAIL
IMI

\$000.69⁰

11/19/2024 ZIP 33023
043M30245597

US POSTAGE

JAN 14 2025

Sent To:

LUIS QUINONES

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

UNC

00000000000000000000

NIXIE

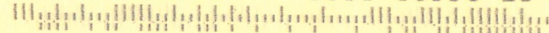
331 DC 1

0001/12/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2006-00330-19-43





TOWN OF PEMBROKE PARK

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



MAR 24 2025

AET 8441

Luis Quinones
3140 W Hallandale Beach Blvd
Lot 17
Pembroke Park

1/20

.. 9327020156258395

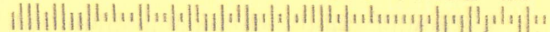
UNC

33023-5413
33009-54414

NIXIE 331 DE 1 0003/21/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2606-00221-19-00



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: HET 8441

Luis Quinones
3140 W Hallandale Beach Blvd
Lot 17
Rembroke Park, FL 33009



9590 9402 9016 4122 6505 34

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2172 78

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Mail Restricted Delivery

(0)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
LEESY TAYPE / Eva Filinich	2306 SW 31 AVE Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status	Open	Case #	8535	Date Next Inspection	8/19/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/22/2023		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand
8/16/2023	8/16/2023	Final Order	Certified Mail
10/19/2023	10/18/2023	Amended Final Order	Certified Mail
3/8/2024		Affidavit of Non-Compliance	Regular Mail
3/8/2024	3/20/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
3/20/2024	3/20/2024	2nd Amended Final Order	Certified Mail Hand
7/29/2025		Affidavit of Non-Compliance	Hand
7/29/2025	8/20/2025	Notice of Formal Hearing - Confirm Fine	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2025

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:
8/19/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$41,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$41,800.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
10/19/2023	Credit	\$100.00
3/21/2024	Credit	\$100.00
4/18/2024	Credit	\$100.00
Total Payments		\$300.00
Fees Outstanding		\$41,500.00

Town of Pembroke Park

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



DATE:
INVOICE #
FOR:

August 7, 2025
435

Case #8535
LEESY TAYPE
EVA FILINICH
2306 SW 31 AVE
PEMBROKE PARK, FL 33009

Bill To:
LEESY TAYPE
EVA FILINICH
2306 SW 31 AVE
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 09/20/2023 Admin Fee *PAID ON 10/19/2023*	\$ 100.00	\$ -
1	Amended Final Order 02/21/2024 Admin Fee *PAID ON 03/21/2024*	\$ 100.00	\$ -
1	2nd Amended Final Order 01/15/2025 Admin Fee *PAID ON 04/18/2024*	\$ 100.00	\$ -
428	Day(s) of Per Diem from (06/18/2024 - 08/20/2025)	\$ 100.00	\$ 42,800.00
1	Recorded Lien	\$ 44.00	\$ 44.00
1	Release of Lien	\$ 10.00	\$ 10.00
Balance			\$ 42,854.00

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.

LEESY TAYPE / Eva
Filinich
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LEESY TAYPE / Eva Filinich	8535	07/29/2025
2306 SW 31 AVE Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
LEESY TAYPE / Eva Filinich	514220000520	
2306 SW 31 AVE Pembroke Park, FL 33009		

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 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 **20th day of August, 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,

Jeffrey Louis

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8535

Petitioner,

vs.

LEESY TAYPE / Eva
Filinich

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

Respondent(s)

On 7/29/2025 I JEFFREY LOUIS 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: LEESY TAYPE / Eva Filinich
Address: 2306 SW 31 AVE Pembroke Park, FL 33009
Folio: 514220000520
Site Address: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave
Legal Description: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 8/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2025

Notes/Mean of Correction:

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Not Corrected.
2. Wooden and vinyl lattice fence without permits. Not Corrected.
3. Concrete slab paver installed without permits. Not Corrected.

Further, Affiant sayeth naught

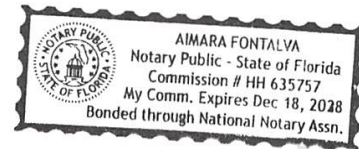
STATE OF FLORIDA

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 7/29/2025


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

CASE NO. 8535

Respondent

TO BE SERVED: LEESY TAYPE / EVA FILINICH

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: LEESY TAYPE / EVA FILINICH AT 04: 16 P.M.
ON THE 06 DAY OF AUGUST 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.

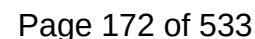
Jeffrey L. Liss
AFFILIANT

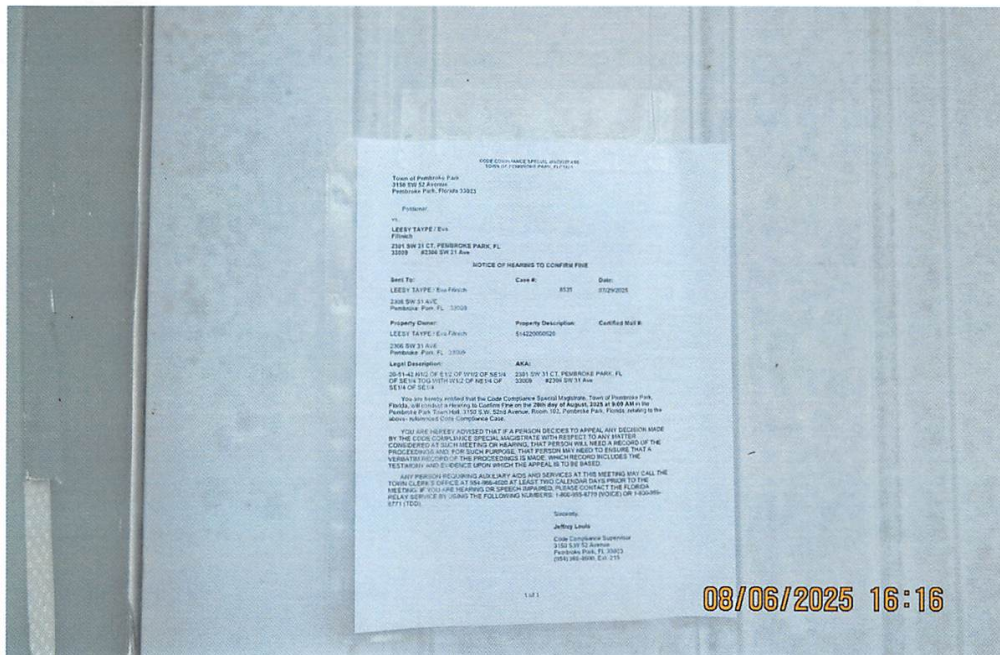
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 06 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

 Jimena Fontelva

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







9589 0710 5270 3205 4437 54

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

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

OFFICIAL US

Certified Mail Fee
\$

Extra Services & Fees (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
\$ 10.44

Sent To
 Leesy Taylor / Eva Filinich HCF
 Street and Apt. No., or PO Box No.
 2306 SW 31 Ave ANOC
 City, State, ZIP+4®
 Pembroke Park, FL 33009 8535

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

HILLCREST POSTAL STORE
JUL 2 2025
Postmark Here
HOLLYWOOD, FL 33021

9589 0710 5270 3205 4437 61

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

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

OFFICIAL US

Certified Mail Fee
\$

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

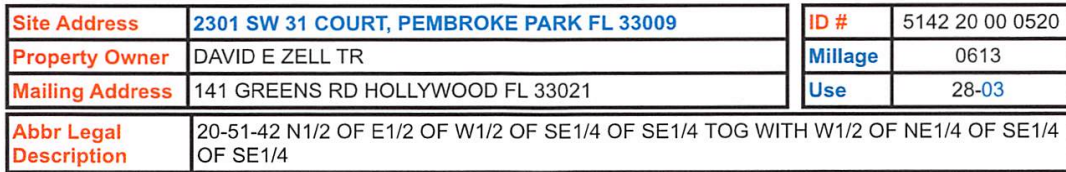
Postage
\$

Total Postage and Fees
\$ 10.44

Sent To
 David Zell TR
 Street and Apt. No., or PO Box No.
 141 Greens Rd HCF 8535
 City, State, ZIP+4®
 Hollywood, FL 33021 ANOC 8535

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

HILLCREST POSTAL STORE
JUL 2 2025
Postmark Here
HOLLYWOOD, FL 33021



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

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$4,316,710	\$4,316,710	\$4,316,710	\$4,316,710
Portability	0	0	0	0
Assessed/SOH	\$3,481,830	\$4,316,710	\$3,481,830	\$3,481,830
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	\$3,481,830	\$4,316,710	\$3,481,830	\$3,481,830

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
96								

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

LEESY TYPE
2306 SW 31 AVE
HALLANDALE BEACH, FL 33009

Date 4/18/2024 2:05:42 PM

Invoice # 26861

For Code Enforcement Case#
8535

Site Address:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	6/18/2024		\$100.00	0	\$0.00
Admin Fixed	8/16/2023		\$100.00	0	\$100.00
Admin Fixed	10/19/2023		\$100.00	0	\$100.00
Admin Fixed	3/20/2024		\$100.00	0	\$100.00
Total					\$300.00

Payments

Date	Type	Amount
10/19/2023	Credit	\$100.00
3/21/2024	Credit	\$100.00
4/18/2024	Credit	\$100.00
Total		\$300.00

Balance (\$200.00)

Leesy Taype
2306 SW 31st Ave
Hallandale Beach, FL 33009-3048

234

63-27/631 FL
877

04/08/24

Date

Pay to the Order of town of Pompano Park \$ 100.00
one hundred dollars Dollars



Photo
Safe
Deposit
Cards on back

BANK OF AMERICA

ACH R/T 063100277

For 8535.

Leesy Taype

MP

Harland Clarke

ISLAND BREEZE®

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8535
Petitioner,)
)
vs.)
)
)
LEESY TAYPE)
Respondent(s) _____

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LEESY TAYPE

VEHICLE IDENTIFICATION #: H12601102

TITLE #: 3010844

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 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.

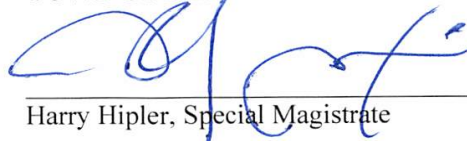
ORDER

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 20th day of March 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 - PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th of March 2024.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of March, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9277 51

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.69**
Total Postage and Fees \$
Sent To DAVID E ZELL TR / ZELL, DAVID E TRSTEE
Street and Apt. No. AFO #6137, #8535
City, State, ZIP+4® 141 GREENS RD
HOLLYWOOD FL 33021
PS Form 3800, January 2023 PSN 7530-02-000-9001 See reverse for instructions

USPS NORLAND BRANCH
MAR 2 2024
MIAMI FLORIDA 33106-9993

9589 0710 5270 1605 9277 13

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.69**
Total Postage and Fees \$
Sent To DAVID E ZELL TR / ZELL, DAVID E TRSTEE
Street and Apt. No. AFO #6137, #8535
City, State, ZIP+4® 2301 SW 31 CT,
PEMBROKE PARK, FL 33009
PS Form 3800, January 2023 PSN 7530-02-000-9001 See reverse for instructions

USPS NORLAND BRANCH
MAR 2 2024
MIAMI FLORIDA 33106-9993

9589 0710 5270 1605 9277 44

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **8.69**
Total Postage and Fees \$
Sent To LEESY TAYPE
Street and Apt. No. AFO #8535
City, State, ZIP+4® 2306 SW 31 CT,
PEMBROKE PARK, FL 33009
PS Form 3800, January 2023 PSN 7530-02-000-9001 See reverse for instructions

USPS NORLAND BRANCH
MAR 2 2024
MIAMI FLORIDA 33106-9993

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

LEESY TAYPE
2306 SW 31 AVE
HALLANDALE BEACH, FL 33009

Date 3/21/2024 6:28:47 PM

Invoice # 26853

For Code Enforcement Case#
8535

Site Address:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	6/18/2024		\$100.00	0	\$0.00
Admin Fixed	8/16/2023		\$100.00	0	\$100.00
Admin Fixed	10/19/2023		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date Type</u>	<u>Amount</u>
10/19/2023 Credit	\$100.00
3/21/2024 Credit	\$100.00
Total	\$200.00

Balance (\$100.00)

Leesy Taype
2306 SW 31st Ave
Hallandale Beach, FL 33009-3048

232

63-27/631 FL
877

03/20/2024

Date

Pay to the
Order of

Town of Pompano Beach \$100.00
One hundred dollars

Dollars



BANK OF AMERICA

ACH R/T 063100277

For

#8535

Leesy Taype

MP

⑆063100277⑆ 898078883953⑆0232

Harland Clarke

ISLAND BREEZES®

Case Overview

Property/Incident Information

Owner	Address	Site Address
Leesy Taype	2306 SW 31 AVE Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status	Open	Case #	8535	Date Next Inspection	3/20/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/22/2023		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand
8/16/2023	8/16/2023	Final Order	Certified Mail
10/19/2023	10/18/2023	Amended Final Order	Certified Mail
3/8/2024		Affidavit of Non-Compliance	Regular Mail
3/8/2024	3/20/2024	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: 3/20/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 3/20/2024

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,700.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$2,900.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
10/19/2023	Credit	\$100.00
	Total Payments	\$100.00
	Fees Outstanding	\$2,800.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LEESY TAYPE

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

NOTICE OF HEARING TO EXTEND TIME

Sent To:

LEESY TAYPE

2306 SW 31 AVE
Pembroke Park, FL 33009

Case #:

8535

Date:

03/08/2024

Property Owner:

LEESY TAYPE

2306 SW 31 AVE
Pembroke Park, FL 33009

Property Description:

514220000520

Certified Mail #:

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of March, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LEESY TAYPE) CASE NO. 8535
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LEESY TAYPE

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

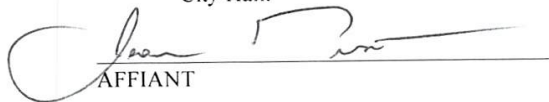
ADDRESS: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: LEESY TAYPE AT 03:40 P.M. ON THE 08 DAY OF MARCH 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.

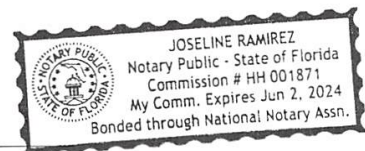

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of March 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



Mar 8, 2024 at 3:40:32 PM

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,
vs.
Leesy Taypo
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

NOTICE OF HEARING TO EXTEND TIME

Sent To:
Leesy Taypo
2306 SW 31 AVE
Pembroke Park, FL 33009

Case #:
8535

Date:
03/08/2024

Property Owner:
Leesy Taypo
2306 SW 31 AVE
Pembroke Park, FL 33009

Property Description:
51422000520

Certified Mail #:

Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOW WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of March, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

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

1 of 1

Mar 8, 2024 at 3:40:39 PM

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,
vs.
Leesy Taypo
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

NOTICE OF HEARING TO EXTEND TIME

Sent To:
Leesy Taypo
2306 SW 31 AVE
Pembroke Park, FL 33009

Case #:
8535

Date:
03/08/2024

Property Owner:
Leesy Taypo
2306 SW 31 AVE
Pembroke Park, FL 33009

Property Description:
51422000520

Certified Mail #:

Legal Description:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOW WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 20th day of March, 2024 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

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

1 of 1



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 02/15/2024 Phone: (954) 627-2137
Email: Leesy Taype @ Gmail
Property Address: _____

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Leesy Taype (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8535 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the March 20 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 08/16/23 imposing the fine of \$ 100.00 per day for violation(s) of the Town's Code of Ordinances:

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

Leesy Taype
Leesy Taype
Petitioner's Name (Print)

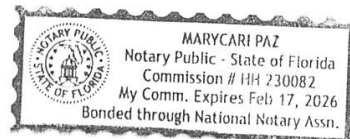
Leesy Taype
Leesy Taype
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leesy Karina Taype and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of Feb, 20 24.

Notary
My Commission expires Feb 17, 2026



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

**SALES RECEIPT****Bill To:**

LESSY TAYPE
2306 SW 31 AVE
PEMBROKE PARK, FL 33009

Date 10/19/2023 1:25:53 PM

Invoice # 26817

For Code Enforcement Case#
8535

Site Address:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	2/15/2024		\$100.00	0	\$0.00
Admin Fixed	8/16/2023		\$100.00	0	\$100.00
Admin Fixed	10/19/2023		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
10/19/2023	Credit	\$100.00
Total		\$100.00

Balance **\$0.00**

Leesy Taype
2306 SW 31st Ave
Hallandale Beach, FL 33009-3048

254

63-27/631 FL
877

10/18/2023

Date

Pay to the
Order of

Town of Pembroke Park \$ 100.00

One hundred dollars

Dollars



Photo
Safe
Deposit
Details on back

BANK OF AMERICA

ACH R/T 063100277

For

Case # 8535

Leesy Taype

MP

Harland Clarke

ISLAND BREEZES®

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8535
Petitioner,)
)
vs.)
)
)
LEESY TAYPE)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 18th, 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 ☐

SUBJECT REAL MOBILE HOME PROPERTY: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LEESY TAYPE

FOLIO NO.: 5142 20 00 0520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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 120 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of October 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 18th day of October 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 Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of oct, 2023.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 1713

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$

Sent To
 \$

Street and Apt. No.
 140 GREENS RD

City, State, ZIP+4®
 HOLLYWOOD FL 33021

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

WEST HOLLYWOOD HILLS
 AUG 17 2023
 Postmark Here

7022 2410 0001 1497 1706

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$

Sent To
 \$

Street and Apt. No.
 2301 SW 31 CT,

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

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

WEST HOLLYWOOD HILLS
 AUG 17 2023
 Postmark Here

7022 2410 0001 1497 1663

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$

Sent To
 \$

Street and Apt. No.,
 2306 SW 31 CT,

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

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

WEST HOLLYWOOD HILLS
 AUG 17 2023
 Postmark Here

7022 2410 0001 1497 3622

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$

Sent To
 \$

Street and Apt. No.,
 2301 SW 31 CT,

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

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

HILLCREST POSTAL SERVICE
 OCT 19 2023
 Postmark Here

7022 2410 0001 1497 2314

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$

Sent To
 \$

Street and Apt. No.,
 2306 SW 31 CT,

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

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

HILLCREST POSTAL SERVICE
 OCT 19 2023
 Postmark Here

7022 2410 0001 1497 3625

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$

Sent To
 \$

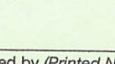
Street and Apt. No.,
 140 GREENS RD

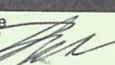
City, State, ZIP+4®
 HOLLYWOOD FL 33021

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

HILLCREST POSTAL SERVICE
 OCT 19 2023
 Postmark Here

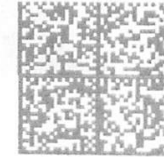
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: DAVID E ZELL TR / ZELL, DAVID E TRS AFO #8535 2301 SW 31 CT, PEMBROKE PARK, FL 33009	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7768 33	all Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: LEESY TAYPE FO #8535 2306 SW 31 CT, PEMBROKE PARK, FL 33009	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☐ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7741 36	all Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) <u>Zell</u> C. Date of Delivery <u>10/21/23</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No
1. Article Addressed to: DAVID E ZELL TR / ZELL, DAVID E TRS AFO #8535 140 GREENS RD HOLLYWOOD FL 33021	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 7581 2098 7768 57	all 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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
05/23/2023 ZIP 33023
043M30245597

US POSTAGE

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Property Owner:

NOV
8535

Property Descri

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
05/23/2023 ZIP 33023
043M30245597

US POSTAGE

David E Zell TR
Zell, David E TRS.

NOV #8535.

2301 SW 31 Court,
Pembroke Park, FL 33009

7022 2410 0001 1497 2314

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **LEESY TAYPE**
AFO #8535
2306 SW 31 CT,
PEMBROKE PARK, FL 33009

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

7022 2410 0001 1497 3625

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **DAVID E ZELL TR / ZELL, DAVID E TRS**
AFO #8535
140 GREENS RD
HOLLYWOOD FL 33021

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

7022 2410 0001 1497 3632

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

Postage
 \$ _____

Total Postage and
 \$ _____

Sent To **DAVID E ZELL TR / ZELL, DAVID E TRS**
AFO #8535
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: DAVID E ZELL TR / ZELL, DAVID E TRS AFO #8535 2301 SW 31 CT, PEMBROKE PARK, FL 33009 9590 9402 7581 2098 7768 33 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3632		A. Signature [Signature] ☐ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: _____ 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery	

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Leesy Taype	2306 SW 31 AVE Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status	Open	Case #	8535	Date Next Inspection	8/16/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/22/2023		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		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: 8/16/2023
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: 8/16/2023

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8535
Petitioner,)
)
vs.)
)
LEESY TAYPE)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 16th, 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: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LEESY TAYPE

FOLIO NO.: 5142 20 00 0520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of August 2023. 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 August 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 Final Order on this 18 day of August, 2023.


Nazly Cardona
Code Clerk

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

7022 2410 0001 1497 1713

**U.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 **DAVID E ZELL TR**
ZELL, DAVID E TRS
Sent To **FO #8535, #8625, #8634**
Street and Apt. No. **140 GREENS RD**
City, State, ZIP+4® **HOLLYWOOD FL 33021**

PS Form 3800, April 2010 PSN 7530-01-000-9001 See Reverse for Instructions

7022 2410 0001 1497 1706

**U.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 **DAVID E ZELL TR**
ZELL, DAVID E TRS
Sent To **FO #8535, #8625, #8634**
Street and Apt. No. **2301 SW 31 CT,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33009**

PS Form 3800, April 2010 PSN 7530-01-000-9001 See Reverse for Instructions

7022 2410 0001 1497 1683

**U.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 **LEESY TAYPE**
FO #8535
Sent To **2306 SW 31 CT,**
Street and Apt. No. **PEMBROKE PARK, FL 33009**
City, State, ZIP+4®

PS Form 3800, April 2010 PSN 7530-01-000-9001 See Reverse for Instructions

7022 2410 0001 1497 1225

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ **7.85**

Total Postage and Fee
\$

Sent To
DAVID E ZELL TRS / NOH #8535
#5654, #8625

Street and Apt. No., c
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

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

PS Form 3800, Apr

7022 2410 0001 1497 1218

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ **7.85**

Total Postage and Fee
\$

Sent To
DAVID E ZELL TRS / NOH #8535
#5654, #8625

Street and Apt. No., c
140 GREENS RD
HOLLYWOOD FL 33021

City, State, ZIP+4®
HOLLYWOOD FL 33021

PS Form 3800, Apr

7022 2410 0001 1497 1188

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ **7.85**

Total Postage and Fee
\$

Sent To
LEESY TAYPE / NOH #8535

Street and Apt. No., c
2306 SW 31 CT,
PEMBROKE PARK, FL 33009

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

PS Form 3800, Apr

7022 2410 0001 1497 6824

**U.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
\$ **8.53**

Total Postage and Fee
\$

Sent To
LEESY TAYPE
NOH & FO #8535

Street and Apt. No., c
2306 SW 31 AVE
PEMBROKE PARK, FL 33009

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

PS Form 3800, Apr

TOWN OF PEMBROKE PARK

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

David E Zell TR
Zell, David E TRS.

NOV #8535.

140 Greens RD,
Hollywood, FL 33021



quadiant

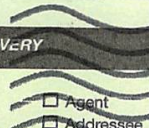
FIRST-CLASS MAIL

IMI

\$000.60⁰

05/23/2023 ZIP 33023
043M30245597

US POSTAGE

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: DAVID E ZELL TR / NOH #8535 ZELL, DAVID E TRS / AS659, #8625 140 GREENS RD HOLLYWOOD FL 33021  9590 9402 7581 2098 7736 65 2. Article Number (Transfer from service label) 7022 2410 0001 1497 1218		A. Signature  ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery 24 JUL 2023 PM 2 L D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☐ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt													



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/20/2023

Sent To:

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Case #:

8535

Property Owner:

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/22/2023 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

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all 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 August, 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.

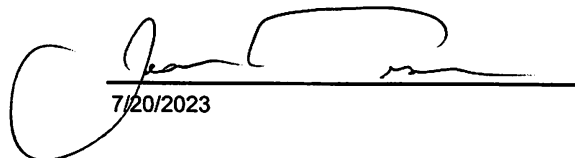
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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.

Jean Gustin



7/20/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LEESY TAYPE) CASE NO. 8535
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LEESY TAYPE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

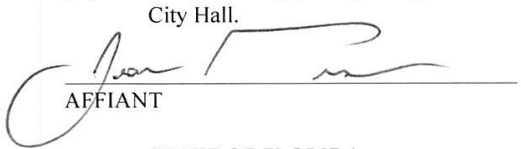
ADDRESS: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: LEESY TAYPE AT 12:11 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

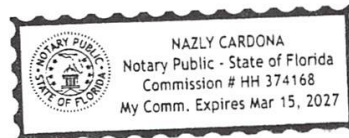
8-4-23

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 Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

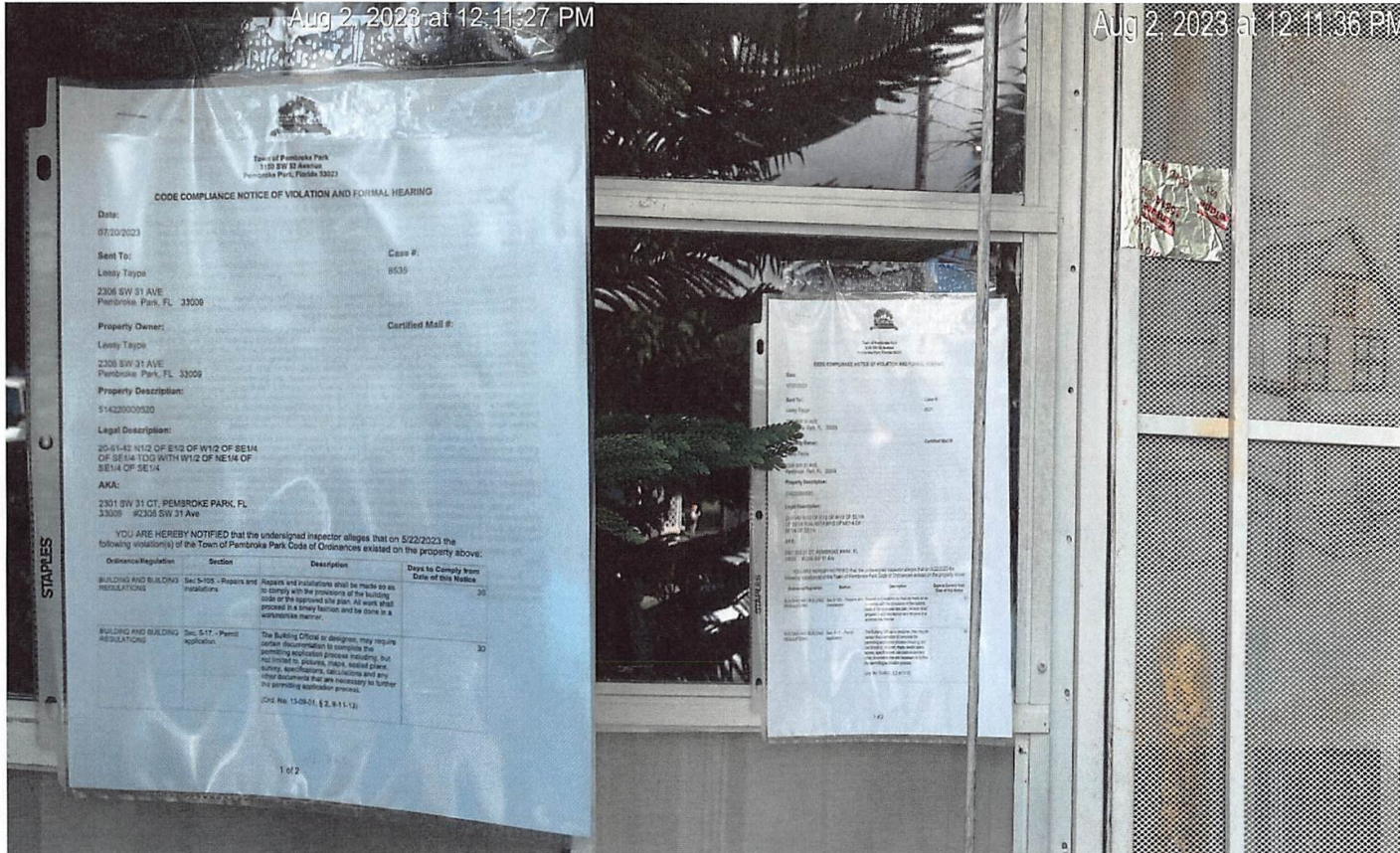
Nazly Dayana A.
Signature

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



Aug 2, 2023 at 12:11:27 PM

Aug 2, 2023 at 12:11:36 PM





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 #:
8535

Petitioner,

vs.

Leesy Taype

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

Respondent(s)

On 7/19/2023 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: Leesy Taype
Address: 2306 SW 31 AVE Pembroke Park, FL 33009
Folio: 514220000520
Site Address: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave
Legal Description: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions 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: 8/16/2023
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: 8/16/2023

Notes/Mean of Correction:

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Not Corrected.
2. Wooden and vinyl lattice fence without permits. Not Corrected.
3. Concrete slab paver installed without permits. Not Corrected.

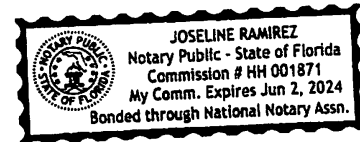
Further, Affiant sayeth naught

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 7/19/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Leesy Taype
2306 SW 31 AVE
Pembroke Park, FL 33009

Case #:

8535

Date:

05/22/2023

Property Owner:

Leesy Taype
2306 SW 31 AVE
Pembroke Park, FL 33009

Property Description:

514220000520

Certified Mail #:**Legal Description:**

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2306 SW 31 Ave

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/22/2023 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

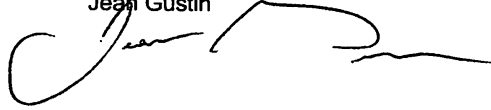
Notes/Mean of Correction:

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
 3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all 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.

Jean Gustin

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

TOWN OF PEMBROKE PARK

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

David E Zell TR
Zell, David E TRS.

Nov #8535.

140 Greens RD,
Hollywood, FL 33021



quadiant

FIRST-CLASS MAIL

IMI

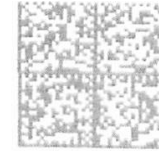
\$000.60⁰⁰

05/23/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60^U
05/23/2023 ZIP 33023
043M30245597

US POSTAGE

NOV
8535

Leesy Taype
2306 SW 31 AVE
Pembroke Park, FL 33009

Property Owner:

Property Descri

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60^U
05/23/2023 ZIP 33023
043M30245597

US POSTAGE

David E Zell TR
Zell, David E TRS.

NOV #8535.

2301 SW 31 Court,
Pembroke Park, FL 33009

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

A02731

Identification Number Year Make Body WT-L-BHP Vessel Regis. No. Title Number
H12601102 1967 MONO HS 56' 3010844
Registered Owner: Date of Issue 09/05/2013

EVA FILINICH OR
LEESY KARINA TAYPE
2306 SW 31ST AVE
HALLANDALE BEACH FL 33009-3048

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:

EVA FILINICH
2306 SW 31ST AVE
HALLANDALE BEACH FL 33009-3048



CERTIFICATE OF TITLE

Identification Number Year Make Body WT-L-BHP Vessel Regis. No. Title Number
H12601102 1967 MONO HS 56' 3010844
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 UNK PRIVATE 07/28/2010
Odometer Status or Vessel Manufacturer or OH Use Hull Material Prop Date of Issue
09/05/2013

Registered Owner

EVA FILINICH OR
LEESY KARINA TAYPE
2306 SW 31ST AVE
HALLANDALE BEACH FL 33009-3048

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Clayton Boyd Walden
Director

Control Number

112209936

Julie L. Jones
Executive Director

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

Federal and/or state law require that the seller state the mileage, 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 ☐ 4 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



English ▾

Home (<https://www.flhsmv.gov/>) > Motor Vehicle Check Detail Information

Vehicle Information

Identification Number: H12601102

Vehicle Type: MOBILE HOME

Year: 1967

Make:

Color: UNKNOWN COLOR

Registration Expiration Date: 12/31/2023

Title Number: 3010844

Previous Title State: FLORIDA

Title Status: ACTIVE

Title Type: PAPER TITLE

Title Issue Date: 09/05/2013

Title Print Date:

Salvage:

Odometer Reading: 0

Previous Odometer Reading:

Odometer Date:

Previous Odometer Date:

Odometer Status:

Previous Odometer Status:

Total Number of Owners: 2 Joined by OR

Length: 56' 0"

This mobile home is a single wide.

INFO PROVIDED
BY "MANAGEMENT"

CERTIFICATE OF TITLE									
Identification Number H12601102		Year 1967	Make MONO	Body HS	W-T-L BHP 56	Vessel Regs. No.	Title Number 3010844	Lien Release Interest in the described vehicle is hereby released	
Prev State FL	Color UNK	Primary Brand	Secondary Brand	No of Brands	Use PRIVATE	Prev Issue D 10/18/2015	By _____ Title _____		
Odometer Status or Vessel Manufacturer or OH use				Hull Material	Prop	Date of Iss 07/28/2010	Date _____		

FLORIDA MOBILE HOME REGISTRATION

CO/AGY 7 / 11

T# 631256417
B# 753012

DECAL 17880538

Expires Midnight Fri 12/31/2010

YR/MK 1967/MONO BODY HS
VIN H12601102
LENGTH 56' LOCATION 10 44

COLOR UNK
TITLE 3010844

Reg. Tax	31.35	Class Code	51
Init. Reg.		Tax Months	6
County Fee	3.00	Back Tax Mos	
Mail Fee		Credit Class	
Sales Tax		Credit Months	
Voluntary Fees			
Grand Total	34.35		

DL/FEID -
Date Issued 7/28/2010

IMPORTANT INFORMATION

Sent from my iPhone



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

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

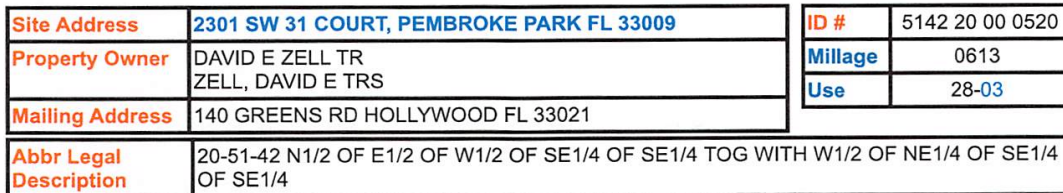
Land Calculations

Special Assessments

Page 219 of 533







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

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,924,830	\$3,924,830	\$3,924,830	\$3,924,830
Portability	0	0	0	0
Assessed/SOH	\$2,877,550	\$3,924,830	\$2,877,550	\$2,877,550
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,877,550	\$3,924,830	\$2,877,550	\$2,877,550

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
96								

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9277 13



quadiënt

CORRECTION
IMI

\$008.69⁰

03/21/2024 ZIP 33023
043M30245597

US POSTAGE

APR 22 2024

3/23

DAVID E ZELL TR / ZELL, DAVID E TRSTEE
AFO #6137, #8535
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

NIXIE

331 DE 1

0004/15/24

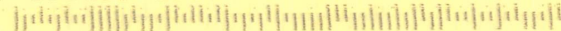
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 33023541350

*0806-00981-21-45

33016890571002



CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRSTEE
AFO #6137, #8535
2301 SW 31 CT,
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8690 92

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9277 13

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

00)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9277 44



quadiant

CORRECTION
IMI

\$008.69

03/21/2024 ZIP 33023
043M30245597

US POSTAGE

LN
APR 22 2024

3/23

LEESY TAYPE
AFO #8535
2306 SW 31 CT,
PEMBROKE PARK, FL 33009

NIXIE

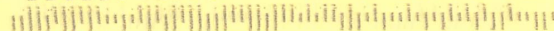
331 DE 1

0004/15/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*0806-00983-21-45



.. 95270202202910006

UNC

3300983054002

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to:		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
LEESY TAYPE AFO #8535 2306 SW 31 CT, PEMBROKE PARK, FL 33009		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (<i>Transfer from service label</i>)		3. Service Type	
 9590 9402 8582 3244 8691 22		☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery	
		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

TOWN OF PEMBROKE PARK CODE

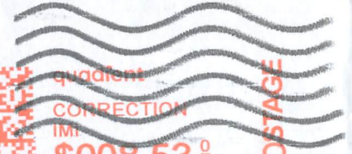
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



FL 330

19 OCT 2023 PM 2 L

722 2410 0001 1497 2314



quadrant

CORRECTION

IMI

\$008.53⁰

10/19/2023 ZIP 33023
043M30245597

US POSTAGE

LEESY TAYPE
AFO #8535
2306 SW 31 CT,
PEMBROKE PARK, FL 33009

LN
10/21

RECEIVED DEC 04 2023

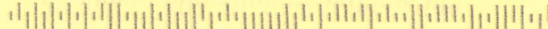
.. 9400921687320150
33009-305606
33023>5413

UNC

NIXIE 331 DE 1 0011/16/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2106-07893-19-45



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: LEES TAYPE AFC #8535 2366 SW 31 CT, PEMBROKE PARK, FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 7022 2410 0001 1497 2314		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	

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

TOWN OF PEMBROKE PARK

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



MIAMI FL 33023

17 AUG 2023 PM 6 L

7022 2410 0001 1497 1706



quadiënt

CORRECTION
IMI

\$008.53

08/17/2023 ZIP 33023
043M30245597

US POSTAGE

DAVID E ZELL TR
ZELL, DAVID E TRS
FO #8535, #8625
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

P

9327080221500501

FWD

33023>5413
33023>5413

331 AA 2 N C0008/24/23

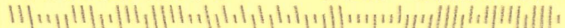
NIXIE

331 FE 1

0009/09/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

33023541350 *1687-03133-09-16





TOWN OF PEMBROKE PARK

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



MIAMI FL 330

17 AUG 2023 PM 4 L

7022 2410 0001 1497 1713



quadrant

CORRECTION

IMI

\$008.53⁰

08/17/2023 ZIP 33023
043M30245597

US POSTAGE

*unknown
address*

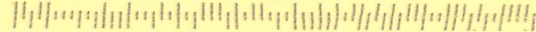
DAVID E ZELL TR
ZELL, DAVID E TRS
FO #8535, #8625
140 GREENS RD
HOLLYWOOD FL 33021

RECEIVED AUG 28 2023

NIXIE 331 FE 1 0008/24/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350 *2938-03248-17-46



.. 9326089892301141 33021-284140 ANK
33023>5413

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:

DAVID E ZELL TR
ZELL, DAVID E TRS
FO #8535, #8625
140 GREENS RD
HOLLYWOOD FL 33021



9590 9402 7581 2098 7741 67

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1713

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (0) | |

Domestic Return Receipt

TOWN OF PEMBROKE PARK

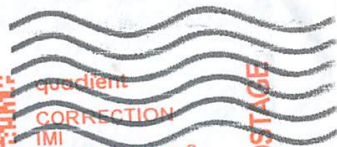
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 330

01 JUL 2023

7022 2410 0001 1497 1188



quadrant

CORRECTION
IMI

\$007.85⁰

07/21/2023 ZIP 33023
043M30245597

US POSTAGE

LEESY TAYPE / NOH #8535
2306 SW 31 CT,
PEMBROKE PARK, FL 33009

UNC

Not Fed

NIXIE

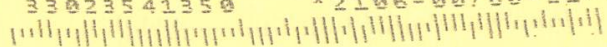
331 DE 1

0000/16/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
000000000000

BC: 33023541350 *2106-00760-21-45



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:

LEESY TAYPE / NOH #8535.
2306 SW 31 CT,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7736 41

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1188

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3276 SW 52 AVE PEMBROKE PARK, FL 33023

Folio

514230180010

Legal Description

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE
ABUTTING PROP,3 BLK 1

Case Status Closed **Case #** 8960

Notes

1. 3276 SW 52 AVE, there is a mold-like substance located directly on the A/C vent. Provide a report on the remediation of mold report. Remove mold-like substances and repair the area.
2. Clean the exterior and interior of the a/c equipment and ensure it is fully operational.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/25/2023		Notice of Violation	Hand
11/30/2023		Affidavit of Non-Compliance	Certified Mail
11/30/2023	1/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/17/2024	1/17/2024	Final Order	Certified Mail Hand
8/16/2024		Affidavit of Compliance	Regular Mail
8/4/2025	8/20/2025	Notice of Formal Hearing - Abate Fine	Hand

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.	4/14/2024
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)	4/14/2024

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	4/14/2024	\$7,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$7,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,100.00

Town of Pembroke Park

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



INVOICE

DATE: August 7, 2025
INVOICE # 435
FOR:

Case #8960
INFINITY AZURE LLC
3276 SW 52 AVE
PEMBROKE PARK, FL 33023

Bill To:
INFINITY AZURE LLC
3276 SW 52 AVE
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 12-76(a)(b).		
1	Final Order 01/17/2024 Admin Fee	\$ 100.00	\$ 100.00
28	Day(s) of Per Diem from (03/17/2024 - 04/14/2024)	\$ 250.00	\$ 7,000.00
	Recommend to Abate Per Diem Fine by 85%		\$ 1,050.00
	\$1,050.00 + \$100.00		\$ 1,150.00
	Balance		\$ 7,100.00

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.

INFINITY AZURE LLC

**3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3276 SW 52 AVE PEMBROKE
PARK, FL 33023**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC	8960	08/04/2025
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230180010	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Legal Description:	AKA:
TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1	3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3276 SW 52 AVE PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of August, 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,

Jeffrey Louis

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, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC

CASE NO. 8960

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

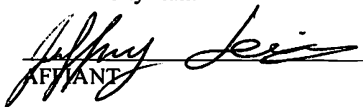
ADDRESS: 3276 SW 52 AVE, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: INFINITY AZURE LLC AT 03: 32 P.M. ON THE 06 DAY OF AUGUST 2025.

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

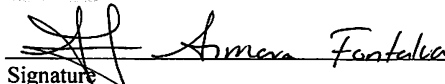
TYPE OF SERVICE

- () 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.

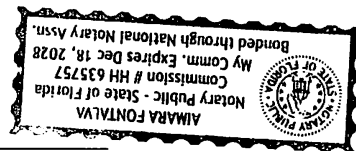

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 06 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature

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



9589 0710 5270 3205 4425 11

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Infinity Azur LLC HAF 8960
 Street and Apt. No., or PO Box No.
 9520 Harding Ave Ste 1
 City, State, ZIP+4®
 Surfside, FL 33154

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

Postmark Here
 AUG - 5 2025
 HOLLYWOOD, FL 33023

9589 0710 5270 3205 4425 28

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Infinity Azur LLC HAF
 Street and Apt. No., or PO Box No.
 5276 Sw 57 Ave 8960
 City, State, ZIP+4®
 Pembroke Park, FL 33023

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

Postmark Here
 AUG - 5 2025
 HOLLYWOOD, FL 33023

9589 0710 5270 3205 4425 35

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Infinity Azur LLC
 Law Office of Isaac Benmergui P.A. HAF
 Street and Apt. No., or PO Box No.
 10800 Biscayne Blvd Suite 650
 City, State, ZIP+4®
 North Miami, FL 33161

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

Postmark Here
 AUG - 5 2025
 HOLLYWOOD, FL 33023



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 8/1/2025

Phone #: 646 330 1240
404-558 8316

Case # 8960

E-mail: jacob@infinitybh.com
linda@infinitybh.com

Address of Violation: Azur Villas

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Jacob Aretz Linda Villegas (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8960 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the August 20th 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 01/17/2024 imposing the fine of \$ 250⁰⁰ for violation(s) of the Town's Code of Ordinances:

12-76(a)
12-76(b)

Brief summary for request: Have no money

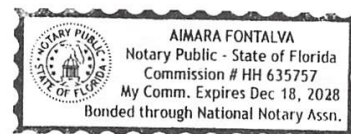
Linda Villegas
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

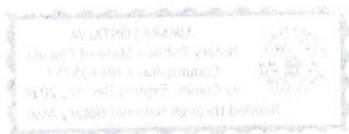
State of Florida, County of Broward

Personally appeared before me the undersigned authority, Linda Viriana Villegas Murillo and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on Aug. 1st 2025 - Passport Provided

Notary Public State of Florida: AIMARA FONTALVA My Commission expires: 12/18/28



afontalva@tppfi.gov
Ext. 214



1001 6986A0X.003

IPAYRC: 0009239

5746 1 MB 0.617 *0009239
TOWN OF PEMBROKE PARK
3150 SW 52ND AVE
PEMBROKE PARK FL 33023-5413



Infinity BH Ltd
9520 Harding Ave
Surfside FL 33140



Account Name: _

3000000024

Property	Unit	Reference
Azure Villas - 3252 SW 52nd Ave Pembro...	132-3276	8960

Date: 1/14/2025
Total: \$100.00

Description	Amount
8960 (violation) final judgment	100.00



THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK

Apply to account: -

1401256980

Infinity BH Ltd
9520 Harding Ave
Surfside FL 33140

0027
0631

DATE
01/14/2025

3000000024

PAY ONE HUNDRED DOLLARS AND NO/100

AMOUNT

TO
THE
ORDER
OF

Town of Pembroke Park

**\$100.00

Bank of America

Memo: Case # 8960 Administrative Fee

Signature on File -
account holder has pre-approved this check

Void After 90 Days

MP

⑈3000000024⑈ ⑆063100277⑆ 898124274296⑈

ENDORSE HERE

X

☐ FOR MOBILE DEPOSIT ONLY

DO NOT WRITE, STAMP, OR SIGN BELOW THIS LINE
RESERVED FOR FINANCIAL INSTITUTION USE

FEDERAL RESERVE BANK REGULATION CC

Security features on this document include a Micro-Print Border, Original Document Security Screen, Void Pantograph, Security Fonts, and Security Paper with Bleach and Oxidizer Reactivity, Polar Class Solvent Reactivity, Non-Polar Class Solvent Reactivity, PrintLoc® and Invisible Embedded Fibers.



®PrintLoc design is a certification mark of Check Payment Systems Association

1001 6986A0X.003

IPAYRC: 0009239

5746 1 MB 0.617 *0009239 SI
TOWN OF PEMBROKE PARK
3150 SW 52ND AVE
PEMBROKE PARK FL 33023-5413



Infinity BH Ltd
9520 Harding Ave
Surfside FL 33140

Account Name: _

3000000024

Property	Unit	Reference
Azure Villas - 3252 SW 52nd Ave Pembro...	132-3276	8960

Description	Amount
8960 (violation) final judgment	100.00

Date: 1/14/2025

Total: \$100.00



THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK

Apply to account: -

1401256980

Infinity BH Ltd
9520 Harding Ave
Surfside FL 33140

0027
0631DATE
01/14/2025

3000000024

PAY (ONE HUNDRED DOLLARS AND NO/100)

AMOUNT

**\$100.00

TO
THE
ORDER
OF

Town Of Pembroke Park

Bank of America

Memo: Case # 8960 Administrative Fee

Signature on File -
account holder has pre-approved this check

Void After 90 Days

MP

⑈ 30000000 24 ⑈ ⑆ 063 100 277 ⑆ 898 1 24 274 296 ⑈



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · BROWARD (954) 966-4600 · FAX (954) 966-5186

January 9, 2025

RE: CODE COMPLIANCE CASE NO. 8960

To Whom It May Concern:

Enclosed please find a copy of the correspondence that was sent to you dated January 18, 2024 along with its attachment, which is self-explanatory.

As of this date, we have not received the Administrative Fee in the amount of \$100.00 for the Final Order.

Please forward your check or money order made payable to Town of Pembroke Park in the amount of \$100.00.

If we do not receive payment, we shall have no alternative but to turn this matter to the Town Attorney for action which could result in attorney's cost, fee's and a lien to be placed on the property.

If you have any questions, please do not hesitate to contact us.

Regards,

Aimara Fontalva
Code Compliance Clerk
Division of Code Compliance

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8960
Petitioner,)
vs.)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3276 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0010

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-76 (a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

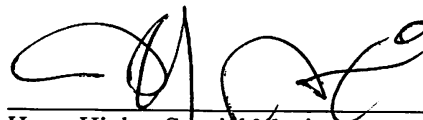
ORDER

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) 12-76 (a)(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of January 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of January 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

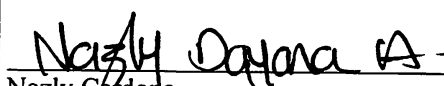
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

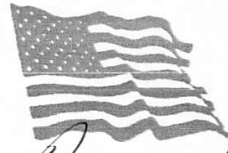
I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of January, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS M
IMI
\$000.69
01/09/2025 ZIP 3
043M30245597

CL 8960

Infinity Azure LLC
Law Offices of Isaac Benmergui, P
10900 Biscayne Blvd
Suite 650
North Miami, FL 33161

TOWN OF PEMBROKE PARK

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



quadiënt
FIRST-CLASS
IMI
\$000.69
01/09/2025 ZIP
043M30245597

CL 8960

Infinity Azure LLC
9520 Harding Ave
Ste 1
Surfside, FL 33154

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.69⁹
01/09/2025 ZIP 33023
043M30245597

CL 8960

Infinity Azure LLC
3276 SW 52 Ave
Pembroke Park, FL 33023



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

AFFIDAVIT OF COMPLIANCE

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

Case #:
8960

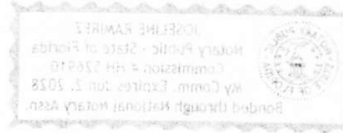
Petitioner,

vs.

INFINITY AZURE LLC

3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3276 SW 52 AVE PEMBROKE
PARK, FL 33023

Respondent(s)



On 8/16/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC
Address: 9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio: 514230180010
Site Address: 3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3276 SW 52 AVE PEMBROKE PARK, FL 33023
Legal Description: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	4/14/2024
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.	4/14/2024

Notes/Mean of Correction:

1. 3276 SW 52 AVE, there is a mold-like substance located directly on the A/C vent. Provide a report on the remediation of mold report. Remove mold-like substances and repair the area. Corrected.
2. Clean the exterior and interior of the a/c equipment and ensure it is fully operational. Corrected.

Further, Affiant sayeth naught

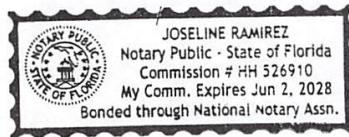
STATE OF FLORIDA

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 8/16/2024


NOTARY PUBLIC, STATE OF FLORIDA



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8960
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3276 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0010

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-76 (a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

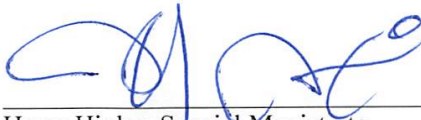
ORDER

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) 12-76 (a)(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of January 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th day of January 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of January, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 3922

**U.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
\$ **8.77**

Total Postage and
\$

Sent To
INFINITY AZURE LLC
NOH #8960
3276 SW 52 AVE
City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9053

7022 2410 0001 1497 3953

**U.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
\$ **8.53**

Total Postage and
\$

Sent To
INFINITY AZURE LLC
NOH #8960
3272 SW 52 AVE,
City, State, ZIP+4®
PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9053

7022 2410 0001 1497 3937

**U.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
\$ **8.53**

Total Postage and
\$

Sent To
LAW OFFICES OF ISAAC BENMERGUI, P.A.
NOH #8960
10800 BISCAYNE BLVD, SUITE 650
City, State, ZIP+4®
NORTH MIAMI, FL 33161

PS Form 3800, April 2015 PSN 7530-02-000-9053

7022 2410 0001 1497 3946

**U.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
\$ **8.53**

Total Postage and
\$

Sent To
INFINITY AZURE LLC
NOH #8960
9520 HARDING AVE STE 1
City, State, ZIP+4®
SURFSIDE FL 33154

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X <i>[Signature]</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>R. Garcia</i> C. Date of Delivery <i>12/6/23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
1. Article Addressed to: LAW OFFICES OF ISAAC BENMERGUI, P.A. NOH #8960 10800 BISCAYNE BLVD, SUITE 650 NORTH MIAMI, FL 33161 9590 9402 7581 2098 7722 62	3. Service Type <table border="1"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table> Mail Restricted Delivery ☐	☐ 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
☐ 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		
2. Article Number (Transfer from service label) 7022 2410 0001 1497 3939	Domestic Return Receipt		

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: INFINITY AZURE LLC NOH #8960 9520 HARDING AVE STE 1 SURFSIDE FL 33154 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3946	A. Signature X  B. Received by (Printed Name) ARNIE GANEV C. Date of Delivery JAN 18 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

U.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
\$ 8.53
Total Postage and Fee
\$ 8.53
Sent To
LAW OFFICES OF ISAAC BENMERGUI, P.A.
FO #8960
10800 BISCAYNE BLVD, SUITE 650
NORTH MIAMI, FL 33161
PS Form 3800, April 2015 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$ 8.53
Total Postage and Fee
\$ 8.53
Sent To
INFINITY AZURE LLC
FO #8960
9520 HARDING AVE STE 1
SURFSIDE FL 33154
PS Form 3800, April 2015 PSN 7530-02-000-9053

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

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

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$ 8.53
Total Postage and Fee
\$ 8.53
Sent To
INFINITY AZURE LLC
FO #8960
3276 SW 52 AVE
PEMBROKE PARK, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9053

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

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

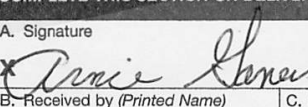
OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage
\$ 8.53
Total Postage and Fee
\$ 8.53
Sent To
INFINITY AZURE LLC
FO #8960
3272 SW 52 AVE,
PEMBROKE PARK, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	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
1. Article Addressed to: INFINITY AZURE LLC FO #8960 3272 SW 52 AVE, PEMBROKE PARK, FL 33023	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 3306	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	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
1. Article Addressed to: INFINITY AZURE LLC FO #8960 3276 SW 52 AVE PEMBROKE PARK, FL 33023	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 3269	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery Jessica Serrano 1/22/24 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: LAW OFFICES OF ISAAC BENMERGUI, P.A. FO #8960 10800 BISCAYNE BLVD, SUITE 650 NORTH MIAMI, FL 33161	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 3283	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☒ Addressee	
1. Article Addressed to: INFINITY AZURE LLC FO #8960 9520 HARDING AVE STE 1 SURFSIDE FL 33154		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 3290		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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	

Case Overview

Property/Incident Information

Owner	Address	Site Address
NSP III PEMBROKE PARK DST	PO BOX 71870 SALT LAKE CITY, UT 84171	1781 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514220190010

Legal Description

LIONDEN 177-121 B PARCEL A

Case Status	Open	Case #	8909	Date Next Inspection	1/17/2024
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Operating without a Business Tax Receipt or Certificate of Use.
Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/19/2023		Notice of Violation	Regular Mail
11/30/2023		Affidavit of Non-Compliance	Regular Mail
11/30/2023	1/17/2024	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: 1/17/2024
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: 1/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
INFINITY AZURE LLC) CASE NO. 8960
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

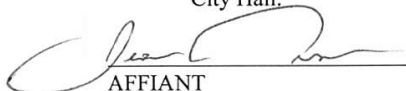
ADDRESS: 3276 SW 52 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 02:19 P.M. ON THE 04 DAY OF DECEMBER 2023.

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

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

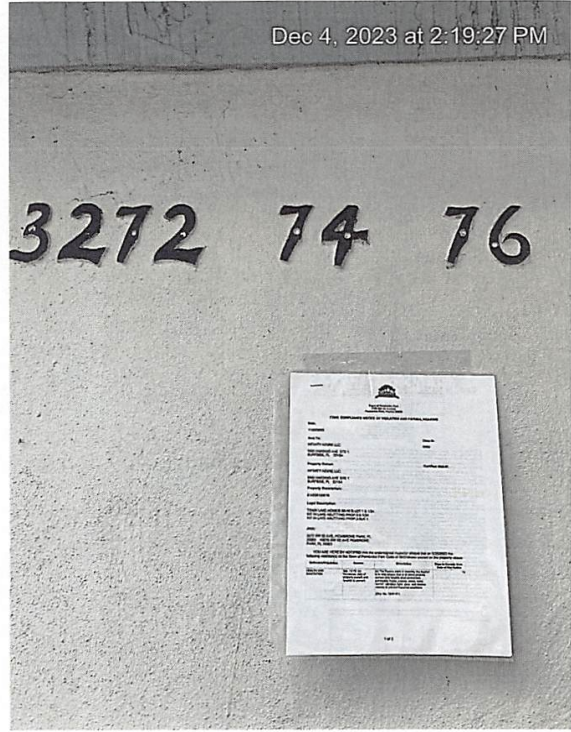
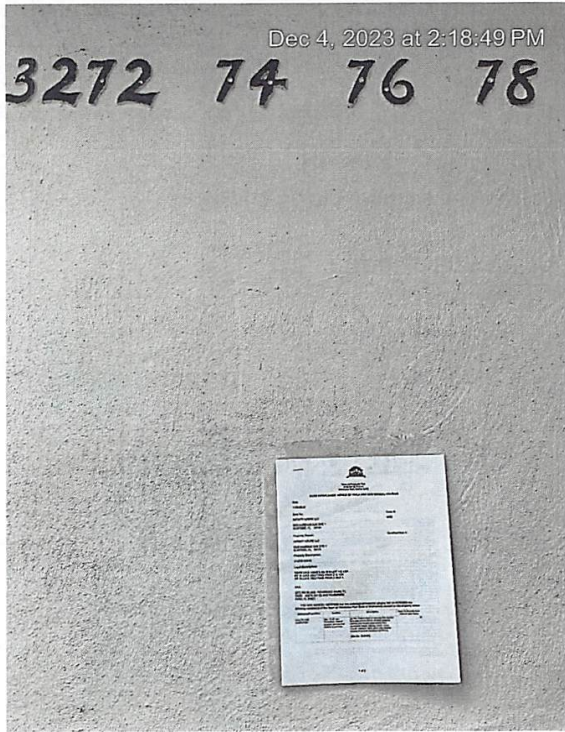
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Dec, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known X OR Produced Identification _____

Type of Identification Produced _____



Jean Gustin

From: Azure Manager <azuremanager@infinitybh.com>
Sent: Thursday, January 11, 2024 2:30 PM
To: Jean Gustin; Joseline Ramirez; Marycari Paz; Nazly Cardona; Sergy Khaimov
Subject: Case 8791 3276 SW 52nd Ave

Good afternoon Jean,

It was a pleasure speaking with you today!

As discussed, I am currently pending an invoice from our Mold remediation provider for the 3 instances we scheduled the remediation with Ms. Contreras, with advance notice of course, and all 3 times she REFUSED service and DID NOT allow our vendor to complete the necessary treatment to close out this violation.

Once I receive the invoice from the vendor who was just here for the third time and was screamed at by Ms. Contreras who is making his way back to his office I will be sure to send it to you as well.

Thank you!

Best Regards

Mariah Cruz
Property Manager

Infinity Azure LLC

Ph.954-983-7050

3252 SW 52nd Ave.

Pembroke Park, FL 33023

Azuremanager@infinitybh.com

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

11/30/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8960

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180010

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24
INT IN LAKE ABUTTING PROP,2 & 1/24
INT IN LAKE ABUTTING PROP,3 BLK 1

AKA:

3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3276 SW 52 AVE PEMBROKE
PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/25/2023 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
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)	10

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.

10

1. 3276 SW 52 AVE, there is a mold-like substance located directly on the A/C vent. Provide a report on the remediation of mold report. Remove mold-like substances and repair the area.
2. Clean the exterior and interior of the a/c equipment and ensure it is fully operational.

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 January, 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

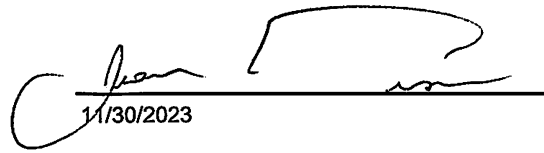
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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 jamirez@tppfl.gov.

Jean Gustin



11/30/2023



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

Case #:
8960

Petitioner,

vs.

INFINITY AZURE LLC
3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3276 SW 52 AVE PEMBROKE
PARK, FL 33023

Respondent(s)

On 11/30/2023 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: INFINITY AZURE LLC
Address: 9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio: 514230180010
Site Address: 3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3276 SW 52 AVE PEMBROKE PARK, FL 33023
Legal Description: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 11/30/2023
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 11/30/2023

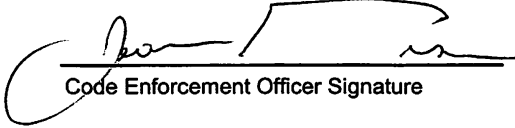
Notes/Mean of Correction:

1. 3276 SW 52 AVE, there is a mold-like substance located directly on the A/C vent. Provide a report on the remediation of mold report. Not Corrected.
2. Clean the exterior and interior of the a/c equipment and ensure it is fully operational. Not Corrected.

Further, Affiant sayeth naught

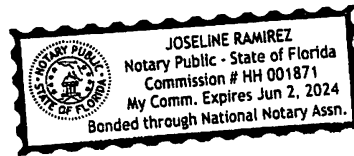
STATE OF FLORIDA

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 11/30/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
INFINITY AZURE LLC	8960	09/25/2023
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230180010	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Legal Description:	AKA:	
TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1	3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3276 SW 52 AVE PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/25/2023 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
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)	10
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.	10

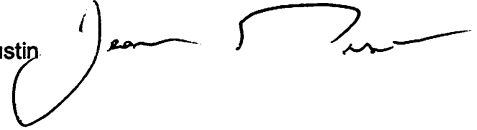
Notes/Mean of Correction:

1. 3276 SW 52 AVE, there is a mold-like substance located directly on the A/C vent. Provide a report on the remediation of mold report. Remove mold-like substances and repair the area.
2. Clean the exterior and interior of the a/c equipment and ensure it is fully operational.

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

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

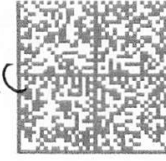
Jean Gustin

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

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

INFINITY AZURE LLC
Nov #8960.



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
10/02/2023 ZIP 33023
043M30245597

US POSTAGE

9520 HARDING AVE STE 1,
SURFSIDE FL 33154.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

INFINITY AZURE LLC
Nov #8960



quadiant
FIRST-CLASS MAIL
IMI
\$000.63⁹
10/02/2023 ZIP 33023
043M30245597

US POSTAGE

3276 SW 52 AVE
PEMBROKE PARK, FL 33023.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Law Offices Of Isaac Benmergui, P.A.

Nov #8960



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

1800 Biscayne Blvd, Ste 650

North Miami, FL 33161.

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

INFINITY AZORE LLC

Nov #8960



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/02/2023 ZIP 33023
043M30245597

US POSTAGE

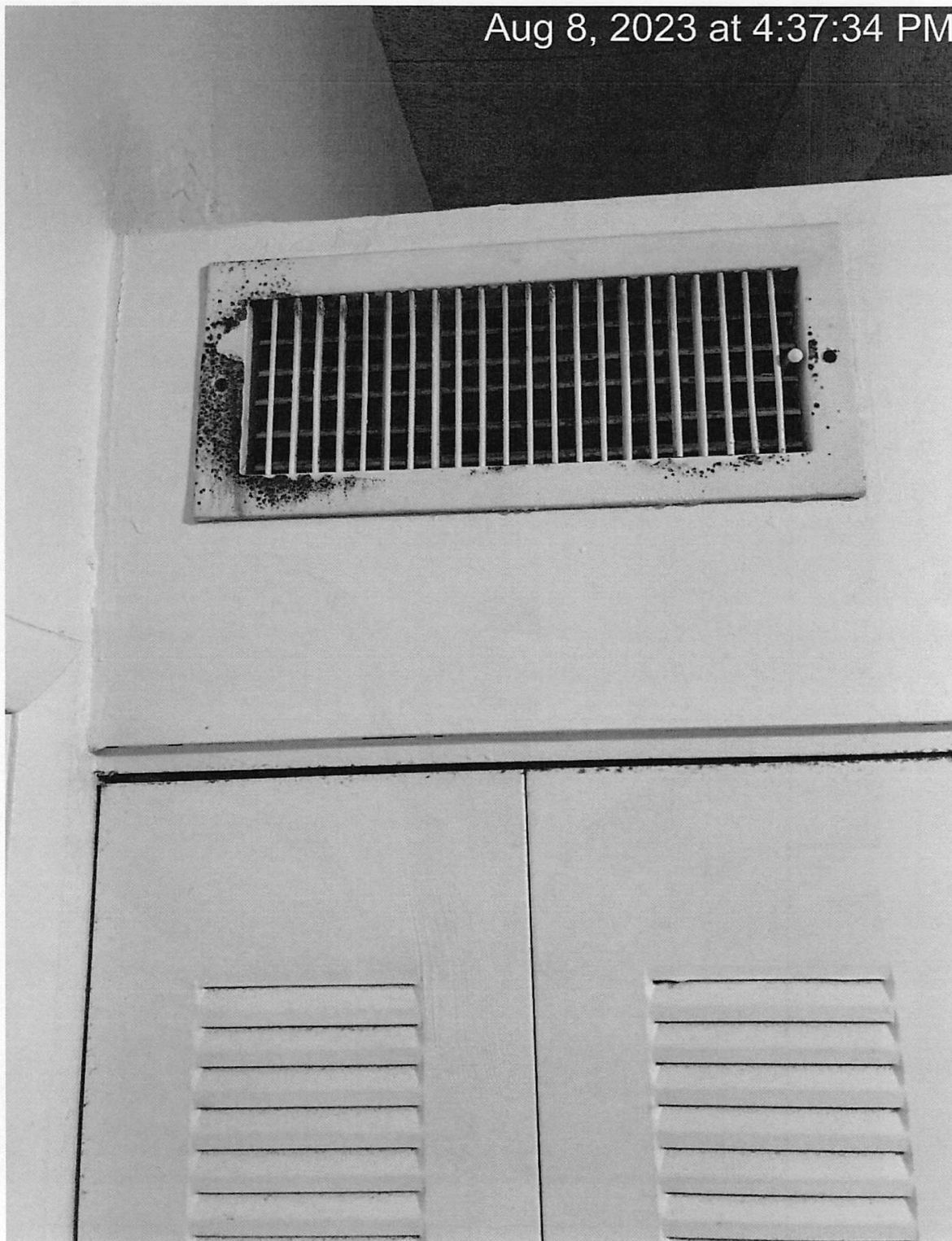
3272 SW 52 AVE,

PEMBROKE PARK, FL 33023

Aug 8, 2023 at 4:37:03 PM



Aug 8, 2023 at 4:37:34 PM



Aug 8, 2023 at 4:37:46 PM





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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$85,180	\$2,017,200	\$2,102,380	\$2,102,380	
2022	\$85,180	\$1,832,430	\$1,917,610	\$1,917,610	\$40,500.69
2021	\$85,180	\$806,620	\$891,800	\$882,860	\$19,043.33

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/24/2021	SW*-D	\$31,750,000	117307491	\$2.00	42,589	SF
1/30/2018	QC*-T	\$100	114868624			
2/1/1974	WD*	\$3,350,000	5625 / 754			
				Adj. Bldg. S.F. (Card, Sketch)		12420
				Units		16
				Eff./Act. Year Built: 1973/1972		

* Denotes Multi-Parcel Sale (See Deed)

Page 276 of 533



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

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

TOWN OF PEMBROKE PARK CODE

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



MIAMI FL 330

4 DEC 2023 PM 4:11

7022 2410 0001 1497 3922



Happy Holidays

quadrant

IMI

\$008.77⁹

12/01/2023 ZIP 33023
043M30245597

US POSTAGE

INFINITY AZURE LLC
NOH #8960
3276 SW 52 AVE
PEMBROKE PARK, FL 33023

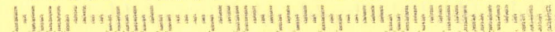
YN

NIXIE 331 DE 1 0012/31/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 33023541350 *2506-00413-04-34



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
 NOH #8960
 3276 SW 52 AVE
 PEMBROKE PARK, FL 33023



9590 9402 7581 2098 7722 79

2. Article Number (Transfer from service label)

7022 2410 0001 1497 3922

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUMAX INVESTMENTS LLC	4211 SW 32 DR West Park, FL 33023	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120130

Legal Description

LEE-MILL SUB 50-25 B LOT 5 BLK 2

Case Status Closed **Case #** 9004

Notes

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry. Repeat offense case 8797.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/20/2023		Notice of Violation	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Final Order	Certified Mail Hand
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
9/17/2024	10/16/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
10/16/2024	10/16/2024	2nd Amended Final Order	Certified Mail
7/29/2025		Affidavit of Non-Compliance	Hand
7/29/2025	8/20/2025	Notice of Formal Hearing - Confirm Fine	Hand
7/31/2025		Affidavit of Compliance	Hand
8/7/2025		Notice of Formal Hearing - Abate Fine	Hand

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/31/2025
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)	7/31/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	7/31/2025	\$49,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$49,800.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/27/2024	Credit	\$100.00
6/21/2024	Credit	\$100.00
Total Payments		\$200.00
Fees Outstanding		\$49,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**LUMAX INVESTMENTS
LLC**

**5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO ABATE FINE

Sent To:

LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Case #:

9004

Date:

08/07/2025

Property Owner:

LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Property Description:

514230120130

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **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,

Jeffrey Louis

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, FLORIDA)

Petitioner)

vs.)

)

LUMAX INVESTMENTS LLC

CASE NO. 9004

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

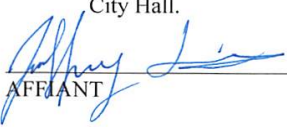
ADDRESS: 5501 SW 33 ST 1-2 PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: LUMAX INVESTMENTS LLC AT 04: 54 P.M.
ON THE 07 DAY OF AUGUST 2025.

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

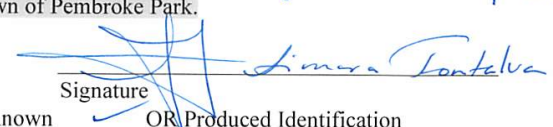
TYPE OF SERVICE

- () 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.

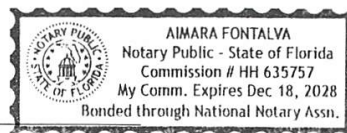

AFFIANT

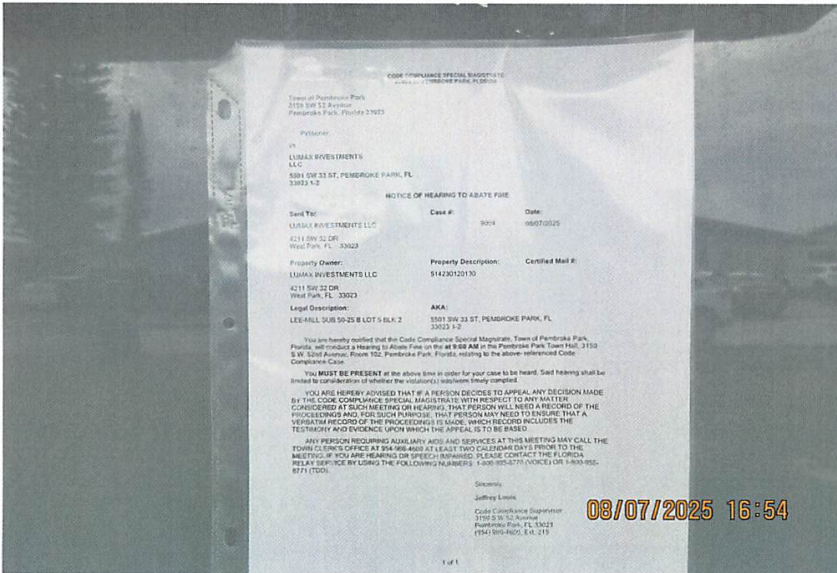
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 07 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature

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







Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 08/06/2025

Phone #: 7868779810

Case # 9004

E-mail: LUMAXMIAMI@GMAIL.COM

Address of Violation: 5501 Sw 33 St PD FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, LEONARDO RESCALDANI (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # _____ to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the AUGUST 20 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 OCTOBER 16/2024 imposing the fine of \$ 250 for violation(s) of the Town's Code of Ordinances: SEC 5-105 SEC 517

Brief summary for request: HAVE NOT MONEY

LEONARDO RESCALDANI

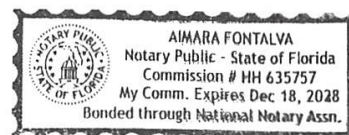
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Leonardo Vilme Rescaldani and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on August 6 2025

Notary Public State of Florida: [Signature] Aimara Fontalva My Commission expires: 12/18/28





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

AFFIDAVIT OF COMPLIANCE

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

Case #:
9004

Petitioner,

vs.

LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 7/31/2025 I JEFFREY LOUIS 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: LUMAX INVESTMENTS LLC
Address: 4211 SW 32 DR West Park, FL 33023
Folio: 514230120130
Site Address: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/31/2025
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)	7/31/2025

Notes/Mean of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after-the-fact permit and complete all inspections. corrected. Permit # 25379409-0 -7/31/2025
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Corrected. Permit # 25379409-0 - 5/21/25

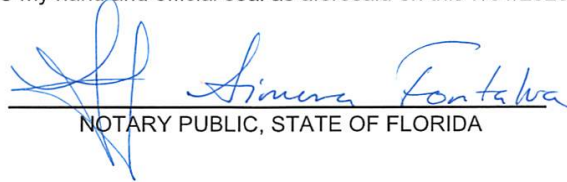
Further, Affiant sayeth naught

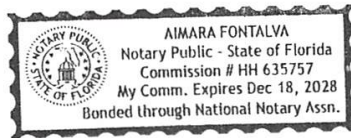
STATE OF FLORIDA

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 7/31/2025


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**LUMAX INVESTMENTS
LLC**

**5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

Date:

07/29/2025

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Property Description:

514230120130

Certified Mail #:

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of August, 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,

Jeffrey Louis

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9004

Petitioner,

vs.

LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 7/29/2025 I JEFFREY LOUIS 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: LUMAX INVESTMENTS LLC
Address: 4211 SW 32 DR West Park, FL 33023
Folio: 514230120130
Site Address: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2025

Notes/Mean of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected. Permit # 25379409-0 - need inspections
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected. Permit # 25379409-0 Need inspections

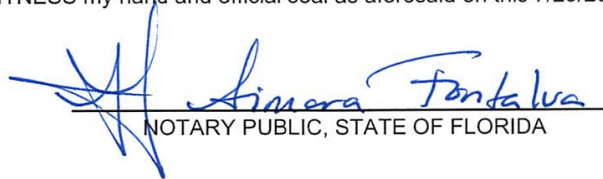
Further, Affiant sayeth naught

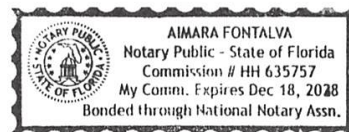
STATE OF FLORIDA

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 7/29/2025


NOTARY PUBLIC, STATE OF FLORIDA





Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	LUMAX INVESTMENTS LLC	Millage	0613
Mailing Address	4211 SW 32 DR WEST PARK FL 33023	Use	08
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

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

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

Property Assessment Value								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2025*	\$12,000	\$346,680	\$358,680	\$358,680				
2024	\$12,000	\$330,110	\$342,110	\$342,110	\$7,331.52			
2023	\$12,000	\$250,070	\$262,070	\$222,290	\$5,061.79			
2025* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$358,680	\$358,680	\$358,680	\$358,680				
Portability	0	0	0	0				
Assessed/SOH	\$358,680	\$358,680	\$358,680	\$358,680				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$358,680	\$358,680	\$358,680	\$358,680				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor			
2/16/2023	WD-Q	\$380,000	118685245	\$2.00	6,000			
12/23/2017	WD-Q	\$190,000	114800836					
7/13/2012	SWD-Q-DS	\$81,500	48921 / 1301					
9/19/2011	QCD-T	\$100	48235 / 1451					
7/5/2011	CET-D	\$64,000	48074 / 717					
				Adj. Bldg. S.F. (Card, Sketch)				
				Units				
				Eff./Act. Year Built: 1962/1961				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								



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

Detail by Entity Name

Florida Limited Liability Company
LUMAX INVESTMENTS LLC

Filing Information

Document Number	L18000145627
FEI/EIN Number	83-0897360
Date Filed	06/13/2018
Effective Date	06/12/2018
State	FL
Status	ACTIVE

Principal Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Mailing Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Registered Agent Name & Address

LMJR HOLDING CORP
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Name Changed: 03/26/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

LMJR HOLDING CORP
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
-------------	------------

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

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

Sent To
 Lumax Investments LLC / LMR Holding Corp
 Street and Apt. No., or PO Box No.
 4211 SW 32 Dr
 City, State, ZIP+4[®]
 West Park, FL 33023 HCF 9004 ANOC 9004

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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

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

Sent To
 Lumax Investments LLC
 Street and Apt. No., or PO Box No.
 5501 SW 33 Street #2
 City, State, ZIP+4[®]
 Pembroke Park, FL 33023 HCF ANOC 9004

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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
 Domestic Mail Only

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

OFFICIAL USE

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

Sent To
 Lumax Investments LLC
 Street and Apt. No., or PO Box No.
 5501 SW 33 Street #1
 City, State, ZIP+4[®]
 Pembroke Park, FL 33023 HCF ANOC 9004

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9004
Petitioner,)
)
vs.)
)
LUMAX INVESTMENTS LLC)
Respondent(s)

AMENDED 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: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LUMAX INVESTMENTS LLC

FOLIO #: 5142 30 12 0130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 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 \$ 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 of October 2024.

TOWN OF PEMBROKE PARK


Andre McKeney, 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 17 day of Oct., 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 2151 75

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

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

OFFICIAL USE

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

Postage \$ **9.64**
Total Postage and \$
Sent To LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
AFO #8797, #9004
Street and Apt. No. 4211 SW 32 DR
City, State, ZIP+4® WEST PARK FL 33023

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

9589 0710 5270 1814 2151 68

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

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

OFFICIAL USE

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

Postage \$ **9.64**
Total Postage and \$
Sent To LUMAX INVESTMENTS LLC
AFO #8797, #9004
Street and Apt. No. 5501 SW 33 ST #1-2,
City, State, ZIP+4® PEMBROKE PARK, FL 33023

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUMAX INVESTMENTS LLC	4211 SW 32 DR West Park, FL 33023	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio
514230120130

Legal Description

LEE-MILL SUB 50-25 B LOT 5 BLK 2

Case Status	Open	Case #	9004	Date Next Inspection	10/16/2024
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.

Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry. Repeat offense case 8797.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/20/2023		Notice of Violation	Regular Mail
1/29/2024	2/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/29/2024		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/23/2024	2/21/2024	Final Order	Certified Mail Hand
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
9/17/2024	10/16/2024	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: 10/16/2024

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: 10/16/2024
---	-------------------------------------	---	---

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,500.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$5,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/27/2024	Credit	\$100.00
6/21/2024	Credit	\$100.00
Total Payments		\$200.00
Fees Outstanding		\$5,500.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**LUMAX INVESTMENTS
LLC**

**5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC	9004	09/17/2024
4211 SW 32 DR West Park, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC	514230120130	
4211 SW 32 DR West Park, FL 33023		
Legal Description:	AKA:	
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of October, 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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LUMAX INVESTMENTS LLC) CASE NO. 9004
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

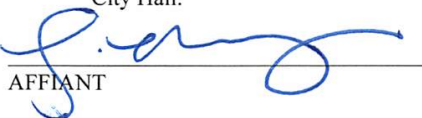
ADDRESS: 5501 SW 33 ST. UNIT 1 & 2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 9:50 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.

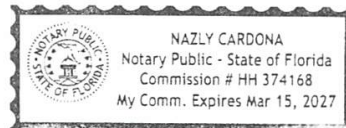

AFFIANT

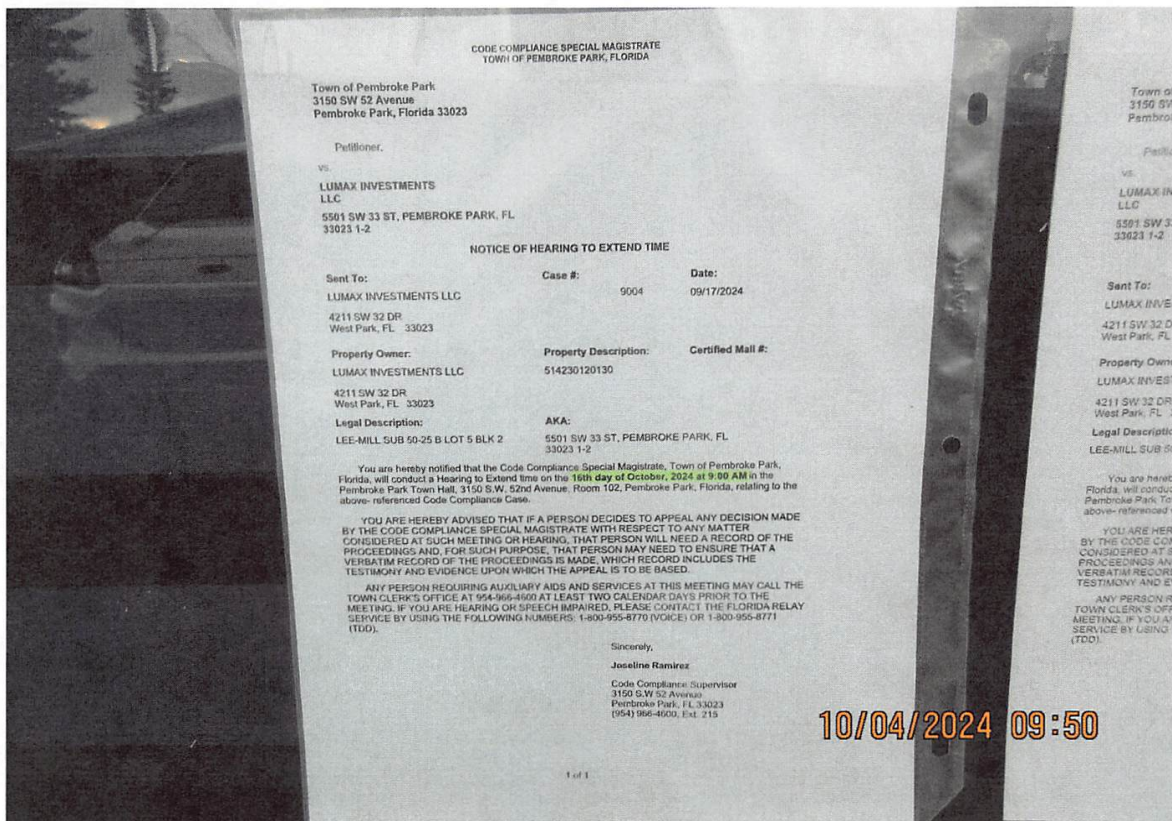
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of Oct, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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







90 Days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 09/16/24 Phone: 786 877 5810
Email: LUMAXMIAMI@GMAIL.COM
Property Address: 5501 SW 33 ST 1-2

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, LEONARDO RESCALDANI (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9004 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 10/16/24 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 6/18/24 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances: Amended

S-105 ; S-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.

LEONARDO RESCALDANI
Petitioner's Name (Print)

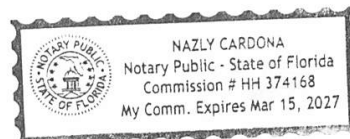
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leonardo Rescaldani, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 16 day of sept., 20 24.

Ngaly Dayana A
Notary
My Commission expires Mar 15, 27



9589 0710 5270 1605 9733 21

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

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

OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage and
\$

Sent To **LUMAX INVESTMENTS LLC**
HET #8797, #9004
Street and Apt. No. **5501 SW 33 ST #1-2,**
City, State, ZIP+4® **PEMBROKE PARK, FL 33023**

PS Form 3800, Jan 2010

Postmark Here
SEP 17 2014
WEST HOLLYWOOD, FL 33023

9589 0710 5270 1605 9733 14

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

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

OFFICIAL USE

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

Postage
\$ **9.64**

Total Postage and
\$

Sent To **LUMAX INVESTMENTS LLC**
RESCALDANI, LEONARDO
Street and Apt. No. **HET #8797, #9004**
City, State, ZIP+4® **4211 SW 32 DR**
WEST PARK FL 33023

PS Form 3800, Jan 2010

Postmark Here
SEP 17 2014
WEST HOLLYWOOD, FL 33023

TOWN OF PEMBROKE PARK

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



9589 0710 5220 1605 166 93

FL 330



LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
HET #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

Handwritten signature

NIXIE

331 DE 1

0006/09/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

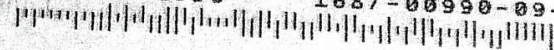
9589 0710 5220 1605 166 93

UNC

33023 35550 413

BC: 33023541350

*1687-00990-09-24



Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310



SALES RECEIPT

Bill To:

LUMAX INVESTMENTS LLC
4211 SW 32 DRIVE
WEST PARK, FL 33023

Date 6/21/2024 11:49:51 AM

Invoice # 26889

For Code Enforcement Case#
9004

Site Address:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
Total		\$100.00

Account Fine Detail

<u>Fine Type</u>	<u>Date Board Order Comply</u>	<u>Date Complied</u>	<u>Fine Amount</u>	<u>Nr Days</u>	<u>Total Fine</u>
Individual Violation	9/16/2024		\$250.00	0	\$0.00
Admin Fixed	2/23/2024		\$100.00	0	\$100.00
Admin Fixed	6/18/2024		\$100.00	0	\$100.00
Total					\$200.00

Payments

<u>Date</u>	<u>Type</u>	<u>Amount</u>
2/27/2024	Credit	\$100.00
6/21/2024	Credit	\$100.00
Total		\$200.00

Balance (\$100.00)

63-27/831 2051

LUMAX INVESTMENTS LLC
4211 SW 32ND DRIVE
WEST PARK, FL 33023

DATE 06/18/2024

PAY TO THE ORDER OF TOWN OF PEMBROKE PARK \$ 100.00

ONE HUNDRED — 00/100 DOLLARS

BANK OF AMERICA
ACH R/T 063100277

MEMO CASE # 9004

[Signature]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9004
Petitioner,)
)
vs.)
)
LUMAX INVESTMENTS LLC)
Respondent(s)

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

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LUMAX INVESTMENTS LLC

FOLIO #: 5142 30 12 0130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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 \$ 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 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

9589 0710 5270 1605 9299 46

U.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
 \$ 8.69

Sent To
 LUMAX INVESTMENTS LLC
 AFO #9004, #8797
 5501 SW 33 ST, #1-2
 PEMBROKE PARK, FL 33023

Street and Apt. No.
 City, State, ZIP

Postmark
 Here

PS Form 3800, 18

9589 0710 5270 1605 9299 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
 \$

Total Postage and
 \$ 8.69

Sent To
 LUMAX INVESTMENTS LLC
 RESCALDANI, LEONARDO
 AFO #9004, #8797
 4211 SW 32 DR
 WEST PARK FL 33023

Street and Apt. No.
 City, State, ZIP

Postmark
 Here

PS Form 3800, 18

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC	9004	05/16/2024
4211 SW 32 DR West Park, FL 33023		

Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC	514230120130	
4211 SW 32 DR West Park, FL 33023		

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code 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).

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, FLORIDA)
Petitioner)
vs.)
LUMAX INVESTMENTS LLC) CASE NO. 9004
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

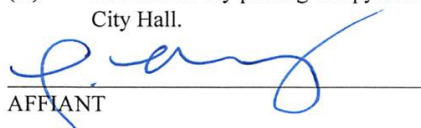
ADDRESS: 5501 SW 33 ST, UNIT N, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 09:57 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.

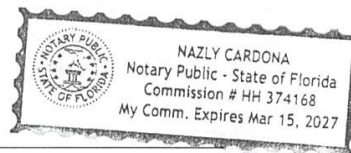

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona CA.
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
LUMAX INVESTMENTS
LLC
5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
LUMAX INVESTMENTS LLC	9004	05/16/2024
4211 SW 32 DR West Park, FL 33023		
Property Owner:	Property Description:	Certified Mail #:
LUMAX INVESTMENTS LLC	514230120130	
4211 SW 32 DR West Park, FL 33023		
Legal Description:	AKA:	
LEE-4111 SUB 50-25 B LOT 5 BLK 2	5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 16th 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 Cases.

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 954-986-4600 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) 996-4800, Ext. 215

06/05/2024 09:57

9589 0710 5270 1605 9266 93

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.69

Total Postage and Fees
\$

Sent To
LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
HET #9004, #8797
4211 SW 32 DR
City, State, ZIP+4
WEST PARK FL 33023

Postmark
Here
MAY 17 2024

PS Form 3800, J

9589 0710 5270 1605 9266 86

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.69

Total Postage and Fees
\$

Sent To
LUMAX INVESTMENTS LLC
HET #9004, #8797
5501 SW 33 ST, #1-2
City, State, ZIP+4
PEMBROKE PARK, FL 33023

Postmark
Here
MAY 17 2024

PS Form 3800, J



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 04/18/24

Phone: 7868729810

Email: LUMAXMIAMICORP@GMAIL.COM

Property Address: 424 SW 32 DR WEST PARK FL 33023, LR
5501 SW 33ST PEMBROKE PARK FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, LEONARDO RESCOLDANI (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9004 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 06/19/2024 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 02/21/2024 imposing the fine of \$ 250 per day for violation(s) of the Town's Code of Ordinances:

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.

LEONARDO RESCOLDANI
Petitioner's Name (Print)

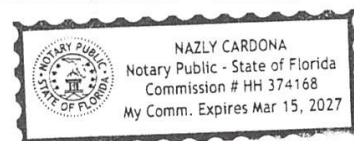
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Leonardo Rescoldani and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18 day of April, 20 24.

Nazly Cardona GA
Notary
My Commission expires Mar 15, 2027





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9004

Petitioner,

vs.

LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)



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: LUMAX INVESTMENTS LLC
Address: 4211 SW 32 DR West Park, FL 33023
Folio: 514230120130
Site Address: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/17/2024
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: 6/17/2024

Notes/Mean of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

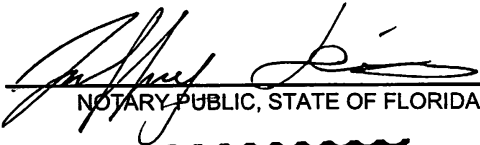
STATE OF FLORIDA

COUNTY OF BROWARD

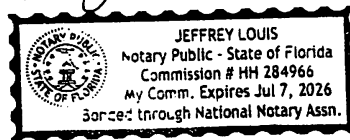


Code Enforcement Officer Signature

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 6/17/2024



NOTARY PUBLIC, STATE OF FLORIDA

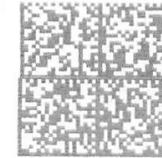


TOWN OF PEMBROKE PARK

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

LUMAX INVESTMENTS LLC
AONC # 9004.

5501 SW 33 street #1,2
Pembroke Park, FL 33023.



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

06/20/2024 ZIP 33023
043M30245597

US POSTAGE



TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

06/20/2024 ZIP 33023
043M30245597

US POSTAGE

Rescaldani, Leonardo.

AONC

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR

West Park, FL 33023

Case #:

9004

Your payment has been successful!!!

Sales Receipt

From

Town of Pembroke Park
City Hall
3150 SW 52nd Ave. Pembroke Park, FL 33023
Phone 954.966.4600
Fax 954.966.4600

Receipt For

LUMAX MIAMI CORP
4211 SW 32 DRIVE
FL, 33023

Order #: 26843

Transaction Date: 2/27/2024 1:41:11 PM

Transaction Status: APPROVED

Transaction Amount: 100.00

Account #:

Telecheck Trace:

Approval Code:

Return Check Fee:

Return Cehck Note:

App#	Fee Component	Quantity	Amount
AP-97527	Code Enforcement Administrative Fees	100.00	100.00

LUMAX MIAMI CORP
786-877-9810
4211 SW 32ND DRIVE
WEST PARK, FL 33023

63-27/631

7726

DATE 02/22/2024

PAY TO THE ORDER OF TOWN OF PEMBROKE PARK \$ 100.00
ONE HUNDRED 00/100 DOLLARS

BANK OF AMERICA
ACH R/T 063100277

MEMO CASE # 9004

Security Features
Included
Details on Back

MP

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9004
Petitioner,)
)
vs.)
)
LUMAX INVESTMENTS LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 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: 5501 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

PROPERTY OWNER: LUMAX INVESTMENTS LLC

FOLIO NO.: 5142 30 12 0130

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 5 BLK 2

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 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 February 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 of February 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 23 day of Feb, 2024.


Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1605 9288 88

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

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

OFFICIAL USE ONLY

Certified Mail Fee
 \$

Extra Services & Fees (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
\$ 8.69

Sent To
LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
FO #9004, #8797

Street and Apt. No.
4211 SW 32 DR

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

PS Form 3800, January 2023 PSN 7530-02-000-9000-7 See Reverse for Instructions

USPS HILLOCRS POSTAL STORE
 FEB 23 2024
 Postmark Here

9589 0710 5270 1605 9288 88

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

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

OFFICIAL USE ONLY

Certified Mail Fee
 \$

Extra Services & Fees (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
\$ 8.69

Sent To
LUMAX INVESTMENTS LLC
FO #9004, #8797

Street and Apt. No.
5501 SW 33 ST #1-2,

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

PS Form 3800, January 2023 PSN 7530-02-000-9000-7 See Reverse for Instructions

USPS HILLOCRS POSTAL STORE
 FEB 23 2024
 Postmark Here



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/29/2024

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

Property Owner:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Certified Mail #:

Property Description:

514230120130

Legal Description:

LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA:

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2023 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

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat offense case 8797.

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 February, 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.

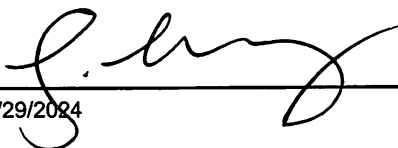
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


1/29/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9004

Petitioner,

vs.

LUMAX INVESTMENTS
LLC

5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 1/29/2024 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: LUMAX INVESTMENTS LLC
Address: 4211 SW 32 DR West Park, FL 33023
Folio: 514230120130
Site Address: 5501 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/29/2024
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: 1/29/2024

Notes/Mean of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

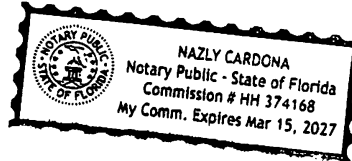
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

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 1/29/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
LUMAX INVESTMENTS LLC) CASE NO. 9004
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUMAX INVESTMENTS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5501 SW 33 ST, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUMAX INVESTMENTS LLC AT 11:03 A.M.
ON THE 09 DAY OF FEBRUARY 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.

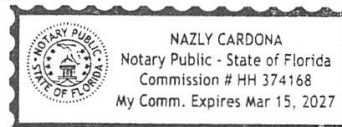
[Signature] Date: 02/09/2024
AFFIANT

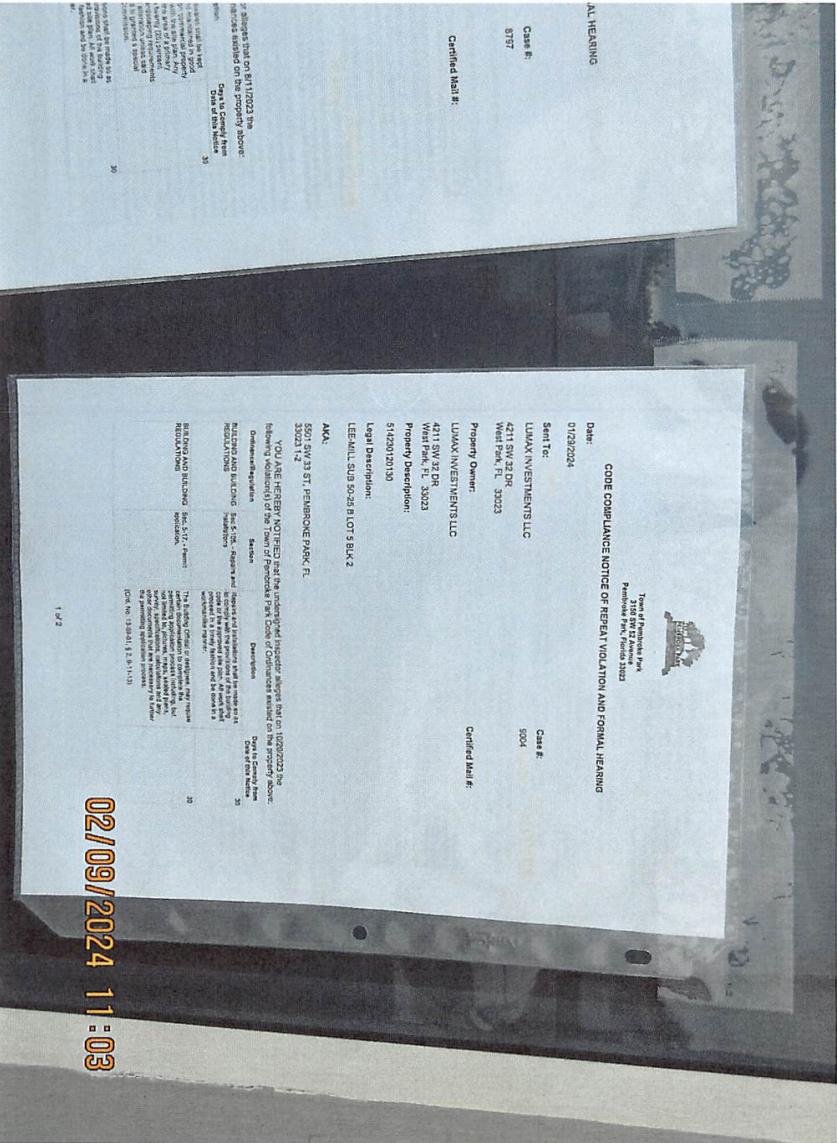
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 9 day of Feb, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA.
Signature

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





7022 2410 0002 7328 3641

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.93**

Total Postage and Fees
 \$

Sent To
LUMAX INVESTMENTS LLC

Street and Apt. No.
NOH #9004, #8797

City, State, ZIP+4®
**5501 SW 33 ST #1-2,
 PEMBROKE PARK, FL 33023**

PS Form 3800, April 2019

Postmark Here
 JAN 30 2024
 USPS HILLIEST POSTAL STORE

7022 2410 0002 7328 3656

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.93**

Total Postage and Fees
 \$

Sent To
LUMAX INVESTMENTS LLC

Street and Apt. No.
RESCALDANI, LEONARDO

City, State, ZIP+4®
**NOH #9004, #8797
 4211 SW 32 DR
 WEST PARK FL 33023**

PS Form 3800, April 2019

Postmark Here
 JAN 30 2024
 USPS HILLIEST POSTAL STORE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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

Lumax Investments LLC

Nov #9004

5501 SW 33 ST, #1-2.
Pembroke Park, FL 33023.



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/20/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.63⁰

10/20/2023 ZIP 33023
043M30245597

US POSTAGE

Rescaldani, Leonardo

Nov

Sent To:

LUMAX INVESTMENTS LLC

4211 SW 32 DR
West Park, FL 33023

Case #:

9004

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



7022 2410 0002 7328 3658



LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOH #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023

NIXIE 331 FE 1 0002/25/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
33022-5563-1

BC: 33023541350 *2938-00668-30-41

CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
NOH #9004, #8797
4211 SW 32 DR
WEST PARK FL 33023



9590 9402 8582 3244 8692 38

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3658

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
☐ Full 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 REPEAT VIOLATION

Sent To: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Case #: 9004

Date: 10/20/2023

Property Owner: LUMAX INVESTMENTS LLC
4211 SW 32 DR
West Park, FL 33023

Property Description: 514230120130

Certified Mail #:

Legal Description: LEE-MILL SUB 50-25 B LOT 5 BLK 2

AKA: 5501 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2023 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/Mean of Correction:

1. Per Building Official, interior renovations of bathrooms for both units were done without a permit. Obtain plans for an after the fact permit and complete all inspections.
 2. Per Building Official, new a/c units were installed without a permit. Obtain plans for an after the fact permit and complete all inspections.
- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Repeat offense.

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



Site Address	5501 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0130
Property Owner	LUMAX INVESTMENTS LLC	Millage	0613
Mailing Address	4211 SW 32 DR WEST PARK FL 33023	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 5 BLK 2		

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

* 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	\$12,000	\$250,070	\$262,070	\$262,070				
2023	\$12,000	\$250,070	\$262,070	\$222,290				
2022	\$12,000	\$213,410	\$225,410	\$202,090	\$4,411.38			
2024 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$262,070	\$262,070	\$262,070	\$262,070				
Portability	0	0	0	0				
Assessed/SOH	\$262,070	\$262,070	\$262,070	\$262,070				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$262,070	\$262,070	\$262,070	\$262,070				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
2/16/2023	WD-Q	\$380,000	118685245	\$2.00	6,000	SF		
12/23/2017	WD-Q	\$190,000	114800836					
7/13/2012	SWD-Q-DS	\$81,500	48921 / 1301					
9/19/2011	QCD-T	\$100	48235 / 1451					
7/5/2011	CET-D	\$64,000	48074 / 717	Adj. Bldg. S.F. (Card, Sketch)		1476		
				Units		2		
				Eff./Act. Year Built: 1962/1961				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
2								



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

Detail by Entity Name

Florida Limited Liability Company
LUMAX INVESTMENTS LLC

Filing Information

Document Number	L18000145627
FEI/EIN Number	83-0897360
Date Filed	06/13/2018
Effective Date	06/12/2018
State	FL
Status	ACTIVE

Principal Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Mailing Address

4211 SW 32ND DRIVE
WEST PARK, CO 33023

Changed: 09/13/2018

Registered Agent Name & Address

RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Name Changed: 01/03/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

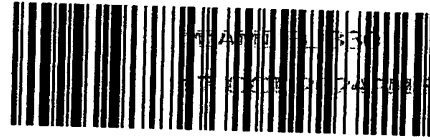
RESCALDANI, LEONARDO
4211 SW 32ND DRIVE
WEST PARK, FL 33023

Annual Reports

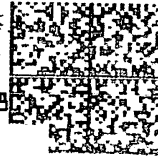
Report Year	Filed Date
--------------------	-------------------

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1814 2151 68



quadiant
CORRECTION
IMI
\$009.64
10/17/2024 ZIP 33023
043M30245597

US POSTAGE

LUMAX INVESTMENTS LLC
AFO #8797, #9004
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

NOV 12 2024
170
117

NIXIE 331 DE 1 2011/09/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

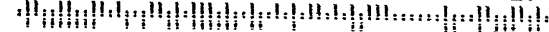
.. 9328020151500095

33023-532001

BC: 33023541350

*2506-06524-17-44

330235413

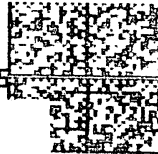


TOWN OF PEMBROKE PARK

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



9589 0710 5270 1814 2151 75



quadiant
CORRECTION
IMI
\$009.64
10/17/2024 ZIP 33023
043M30245597

US POSTAGE

L/W
10/19

LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
AFO #8797, #9004
4211 SW 32 DR
WEST PARK FL 33023

NOV 12 2024

NIXIE 331 DE 1 2011/09/24

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

.. 9328020151500095

33023-566314

BC: 33023541350

*1687-03642-09-19

330235413



TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9733 14



LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
HET #8797, #9004
4211 SW 32 DR
WEST PARK FL 33023

OCT 15 2024
H

NIXIE 331 FE 1 0010/11/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
330235413

BC: 33023541350 *2938-02693-17-42

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9733 21



LUMAX INVESTMENTS LLC
HET #8797, #9004
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

OCT 15 2024

NIXIE 331 FE 1 0010/11/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
330235413

BC: 33023541350 *2938-02786-17-42

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LUMAX INVESTMENTS LLC
RESCALDANI, LEONARDO
HET #8797, #9004
4211 SW 32 DR
WEST PARK FL 33023



9590 9402 7288 2028 9907 62

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9733 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

CERTIFIED MAIL**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

LUMAX INVESTMENTS LLC
HET #8797, #9004
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023



9590 9402 7288 2028 9907 79

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9733 21

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

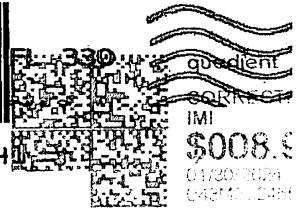
- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery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

Domestic Return Receipt

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



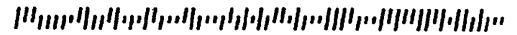
7022 2410 0002 7328 364



1220

LUMAX INVESTMENTS LLC
NOH #9004, #8797
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

33023-532001



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:

LUMAX INVESTMENTS LLC
NOH #9004, #8797
5501 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8692 21

2. Article Number (Transfer from service label)

7022 2410 0002 7328 3641

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

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:

LUMAX INVESTMENTS LLC
 RESCALDANI, LEONARDO
 AFO #9004, #8797
 4211 SW 32 DR
 WEST PARK FL 33023



9590 9402 8582 3244 8715 90

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9299 53

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

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

Mail Restricted Delivery
 3)

Domestic Return Receipt

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	8/20/2025
--------------------	------	---------------	------	-----------------------------	-----------

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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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
5/21/2025	5/21/2025	Amended Final Order	Certified Mail
7/29/2025	8/20/2025	Notice of Formal Hearing - Extension of Time	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/20/2025

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: 8/20/2025
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: 8/20/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$1,800.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$2,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,000.00

**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:

Marielle Tesnier/Steve Lapointe
148 W Lake Drive
Pembroke Park, FL 33009

Case #:

5487

Date:

07/29/2025

Property Owner:

Marielle Tesnier/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

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of August, 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,

Jeffrey Louis

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

CASE NO. 5487

AFFIDAVIT OF SERVICE

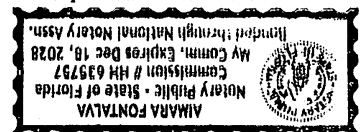
ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

TYPE OF SERVICE

- Affiant

Signature

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





08/06/2025 15:49

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	07/29/2025
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 ML 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 **20th day of August, 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 954-968-4600 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.

Mariele Tesnier/Steve Lapointe

Lapointe

3196 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #148

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Mariele Tesnier/Steve Lapointe	5437	07/29/2025
148 W Lake Drive Pembroke Park, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
Mariele Tesnier/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 ML 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 **20th day of August, 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 954-968-4600 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

08/06/2025 15:48

U.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
 \$ 10.44

Sent To
 Pembroke Park Lakes Inc / Leigh Eisen
 Street and Apt. No., or PO Box No.
 11261 Sw 55 Street Box 1 H&T
 City, State, ZIP+4®
 Miramar FL 33025 5487 8279

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 Fees
 \$ 10.44

Sent To
 Mariville Tesnier / Steve Laporte H&T
 Street and Apt. No., or PO Box No.
 148 W Lake Drive 5487
 City, State, ZIP+4®
 Pembroke Park FL 33029 8279

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 Fees
 \$ 10.44

Sent To
 Pembroke Park Lakes Inc H&T
 Street and Apt. No., or PO Box No.
 PO Box 260490 5487
 City, State, ZIP+4®
 Pembroke Pines FL 33026 8279

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



60 days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: May 6 2025 Phone: 754-244-1469
Email: dramis19@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

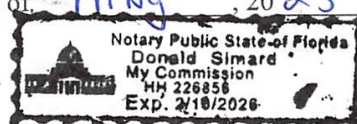
State of Florida)
County of Broward)

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

My Commission expires 02-10-2026





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	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).

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$7,480,560	\$74,990	\$7,555,550	\$6,434,710	
2024	\$7,480,560	\$74,990	\$7,555,550	\$5,849,740	\$136,390.60
2023	\$6,120,460	\$74,990	\$6,195,450	\$5,317,950	\$120,604.85

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$7,555,550	\$7,555,550	\$7,555,550	\$7,555,550
Portability	0	0	0	0
Assessed/SOH	\$6,434,710	\$7,555,550	\$6,434,710	\$6,434,710
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	\$6,434,710	\$7,555,550	\$6,434,710	\$6,434,710

Sales History

Sales History			
Date	Type	Price	Book/Page or CIN
6/1/1965	WD	\$270,000	

Land Calculations

Price	Factor	Type
\$11.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

Special Assessments

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
233								



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

3196 W. Hallandale Beach Blvd.
Pembroke Park, FL 33009

Changed: 09/20/2024

Mailing Address

PO Box 260490
Pembroke Pines, FL 33026

Changed: 09/20/2024

Registered Agent Name & Address

Eeson, Leigh
11201 SW 55th Street
Box 1
Miramar, FL 33025

Name Changed: 04/21/2023

Address Changed: 04/21/2023

Officer/Director Detail

Name & Address

Title PSTD

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5487
Petitioner,)
)
vs.)
)
MARIELLE TESNIER/STEVE LAPOINTE,)
Respondent(s)

14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 21st, 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: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: MARIELLE TESNIER/STEVE LAPOINTE

VEHICLE IDENTIFICATION NO.: G12155CK1172

TITLE NO.: 1390692

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 Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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 5-2(a)(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of May 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 21st of May 2025.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

Any person aggrieved by an order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

1 **Certificate of Service**
2
3

4 This order was hand delivered at the Special Magistrate Hearing dated above:

5 Yes ____ No X
6

7 I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct
8 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
9 set forth above in this order on this 22 day of May, 2025.
10

11
12
13 Aimara Fontalva
14 Code Compliance Clerk
15 Town of Pembroke Park
16 3150 SW 52 AVE
17 Pembroke Park, FL 33023
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

9589 0710 5270 1814 1942 72

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and
\$

Sent To
Street and Apt. N
City, State, ZIP+4

EESON, LEIGH
PEMBROKE PARK LAKES INC
AFO NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

Postmark
Here
MAY 21 2025
HOLLYWOOD FL 33023

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

9589 0710 5270 1814 1942 89

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and
\$

Sent To
Street and Apt. N
City, State, ZIP+4

PEMBROKE PARK LAKES INC
AFO NO. 5487 & 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

Postmark
Here
MAY 21 2025
HOLLYWOOD FL 33023

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

9589 0710 5270 1814 1942 65

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and
\$

Sent To
Street and Apt.
City, State, ZIP+4

MARIELLE TESNIER/STEVE
LAPOINTE
AFO NO. 5487 & 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Postmark
Here
MAY 21 2025
HOLLYWOOD FL 33023

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

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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025

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

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$94,000.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$94,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$94,100.00

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	5487	05/07/2025
148 W Lake Drive Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Marielle Tesnier/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	

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

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	5487	04/16/2025
148 W Lake Drive Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Marielle Tesnier/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	

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).



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

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.

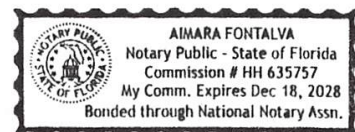

AFFIANT

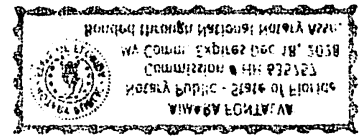
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 08 day of May, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.

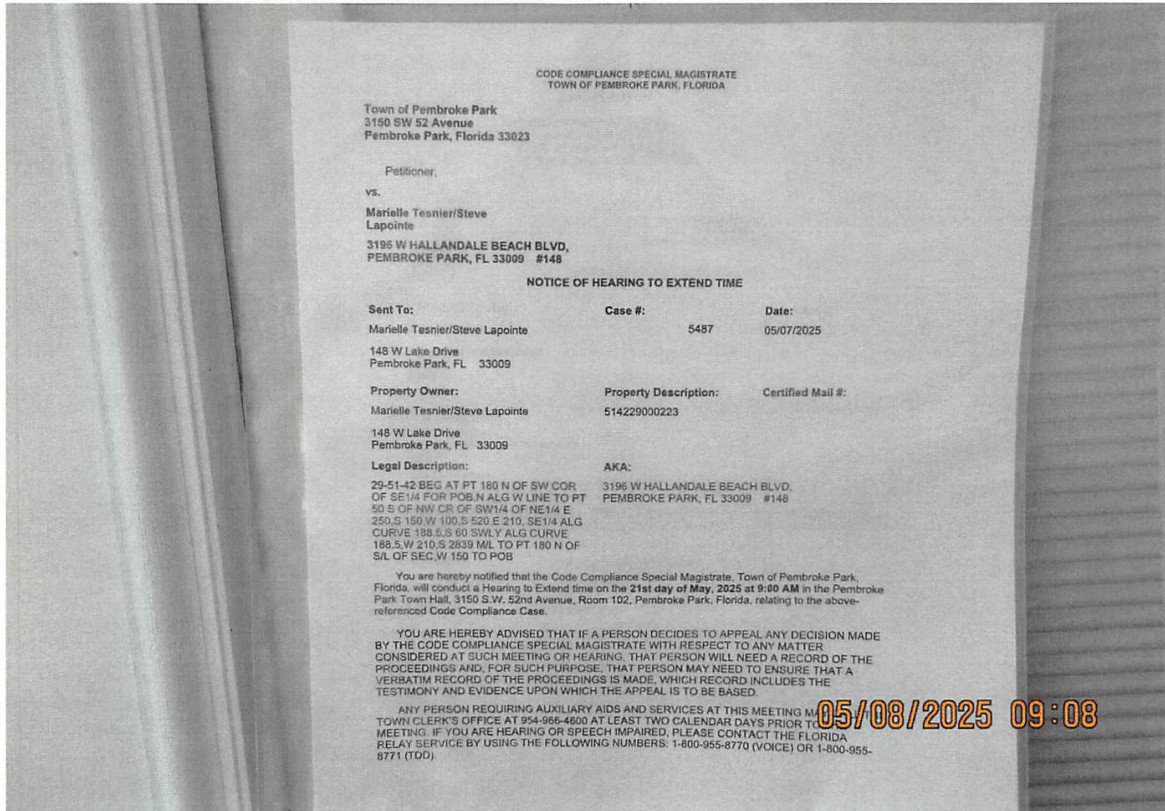
Signature

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





[Handwritten signature]





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 #:
5487

Petitioner,

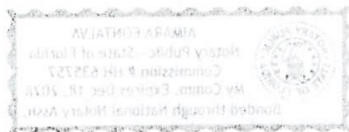
vs.

Marielle Tesnier/Steve
Lapointe
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148

Respondent(s)

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/Mean 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

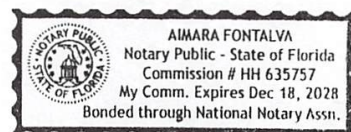
STATE OF FLORIDA

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



7021 0350 0001 0298 1553

**U.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®	

WEST HOLLYWOOD, FL 33025
APR 17 2025
Postmark Here

**MARIE LUTHER/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 1577

**U.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®	

WEST HOLLYWOOD, FL 33025
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 1560

**U.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®	

WEST HOLLYWOOD, FL 33025
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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: MARIELLE TESNIER/STEVE LAPOINTE HCF NO. 5487 & 8279 148 W LAKE DRIVE PEMBROKE PARK, FL 33009  9590 9402 9016 4122 6619 36		A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery APR 22 2025 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No													
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1553		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															

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

Domestic Return Receipt

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5487
Petitioner,)
)
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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

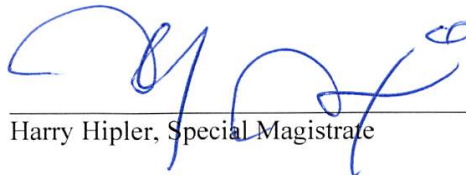
ORDER

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
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5918 9386

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$ **7.82**

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

PEMBOKRE PARK LAKES INC
 F.O #5487
 3196 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL, 33009.

7020 0640 0000 5918 9409

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$ **7.82**

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, A

MARIELLE TESNIER / STEVE LAPOINTE
 F.O #5487
 148 W LAKE DRIVE,
 PEMBROKE PARK, FL, 33009

7020 0640 0000 5918 9393

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$ **7.82**

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Ap

PEMBOKRE PARK LAKES INC
 F.O #5487
 PO BOX 260490,
 PEMBROKE PINES, FL, 33026

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY													
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee													
1. Article Addressed to: PEMBOKRE PARK LAKES INC F.O #5487, PO BOX 260490, PEMBROKE PINES, FL, 33026		B. Received by (Printed Name) <i>Rosa M. Del Rio</i> C. Date of Delivery <i>OCT 03 2022</i>													
Barcode:  9590 9402 6921 1104 9662 03		D. Is delivery address different from item 12? ☐ Yes If YES, enter delivery address below: ☐ No													
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9393		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Collect on Delivery Restricted Delivery															
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt													



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

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:

30

(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...

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.

30

(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.

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.

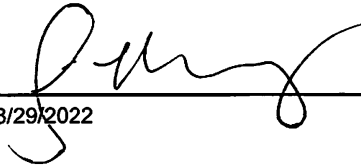
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

CODE ENFORCEMENT 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: 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.

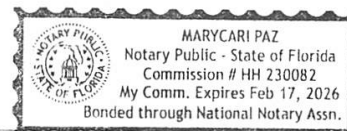

AFFIANT

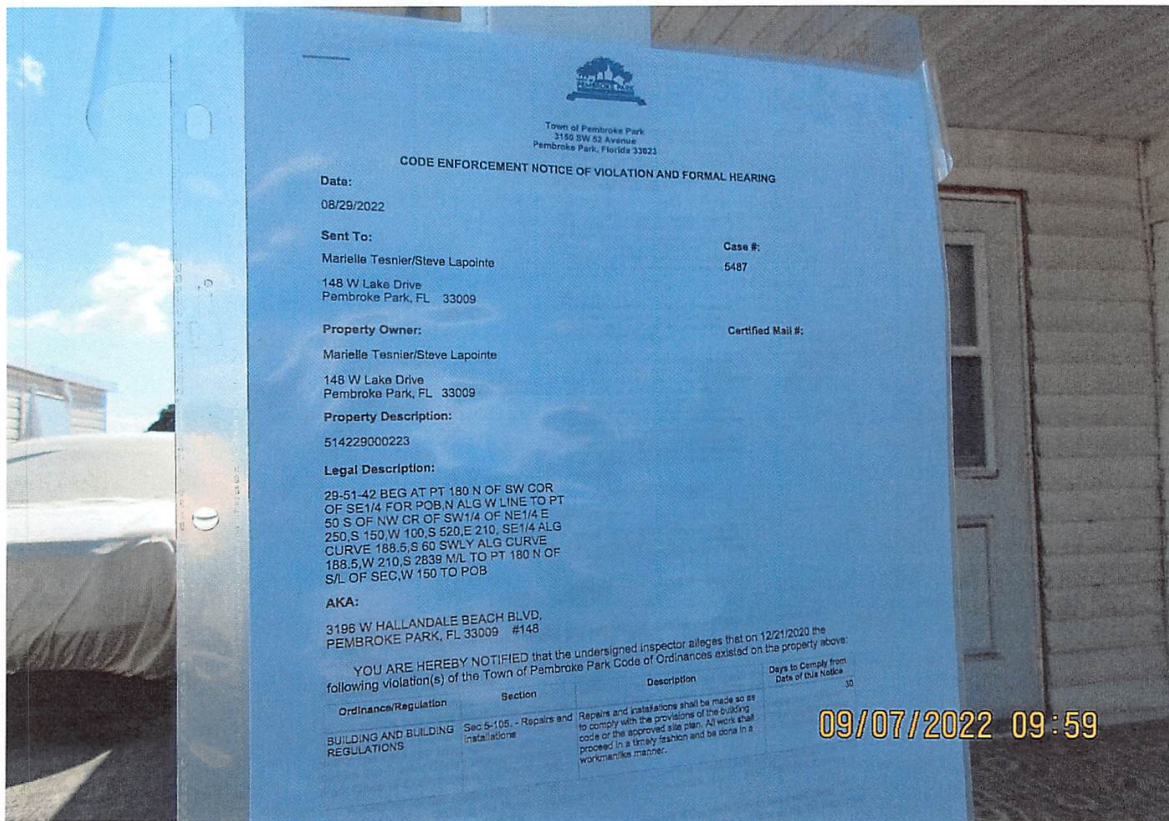
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____





7020 0640 0000 5918 9836

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$ **8.06**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, A

PEMBOKRE PARK LAKES INC
 N.O.H #5487, #5480
 3196 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL, 33009. #148,
 #206

7020 0640 0000 5918 9843

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$ **8.06**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9041

PEMBOKRE PARK LAKES INC
 N.O.H #5487, #5480
 PO BOX 260490,
 PEMBROKE PINES, FL, 33026

7020 0640 0000 5918 9829

U.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

\$ **7.32**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, A

MARIELLE TESNIER / STEVE LAPOINTE
 N.O.H #5487
 148 W LAKE DRIVE,
 PEMBROKE PARK, FL, 33009

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBOKRE PARK LAKES INC N.O.H # 487, #5480 PO BOX 260490, PEMBROKE PINES, FL, 33026		B. Received by (Printed Name) <i>Rosa Delgado</i> Date of Delivery <i>SEP 08 2022</i>	
2. Article Number (Transfer from service label) 7020 0640 0000 5918 9843		D. Is delivery address different from item 1? ☒ Yes If YES, enter delivery address below: ☐ 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

Certified Mail Fee

\$

Extra Services & Fees (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®

PEMBOKRE PARK LAKES INC

N.O.H #5487, #5480

3196 W HALLANDALE BEACH BLVD,

PEMBROKE PARK, FL, 33009

PS Form 3800, A



7020 0640 0000 5922 2793



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Marielle Tesnier/Current Owner
148 W Lake Drive
Pembroke Park, FL 33009

Case #: 5487

Date: 12/21/2020

Property Owner: Marielle Tesnier/Current Owner
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

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/Mean 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
Site Address 148 W Lake Drive
Pembroke Park, FL 33023
Permit # _____

Date 12/21/20
Case # _____
Sub/Park Park Lakes MHP

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # 5-2(a)(6)

☐ 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

[Signature]
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
Site Address 148 W Lake Drive
Pembroke Park, FL 33023
Permit # _____

Date 12/21/20
Case # _____
Sub/Park Park Lakes MHP

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

☐ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-2(a)(6)

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

☐ 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

Isabelle Ramirez
Code Enforcement Officer

[Signature]
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

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

D 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



















Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32389-8500

A01814

Identification Number Year Make Body WT-L-BHP Vessel Reg. No. Title Number
G12155CK1172 1985 GULF HS 51' 1390692
Registered Owner Date of Issue 12/22/2020

STEVE LAPOINTE OR
MARIELLE TESNIER
148 W LAKE DR
HALLANDALE BEACH FL 33009-6009

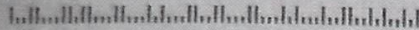
Lien Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

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/tm/Title.html>

Mail To:

STEVE LAPOINTE
148 W LAKE DR
HALLANDALE BEACH FL 33009-6009



CERTIFICATE OF TITLE

Identification Number Year Make Body WT-L-BHP Vessel Reg. No. Title Number
G12155CK1172 1985 GULF HS 51' 1390692
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 UNK _____ PRIVATE 05/04/2018
Odometer Status or Vessel Manufacturer or CH use Hull Material Prop Date of Issue
12/22/2020

Registered Owner

STEVE LAPOINTE OR
MARIELLE TESNIER
148 W LAKE DR
HALLANDALE BEACH FL 33009-6009

1st Lienholder

NONE

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:

Print Here:

Selling Dealer's License Number:

Tax No.:

Tax Collected:

As shown Name

License Number:

PURCHASER Must

Sign Here:

Print Here:

CO-PURCHASER Must

Sign Here:

Print Here:

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE

HSMV 82260 (REV. 3/15)

STATE OF FLORIDA

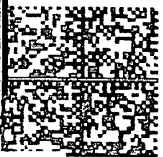
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CERTIFIED MAIL®

MIAMI FL 330



9589 0710 5270 1814 1942



quadiant
CORRECTIO
IMI
\$009.6
05/21/2025 ZI
043M3024559

UN 5P23

JUN 23 2025

EESON, LEIGH
PEMBROKE PARK LAKES INC
AFO NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

NIXIE 331 FE 1 0006/
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSEE
UNABLE TO FORWARD

UTF
33025-0235-13

BC: 33023541350 *2506-02094
|||||

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, SOLD AT POSTAGE 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:

EESON, LEIGH
PEMBROKE PARK LAKES INC
AED NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025



9590 9402 9016 4122 6535 66

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1942 72

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



Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	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.

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

[illegible]

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



7021 0350 0001 0298 1560

MIAMI FL 330

17 APR 2025 PM 1:11



quadiënt

CORRECTION
IMI

\$009.64⁰

04/17/2025 ZIP 33023
043M30245597

US POSTAGE

EESON, LEIGH
PEMBROKE PARK LAKES INC
HCF NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

2 of 2

1: 93270208358001

UNC

33025-910001

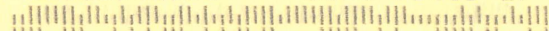
LN
4/10

MAY 22 2025

NIXIE 331 DE 1 0005/20/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2006-02466-17-45



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:

EESON, LEIGH
PEMBROKE PARK LAKES INC
HCF NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025



9590 9402 9016 4122 6619 43

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1560

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



7021 0350 0001 0298 1577

MIAMI FL 330

17 APR 2025 PM 1:11



quadiant

CORRECTION
IMI

\$009.64⁰

04/17/2025 ZIP 33023
043M30245597

US POSTAGE

JUN 02 2025

4/24-21

PEMBROKE PARK LAKES INC
HCF NO. 5487 & 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

2 of 2

UNC

33026-745050

NIXIE

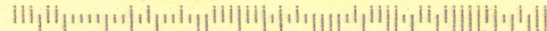
331 DE 1

0005/30/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2006-04027-17-45



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:

PEMBROKE PARK LAKES INC
HCF NO 87 & 8279
PO BOX 70490
PEMBROKE PINES, FL 33026



9590 9402 9016 4122 6619 50

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1577

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**☐ Agent☐ Addressee**B. Received by (Printed Name)****C. Date of Delivery**

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

3. Service Type

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

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5918 9386

Hasler

09/26/2022

US POSTAGE \$007.82⁰



ZIP 33023
011D10656696

PEMBOKRE PARK LAKES INC
F.O #5487,
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009.

RECEIVED OCT 03 2022

NIXIE

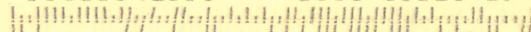
331 FE 1

0009/30/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2906-05218-27-00



.. 9303000202206825

UTF

3300985145 50007

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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,
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009.



9590 9402 6921 1104 9661 97

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9386

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

ail
ail Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5918 9409

Hasler

09/26/2022

US POSTAGE

\$007.82⁰



ZIP 33023
011D10656696

MARIELLE TESNIER / STEVE LAPOINTE
F.O #5487
148 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009

RECEIVED OCT 03 2022

WIXIE

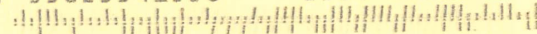
331 FE 1

0000/30/22

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2906-05216-27-00



.. 9303090202106825

UTF

3000966995 0007

CERTIFIED MAIL®

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MARIELLE TESNIER / STEVE LAPOINTE
F.O #5487
148 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 9662 10

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9409

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
(0)

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5922 2793

PEMBROKE PARK LAKES INC
N.O.H #5487, #5480
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009

Hasler

09/08/2022

09/08/2022
US POSTAGE \$008.06⁰

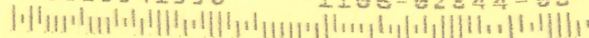


ZIP 33023
011D10656696

NIXIE 331 DE 1 0009/20/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33073541350 * 1106-02844-08-44



NSR

৩০৩৩৩৩৩৩৩৩ ৪৬৬

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:

PEMBOKRE PARK LAKES INC
N.O.H #5487, #5480
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 9664 25

2. Article Number (Transfer from service label)

7020 0640 0000 5922 2793

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

fail
fail Restricted Delivery
0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7020 0640 0000 5918 9829

MARIELLE TESNIER / STEVE LAPOINTE
N.O.H #5487
148 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009

Hasler

08/30/2022

US POSTAGE \$007.82⁰

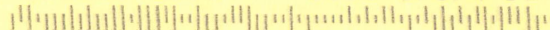


ZIP 33023
011D10656696

NIXIE 331 DE 1 0009/07/22

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350 *0806-07674-31-38



.. 93023541350

IA

330235413

CERTIFIED MAIL®

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MARIELLE TESNIER / STEVE LAPOINTE
N.O.H #5487
148 W LAKE DRIVE,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 9851 29

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9829

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

ail Restricted Delivery

Domestic Return Receipt

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	8/20/2025
--------------------	------	---------------	------	-----------------------------	-----------

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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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
5/21/2025	5/21/2025	Amended Final Order	Certified Mail
7/29/2025	8/20/2025	Notice of Formal Hearing - Extension of Time	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/20/2025

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:
8/20/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$1,800.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$2,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$2,000.00

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:

STEVE LAPOINTE

Case #:

8279

Date:

07/29/2025

148 W LAKE DRIVE

PEMBROKE PARK, FL 33009

Property Owner:

STEVE LAPOINTE

Property Description:

514229000223

Certified Mail #:

148 W LAKE DRIVE

PEMBROKE PARK, FL 33009

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 Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of August, 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,

Jeffrey Louis

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, FLORIDA)

Petitioner)

vs.)

)

STEVE LAPOINTE

CASE NO. 8279

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: STEVE LAPOINTE

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: STEVE LAPOINTE AT 03: 49 P.M. ON THE 06
DAY OF AUGUST 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.

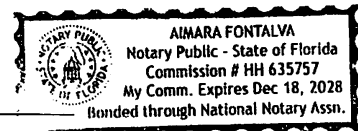
Jeffrey Louis
AFFIANT

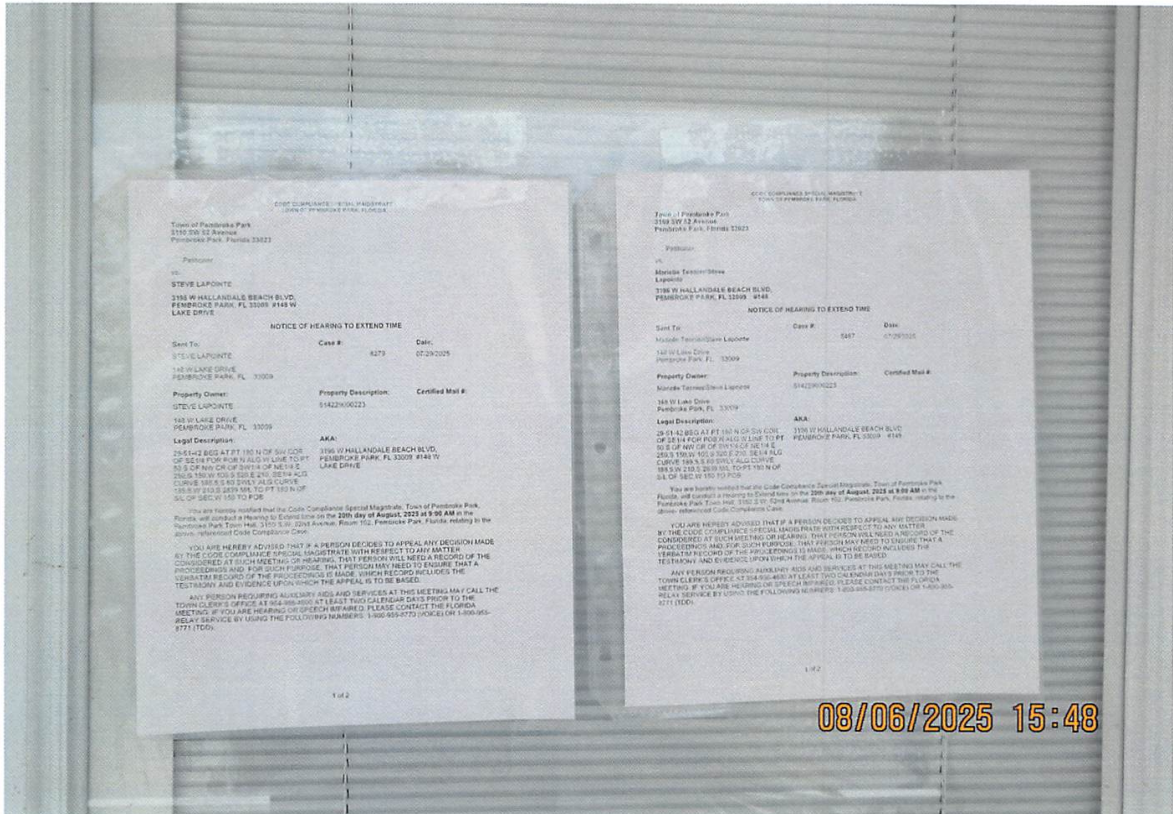
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 06 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

AIMARA FONTALVA
Signature

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





U.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
 \$ 10.44

Sent To
 Pembroke Park Lakes Inc / Leigh Eason
 Street and Apt. No., or PO Box No.
 11201 SW 55 Street Box 1 H&T
 City, State, ZIP+4®
 Miramar FL 33025 5487 28279

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 Fees
 \$ 10.44

Sent To
 Marvella Tesnier / Steve Lapante H&T
 Street and Apt. No., or PO Box No.
 148 W Lake Drive 5487
 City, State, ZIP+4®
 Pembroke Park FL 33009 8279

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
 \$

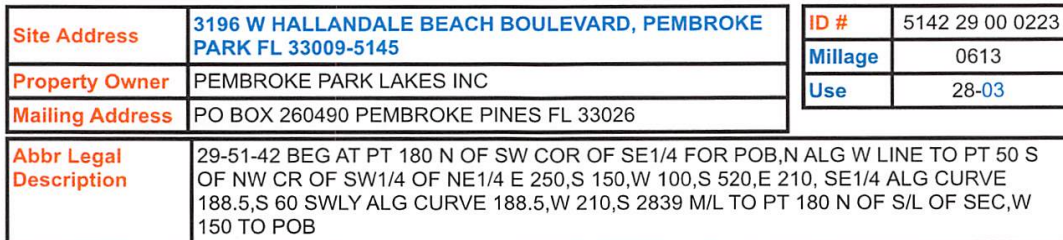
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Pembroke Park Lakes Inc H&T
 Street and Apt. No., or PO Box No.
 PO Box 260490 5487
 City, State, ZIP+4®
 Pembroke Pines FL 33026 8279

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



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

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$7,555,550	\$7,555,550	\$7,555,550	\$7,555,550
Portability	0	0	0	0
Assessed/SOH	\$6,434,710	\$7,555,550	\$6,434,710	\$6,434,710
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	\$6,434,710	\$7,555,550	\$6,434,710	\$6,434,710

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
233								



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

3196 W. Hallandale Beach Blvd.
Pembroke Park, FL 33009

Changed: 09/20/2024

Mailing Address

PO Box 260490
Pembroke Pines, FL 33026

Changed: 09/20/2024

Registered Agent Name & Address

Eeson, Leigh
11201 SW 55th Street
Box 1
Miramar, FL 33025

Name Changed: 04/21/2023

Address Changed: 04/21/2023

Officer/Director Detail

Name & Address

Title PSTD

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8279
Petitioner,)
)
vs.)
)
)
STEVE LAPOINTE,)
Respondent(s)

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 21st, 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: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: STEVE LAPOINTE

VEHICLE IDENTIFICATION NO.: G12155CK1172

TITLE NO.: 1390692

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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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 May 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 21st of May 2025.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

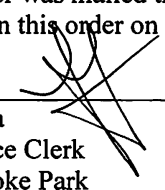
Any person aggrieved by an order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

1 **Certificate of Service**
2

3 This order was hand delivered at the Special Magistrate Hearing dated above:
4

5 Yes ___ No X
6

7 I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct
8 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
9 set forth above in this order on this 22 day of May, 2025.
10

11 
12 _____
13 Aimara Fontalva
14 Code Compliance Clerk
15 Town of Pembroke Park
16 3150 SW 52 AVE
17
18 Pembroke Park, FL 33023
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

9589 0710 5270 1814 1942 72

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 at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

EESON, LEIGH
PEMBROKE PARK LAKES INC
AFO NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

Postmark
Here

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

9589 0710 5270 1814 1942 89

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 at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

PEMBROKE PARK LAKES INC
AFO NO. 5487 & 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

Postmark
Here

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

9589 0710 5270 1814 1942 65

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 at

\$

Sent To

Street and Apt. N

City, State, ZIP+4

MARIELLE TESNIER/STEVE
LAPOINTE
AFO NO. 5487 & 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Postmark
Here

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

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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$24,600.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$24,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
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: 05-26-2025 Phone: 784-244-1469
Email: dramis19@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)

[Signature]

Petitioner's Signature

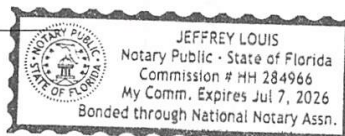
State of Florida)
County of Broward)

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



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

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
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

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

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$24,200.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$24,300.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$24,300.00

Town of Pembroke Park

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



INVOICE

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

QUANTITY	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, 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

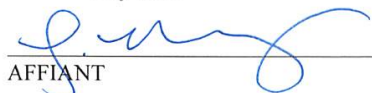
ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

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

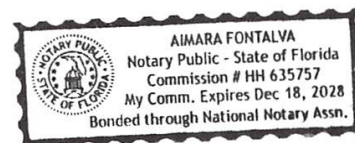
STATE OF FLORIDA
COUNTY OF BROWARD

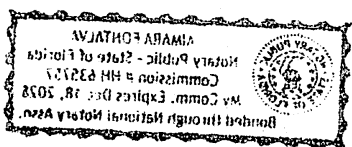
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

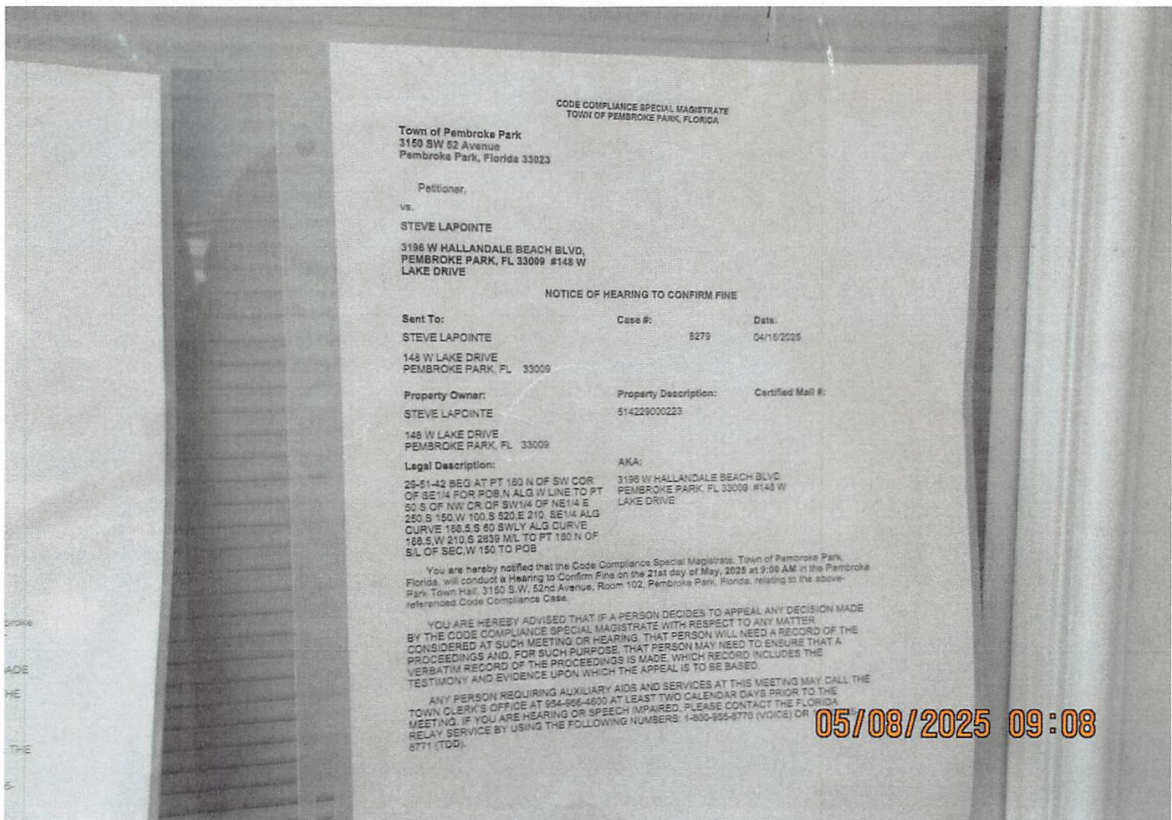

Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____







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	04/16/2025
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 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

7021 0350 0001 0298 1577

U.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

MARIELLE TESNIER/STEVE
 LAPOINTE
 HCF NO. 5487 & 8279
 148 W LAKE DRIVE
 PEMBROKE PARK, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-0047 See Reverse for Instructions

7021 0350 0001 0298 1577

U.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

PEMBROKE PARK LAKES INC
 HCF NO. 5487 & 8279
 PO BOX 260490
 PEMBROKE PINES, FL 33026

PS Form 3800, April 2015 PSN 7530-02-000-0047 See Reverse for Instructions

7021 0350 0001 0298 1560

U.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

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 7530-02-000-0047 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:

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

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 22 2025

3. Service Type

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

Domestic Return Receipt

Joseline Ramirez

From: Steve Lapointe <stevlapointe64@gmail.com>
Sent: Wednesday, March 26, 2025 8:25 AM
To: Joseline Ramirez; Aimara Fontalva; Nehemie Paul-Sauveur
Subject: Re: 148 W Lake Drive - Permit #2211625-0

To serve and assert what is right,

Dear representatives,

I would like to draw your attention to the fact that it is impossible for me to acknowledge receipt of notice of the outcome of the hearing.

As already stated I will be able to do so between April 18th and April 25th, 2025.

Thank you for considering this notification.

Steve Lapointe

Le mer. 19 mars 2025 à 08:39, Steve Lapointe <stevlapointe64@gmail.com> a écrit :

Good morning Mrs Ramirez,

I am not able to notarize the form in such a short period of time, I understand that it had to be done by today.

Please note I am willing to fix the permit issue.

I would be very grateful if you can keep me posted on the outcome of this hearing by email.

I would like to be ready to solve the case during the week that I will be there, between April 18th to 25th, 2025.

I thank you very much for your understanding and follow up.

Regards.

Steve Lapointe

Le mar. 18 mars 2025 à 08:29, Joseline Ramirez <jramirez@tpfpfl.gov> a écrit :

Good morning Mr. LaPointe,

Please be advised the form is incomplete. The imposing fine is \$100 per day and the form must be notarized.

Regards,



Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

From: Steve Lapointe <stevelapointe64@gmail.com>

Sent: Monday, March 17, 2025 7:21 AM

To: Joseline Ramirez <jramirez@tppfl.gov>

Cc: Aimara Fontalva <afontalva@tppfl.gov>

Subject: Re: 148 W Lake Drive - Permit #2211625-0

Dear Mrs Ramirez,

Please find hereby the form to request an extension.

Regards.

Steve Lapointe

----- Forwarded message -----

De : **Joseline Ramirez** <jramirez@tppfl.gov>

Date: jeu. 13 mars 2025 à 14:12

Subject: RE: 148 W Lake Drive - Permit #2211625-0

To: Steve Lapointe <stevelapointe64@gmail.com>

Cc: Aimara Fontalva <afontalva@tppfl.gov>

Mr. La Pointe,

Please be advised, if you need an extension, please complete the form below and submitted by Monday or at you earliest convenience.

[request_for_extension.pdf](#)

Regards,



Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

From: Steve Lapointe <stevelapointe64@gmail.com>

Sent: Monday, March 3, 2025 10:05 AM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Re: 148 W Lake Drive - Permit #2211625-0

Good morning,

So we will go to the City Hall between the 21st and 25th April.

Hope we can fix the permit during this period.

Thank you

Steve Lapointe

Le lun. 3 mars 2025, 09 h 05, Joseline Ramirez <jramirez@tppfl.gov> a écrit :

Good morning Mr. Lapointe,

I hope to find you well. Unfortunately, I cannot refer or recommend legal counsel. However, I understand the circumstances and the Town will work with you when you are available.

Regards,



Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

From: Steve Lapointe <stevelapointe64@gmail.com>

Sent: Saturday, March 1, 2025 7:14 AM

To: Joseline Ramirez <jramirez@tppfl.gov>

Cc: Nehemie Paul-Sauveur <npaulsauveur@tppfl.gov>; Aimara Fontalva <afontalva@tppfl.gov>

Subject: Re: 148 W Lake Drive - Permit #2211625-0

Dear Joseline Ramirez,

I thank you for your response.

Could you please refer me to someone, a legal representative, who can represent me at the hearing and manage as well to close my permit before the due date March 19th, 2025?

Since I am rarely in Hallandale for a long period of time or during holidays period so it's never possible to set an appointment with an inspector. I think it's the main issue in closing the permit.

Indeed, last fall when I came to your office (Friday August 30th, 2024), the officer at the desk told me it wasn't possible to see an inspector because he was off. At that time I had to leave on Tuesday September 3rd, 2024.

I thank you for your comprehension

Steve Lapointe

Le jeu. 27 févr. 2025 à 17:10, Joseline Ramirez <jramirez@tppfl.gov> a écrit :

Good afternoon Mr. LaPointe,

The hearing will continue for 03/19. You can have someone come on your behalf. In addition, you can also close the permit and then we can discuss about mitigating the fine.

Regards,



Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

From: Steve Lapointe <stevelapointe64@gmail.com>

Sent: Wednesday, February 26, 2025 1:56 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Cc: Nehemie Paul-Sauveur <npaulsauveur@tppfl.gov>

Subject: Re: [148 W Lake Drive](#) - Permit #2211625-0

Hello,

One of my neighbours told me I received an Affidavit of non compliance case # 8279, dated February 18th, 2025 and informing me that there will be a hearing to confirm the fine on March 19th, 2025 at 9:00 am .

I won't be there on that date.

Is it possible to postpone it between the 21st and 25th April?

I thank you for your understanding.

Steve Lapointe

Le mer. 19 févr. 2025 à 11:13, Joseline Ramirez <jramirez@tppfl.gov> a écrit :

Mr. Lapointe,

The permit is not complete. I'm copying the Building Dept. to answer any questions you may have. In the meantime, may we a copy of your title to show proof of ownership.

Regards,



Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

From: Steve Lapointe <stevelapointe64@gmail.com>

Sent: Wednesday, February 19, 2025 7:44 AM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Re: [148 W Lake Drive](#) - Permit #2211625-0

Good morning Mrs Ramirez,

Are you talking about the windows permit ?

If yes, this has been fixed 2 years ago,

On April, 17th 2023, I spoke to Lucy Manzerolle of the City Hall office. She told me someone had passed by.

Because nobody came to my house on this day, I've called her a third time.

She told me everything was good. I have not to worry about that.

On July, 5th, 2023, I paid to postpone the permit and the reinstatement was approved.

Why do you need my title?

Thank you

Steve Lapointe

Le mar. 18 févr. 2025 à 17:25, Joseline Ramirez <jramirez@tppfl.gov> a écrit :

Good afternoon Mr. Lapointe,

I hope to find you well, you currently have an active homeowner builder permit that stills need work.
Can you please submit a copy of your title.

Regards,



Joseline Ramirez

Chief Code Compliance Officer

P: (754) 210-5893 / jramirez@tppfl.gov

Town of Pembroke Park / Code Compliance Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Website: www.tppfl.gov

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

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

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

)
)
) Case No.: 8279
)
)

STEVE LAPOINTE,
Respondent(s)

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

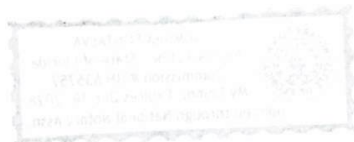
FOLIO NO.: 514229000223

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

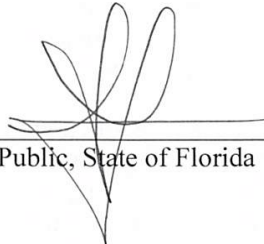
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

STATE OF FLORIDA
COUNTY OF BROWARD

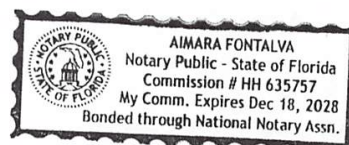
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument 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

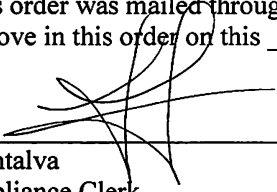


Certificate of Service

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

9589 0710 5270 1814 1923 53

**U.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 PARK LAKES INC
OC NO. 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

Street and Apt. N
City, State, ZIP+4

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

9589 0710 5270 1814 1923 77

**U.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
STEVE LAPORTE
OC NO. 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Street and Apt. N
City, State, ZIP+4

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

9589 0710 5270 1814 1923 60

**U.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
ELSON, LEIGH
PEMBROKE PARK LAKES INC
OC NO. 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

Street and Apt. N
City, State, ZIP+4

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
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		

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 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).



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 #:
8279

Petitioner,

vs.

STEVE LAPOINTE

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 W LAKE
DRIVE

Respondent(s)

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.

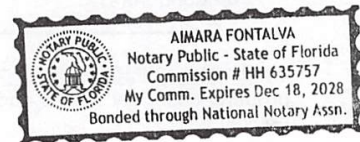
Further, Affiant sayeth naught

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



9589 0710 5270 1814 1920 70

U.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
 \$ 9.68

Sent To
STEVE LAPOINTE
HCF NO. 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

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

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

9589 0710 5270 1814 1920 69

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and
 \$ 9.68

Sent To
EESON, LEIGH
PEMBROKE PARK LAKES INC
HCF NO. 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

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

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

9589 0710 5270 1814 1920 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
 \$

Total Postage and
 \$ 9.68

Sent To
PEMBROKE PARK LAKES INC
HCF NO. 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

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

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: STEVE LAPOINTE HCF NO. 4279 148 W LAKE DRIVE PEMBROKE PARK, FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 1814 1920 70		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery		Barcode: 9590 9402 9016 4122 6513 57	
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
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

QUANTITY	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

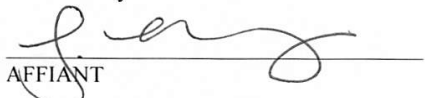
ADDRESS: 148 W LAKE DRIVE, PEMBROKE PARK, FL 33009

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.

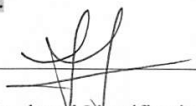
TYPE OF SERVICE

- () 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.

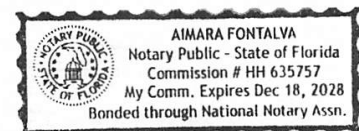

AFFIANT

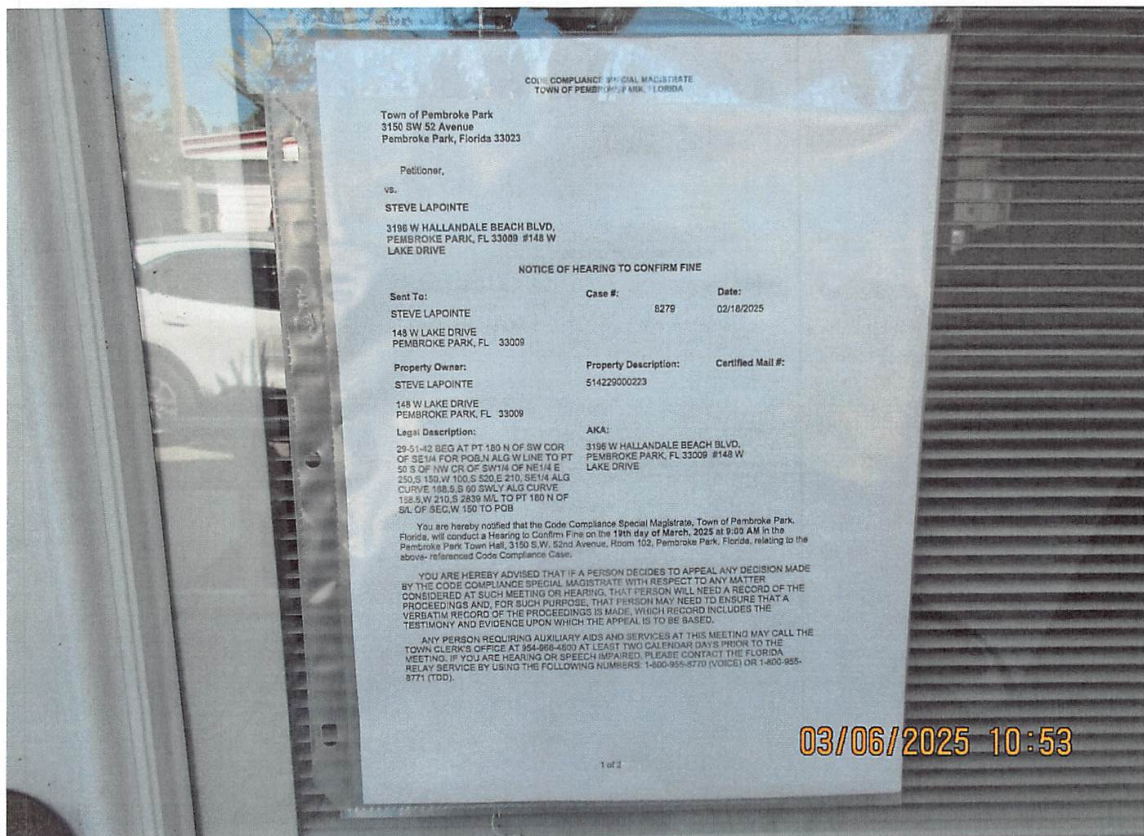
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of March, 2025, by Josefine Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature 

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





1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8279
Petitioner,)
)
vs.)
)
STEVE LAPOINTE)
Respondent(s)

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 X

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

1 alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist
2 on the subject real property.

3 **ORDER**

4
5 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
6 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
7 SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL**
8 **HEARING** held on 18th day of June 2024. If the Respondent(s) does/do not comply within the
9 time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH
10 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN**
11 **ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A**
12 **MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)**
13 **SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**
14

15
16
17 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
18 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
19 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
20 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
21 DETERMINE IF COMPLIANCE HAS OCCURRED.
22

23
24
25 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
26 this 18th June 2024.

27 **TOWN OF PEMBROKE PARK**

28 
29
30
31
32 Andre Mckenney, Special Magistrate

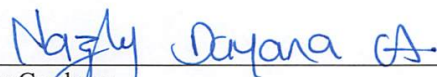
33
34 Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek
35 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
36

37
38 **Certificate of Service**

39
40 This Final Order was hand delivered at the Special Magistrate Hearing dated above:

41 Yes ___ No X

42
43 I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct
44 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
45 set forth above in this Final Order on this 21 day of June, 2024.
46

47 
48
49

50 Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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 \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark
Here

PEMBROKE PARK LAKES INC

PO #8279

PO BOX 260490

PEMBROKE PINES FL 33026

PS Form 3800, January 2020 PSN 7530-02-000-9011 See reverse for instructions

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

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

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark
Here

STEVE LAPOINTE

PO #8279

148 W LAKE DRIVE

PEMBROKE PARK, FL 33009

PS Form 3800, January 2020 PSN 7530-02-000-9011 See reverse for instructions

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

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

Certified Mail Fee \$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark
Here

PEMBROKE PARK LAKES INC

PO #8279

3196 W HALLANDALE BEACH BLVD,

PEMBROKE PARK FL 33009

PS Form 3800, Jan

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 \$

Sent To

Street and Apt. No.

City, State, ZIP+4®

Postmark
Here

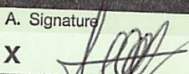
FEESON, LEIGH

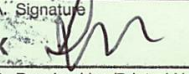
PO #8279

11201 SW 55TH STREET, BOX 1

MIRAMAR, FL 33025

PS Form 3800, Jan

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  06/27/24 ☒ Agent ☐ Addressee	
1. Article Addressed to: EESON, LEIGH FO #8279 11201 SW 55TH STREET, BOX 1 MIRAMAR, FL 33025		B. Received by (Printed Name)	C. Date of Delivery 06/27/24
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8717 12		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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 THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK LAKES INC FO #8279 PO BOX 260490 PEMBROKE PINES FL 33026		B. Received by (Printed Name)	C. Date of Delivery 7/11/24
2. Article Number (Transfer from service label) 9590 9402 8582 3244 8717 05		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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:

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

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@tppl.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

Case #:
8279

Petitioner,

vs.

STEVE LAPOINTE

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #148 W LAKE
DRIVE

Respondent(s)

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/Mean 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

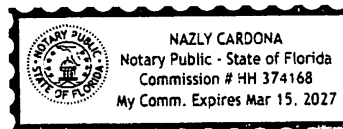
STATE OF FLORIDA

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

STEVE LAPOINTE)

Respondent

CASE NO. 8279

AFFIDAVIT OF SERVICE

TO BE SERVED: STEVE LAPOINTE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

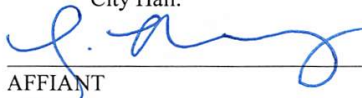
ADDRESS: 148 W LAKE DRIVE PEMBROKE PARK, FL 33009.

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.

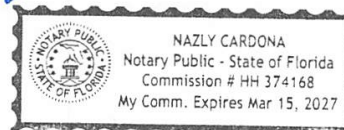

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of June, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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






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
REPAIRING AND BUILDING	Sec 5-105. - Repairs and	Repairs and installations shall be made so as to maintain the appearance of the building	30

06/05/2024 10:52

9589 0710 5270 1605 9268 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 \$8.69
 Total Postage and Fee \$

Sent To STEVE LAPOINTE
 NOH #8279
 148 W LAKE DRIVE
 PEMBROKE PARK, FL 33009
 Street and Apt. No.,
 City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9027 See reverse for instructions

9589 0710 5270 1605 9267 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 \$8.69
 Total Postage and Fee \$

Sent To PEMBROKE PARK LAKES INC
 NOH #8279
 3196 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009
 Street and Apt. No.,
 City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9027 See reverse for instructions

9589 0710 5270 1605 9267 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 \$8.69
 Total Postage and Fee \$

Sent To PEMBROKE PARK LAKES INC
 NOH #8279
 PO BOX 260490
 PEMBROKE PINES FL 33026
 Street and Apt. No.,
 City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9027 See reverse for instructions

9589 0710 5270 1605 9268 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 \$8.69
 Total Postage and Fee \$

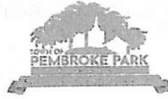
Sent To EESON, LEIGH
 NOH #8279
 11201 SW 55TH STREET, BOX 1
 MIRAMAR, FL 33025
 Street and Apt. No.,
 City, State, ZIP+4®

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9027 See reverse for instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY			
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: EESON, LEIGH NOH #8279 1120 SW 55TH STREET, BOX 1 MIRAMAR, FL 33025  9590 9402 8582 3244 8674 32 2. Article Number (Transfer from service label) 9589 0710 5270 1605 9268 15		A. Signature X  ☐ Agent ☐ Agent B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No <i>Rec'd 06/05/24</i> 3. Service Type <table border="0"> <tr> <td> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery </td> <td> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>		☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ 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:

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/Mean 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



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

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 474 of 533



Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

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

STEVE LAPOINTE
NOV #8279
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Hasler

FIRST CLASS MAIL

02/27/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696

Hasler

FIRST CLASS MAIL

02/27/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696



Feb 9, 2023 at 10:42:25 AM



Feb 9, 2023 at 10:42:32 AM



Feb 9, 2023 at 10:42:45 AM



Feb 9, 2023 at 10:42:51 AM







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

CERTIFIED MAIL



7021 0350 0001 0298 1577

MIAMI FL 330

17 APR 2025 PM 1:11



quadiant

CORRECTION

IMI

\$009.64

04/17/2025 ZIP 33023
043M30245597

US POSTAGE

JUN 02 2025

4/24-21

PEMBROKE PARK LAKES INC
HCF NO. 5487 & 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

20

UNC

33023-5499

NIXIE

331 DE 1

0005/30/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2006-04027-17-45



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
HCF NO. 17 & 8279
PO BOX 20490
PEMBROKE PINES, FL 33026



9590 9402 9016 4122 6619 50

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1577

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

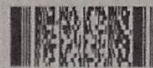
PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32389-8500

AO1914

Identification Number G12155CK1172 Year 1965 Make GULF Body HS WT-L-BHP 51 Vessel Regs. No. 1390692 Title Number 1390692
Registered Owner: Date of Issue 12/22/2020



STEVE LAPOINTE OR
MARIELLE TESNIER
148 W LAKE DR
HALLANDALE BEACH FL 33009-6009

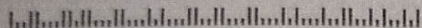
Lien Release
Interest in the described vehicle is hereby released
By _____
Title _____
Date _____

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/titinf.html>

Mail To:

STEVE LAPOINTE
148 W LAKE DR
HALLANDALE BEACH FL 33009-6009



CERTIFICATE OF TITLE

Identification Number G12155CK1172 Year 1965 Make GULF Body HS WT-L-BHP 51 Vessel Regs. No. 1390692 Title Number 1390692
Prev State FL Color UNK Primary Brand UNK Secondary Brand UNK No of Brands UNK Use PRIVATE Prev Issue Date 05/04/2018
Odometer Status or Vessel Manufacturer or OH use _____ Hull Material _____ Prop _____ Date of Issue 12/22/2020
Date _____

Registered Owner

STEVE LAPOINTE OR
MARIELLE TESNIER
148 W LAKE DR
HALLANDALE BEACH FL 33009-6009

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE



FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number

149688436

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 111111 (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:
☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

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

SELLER Must

Sign Here:

Print Here:

Selling Dealer's License Number:

Tax No.:

Tax Collected:

Auction Name:

License Number:

PURCHASER Must

Sign Here:

Print Here:

CO-PURCHASER Must

Sign Here:

Print Here:

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE

HSMV 82250 (REV. 3/15)

STATE OF FLORIDA

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

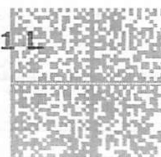
CERTIFIED MAIL



7021 0350 0001 0298 1560

MIAMI FL 330

17 APR 2025 PM 1:11



quadiant

CORRECTION
IMI

\$009.64

04/17/2025 ZIP 33023
043M30245597

US POSTAGE

EESON, LEIGH
PEMBROKE PARK LAKES INC
HCF NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

2 of 2

MI: 93270208358001

UNC

33023-5499

LN
4/11

MAY 22 2025

NIXIE

331 DE 1

0005/20/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2006-02466-17-45



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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee													
1. Article Addressed to: EESON, LEIGH PEMBROKE PARK LAKES INC HCF NO. 5487 & 8279 11201 SW 55TH STREET BOX 1 MIRAMAR, FL 33025  9590 9402 9016 4122 6619 43	B. Received by (Printed Name)	C. Date of Delivery												
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1560	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No													
	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®													
☐ Adult Signature Restricted Delivery	☐ Registered Mail™													
☒ Certified Mail®	☐ Registered Mail Restricted Delivery													
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™													
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery													
☐ Collect on Delivery Restricted Delivery														

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®

MIAMI FL 330



9589 0710 5270 1814 1942 72



quadiant

CORRECTION
IMI

\$009.64⁰

05/21/2025 ZIP 33023
043M30245597

US POSTAGE

UN 5/23

JUN 23 2025

EESON, LEIGH
PEMBROKE PARK LAKES INC
AFA NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

NIXIE

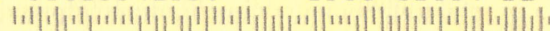
331 FE 1

0006/18/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2506-02094-21-44



UTF
33025-010099 13

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:

EESON, LEIGH
PEMBROKE PARK LAKES INC
AED NO. 5487 & 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025



9590 9402 9016 4122 6535 66

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1942 72

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

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

- ☐ Agent
☐ Addressee

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

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

3. Service Type

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

Mail
Mail Restricted Delivery
00)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

14
3/21

CERTIFIED MAIL®



9589 0710 5270 1814 1923 77



quadiant

CORRECTION
IMI

\$009.64⁹

03/19/2025 ZIP 33023
043M30245597

US POSTAGE

APR 15 2025

STEVE LAPOINTE
OC NO. 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

NIXIE 331 DE 1 0004/10

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2034-01239-1

3300986009 0007 023>5413

UNC

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

STEVE LAPOINTE
OC NO. 8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6607 48

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1923 77

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

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

- ☐ Agent
☐ Addressee

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

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

3. Service Type

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

Mail Restricted Delivery
(00)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



MIRAMAR, FL 33025

19 MAR 2025 PM 1:11

9589 0710 5270 1814 1923 60



quadiant

CORRECTION
IMI

\$009.64⁰

03/19/2025 ZIP 33023
043M30245597

US POSTAGE

WIN
3/21

EESON, LEIGH
PEMBROKE PARK LAKES INC
OC NO. 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

APR 25 2025

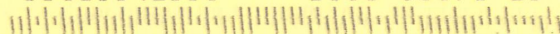
NIXIE 331 DE 1 0004/23/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

33025-34005

BC: 33023541350 *2006-03078-19-43



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, SOLD AT POSTAL 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:

EESON, RICH
PEMBROKE PARK LAKES INC
OC NO. 8279
11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025



9590 9402 9016 4122 6607 31

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1923 60

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

COMPLETE THIS SECTION ON DELIVERY**A. Signature****X**

- ☐ Agent
☐ Addressee

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

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Mail Restricted Delivery (00) | |

Domestic Return Receipt

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

MIAMI FL 330
19 MAR 2025PM

MIAMI HUBBO

19 MAR 2025 PM 1 L

9589 0710 5270 1814 1923 53

quadi'ent

CORRECTION
IMI

\$009.64⁰

03/19/2025 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE PARK LAKES INC
OC NO. 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

JUN 02 2025

N T X T E

331 DE 1

0005 / 30 / 25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 33023541350

* 2006-00409-19-44

[illegible]

IA

33026-34090

Page 492 of 533

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
OC NO. 8229
PO BOX 260490
PEMBROKE PINES, FL 33026



9590 9402 9016 4122 6607 24

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1923 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 | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Restricted Delivery | |

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



9589 0710 5270 1814 1920 56



quadiant

CORRECTION
IMI

\$009.68⁰

02/21/2025 ZIP 33023
043M30245597

US POSTAGE

JUN 02 2025

PEMBROKE PARK LAKES INC
HCF NO. 8279
PO BOX 260490
PEMBROKE PINES, FL 33026

02124

NIXIE

331 DE 1

0005/30/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2938-01840-21-46



UNC

33023541350

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
HCF NO. 3279
PO BOX 260490
PEMBROKE PINES, FL 33026



9590 9402 9016 4122 6513 64

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1920 56

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Mail Restricted Delivery (00) | |

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9298 23



quadiant

CORRECTION
IMI

\$008.69⁰

06/21/2024 ZIP 33023
043M30245597

US POSTAGE

JUL 08 2024

STEVE LAPOINTE
FO #8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

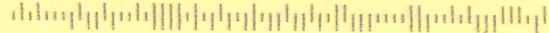
1: 93083100026066

UNC
3300930230 5419

NIXIE 331 DE 1 0007/03/24

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350 *2938-00441-21-46



CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

STEVE LAPOINTE
FO #8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8717 29

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9298 23

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☒ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Mail
Mail Restricted Delivery
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9298 54



quadiant

CORRECTION
IMI

\$008.69⁰

06/21/2024 ZIP 33023
043M30245597

US POSTAGE

JUL 08 2024

PEMBROKE PARK LAKES INC

FO #8279

3196 W HALLANDALE BEACH BLVD,

PEMBROKE PARK FL 33009

1: 93083100026066

3300930495 419 UNC

NIXIE

331 DE 1

0007/03/24

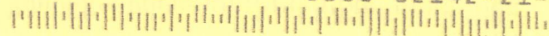
RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

BC: 33023541350

*0806-02142-21-47



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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
 FO #8279
 3196 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009



9590 9402 8582 3244 8716 99

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9298 54

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

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

Mail Restricted Delivery
 (0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



9589 0710 5270 1605 9267 92



quadiant

CORRECTION
IMI

\$008.69⁰

05/24/2024 ZIP 33023
043M30245597

US POSTAGE

PEMBROKE PARK LAKES INC
NOH #8279
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009



JUN 17 2024

NIXIE

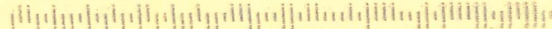
331 FE 1

0006/10/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2106-02857-24-45



9332090113538820
18992000000000000000

UTF

FWD

33009-5145
33009-5145

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK LAKES INC NOH #8279 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK FL 33009		B. Received by (<i>Printed Name</i>)	C. Date of Delivery
2. Article Number (<i>Transfer from service label</i>) 9589 0710 5270 1605 9267 92		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ 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



9589 0710 5270 1605 9268 08

MIAMI FL 330

24 MAY 2024 PM 2



quadrant

CORRECTION

IMI

\$008.69⁰

05/24/2024 ZIP 33023
043M30245597

US POSTAGE

STEVE LAPOINTE
NOH #8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009

JUN 17 2024

NIXIE

331 FE 1

0006/12/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9327089921897295

UTF

BC: 33023541350

*2106-01557-24-45

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:

STEVE LAPOINTE
NOH #8279
148 W LAKE DRIVE
PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8674 25

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9268 08

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

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

28 FEB 2023 PM 1 L

Hasler

FIRST-CLASS MAIL

02/27/2023

US POSTAGE \$000.60⁰



ZIP 33023
011D10656696

STEVE LAPOINTE

NOV #8279

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9304190297946959

ANK

33009-0000

NIXIE

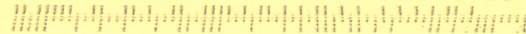
351 DC 1

0003/24/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2006-03345-28-42



Case Overview

Property/Incident Information

Owner	Address	Site Address
3520W LLC	3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, Flori 33023	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090280

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22
W 11,22 A W 11 BLK 40

Case Status	Open	Case #	9380	Date Next Inspection	8/20/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Property interior is in disrepair; demolition work was done without permits. This is a health and safety violation. Obtain plans for an after the fact permits for demolition and repair of structural, electrical, mechanical and plumbing.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/5/2024		Notice of Violation	Regular Mail
12/17/2024		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
8/5/2025	8/20/2025	Notice of Formal Hearing - Extension of Time	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/20/2025
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: 8/20/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$28,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$28,600.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$28,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

3520W LLC

**3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
3520W LLC	9380	08/05/2025
3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, Flori 33023		
Property Owner:	Property Description:	Certified Mail #:
3520W LLC	514230090280	
3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, Flori33023		
Legal Description:	AKA:	
LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 BLK 40	3520 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 Extend time on the **20th day of August, 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,

Jeffrey Louis

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, FLORIDA)

Petitioner)

vs.)

)

3520W LLC

CASE NO. 9380

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3520W LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

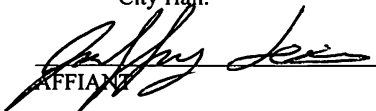
ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: 3520W LLC AT 03: 40 P.M. ON THE 06 DAY
OF AUGUST 2025.

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

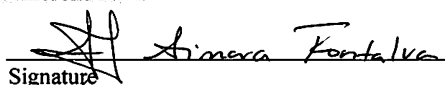
TYPE OF SERVICE

- () 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.

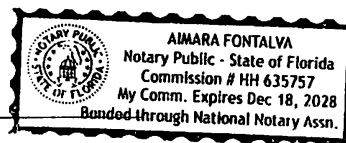

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 06 day of August, 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature

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





Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 8-5-2023 Phone: 347-306-0003

Email: Anthony@JBrands.com

Property Address: 3520 W Hallandale Beach Blvd ^{Pembroke Park} ~~33029~~ 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Elad Borda (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9380 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Aug 20th 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 \$ 100 per day for violation(s) of the Town's Code of Ordinances:

5-65
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.

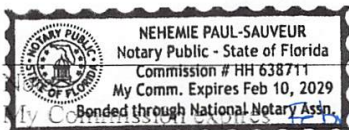
Elad Borda
Petitioner's Name (Print)

[Signature]
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 5 day of August, 20 25.



9589 0710 5270 3205 4427 14

**U.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
\$ 16.44

Sent To
3520w LLC HET 9380
Street and Apt. No., or PO Box No.
3520 W Hallandale Beach Blvd
City, State, ZIP+4®
Pembroke Park, FL 33023

WEST HOLLYWOOD HILLS
Postmark Here
AUG - 5 2025
HOLLYWOOD, FL 33023

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

9589 0710 5270 3205 4427 26

**U.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
\$ 10.44

Sent To
3520w LLC / Gabay, Yehuda HET 9380
Street and Apt. No., or PO Box No.
470 Ansini Blvd Suite AA
City, State, ZIP+4®
Hallandale Beach, FL 33009

WEST HOLLYWOOD HILLS
Postmark Here
AUG - 5 2025
HOLLYWOOD, FL 33023

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9380
Petitioner,)
)
vs.)
)
3520W 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 ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

PROPERTY OWNER: 3520W LLC

FOLIO NO.: 514230090280

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95, 18 A E 10.95, 19, 19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 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) 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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

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

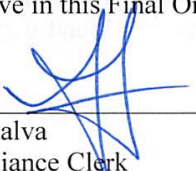
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

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

9589 0710 5270 1814 2166 60

U.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 on 3520W LLC
 \$ _____ SOCL NO. 8721 & FO NO. 9380

Sent To 3520 W HALLANDALE BEACH BLVD
 Street and Apt. N PEMBROKE PARK, FL 33023

City, State, ZIP+4

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

9589 0710 5270 1814 2166 53

U.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 3520W LLC
 \$ _____ YEHUDA GABAY

Sent To SOCL NO. 8721 & FO NO. 9380
 Street and Apt. 470 ANSIN BLVD SUITE AA

City, State, ZIP HALLANDALE BEACH, FL 33009

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
3520W LLC	3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, Flori 33023	3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023

Folio

514230090280

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22
W 11,22 A W 11 BLK 40

Case Status	Open	Case #	9380	Date Next Inspection	1/15/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Property interior is in disrepair; demolition work was done without permits. This is a health and safety violation. Obtain plans for an after the fact permits for demolition and repair of structural, electrical, mechanical and plumbing.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/5/2024		Notice of Violation	Regular Mail
12/17/2024		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

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/15/2025
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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

3520W LLC

CASE NO. 9380

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3520W LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: 3520W LLC AT 10:29 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

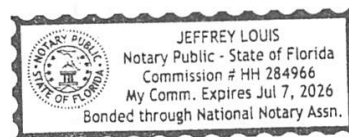
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____






Town of Pembroke Park
3108 SW 62 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
12/17/2024

Sent To:
3520W LLC
3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Case #:
9380

Property Owner:
3520W LLC
3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230090280

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95, 18 A E 10.95, 19,
19A, 20, 20A, 21, 21A, 22 W 11.22 A W 11 BLK
40

AKA:
3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/5/2024 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 alterations	Repairs and alterations shall be made so as to comply with the provisions 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, 5-11-13)	30

1 of 2

01/02/2025 10:29

2



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:

3520W LLC

3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, Flori 33023

Case #:

9380

Property Owner:

3520W LLC

3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, Flori33023

Certified Mail #:

Property Description:

514230090280

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95, 18 A E 10.95, 19,
19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/5/2024 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. Property interior is in disrepair; demolition work was done without permits. This is a health and safety violation. Obtain plans for an after the fact permits for demolition and repair of structural, electrical, mechanical and plumbing.
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.

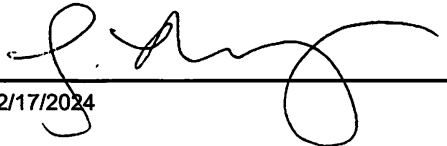
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Joseline Ramirez

Chief Code Compliance
Officer


12/17/2024

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®

3520W LLC
YEHUDA GABAY
NO. 9380 FCH
470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009

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

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

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

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and

\$ 9.64

Sent To

Street and Apt. No.

City, State, ZIP+4®

3520W LLC
NO. 9380 FCH
3520 W HALLANDALE BEACH 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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9380

Petitioner,

vs.

3520W LLC
3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

Respondent(s)

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: 3520W LLC
Address: 3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023
Folio: 514230090280
Site Address: 3520 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023
Legal Description: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95, 18 A E 10.95, 19, 19A, 20, 20A, 21, 21A, 22 W 11, 22 A W 11 BLK 40

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/Mean of Correction:

1. Property interior is in disrepair; demolition work was done without permits. This is a health and safety violation. Obtain plans for an after the fact permits for demolition and repair of structural, electrical, mechanical and plumbing. Not permits obtains, violation not corrected.

Further, Affiant sayeth naught

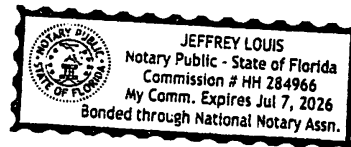
STATE OF FLORIDA

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 12/17/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

3520W LLC

201 189TH TER
SUNNY ISLES BEACH, Flori 33160

Case #:

9380

Date:

03/05/2024

Property Owner:

3520W LLC

201 189TH TER
SUNNY ISLES BEACH, Flori33160

Property Description:

514230090280

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 18 E 10.95,18 A E 10.95,19,
19A,20,20A,21,21A,22 W 11,22 A W 11 BLK
40

AKA:

3520 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/5/2024 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

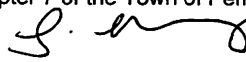
Notes/Mean of Correction:

1. Property interior is in disrepair; demolition work was done without permits. This is a health and safety violation. Obtain plans for an after the fact permits for demolition and repair of structural, electrical, mechanical and plumbing.

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	3520 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0280
Property Owner	3520W LLC	Millage	0613
Mailing Address	201 189TH TER SUNNY ISLES BEACH FL 33160	Use	41-01
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 18 E 10.95,18 A E 10.95,19, 19A,20,20A,21,21A,22 W 11,22 A W 11 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*	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680				
2023	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680	\$30,409.46			
2022	\$339,560	\$1,069,120	\$1,408,680	\$1,408,680	\$29,751.89			
2024* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680				
Portability	0	0	0	0				
Assessed/SOH	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,408,680	\$1,408,680	\$1,408,680	\$1,408,680				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
11/10/2021	SWD-Q	\$1,565,000	117733104	\$11.00	30,869	SF		
11/9/2021	WD-T	\$100	117733100					
11/9/2021	DRR-T	\$100	117733099					
3/1/1991	QCD	\$100	18346 / 540					
9/1/1985	WD	\$130,000		Adj. Bldg. S.F. (Card, Sketch)		8480		
				Eff./Act. Year Built: 1990/1989				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
8480								



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

Detail by Entity Name

Florida Limited Liability Company
3520W L.L.C.

Filing Information

Document Number L21000406857
FEI/EIN Number 87-2695733
Date Filed 09/14/2021
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 02/08/2024

Principal Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Mailing Address

470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Registered Agent Name & Address

Gabay, Yehuda
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Name Changed: 12/15/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

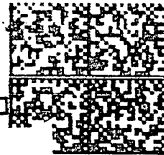
GABAY, YEHUDA
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

Title AMBR

WARDAK, MASOUD
470 ANSIN BLVD, SUITE AA
HALLANDALE BEACH, FL 33009

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

JAN 23 2025



quadiant
CORRECTION
IMI
\$009.64
01/15/2025 ZII
043M3024559

3520W LLC
SOCL NO. 8721 & FO NO. 9380
3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

VAC

NIXIE 331 CE 1 2201/2

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9400921687020170

33023-573320 UTF

BC: 33023541350 *2938-05497-

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:

3520W LLC
SOCL NO. 8721 & FO NO. 9380
3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023



9590 9402 9016 4122 6507 63

2 Article Number (Transfer from service label)

9589 0710 5270 1814 2166 60

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail
Restricted Delivery
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



9589 0710 5270 1814 2166 53



quadiant

CORRECTION
IMI

\$009.64⁰

01/15/2025 ZIP 33023
043M30245597

US POSTAGE

Town of Pembroke Park
Building Department

DEC 27 2024

RECEIVED

JAN 27 2025

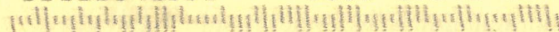
3520W LLC
YEHUDA GABAY
SOCL NO. 8721 & FO NO. 9380
470 ANSIN BLVD SUITE AA
HALLANDALE BEACH FL 33009

MLNA

NIXIE 331 FE 1 0001/23/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BE: 33023541350 *0806-05241-16-00



UTF

33023541350

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

3520W LLC
YEHUDA GABAY
SOCL NO. 8721 & FO NO. 9380
470 ANSIN BLVD SUITE AA
HALLANDALE BEACH, FL 33009



9590 9402 9016 4122 6507 56

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2166 53

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

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

Mail Restricted Delivery
(0)

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

Vac

CERTIFIED MAIL®



9589 0710 5270 1814 1908 54



quadiant

CORRECTION
IMI

\$009.64⁹

12/20/2024 ZIP 33023
043M30245597

US POSTAGE

DEC 31 2024

3520W LLC

~~NO.~~ NO. 9380 *FoH*

3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023

1: 93260105894013

VAC

33023-5233203

NIXIE

331 DE 1

0012/28/24

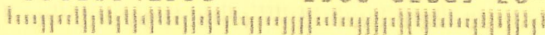
RETURN TO SENDER

VACANT

UNABLE TO FORWARD

BC: 33023541350

*2506-02865-20-46



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:

3520W LLC
~~NO. 9380~~ *Fott*
3520 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33023



9590 9402 9016 4122 6501 21

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1908 54

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt



TOWN OF PEMBROKE PARK

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

MIAMI FL 330

MAR 2024 PM 5:11



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

03/06/2024 ZIP 33023
043M30245597

US POSTAGE

3520W LLC
NOV #9380. JAC

3520 W Hallandale Beach Blvd,
Pembroke Park, FL 33023.

NIXIE

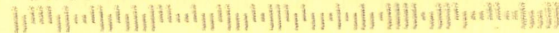
331 ICE 1

2203/12/24

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2506-00260-06-42



9334210770306477

33023-573320

33023>5413