AGENDA
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, September 17, 2025
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

5 - 8 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Aug 20 2025 - Minutes

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE OFFICER JEFFREY LOUIS

9 - 33 7.1. **CASE 10767** - FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY - 1701 S 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE**
Case Overview 10767

34 - 57 7.2. **CASE 10808** - LILIAM DEL CARMEN ORTIZ GONZALEZ - 104 LORI LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 10808

58 - 75 7.3. **CASE 10946** - JW LEE PROPERTIES LLC - 3020-3040 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 11-34 - RESPONSIBILITY OF PROPERTY OWNERS; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 10946

76 - 92 7.4. **CASE 10955** - FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY - 1701 S 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(c)(h)(i)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES - **FIRST OFFENSE**
Case Overview 10955

93 - 104 7.5. **CASE 10973** - DE JESUS PETROCELLI RAMOS, YNARU - 5040 SW 37 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 10973

105 - 115 7.6. **CASE 10975** - BRODERICK, SAMANTHA E AND NORDE, EMMANUEL PETER H/E - 5030 SW 37 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 10975

116 - 136 7.7. **CASE 10995** - 1950 SOUTH 30 AVENUE LLC - 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-176(a) - ANNUAL RENEWAL AND DELINQUENT RENEWAL PENALTIES; 15-28 - DISPLAY; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 10995

8. HEARING TO EXTEND TIME - CODE OFFICER JEFFREY LOUIS

137 - 190 8.1. **CASE 9700** - PEMBROKE ROAD CENTER LLC - 3936 PEMBROKE ROAD, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-28 - DISPLAY; 15-40(c) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
Case Overview 9700

9. HEARING TO ABATE FINE - CODE OFFICER JEFFREY LOUIS

191 - 250 9.1. **CASE 5053** - PEMBROKE ROAD CENTER LLC - 3932 PEMBROKE ROAD, PEMBROKE PARK, FL 33021 - HEARING TO ABATE FINE - SECTION(s) 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-23(a) - PERMIT - **FIRST OFFENSE**
Case Overview 5053

251 - 316 9.2. **CASE 7393** - INFINITY AZURE LLC - 5325 SW 32 STREET, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
Case Overview 7393

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.

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $12,854.00

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Luis Quinones	Confirmed Fine of $6,554.00

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

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $42,854.00

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Jacob Aretz Linda Villega	Fine Abated to $1,150.00 Payable in 30 Days or Reverts to $7,100.00	09/19/2025

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

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Luciano and Leonardo Rescaldani	Fine Abated to $4,925.00 Payable in 60 Days or Reverts to $49,250.00	10/19/2025

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

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	10/19/2025

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

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	10/19/2025

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

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

Elad Barda	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	11/18/2025

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.

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	1701 S 30 AVE PEMBROKE PARK, FL 33009	1701 S 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221280020

Legal Description

MEEKINS ADD NO 1 26-5 B PT OF TRACT B DESC'D AS,COMM AT W 1/4 COR OF SEC 21-51-42,SLY 60 TO POB,S 166.50,ELY 186.34, NLY 112.85,NWLY 24.30,NWLY 172.87 TO POB,LESS PT DESC'D IN OR 21854/739 & LESS REVISED ROAD R/W DESC'D IN OR 22336/684

Case Status Open **Case #** 10767 **Date Next Inspection** 9/17/2025

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/19/2025		Notice of Violation	Regular Mail
4/21/2025		Affidavit of Non-Compliance	Regular Mail
8/26/2025	9/17/2025	Notice of Formal Hearing - Notice w/ NOV	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/17/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 9/17/2025

Case Overview

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 9/17/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 9/17/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 9/17/2025

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/26/2025

Sent To:

FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

Case #:

10767

Property Owner:

FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221280020

Legal Description:

MEEKINS ADD NO 1 26-5 B PT OF TRACT
B DESC'D AS,COMM AT W 1/4 COR OF
SEC 21-51-42,SLY 60 TO POB,S
166.50,ELY 186.34, NLY 112.85,NWLY
24.30,NWLY 172.87 TO POB,LESS PT
DESC'D IN OR 21854/739 & LESS
REVISED ROAD R/W DESC'D IN OR
22336/684

AKA:

1701 S 30 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
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1. Accumulation of trash, bulk with debris located in the swale area. Remove accumulation of trash bulk and debris from the swale, property perimeter.
Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)
(4)That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property; and (5)An estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated cleanup cost is $1,000 dollars.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of September, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code 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.

Jeffrey Louis

Permit Tech

8/26/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY CASE NO. 10767

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1701 S 30 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY AT 06:01 P.M. ON THE 29 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

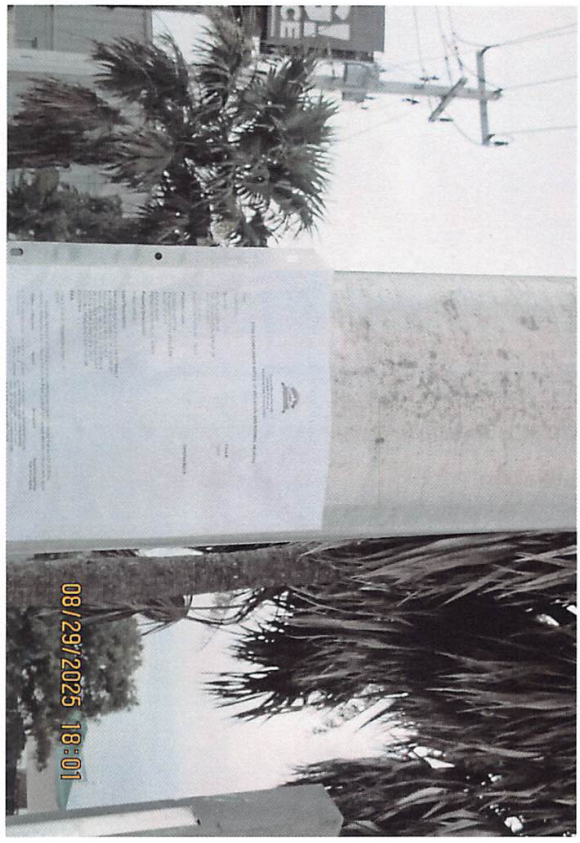
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

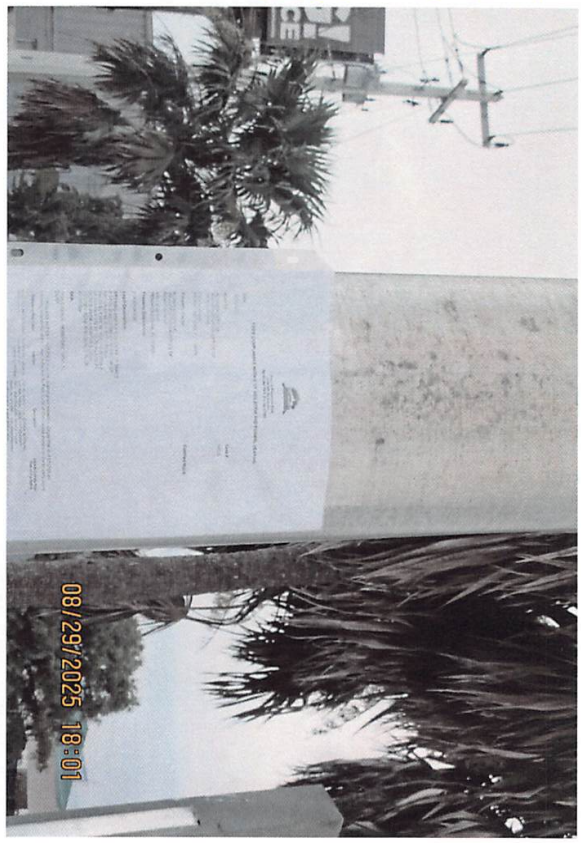
Aimara Fontalva
Signature

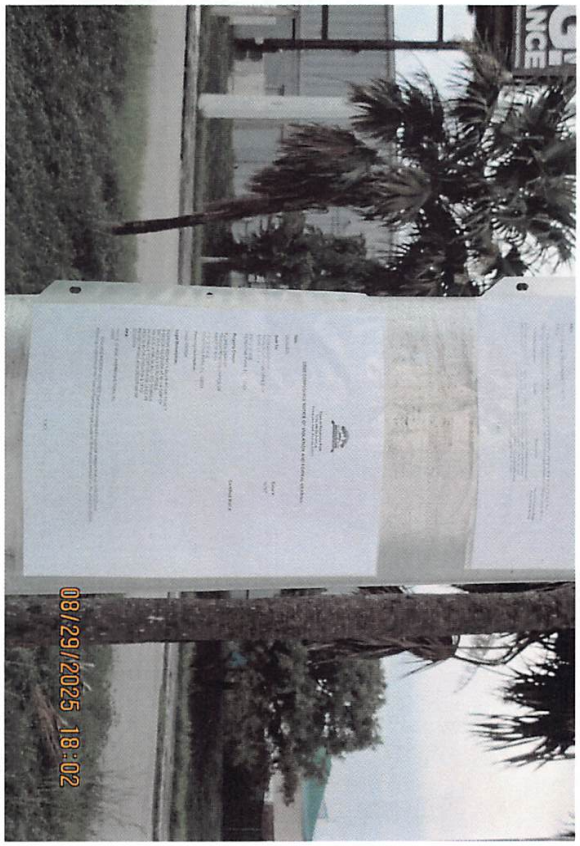
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

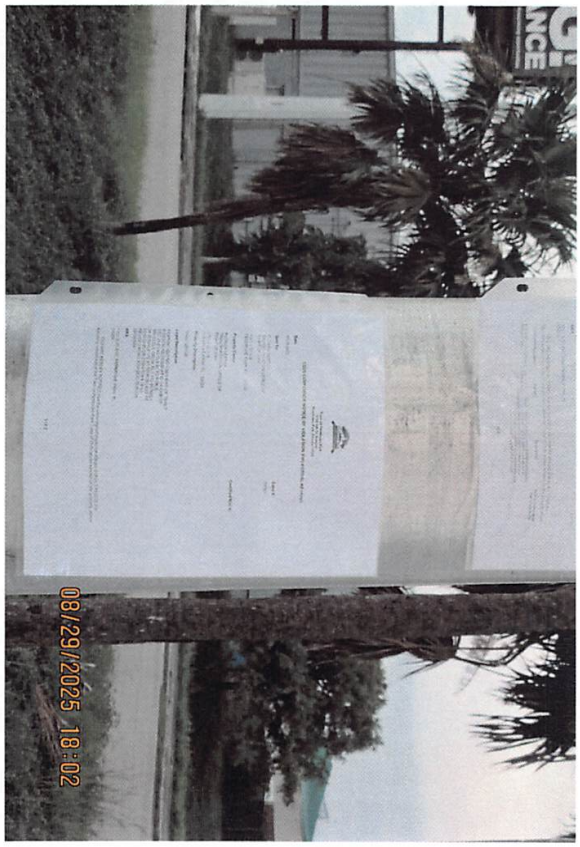
AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

Case 10767









9589 0710 5270 1814 1939 23

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 10.44

Sent To

Street and Apt. No

City, State, ZIP+4

WEST HOLLYWOOD HILLS FL 33023
AUG 26 2025
Postmark Here

FDOT OFFICE OF ROW
NOH NO. 10767, 10955
1701 S 30 AVE
PEMBROKE PARK, FL 33009

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

9589 0710 5270 3205 4441 71

U.S. Postal Service™
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Postage
$

Total Postage and
$ 10.44

Sent To

Street and Apt. No

City, State, ZIP+4

WEST HOLLYWOOD HILLS FL 33023
AUG 26 2025
Postmark Here

FDOT OFFICE OF ROW
DONNA S BIGGINS
NOH NO. 10767, 10955
1801 HERMITAGE BLVD, SUITE 200
TALLAHASSEE, FL 32308

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

9589 0710 5270 1814 1939 30

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

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

Postage
$

Total Postage an
$ 10.44

Sent To

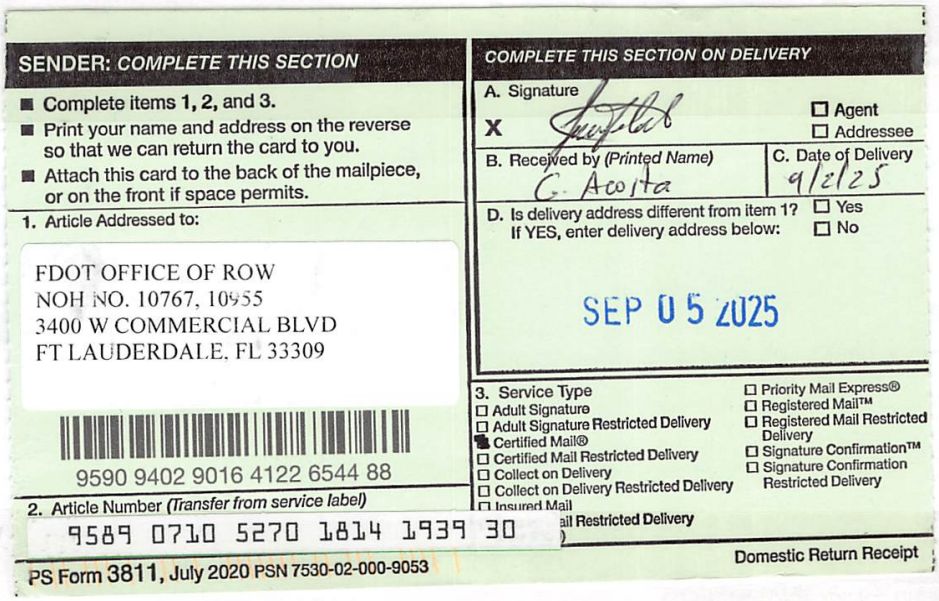
Street and Apt. No

City, State, ZIP+4

WEST HOLLYWOOD HILLS FL 33023
AUG 26 2025
Postmark Here

FDOT OFFICE OF ROW
NOH NO. 10767, 10955
3400 W COMMERCIAL BLVD
FT LAUDERDALE, FL 33309

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:

FDOT OFFICE OF ROW
NOH NO. 10767, 10955
3400 W COMMERCIAL BLVD
FT LAUDERDALE, FL 33309

9590 9402 9016 4122 6544 88

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1939 30

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Acosta

C. Date of Delivery 9/2/25

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

SEP 05 2025

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

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

Petitioner,

vs.

FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY

1701 S 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 10767

On 4/21/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY
Address:	1701 S 30 AVE Pembroke Park, FL 33309
Folio:	514221280020
Site Address:	1701 S 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	MEEKINS ADD NO 1 26-5 B PT OF TRACT B DESC'D AS,COMM AT W 1/4 COR OF SEC 21-51-42,SLY 60 TO POB,S 166.50,ELY 186.34, NLY 112.85,NWLY 24.30,NWLY 172.87 TO POB,LESS PT DESC'D IN OR 21854/739 & LESS REVISED ROAD R/W DESC'D IN OR 22336/684

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 4/21/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 4/21/2025
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 4/21/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 4/21/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 4/21/2025

Notes/Means of Correction:

1. Accumulation of trash, bulk with debris located in the swale area. Accumulation of trash (bags) and debris not removed. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

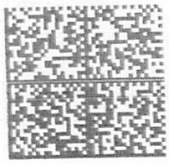
Code Enforcement Officer Signature

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 4/21/2025

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

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



quadient
FIRST-CLASS
IMI
$000.69
04/23/2025 ZI
043M3024559

Sent To:

FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY / Biggins, Donna S

1801 HERMITAGE BLVD SUITE 200
TALLAHASSEE, FL 32308

Case #:

10767

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

quadient
FIRST-CLASS
IMI
$000.69
04/23/2025 ZI
043M3024559

Sent To:

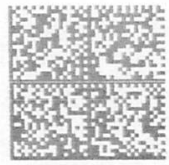
FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

3400 W COMMERCIAL BLVD
FORT LAUDERDALE, FL 33309

Case #:

10767

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



Sent To:

FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
Pembroke Park, FL 33009

Case #:

10787

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY 1701 S 30 AVE Pembroke Park, FL 33309	10767	03/19/2025

Property Owner:	Property Description:	Certified Mail #:
FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY 1701 S 30 AVE Pembroke Park, FL 33309	514221280020	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B PT OF TRACT B DESC'D AS,COMM AT W 1/4 COR OF SEC 21-51-42,SLY 60 TO POB,S 166.50,ELY 186.34, NLY 112.85,NWLY 24.30,NWLY 172.87 TO POB,LESS PT DESC'D IN OR 21854/739 & LESS REVISED ROAD R/W DESC'D IN OR 22336/684	1701 S 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15

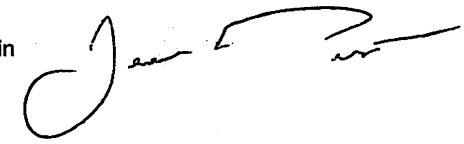
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	15
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	15
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	15

Notes/Means of Correction:

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

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

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

Jean Gustin 

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1701 S 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY
Mailing Address	3400 W COMMERCIAL BLVD FORT LAUDERDALE FL 33309-3421

ID #	5142 21 28 0020
Millage	0613
Use	94

Abbr Legal Description	MEEKINS ADD NO 1 26-5 B PT OF TRACT B DESC'D AS,COMM AT W 1/4 COR OF SEC 21-51-42,SLY 60 TO POB,S 166.50,ELY 186.34, NLY 112.85,NWLY 24.30,NWLY 172.87 TO POB,LESS PT DESC'D IN OR 21854/739 & LESS REVISED ROAD R/W DESC'D IN OR 22336/684

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$8,290		$8,290	$8,290	
2024	$8,290		$8,290	$8,290	
2023	$8,130		$8,130	$8,130	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$8,290	$8,290	$8,290	$8,290
Portability	0	0	0	0
Assessed/SOH	$8,290	$8,290	$8,290	$8,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 10	$8,290	$8,290	$8,290	$8,290
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
5/11/1994	D		22336 / 681
6/1/1965	WD	$40,000	

Land Calculations

Price	Factor	Type
$0.51	16,253	SF
Adj. Bldg. S.F.		

Special Assessments

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

Detail by Entity Name

Florida Not For Profit Corporation
FLORIDA DEPARTMENT OF TRANSPORTATION FINANCING CORPORATION

Filing Information

Document Number	N17000007543
FEI/EIN Number	82-4725841
Date Filed	07/20/2017
State	FL
Status	ACTIVE

Principal Address

1801 HERMITAGE BLVD
SUITE 200
TALLAHASSEE, FL 32308

Mailing Address

P.O. BOX 13300
TALLAHASSEE, FL 32317

Registered Agent Name & Address

BIGGINS, DONNA S
1801 HERMITAGE BLVD
SUITE 200
TALLAHASSEE, FL 32308

Officer/Director Detail

Name & Address

Title D, President, CEO

WATKINS, BEN
1801 HERMITAGE BLVD
TALLAHASSEE, FL 32308

Title D

Perdue, Jared
605 SUWANNEE ST
TALLAHASSEE, FL 32399

Title Secretary, Treasurer

Biggins, Donna S
1801 HERMITAGE BLVD
SUITE 200
TALLAHASSEE, FL 32308

Title Director

Spencer, Chris
The Capitol, Room 1702
Tallahassee, FL 32399-0001

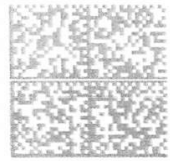
Annual Reports

Report Year	Filed Date
2023	02/01/2023
2024	03/06/2024
2025	02/20/2025

Document Images

02/20/2025 -- ANNUAL REPORT	View image in PDF format
03/06/2024 -- ANNUAL REPORT	View image in PDF format
02/01/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
02/12/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
04/09/2019 -- ANNUAL REPORT	View image in PDF format
03/12/2018 -- ANNUAL REPORT	View image in PDF format
07/20/2017 -- Domestic Non-Profit	View image in PDF format

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



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FIRST-CLASS I
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03/21/2025 ZIP
043M30245597

NOV

Sent To:

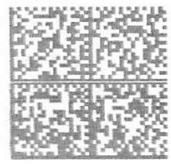
FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
Pembroke Park, FL 33309

Case #:

10767

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



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03/21/2025 ZIP
043M30245597

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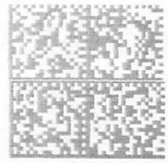
10767

Florida Dept of Transportation
Office of Right of Way
3400 W Commercial Blvd
Fort Lauderdale, FL 33309

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



Donna S Biggins
Florida Dept of Transportation
Office of Right of Way
1801 Hermitage Blvd
Suite 200
Tallahassee, FL 32308

NOV
10767

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · OFFICE (954) 966-4600 ·

March 01, 2025

Greetings Property Owner

The Town of Pembroke Park ("Town") takes great pride in the maintenance of the Town and its roadways. Over the years, the Town enjoyed a cooperative relationship with its property owners regarding the maintenance of the Town's swales. Recently, the Town has undertaken an increased role in the maintenance of the Town's swales due some contiguous property owners failing to maintain the swales adjacent to their properties.

The Town Code of Ordinances, specifically Sections 22-26 through 22-29, requires owners of property contiguous to all swale areas to maintain the swale by keeping it free from trash and debris, rocks and asphalt, shrubs and hedges, and any other obstruction which may be hazardous to the public welfare. Additionally, contiguous property owners are required to maintain the grass within these swale areas.

Please let this letter serve as a courtesy notice to all property owners within the Town that the Town intends to strictly enforce Sections 22-26 through 22-29 of the City code through its code compliance process. Please take all actions necessary to ensure that all swales surrounding your entire property are properly maintained as required by the Town code.

Please do not hesitate to contact Joseline Ramirez at 754-232-1624 if you have any questions or require additional information.

Respectfully,

Jean Gustin
Code Compliance Officer
Code Compliance Dept.

Mar 19, 2025 at 12:56:23 PM

Mar 19, 2025 at 12:57:01 PM

Mar 19, 2025 at 12:57:21 PM
Public Storage

Mar 19, 2025 at 12:58:01 PM

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

MIAMI FL 330
21 MAR 2025PM 5

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FIRST-CLASS MAIL
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03/21/2025 ZIP 33023
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US POSTAGE

MAR 27 2025

NOV

Sent To:

FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
Pembroke Park, FL 33309

Case

NIXIE 331 DE 1 0003/25/25
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *2506-04731-21-4

Case Overview

Property/Incident Information

Owner	Address	Site Address
Lilliam Del Carmen Ortiz Gonzalez	104 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 Lori Lane

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 #** 10808 **Date Next Inspection** 9/17/2025

Notes

1. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
2. Installed new door without a building permit. Obtain plans, permit and inspections.
3. Installed outdoor kitchen sink without a building permit. Obtain plans, permit and inspections.
4. Drywall demo & renovation done prior of obtaining a permit. Obtain permit for kitchen demo & renovation including the kitchen relocation with plans and inspections.
5. Flooring renovation done prior of obtaining a permit. Obtain permit for kitchen demo & renovation including the kitchen relocation with plans and inspections.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/24/2025		Notice of Violation	Regular Mail
8/26/2025	9/17/2025	Notice of Formal Hearing - Notice w/ NOV	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: 9/17/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/17/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/17/2025

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/26/2025

Sent To:

Lilliam Del Carmen Ortiz Gonzalez

104 Lori Lane
Pembroke Park, FL 33009

Case #:

10808

Property Owner:

Lilliam Del Carmen Ortiz Gonzalez

104 Lori Lane
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 NW1/4 OF NE1/4 OF NE1/4

AKA:

2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	14

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of September, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code 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.

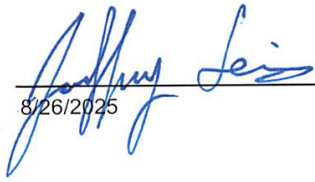
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Jeffrey Louis

Permit Tech



8/26/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LILLIAM DEL CARMEN ORTIZ GONZALEZ CASE NO. 10808

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LILLIAM DEL CARMEN ORTIZ GONZALEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 104 LORI LANE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: LILLIAM DEL CARMEN ORTIZ GONZALEZ AT 06:20 P.M. ON THE 29 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.

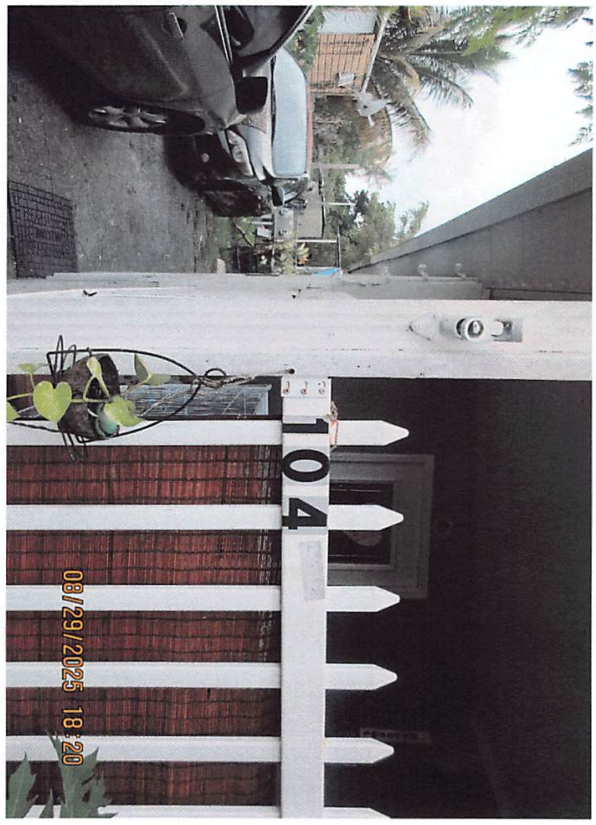
Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 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 _____

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



Case 10808

9589 0710 5270 3205 4443 55

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check 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
$ 10.44

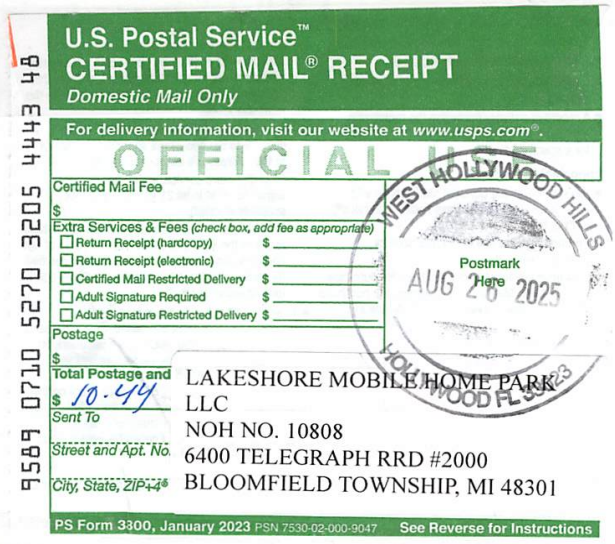
Sent To
LAKESHORE MOBILE HOME PARK LLC | VCORP SERVICES LLC

Street and Apt. No.
NOH NO. 10808
1200 S PINE ISLAND ROAD

City, State, ZIP+4
PLANTATION, FL 33324

Postmark Here
AUG 26 2025
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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



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U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee
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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 10.44

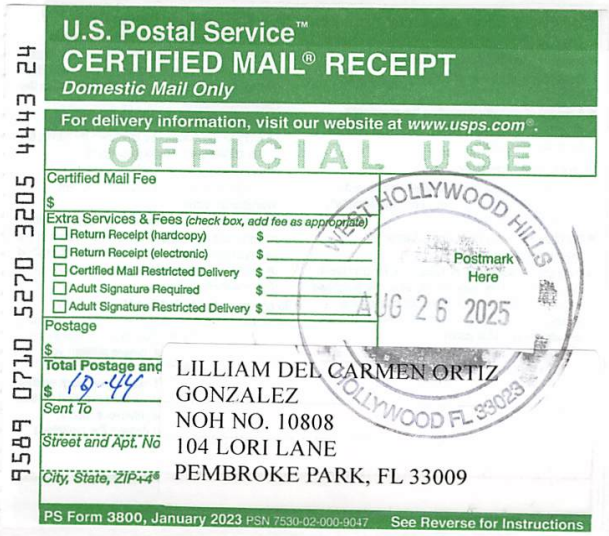
Sent To
LAKESHORE MOBILE HOME PARK LLC

Street and Apt. No.
NOH NO. 10808
6400 TELEGRAPH RRD #2000

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

Postmark Here
AUG 26 2025
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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



9589 0710 5270 3205 4443 24

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

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 10.44

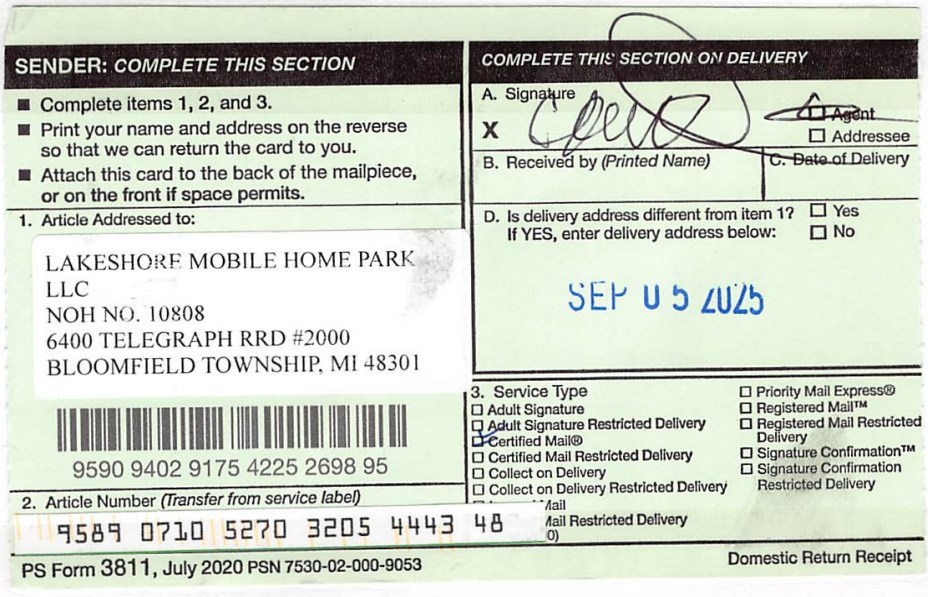
Sent To
LILLIAM DEL CARMEN ORTIZ GONZALEZ

Street and Apt. No.
NOH NO. 10808
104 LORI LANE

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

Postmark Here
AUG 26 2025
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
NOH NO. 10808
6400 TELEGRAPH RRD #2000
BLOOMFIELD TOWNSHIP, MI 48301

9590 9402 9175 4225 2698 95

2. Article Number *(Transfer from service label)*
9589 0710 5270 3205 4443 48

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

SEP 05 2025

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Lilliam Del Carmen Ortiz Gonzalez 104 Lori Lane Pembroke Park, FL 33009	10808	03/24/2025

Property Owner:	Property Description:	Certified Mail #:
Lilliam Del Carmen Ortiz Gonzalez 104 Lori Lane Pembroke Park, FL 33009	514229000030	

Legal Description:	AKA:
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #104 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/24/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

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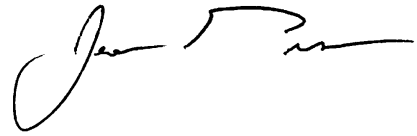
Jean Gustin 

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

NOV
JG
10808
10810

VCORP Services LLC
1200 S Pine Island Road
Plantation, FL 33324

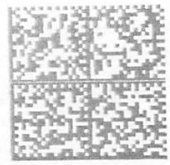
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV
JG
10808
10810

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
JG

Sent To:

Lilliam Del Carmen Ortiz Gonzalez

104 Lori Lane
Pembroke Park, FL 33009

Case #:

10808

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2701 S PARK ROAD, PEMBROKE PARK FL 33009**
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
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.

Property Assessment Values

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

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	**33474 / 1458**
9/10/2001	CE*	$1,100,000	**32122 / 1108**
8/20/1997	WD*	$3,262,200	**26945 / 137**
2/22/1989	CP*	$100	**16299 / 977**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INSTRUCTIONS FOR ATTACHING DECAL

1. Clean area where new annual decal is to be affixed.
2. Peel decal from this document.
3. Affix decal in the upper right corner of license plate.

IMPORTANT INFORMATION

Section 316.613, Florida Statutes, requires every operator of a motor vehicle transporting a child in a passenger car, van, autocycle or pickup truck registered in this state and operated on the highways of this state, shall, if the child is 5 years of age or younger, provide the protection of the child by properly using a crash-tested, federally approved child restraint device. For children aged through 3 years, such restraint device must be a separate carrier or a vehicle manufacturer's integrated child seat. For children aged 4 through 5 years, a separate carrier, an integrated child seat, or a child booster seat may be used. For limited exceptions, see s. 316.613, F.S.

S. 320.0605, F.S., requires the registration certificate, or true copy of a rental or lease agreement, issued for any motor vehicle to be in the possession of the operator or carried in the vehicle while the vehicle is being used or operated on roads of this state.

S. 320.02 and 627.733, F.S., requires personal injury protection and property damage liability to be continuously maintained throughout the registration period. Failure to maintain the mandatory coverage may result in the suspension of your driver license and registration.

Mail To:
LILLIAM DEL CARMEN ORTIZ GONZALEZ
104 LORI LN
HALLANDALE BEACH, FL 33009-3036

Important note: If you cancel the insurance for this vehicle, immediately return the license plate from this registration to a Florida driver license or tax collector office or mail it to: DHSMV, Return Tags, 2900 Apalachee Parkway, Tallahassee, FL 32399. Surrendering the plate will prevent your driving privilege from being suspended.

786
970
9241

CO/AGY 1 / 8 T# 1702047943
B# 1250297

FLORIDA VEHICLE REGISTRATION

PLATE **CNWI98** DECAL **14756999** Expires **Midnight Sun 8/13/2023**

YR/MK **2008/NISS** BODY **UT**
VIN **JN8AS58T48W000848**
Plate Type **RGS** NET WT **3209**

Date Issued **8/30/2022** Plate Issued **2/3/2014**

COLOR **GRY**
TITLE **99507194**

Reg. Tax	33.10	Class Code	1
Init. Reg.		Tax Months	12
County Fee	3.00	Back Tax Mos	
Mail Fee		Credit Class	
Sales Tax		Credit Months	
Voluntary Fees			
Grand Total	36.10		

LILLIAM DEL CARMEN ORTIZ GONZALEZ
104 LORI LN
HALLANDALE BEACH, FL 33009-3036

IMPORTANT INFORMATION

1. The Florida license plate must remain with the registrant upon sale of vehicle.
2. The registration must be delivered to a Tax Collector or Tag Agent for transfer to a replacement vehicle.
3. Your registration must be updated to your new address within 30 days of moving.
4. Registration renewals are the responsibility of the registrant and shall occur during the 30-day period prior to the expiration date shown on this registration. Renewal notices are provided as a courtesy and are not required for renewal purposes.
5. I understand that my driver license and registrations will be suspended immediately if the insurer denies the insurance information submitted for this registration.

RGS - SUNSHINE STATE

Mar 24, 2025 at 12:18:40 PM
104

Mar 24, 2025 at 12:18:50 PM

Mar 24, 2025 at 12:19:04 PM

Mar 24, 2025 at 12:19:10 PM

Mar 24, 2025 at 12:19:18 PM

Mar 24, 2025 at 12:19:36 PM

Mar 24, 2025 at 12:19:51 PM

Mar 24, 2025 at 12:20:58 PM

Mar 24, 2025 at 12:21:09 PM

Mar 24, 2025 at 12:21:15 PM

Mar 24, 2025 at 12:21:22 PM

Mar 24, 2025 at 12:21:30 PM

Mar 24, 2025 at 12:21:46 PM

Mar 24, 2025 at 12:21:48 PM

Mar 24, 2025 at 12:23:56 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
JW LEE PROPERTIES LLC	3020-3040 SW 30 AVE PEMBROKE PARK, FL 33009	3020 SW 30 AVE, PEMBROKE PARK, FL 33009 #3020-3040 SW 30 AVE

Folio

514228590010

Legal Description

FLORIAN PLAZA 142-33 B PARCEL A LESS BEG SW COR PAR A, N 297.13 ALG W/L,NE 231.29,NE 87.51,NE 52.92,NE 64.03,NELY ARC DIST 244.69,NE 125,SE 2,SW 125,SWLY ARC DIST 975.56,SW 7.17 TO POB

Case Status Open **Case #** 10946 **Date Next Inspection** 9/17/2025

Notes

1. Accumulation of trash, garbage, rubbish, and bulk items with other debris located around the dumpster enclosure area. Remove accumulation of trash, bulk items, and debris from around the dumpster enclosure area, and property perimeter.
2. Illegal Dumping around the dumpster enclosure area. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred (estimate $3000) by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/17/2025		Notice of Violation	Regular Mail
8/25/2025	9/17/2025	Notice of Formal Hearing - Notice w/ NOV	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/17/2025
GARBAGE AND REFUSE	Sec. 11-34. - Responsibility of property owners.	It shall be the responsibility and duty of the owner of any lot, tract or parcel of land within the Town containing a garbage dumpster situated thereon to ensure that such garbage dumpster is not overloaded in violation of the terms and conditions of this article. (Ord. No. 85-5-1, § 3, 6-8-85)	Not in Compliance - Reinspection Date: 9/17/2025
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 9/17/2025

Case Overview

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 9/17/2025
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 9/17/2025
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/25/2025

Sent To:

JW LEE PROPERTIES LLC

3020-3040 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

10946

Property Owner:

JW LEE PROPERTIES LLC

3020-3040 SW 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514228590010

Legal Description:

FLORIAN PLAZA 142-33 B PARCEL A
LESS BEG SW COR PAR A, N 297.13 ALG
W/L,NE 231.29,NE 87.51,NE 52.92,NE
64.03,NELY ARC DIST 244.69,NE 125,SE
2,SW 125,SWLY ARC DIST 975.56,SW
7.17 TO POB

AKA:

3020 SW 30 AVE, PEMBROKE PARK, FL
33009 #3020-3040 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
GARBAGE AND REFUSE	Sec. 11-34. - Responsibility of property owners.	It shall be the responsibility and duty of the owner of any lot, tract or parcel of land within the Town containing a garbage dumpster situated thereon to ensure that such garbage dumpster is not overloaded in violation of the terms and conditions of this article. (Ord. No. 85-5-1, § 3, 6-8-85)	15

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15
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1. Accumulation of trash, garbage, rubbish, and bulk items with other debris located around the dumpster enclosure area. Remove accumulation of trash, bulk items, and debris from around the dumpster enclosure area, and property perimeter.
2. Illegal Dumping around the dumpster enclosure area. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred (estimate $3000) by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).

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 September, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code 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.

Jeffrey Louis

Permit Tech

8/25/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

JW LEE PROPERTIES LLC CASE NO. 10946

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: JW LEE PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3020-3040 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: JW LEE PROPERTIES LLC AT 06:11 P.M. ON THE 29 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.

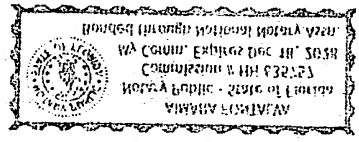
Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

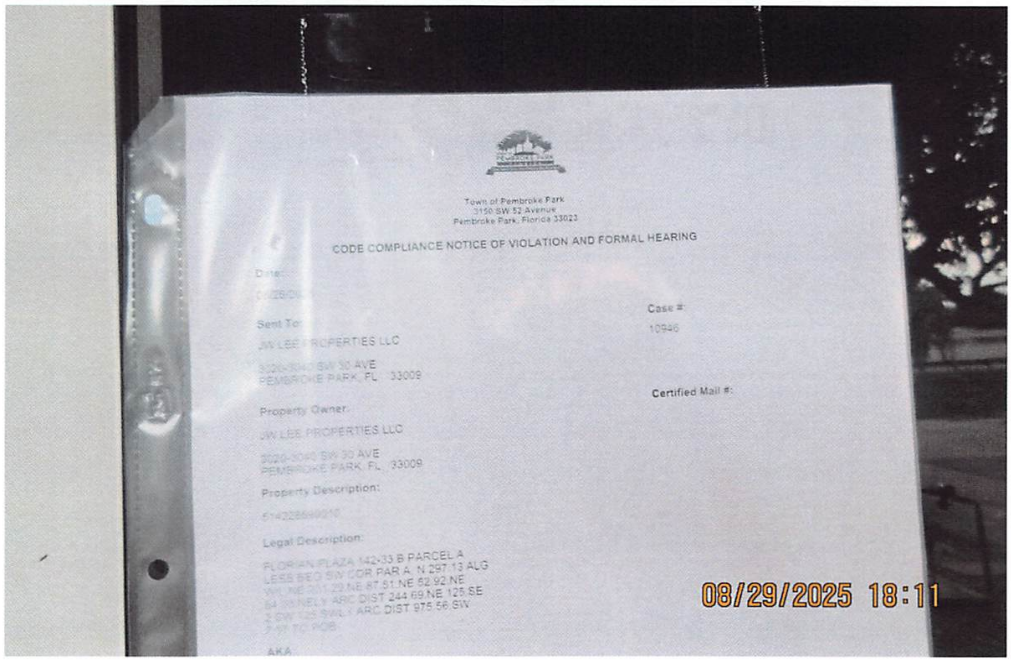
Amora Fontalva
Signature

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

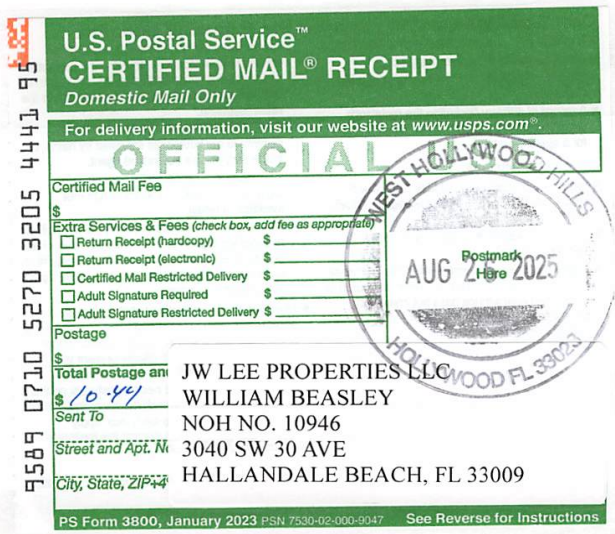
AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



Case 10946


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Case #:
10946
Certified Mail #:
Sent To:
JW LEE PROPERTIES LLC
PEMBROKE PARK, FL 33009
Property Owner:
JW LEE PROPERTIES LLC
PEMBROKE PARK, FL 33009
Property Description:
Legal Description:
08/29/2025 18:11

08/29/2025 18:11



9589 0710 5270 3205 4441 95

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 10.44

Sent To
JW LEE PROPERTIES LLC
WILLIAM BEASLEY

Street and Apt. N
NOH NO. 10946
3040 SW 30 AVE

City, State, ZIP+4
HALLANDALE BEACH, FL 33009

WEST HOLLYWOOD HILLS
Postmark Here
AUG 26 2025
HOLLYWOOD FL 33023

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

9589 0710 5270 3205 4441 88

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 16.44

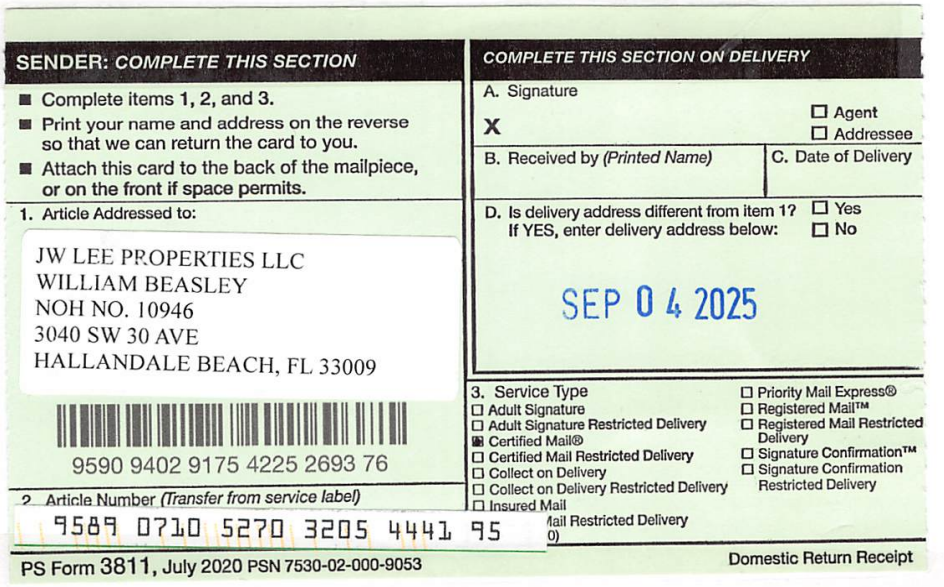
Sent To
JW LEE PROPERTIES LLC

Street and Apt. N
NOH NO. 10946
3020 SW 30 AVE

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

WEST HOLLYWOOD HILLS
Postmark Here
AUG 26 2025
HOLLYWOOD FL 33023

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

JW LEE PROPERTIES LLC
WILLIAM BEASLEY
NOH NO. 10946
3040 SW 30 AVE
HALLANDALE BEACH, FL 33009

9590 9402 9175 4225 2693 76

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4441 95

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

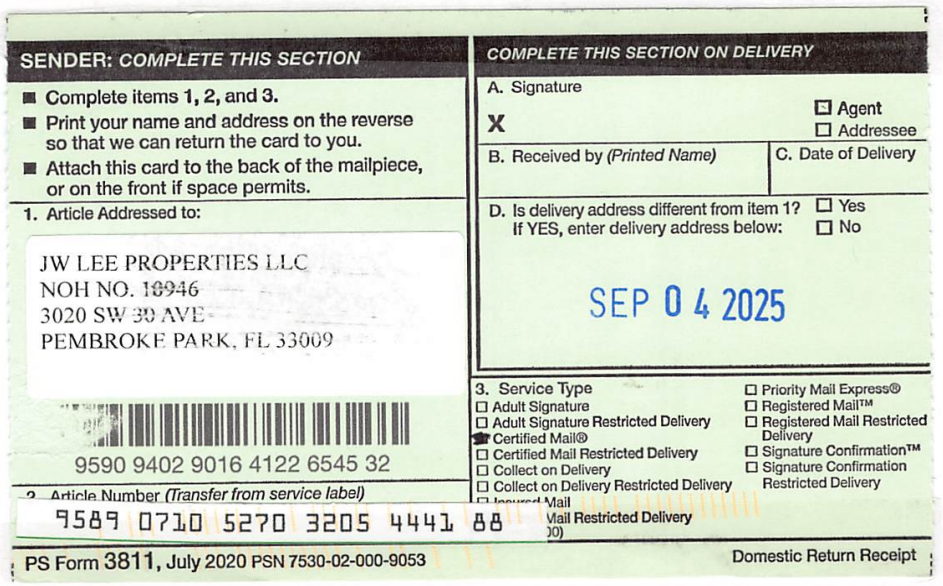
B. Received by (Printed Name) | C. Date of Delivery

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

SEP 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



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1. Article Addressed to:

JW LEE PROPERTIES LLC
NOH NO. ~~10946~~
3020 SW 30 AVE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6545 32

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4441 88

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

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
JW LEE PROPERTIES LLC 3020-3040 SW 30 AVE Pembroke Park, FL 33009	10946	04/17/2025

Property Owner:	Property Description:	Certified Mail #:
JW LEE PROPERTIES LLC 3020-3040 SW 30 AVE Pembroke Park, FL 33009	514228590010	

Legal Description:	AKA:
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YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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Notes/Means of Correction:

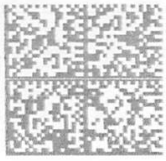
1. Accumulation of trash, garbage, rubbish, and bulk items with other debris located around the dumpster enclosure area. Remove accumulation of trash, bulk items, and debris from around the dumpster enclosure area, and property perimeter.
2. Illegal Dumping around the dumpster enclosure area. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred (estimate $3000) by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).

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

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

Jean Gustin

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



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04/17/2025 Z
043M302455

NOV
JG

Sent To:

JW LEE PROPERTIES LLC
Beasley, William
3040 SW 30 AVE
HALLANDALE BEACH, FL 33009

Case #:

10946

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3020-3040 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 28 59 0010
Property Owner	JW LEE PROPERTIES LLC	Millage	0613
Mailing Address	3040 SW 30 AVE HALLANDALE BEACH FL 33009-5163	Use	11-03

Abbr Legal Description	FLORIAN PLAZA 142-33 B PARCEL A LESS BEG SW COR PAR A, N 297.13 ALG W/L,NE 231.29,NE 87.51,NE 52.92,NE 64.03,NELY ARC DIST 244.69,NE 125,SE 2,SW 125,SWLY ARC DIST 975.56,SW 7.17 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.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$601,130	$1,474,250	$2,075,380	$2,075,380	
2024	$601,130	$1,474,250	$2,075,380	$2,012,180	$43,530.24
2023	$601,130	$1,228,130	$1,829,260	$1,829,260	$39,488.61

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,075,380	$2,075,380	$2,075,380	$2,075,380
Portability	0	0	0	0
Assessed/SOH	$2,075,380	$2,075,380	$2,075,380	$2,075,380
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,075,380	$2,075,380	$2,075,380	$2,075,380

Sales History

Date	Type	Price	Book/Page or CIN
10/2/2006	SWD	$1,329,000	**42952 / 399**

Land Calculations

Price	Factor	Type
$9.00	65,992	SF
$9.00	800	OA
Adj. Bldg. S.F. (Card, Sketch)		8420
Eff./Act. Year Built: 2012/2011		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
8420								

Detail by Entity Name

Florida Limited Liability Company
JW LEE PROPERTIES, LLC

Filing Information

Document Number	L05000079515
FEI/EIN Number	72-1606554
Date Filed	08/12/2005
Effective Date	08/12/2005
State	FL
Status	ACTIVE

Principal Address

3040 SW 30TH AVE
PEMBROKE PARK, FL 33009

Changed: 04/25/2014

Mailing Address

3040 SW 30TH AVE
PEMBROKE PARK, FL 33009

Changed: 02/22/2012

Registered Agent Name & Address

Beasley, William
3040 sw 30th ave
pembroke park, FL 33009

Name Changed: 04/28/2021

Address Changed: 04/30/2024

Authorized Person(s) Detail

Name & Address

Title Manager

BEASLEY, WILLIAM
3040 SW 30TH AVE
PEMBROKE PARK, FL 33009

Annual Reports

Apr 17, 2025 at 11:46:24 AM

Apr 17, 2025 at 11:46:38 AM

Apr 17, 2025 at 11:47:02 AM
WM
WASTE MANAGEMENT
305 471 4444
954 974 7500
wm.com

Apr 17, 2025 at 11:48:29 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY	1701 S 30 AVE PEMBROKE PARK, FL 33009	1701 S 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221280020

Legal Description

MEEKINS ADD NO 1 26-5 B PT OF TRACT B DESC'D AS,COMM AT W 1/4 COR OF SEC 21-51-42,SLY 60 TO POB,S 166.50,ELY 186.34, NLY 112.85,NWLY 24.30,NWLY 172.87 TO POB,LESS PT DESC'D IN OR 21854/739 & LESS REVISED ROAD R/W DESC'D IN OR 22336/684

Case Status Open **Case #** 10955 **Date Next Inspection** 9/17/2025

Notes 1. Overgrown weeds and vines growing on the chain-link fence. Trim weeds and remove vines from the chain-link fence.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/21/2025		Notice of Violation	Regular Mail
8/25/2025	9/17/2025	Notice of Formal Hearing - Notice w/ NOV	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/17/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 9/17/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 9/17/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 9/17/2025

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/25/2025

Sent To:

FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

Case #:

10955

Property Owner:

FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221280020

Legal Description:

MEEKINS ADD NO 1 26-5 B PT OF TRACT B DESC'D AS,COMM AT W 1/4 COR OF SEC 21-51-42,SLY 60 TO POB,S 166.50,ELY 186.34, NLY 112.85,NWLY 24.30,NWLY 172.87 TO POB,LESS PT DESC'D IN OR 21854/739 & LESS REVISED ROAD R/W DESC'D IN OR 22336/684

AKA:

1701 S 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/21/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
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1. Overgrown weeds and vines growing on the chain-link fence. Trim weeds and remove vines from the chain-link fence.

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 September, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code 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.

Jeffrey Louis

Permit Tech

8/25/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY CASE NO. 10955

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1701 S 30 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY AT 06:01 P.M. ON THE 29 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 29 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 _____

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

Case 10955

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/25/2025

Case #:
10955

Sent To:
FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

Property Owner:
FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

08/29/2025 18:01

Property Description:

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/25/2025

Case #:
10955

Sent To:
FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

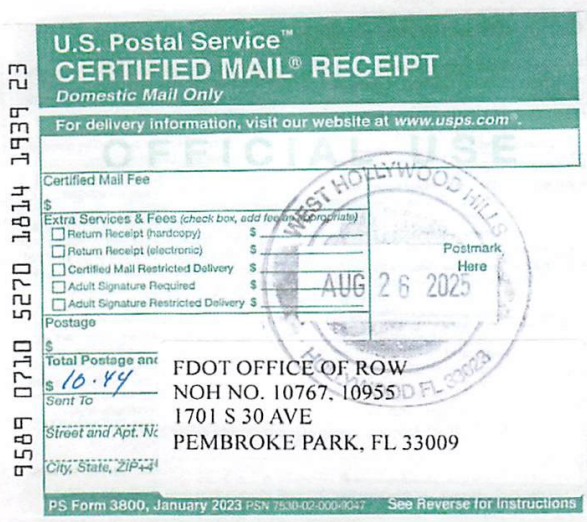
Property Owner:
FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

08/29/2025 18:01

Property Description:



9589 0710 5270 1814 1939 23

U.S. Postal Service™
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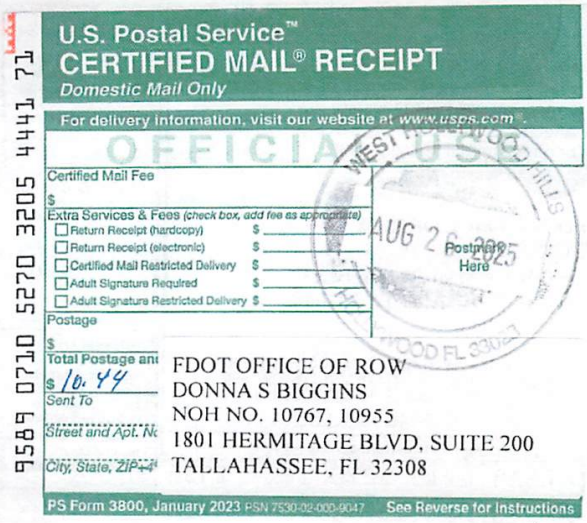
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 10.44
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here
AUG 26 2025

FDOT OFFICE OF ROW
NOH NO. 10767, 10955
1701 S 30 AVE
PEMBROKE PARK, FL 33009

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



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U.S. Postal Service™
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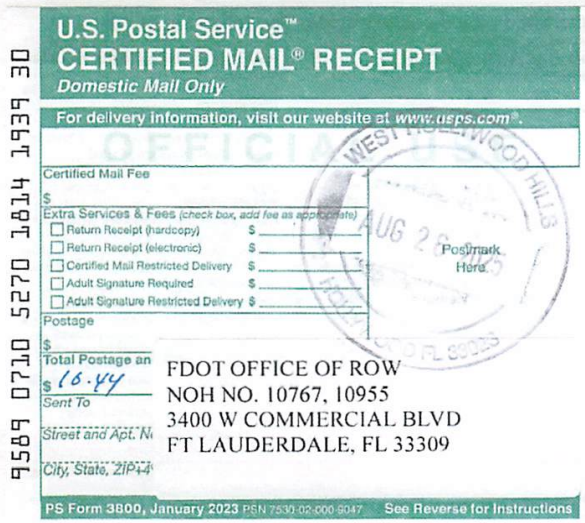
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check 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
$ 10.44
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here
AUG 26 2025

FDOT OFFICE OF ROW
DONNA S BIGGINS
NOH NO. 10767, 10955
1801 HERMITAGE BLVD, SUITE 200
TALLAHASSEE, FL 32308

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



9589 0710 5270 1814 1939 30

U.S. Postal Service™
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Domestic Mail Only

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

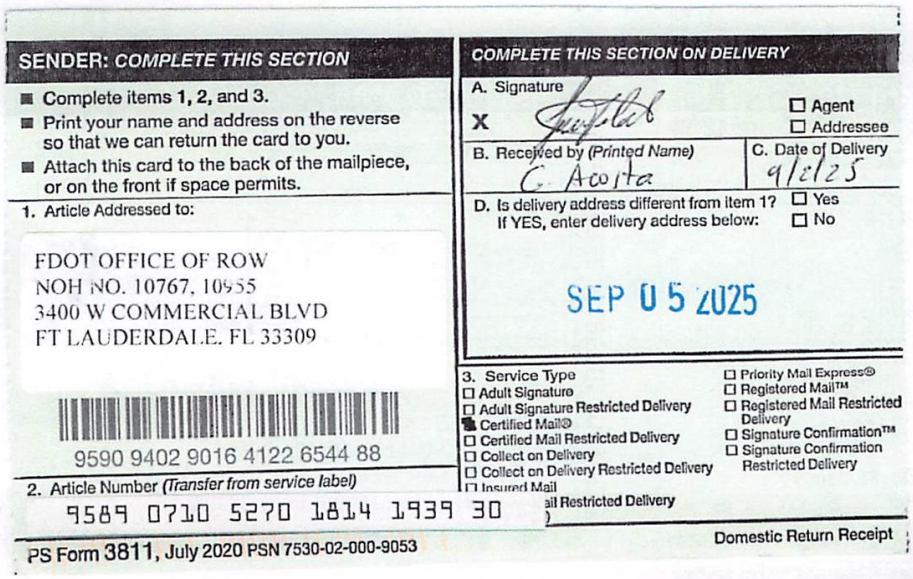
OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 10.44
Sent To
Street and Apt. No.
City, State, ZIP+4

Postmark Here
AUG 26 2025

FDOT OFFICE OF ROW
NOH NO. 10767, 10955
3400 W COMMERCIAL BLVD
FT LAUDERDALE, FL 33309

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:

FDOT OFFICE OF ROW
NOH NO. 10767, 10955
3400 W COMMERCIAL BLVD
FT LAUDERDALE, FL 33309

9590 9402 9016 4122 6544 88

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 1939 30

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Acosta

C. Date of Delivery
9/2/25

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

SEP 05 2025

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

Case #:

10955

Date:

04/21/2025

Property Owner:

FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY

1701 S 30 AVE
PEMBROKE PARK, FL 33009

Property Description:

514221280020

Certified Mail #:

Legal Description:

MEEKINS ADD NO 1 26-5 B PT OF TRACT B DESC'D AS,COMM AT W 1/4 COR OF SEC 21-51-42,SLY 60 TO POB,S 166.50,ELY 186.34, NLY 112.85,NWLY 24.30,NWLY 172.87 TO POB,LESS PT DESC'D IN OR 21854/739 & LESS REVISED ROAD R/W DESC'D IN OR 22336/684

AKA:

1701 S 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/21/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	15

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Notes/Means of Correction:

1. Overgrown weeds and vines growing on the chain-link fence. Trim weeds and remove vines from the chain-link fence.

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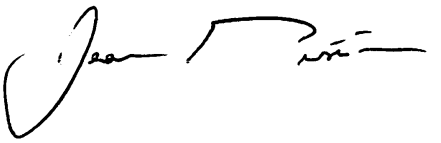
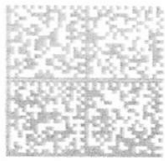
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

Jean Gustin 

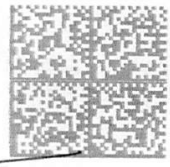
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



Attn: Donna S Biggins
FDOT
1801 Hermitage Blvd
Suite 200
Tallahassee, FL 32308

NOV
10955
JG

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



Florida Dept of Transportation
3400 W Commercial Blvd
Fort Lauderdale, FL 33309

NOV
10955
JG

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

NOV
JG

Sent To:

FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY

1701 S 30 AVE

Case #:

10955

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1701 S 30 AVENUE, PEMBROKE PARK FL 33009
Property Owner	FLORIDA DEPT OF TRANSPORTATION OFFICE OF RIGHT OF WAY
Mailing Address	3400 W COMMERCIAL BLVD FORT LAUDERDALE FL 33309-3421

ID #	5142 21 28 0020
Millage	0613
Use	94

Abbr Legal Description	MEEKINS ADD NO 1 26-5 B PT OF TRACT B DESC'D AS,COMM AT W 1/4 COR OF SEC 21-51-42,SLY 60 TO POB,S 166.50,ELY 186.34, NLY 112.85,NWLY 24.30,NWLY 172.87 TO POB,LESS PT DESC'D IN OR 21854/739 & LESS REVISED ROAD R/W DESC'D IN OR 22336/684

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$8,290		$8,290	$8,290	
2024	$8,290		$8,290	$8,290	
2023	$8,130		$8,130	$8,130	

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$8,290	$8,290	$8,290	$8,290
Portability	0	0	0	0
Assessed/SOH	$8,290	$8,290	$8,290	$8,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 10	$8,290	$8,290	$8,290	$8,290
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
5/11/1994	D		22336 / 681
6/1/1965	WD	$40,000	

Land Calculations

Price	Factor	Type
$0.51	16,253	SF
Adj. Bldg. S.F.		

Special Assessments

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

Detail by Entity Name

Florida Not For Profit Corporation
FLORIDA DEPARTMENT OF TRANSPORTATION FINANCING CORPORATION

Filing Information

Document Number	N17000007543
FEI/EIN Number	82-4725841
Date Filed	07/20/2017
State	FL
Status	ACTIVE

Principal Address

1801 HERMITAGE BLVD
SUITE 200
TALLAHASSEE, FL 32308

Mailing Address

P.O. BOX 13300
TALLAHASSEE, FL 32317

Registered Agent Name & Address

BIGGINS, DONNA S
1801 HERMITAGE BLVD
SUITE 200
TALLAHASSEE, FL 32308

Officer/Director Detail

Name & Address

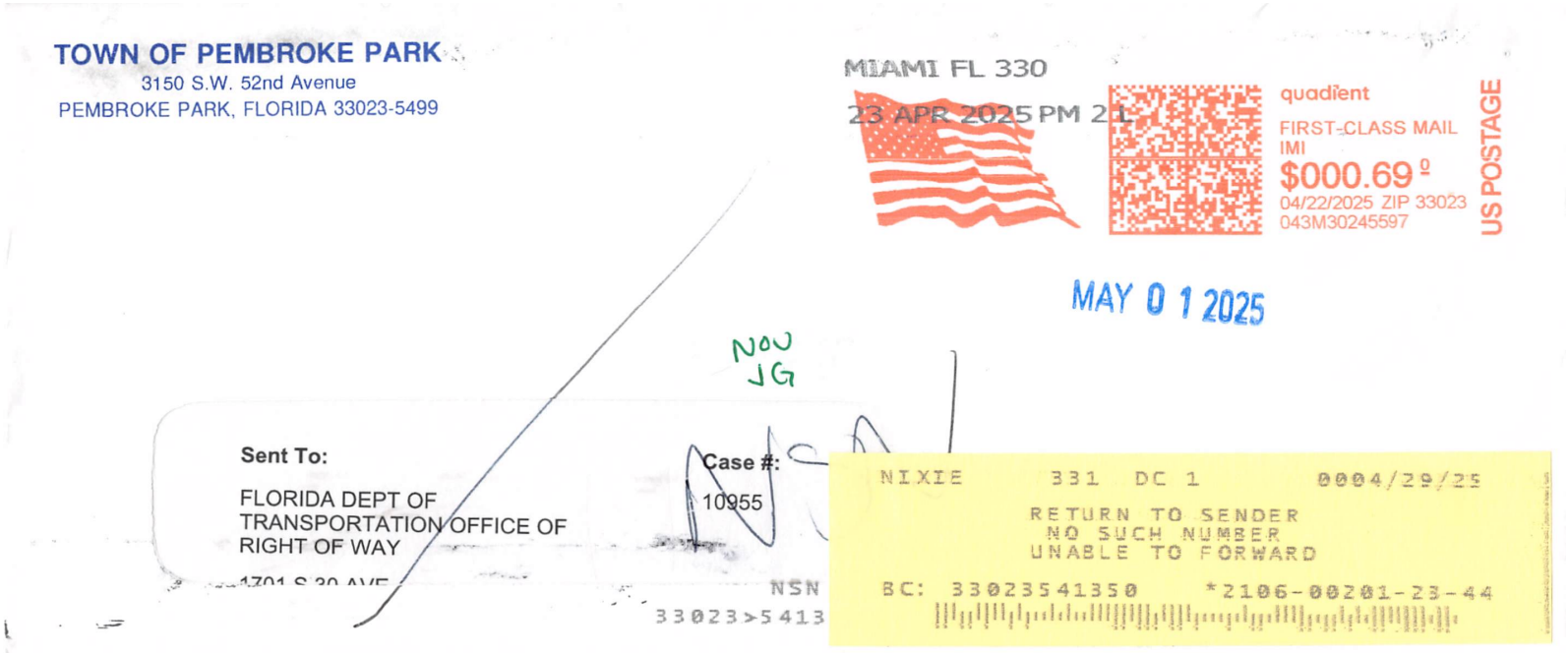
Title D, President, CEO

WATKINS, BEN
1801 HERMITAGE BLVD
TALLAHASSEE, FL 32308

Title D

Perdue, Jared
605 SUWANNEE ST
TALLAHASSEE, FL 32399

Title Secretary, Treasurer



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

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NOV
JG

Sent To:

FLORIDA DEPT OF
TRANSPORTATION OFFICE OF
RIGHT OF WAY
1701 S 30 AVE

Case #:
10955

NSN
33023>5413

NIXIE 331 DC 1 0004/29/25
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *2106-00201-23-44

Apr 21, 2025 at 9:58:37 AM

Case Overview

Property/Incident Information

Owner	Address	Site Address
DE JESUS PETROCELLI RAMOS,YNARU	5040 SW 37 ST PEMBROKE PARK, FL 33023	5040 SW 37 ST, PEMBROKE PARK, FL 33023

Folio

514230400350

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF LOT 23A DESC AS: COMM AT SE COR OF SAID LOT 23A, NW 193.53 TO POB, W 19.92, N 72.87, E 19.92, S 72.87 TO POB AKA: BLDG 4 LOT 5 MAGNOLIA AT PEMBROKE PARK

Case Status Open **Case #** 10973 **Date Next Inspection** 9/17/2025

Notes 1.Wooden fence installed without a building permit. Obtain plans for permits and complete all inspections.
2. Pergola installed without a building permit. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/25/2025		Notice of Violation	Regular Mail
8/25/2025	9/17/2025	Notice of Formal Hearing - Notice w/ NOV	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: 9/17/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/17/2025

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/25/2025

Sent To:

DE JESUS PETROCELLI
RAMOS,YNARU

5040 SW 37 ST
PEMBROKE PARK, FL 33023

Case #:

10973

Property Owner:

DE JESUS PETROCELLI
RAMOS,YNARU

5040 SW 37 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230400350

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF LOT 23A DESC AS: COMM AT SE COR OF SAID LOT 23A, NW 193.53 TO POB, W 19.92, N 72.87, E 19.92, S 72.87 TO POB AKA: BLDG 4 LOT 5 MAGNOLIA AT PEMBROKE PARK

AKA:

5040 SW 37 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/25/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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1.Wooden fence installed without a building permit. Obtain plans for permits and complete all inspections.
2. Pergola installed without a building permit. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of September, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jeffrey Louis

Permit Tech

8/25/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DE JESUS PETROCELLI RAMOS, YNARU CASE NO. 10973

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DE JESUS PETROCELLI RAMOS, YNARU

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5040 SW 37 ST, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: DE JESUS PETROCELLI RAMOS, YNARU AT 06:31 P.M. ON THE 29 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

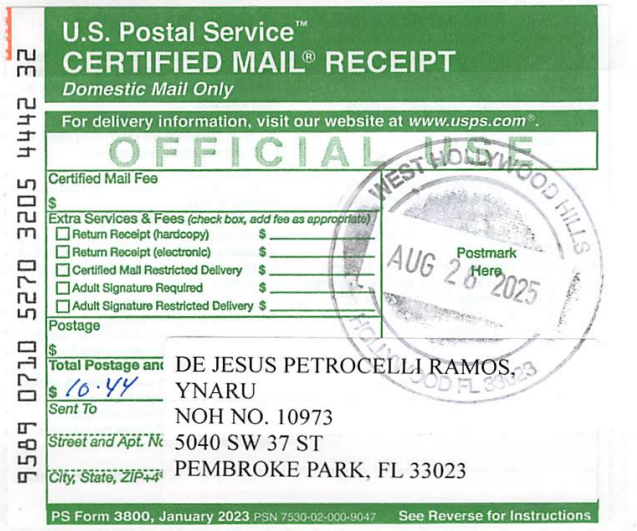
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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

Case 10973



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 10.44

Sent To
DE JESUS PETROCELLI RAMOS, YNARU

Street and Apt. No
NOH NO. 10973
5040 SW 37 ST

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

Postmark Here
AUG 28 2025
WEST HOLLYWOOD HILLS

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DE JESUS PETROCELLI RAMOS,YNARU 5040 SW 37 ST PEMBROKE PARK, FL 33023	10973	04/25/2025

Property Owner:	Property Description:	Certified Mail #:
DE JESUS PETROCELLI RAMOS,YNARU 5040 SW 37 ST PEMBROKE PARK, FL 33023	514230400350	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF LOT 23A DESC AS: COMM AT SE COR OF SAID LOT 23A, NW 193.53 TO POB, W 19.92, N 72.87, E 19.92, S 72.87 TO POB AKA: BLDG 4 LOT 5 MAGNOLIA AT PEMBROKE PARK	5040 SW 37 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/25/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1.Wooden fence installed without a building permit. Obtain plans for permits and complete all inspections.
2. Pergola installed without a building permit. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5040 SW 37 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 40 0350
Property Owner	DE JESUS PETROCELLI RAMOS, YNARU	Millage	0613
Mailing Address	5040 SW 37 ST PEMBROKE PARK FL 33023	Use	01-04

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF LOT 23A DESC AS: COMM AT SE COR OF SAID LOT 23A, NW 193.53 TO POB, W 19.92, N 72.87, E 19.92, S 72.87 TO POB AKA: BLDG 4 LOT 5 MAGNOLIA AT PEMBROKE PARK

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$13,060	$437,100	$450,160	$450,160	
2024	$43,530		$43,530	$43,530	$932.87
2023					

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$450,160	$450,160	$450,160	$450,160
Portability	0	0	0	0
Assessed/SOH	$450,160	$450,160	$450,160	$450,160
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	$450,160	$450,160	$450,160	$450,160

Sales History

Date	Type	Price	Book/Page or CIN
11/11/2024	SWD-Q	$500,000	119901465
10/9/2024	SW*-D	$1,648,800	119843692
11/13/2023	SW*-D	$5,300,000	119230740

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,451	SF

Adj. Bldg. S.F. (Card, Sketch)	1295
Units/Beds/Baths	1/3/2.5
Eff./Act. Year Built: 2025/2024	

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								

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

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04/28/2025 ZI
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NOV
JR

Sent To:

DE JESUS PETROCELLI
RAMOS,YNARU

5040 SW 37 ST
PEMBROKE PARK, FL 33023

Case #:

10973

NOV
JR

04/04/2025 11:12

04/04/2025 11:13

04/04/2025 11:13

Case Overview

Property/Incident Information

Owner	Address	Site Address
BRODERICK,SAMANTHA E NORDE,EMMANUEL PETER	5030 SW 37 ST PEMBROKE PARK, FL 33023	5030 SW 37 ST, PEMBROKE PARK, FL 33023

Folio

514230400340

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF LOT 23A DESC AS:COMM AT SE COR OF SAID LOT 23A, NW 173.70 TO POB, W 19.92,N 72.87, E 19.92, S 72.87 TO POB AKA: BLDG 4 LOT 4 MAGNOLIA AT PEMBROKE PARK

Case Status Open **Case #** 10975 **Date Next Inspection** 9/17/2025

Notes 1. Installed a fence without building a permit. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/25/2025		Notice of Violation	Regular Mail
8/25/2025	9/17/2025	Notice of Formal Hearing - Notice w/ NOV	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: 9/17/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/17/2025

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/25/2025

Sent To:

BRODERICK,SAMANTHA E
NORDE,EMMANUEL PETER

5030 SW 37 ST
PEMBROKE PARK, FL 33023

Case #:

10975

Property Owner:

BRODERICK,SAMANTHA E
NORDE,EMMANUEL PETER

5030 SW 37 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230400340

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF LOT 23A DESC AS:COMM AT SE COR OF SAID LOT 23A, NW 173.70 TO POB, W 19.92,N 72.87, E 19.92, S 72.87 TO POB AKA: BLDG 4 LOT 4 MAGNOLIA AT PEMBROKE PARK

AKA:

5030 SW 37 ST, PEMBROKE PARK, FL 33023

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of September, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jeffrey Louis

Permit Tech

8/25/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BRODERICK,SAMANTHA E NORDE,EMMANUEL PETER CASE NO. 10975

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BRODERICK,SAMANTHA E NORDE,EMMANUEL PETER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5030 SW 37 ST, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: BRODERICK,SAMANTHA E NORDE,EMMANUEL PETER AT 06:30 P.M. ON THE 29 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

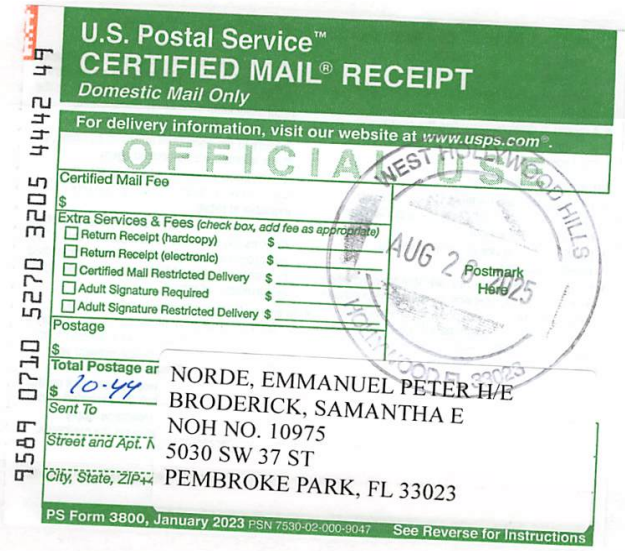
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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

Case 10975



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage ar
$ 10.44

Sent To
NORDE, EMMANUEL PETER H/E
BRODERICK, SAMANTHA E
NOH NO. 10975

Street and Apt. N
5030 SW 37 ST

City, State, ZIP+
PEMBROKE PARK, FL 33023

AUG 2 2025
Postmark Here

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

9589 0710 5270 3205 4442 49

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BRODERICK,SAMANTHA E NORDE,EMMANUEL PETER 5030 SW 37 ST PEMBROKE PARK, FL 33023	10975	04/25/2025

Property Owner:	Property Description:	Certified Mail #:
BRODERICK,SAMANTHA E NORDE,EMMANUEL PETER 5030 SW 37 ST PEMBROKE PARK, FL 33023	514230400340	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF LOT 23A DESC AS:COMM AT SE COR OF SAID LOT 23A, NW 173.70 TO POB, W 19.92,N 72.87, E 19.92, S 72.87 TO POB AKA: BLDG 4 LOT 4 MAGNOLIA AT PEMBROKE PARK	5030 SW 37 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/25/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Installed a fence without building a permit. Obtain plans for permits and complete all inspections. Double permit fee assessed. Contact the Building Dept at 754-232-1626 for permit inquiry.

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

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

Joseline Ramirez
Chief Code Compliance Officer

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

quadient
FIRST-CLASS
IMI
$000.69
04/28/2025 ZIP
043M30245597

NOV
JR

Sent To:

BRODERICK,SAMANTHA E
NORDE,EMMANUEL PETER

5030 SW 37 ST
PEMBROKE PARK, FL 33023

Case #:

10975

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5030 SW 37 STREET, PEMBROKE PARK FL 33023
Property Owner	NORDE, EMMANUEL PETER H/E BRODERICK, SAMANTHA E
Mailing Address	5030 SW 37 ST PEMBROKE PARK FL 33023

ID #	5142 30 40 0340
Millage	0613
Use	01-04

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC A POR OF LOT 23A DESC AS:COMM AT SE COR OF SAID LOT 23A, NW 173.70 TO POB, W 19.92,N 72.87, E 19.92, S 72.87 TO POB AKA: BLDG 4 LOT 4 MAGNOLIA AT PEMBROKE PARK

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$13,060	$452,250	$465,310	$465,310	
2024	$43,530		$43,530	$43,530	$932.87
2023					

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$465,310	$465,310	$465,310	$465,310
Portability	0	0	0	0
Assessed/SOH 25	$465,310	$465,310	$465,310	$465,310
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,722	0	$25,722	$25,722
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$414,588	$440,310	$414,588	$414,588

Sales History

Date	Type	Price	Book/Page or CIN
11/11/2024	SWD-Q	$517,100	119900165
10/9/2024	SW*-D	$1,648,800	119843692
11/13/2023	SW*-D	$5,300,000	119230740

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,451	SF
Adj. Bldg. S.F. (Card, Sketch)		1295
Units/Beds/Baths		1/3/2.5
Eff./Act. Year Built: 2025/2024		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								

04/04/2025 11:13

Case Overview

Property/Incident Information

Owner	Address	Site Address
1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT	1950 SW 30 AVE Pembroke Park, FL 33009	1950 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221280026

Legal Description

MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30

Case Status Open **Case #** 10995 **Date Next Inspection** 9/17/2025

Notes

1. Comfyship Florida operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within the unit.
4. Electrical lighting without a permit.
5. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/1/2025		Notice of Violation	Regular Mail
8/25/2025	9/17/2025	Notice of Formal Hearing - Notice w/ NOV	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: 9/17/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/17/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/17/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.	Not in Compliance - Reinspection Date: 9/17/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 9/17/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 9/17/2025

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/25/2025

Sent To:

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT

1950 SW 30 AVE
Pembroke Park, FL 33009

Case #:

10995

Property Owner:

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT

1950 SW 30 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514221280026

Legal Description:

MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30

AKA:

1950 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/1/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

1. Comfyship Florida operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within the unit.
4. Electrical lighting without a permit.
5. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of September, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jeffrey Louis

Permit Tech

8/25/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

1950 SOUTH 30 AVENUE LLC CASE NO. 10995

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1950 SOUTH 30 AVENUE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1950 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: 1950 SOUTH 30 AVENUE LLC AT 06:04 P.M. ON THE 29 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 29 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

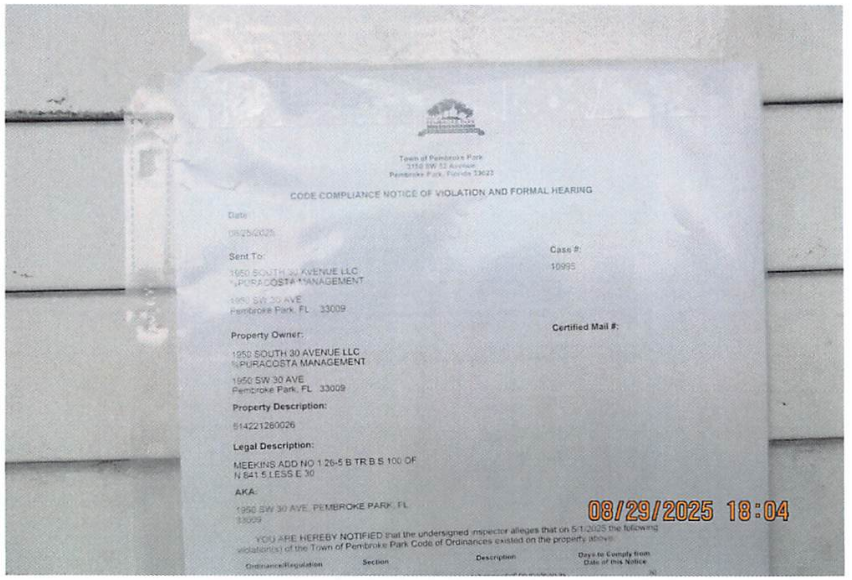
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

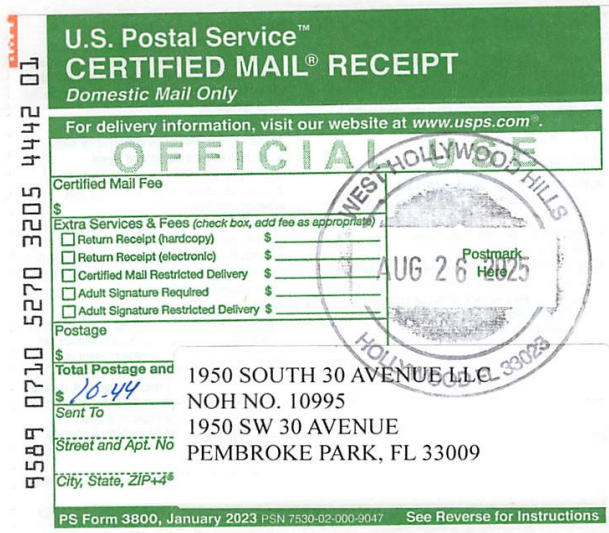
AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.

Case 10995

1950
08/29/2025 18:04

08/29/2025 18:04


Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/25/2025
Case #:
10995
Sent To:
1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
1950 SW 30 AVE
Pembroke Park, FL 33009
Certified Mail #:
Property Owner:
1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT
1950 SW 30 AVE
Pembroke Park, FL 33009
Property Description:
514221260026
Legal Description:
MEEKINS ADD NO 1 26-5 B TR B,S 100 OF
N 841.5 LESS E 30
AKA:
1950 SW 30 AVE, PEMBROKE PARK, FL
33009
08/29/2025 18:04
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/1/2025 the following
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from
Date of this Notice



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Extra Services & Fees (check 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
$ 10.44

Sent To
1950 SOUTH 30 AVENUE LLC
NOH NO. 10995

Street and Apt. No
1950 SW 30 AVENUE

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

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

WEST HOLLYWOOD HILLS
AUG 26 2025
HOLLYWOOD FL 33023
Postmark Here

9589 0710 5270 3205 4442 01

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OFFICIAL USE

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

Postage
$

Total Postage and
$ 10.44

Sent To
1950 SOUTH 30 AVENUE LLC
NOH NO. 10995

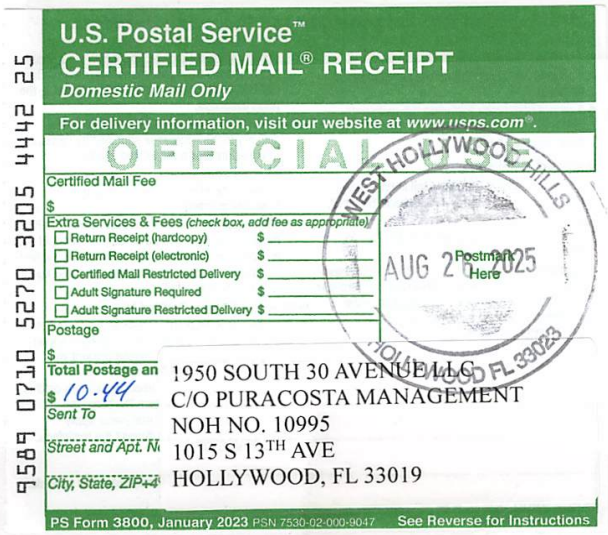
Street and Apt. No
PO BOX 85278

City, State, ZIP+4®
HALLANDALE BEACH, FL 33008

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

WEST HOLLYWOOD HILLS
AUG 26 2025
HOLLYWOOD FL 33023
Postmark Here

9589 0710 5270 3205 4442 18



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OFFICIAL USE

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

Postage
$

Total Postage an
$ 10.44

Sent To
1950 SOUTH 30 AVENUE LLC
C/O PURACOSTA MANAGEMENT
NOH NO. 10995

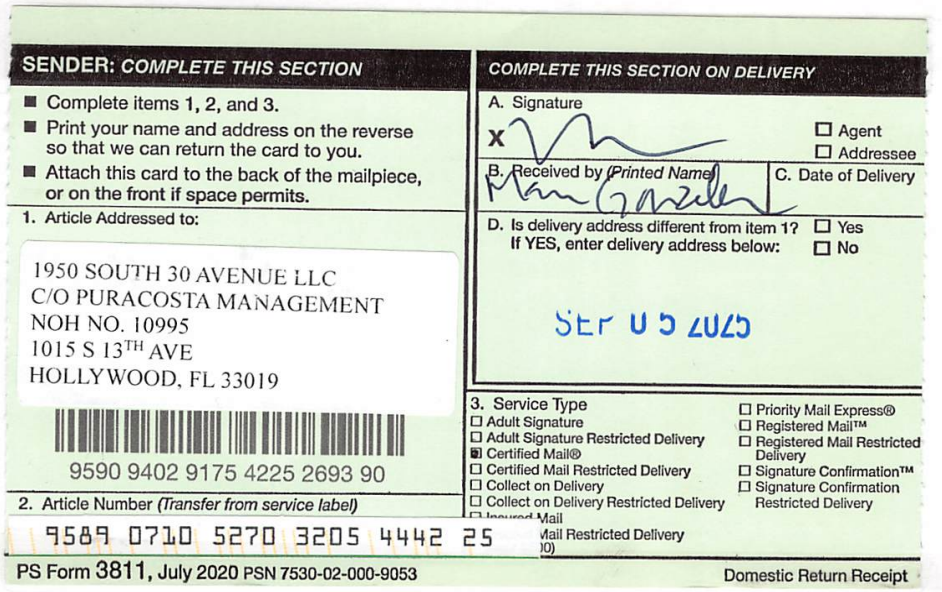
Street and Apt. N
1015 S 13TH AVE

City, State, ZIP+4
HOLLYWOOD, FL 33019

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

WEST HOLLYWOOD HILLS
AUG 26 2025
HOLLYWOOD FL 33023
Postmark Here

9589 0710 5270 3205 4442 25



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

1950 SOUTH 30 AVENUE LLC
C/O PURACOSTA MANAGEMENT
NOH NO. 10995
1015 S 13TH AVE
HOLLYWOOD, FL 33019

9590 9402 9175 4225 2693 90

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4442 25

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

SEP 05 2025

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery
)0)

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT 1950 SW 30 AVE Pembroke Park, FL 33009	10995	05/01/2025

Property Owner:	Property Description:	Certified Mail #:
1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT 1950 SW 30 AVE Pembroke Park, FL 33009	514221280026	

Legal Description:	AKA:
MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30	1950 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/1/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-176 (a). - Annual renewal and delinquent renewal penalties.	A certificate of use must be obtained annually. Certificate of use renewal fees are due and payable on October 1 of each year. Any person failing to timely apply for the annual renewal of a certificate of use as required by this article shall be issued a certificate of use only upon the payment of the annual fee amount and a delinquency payment of ten (10) percent of the annual fee amount for the month of November or portion thereof, and an additional five (5) percent of the annual fee amount for each month of delinquency thereafter or portion thereof until paid. The total delinquency payment shall not exceed twenty-five (25) percent of the annual renewal fee. Renewal payments must be received by the license section of the Town prior to the first day of each penalty month to avoid additional penalties.	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30

Notes/Means of Correction:

1. Comfyship Florida operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within the unit.
4. Electrical lighting without a permit.
5. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.

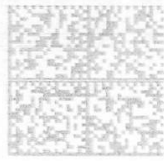
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

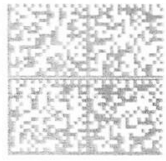
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



1950 South 30 Avenue LLC
Maria Gonzalez
1015 S 13th Ave
Hollywood, FL 33019

NOV
10995
JR

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



1950 South 30 Avenue LLC
%. Puracosta Management
Po Box 85278
Hallandale Beach, FL 33008

NOV
10995
JR

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

NOV
JR

Sent To:

1950 SOUTH 30 AVENUE LLC
%PURACOSTA MANAGEMENT

1950 SW 30 AVE
Pembroke Park, FL 33009

Case #:

10305

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**1950 SW 30 AVENUE, PEMBROKE PARK FL 33009**
Property Owner	1950 SOUTH 30 AVENUE LLC
Mailing Address	%PURACOSTA MANAGEMENT PO BOX 85278 HALLANDALE BEACH FL 33008

ID #	5142 21 28 0026
Millage	0613
Use	48-10

Abbr Legal Description	MEEKINS ADD NO 1 26-5 B TR B S 100 OF N 841.5,LESS E 30

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$200,720	$1,384,810	$1,585,530	$1,178,470	
2024	$200,720	$999,440	$1,200,160	$1,071,340	$23,792.01
2023	$150,540	$823,410	$973,950	$973,950	$21,024.86

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,585,530	$1,585,530	$1,585,530	$1,585,530
Portability	0	0	0	0
Assessed/SOH	$1,178,470	$1,585,530	$1,178,470	$1,178,470
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$1,178,470	$1,585,530	$1,178,470	$1,178,470

Sales History

Date	Type	Price	Book/Page or CIN
2/9/2008	QCD-T	$100	**45130 / 778**
3/14/2006	QCD	$100	**41968 / 1364**
10/31/2002	SWD	$426,500	**34098 / 619**
4/30/1999	TD*	$440,000	**29583 / 213**
5/12/1998	WD*	$100	**28258 / 661**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$12.00	16,727	SF
Adj. Bldg. S.F. (Card, Sketch)		8765
Eff./Act. Year Built: 1970/1969		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
8765								

Detail by Entity Name

Florida Limited Liability Company
1950 SOUTH 30 AVENUE, LLC

Filing Information

Document Number	L08000014366
FEI/EIN Number	33-1203583
Date Filed	02/08/2008
State	FL
Status	ACTIVE
Last Event	LC DISSOCIATION MEM
Event Date Filed	06/21/2022
Event Effective Date	NONE

Principal Address

10911 North Bayshore Drive
Miami, FL 33161

Changed: 01/23/2022

Mailing Address

C/o Puracosta Management
PO Box 85278
Hallandale, FL 33008

Changed: 01/23/2022

Registered Agent Name & Address

Gonzalez, Maria
1015 S 13th Ave
Hollywood, FL 33019

Name Changed: 04/17/2023

Address Changed: 01/23/2022

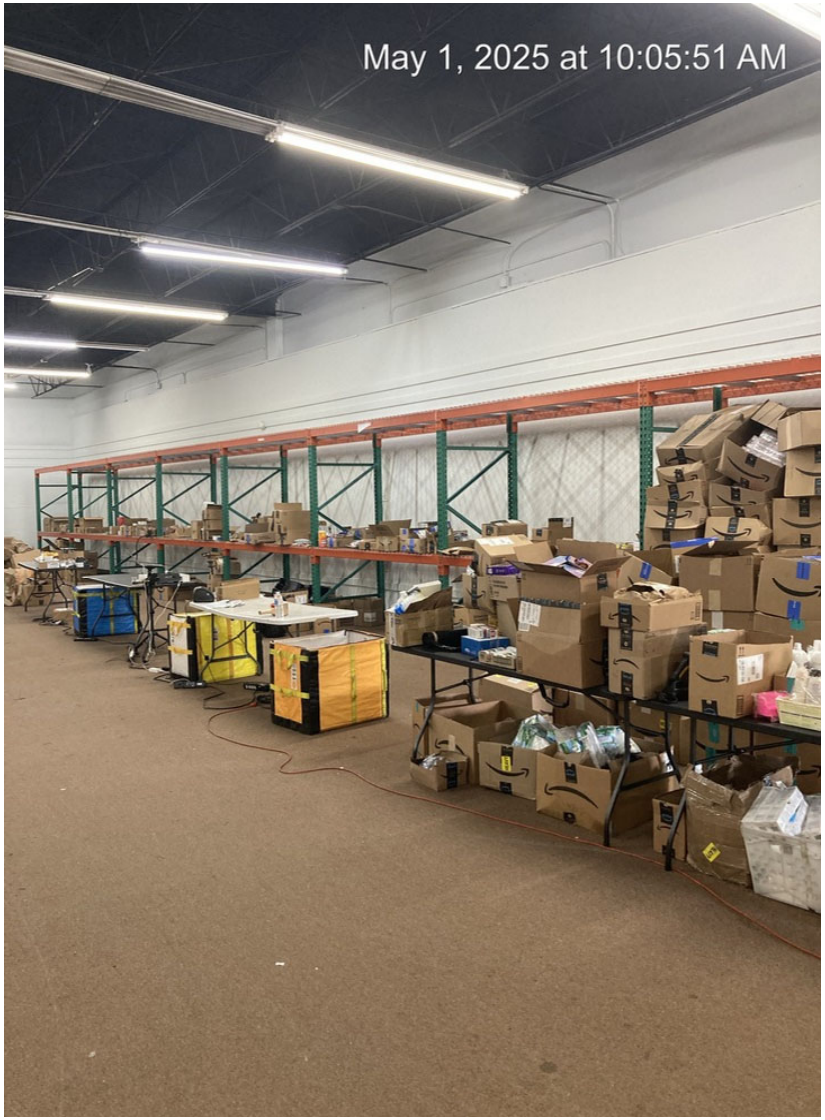
Authorized Person(s) Detail

Name & Address

Title MGR

May 1, 2025 at 10:03:59 AM
1950

May 1, 2025 at 10:05:48 AM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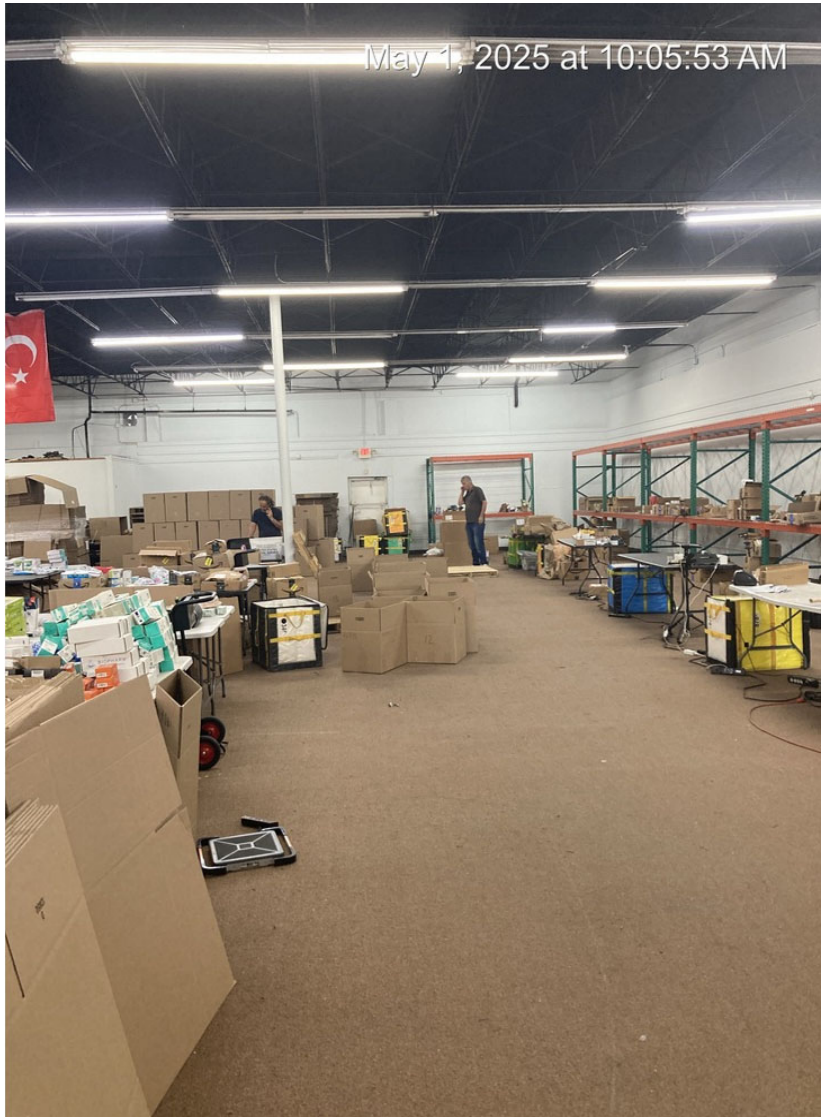
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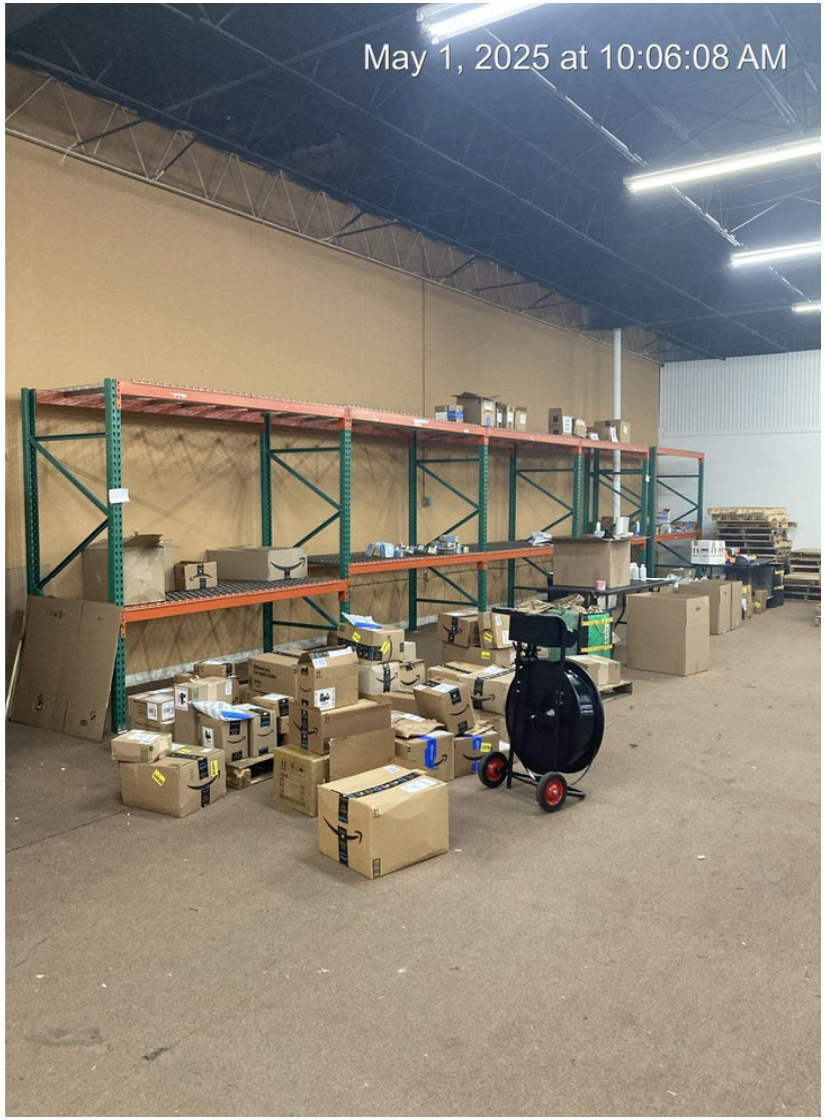
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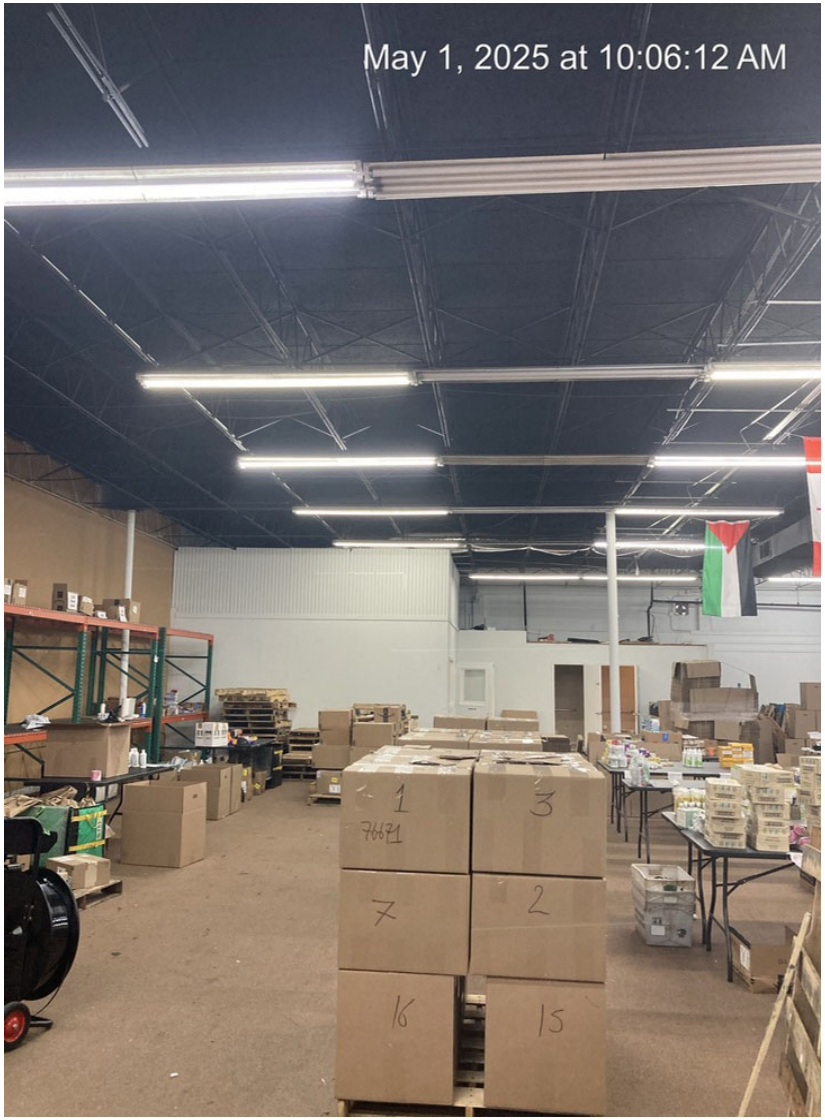
May 1, 2025 at 10:06:12 AM

May 1, 2025 at 10:06:18 AM

May 1, 2025 at 10:06:25 AM

May 1, 2025 at 10:06:43 AM
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May 1, 2025 at 10:07:30 AM
comfyship
Florida
Fulfillment Center
"Your Hand Is Reaching Out The World"
1950 SW 30th Ave
Hallandale, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	3936 PEMBROKE RD PEMBROKE PARK, FL 33021	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status Open **Case #** 9700 **Date Next Inspection** 9/17/2025

Notes

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/31/2024		Notice of Violation	Regular Mail
12/17/2024		Affidavit of Non-Compliance	Certified Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
5/21/2025	5/21/2025	Amended Final Order	Certified Mail Hand
8/25/2025	9/17/2025	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: 9/17/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/17/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/17/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 9/17/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 9/17/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 9/17/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	Not in Compliance - Reinspection Date: 9/17/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$4,250.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$4,450.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$4,450.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
PEMBROKE ROAD CENTER LLC 3936 PEMBROKE RD PEMBROKE PARK, FL 33021	9700	08/25/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE ROAD CENTER LLC 3936 PEMBROKE RD PEMBROKE PARK, FL 33021	514220160017	

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **17th day of September, 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.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 9700

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3936 PEMBROKE ROAD, PEMBROKE PARK, FL 33021

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 05:42 P.M. ON THE 29 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

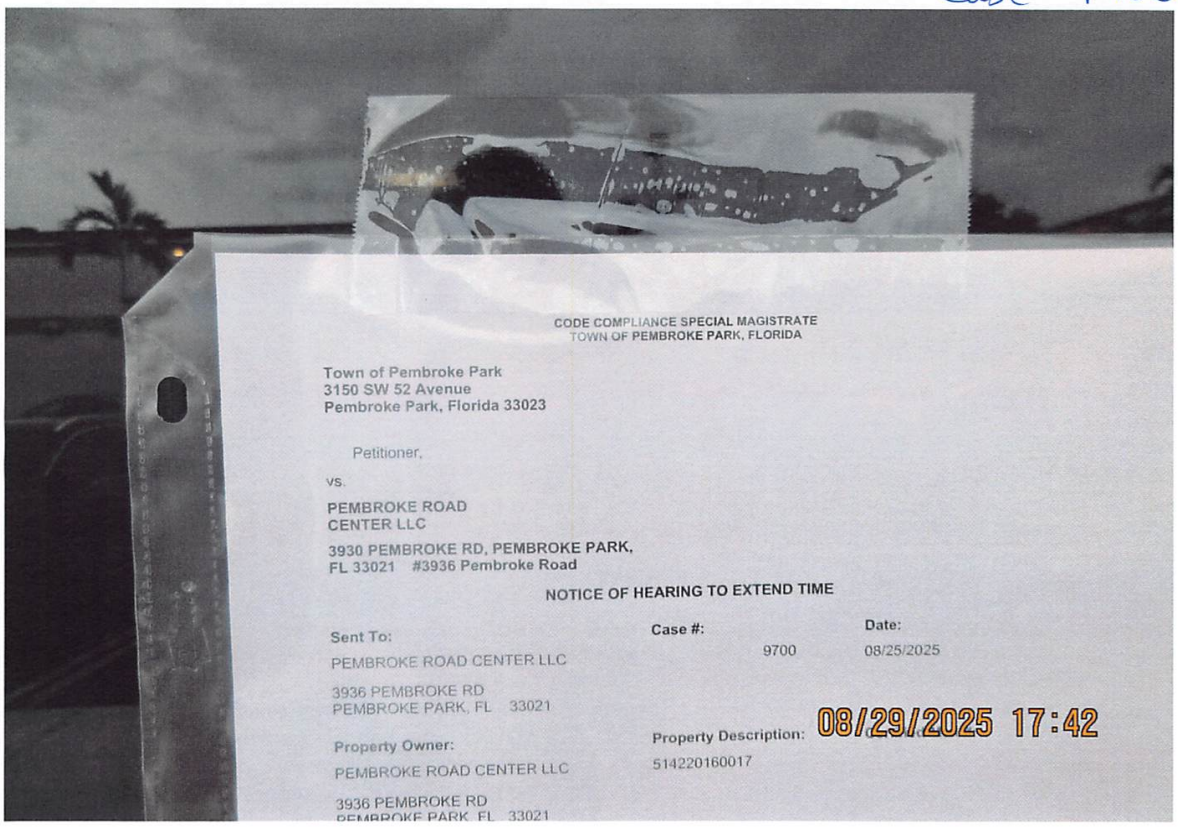
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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

Case 9700


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
PEMBROKE ROAD
CENTER LLC
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road
NOTICE OF HEARING TO EXTEND TIME
Sent To:
PEMBROKE ROAD CENTER LLC
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021
Property Owner:
PEMBROKE ROAD CENTER LLC
3936 PEMBROKE RD
Case #:
9700
Date:
08/25/2025
Property Description:
514220160017
08/29/2025 17:42

KE-OUT
OPEN
3936
CARIBBEAN RESTAURANT
08/29/2025 17:42

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 8/11/2025 Phone: _____

Email: _____

Property Address: 3936 Pembroke Rd

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Gustavo Drummond (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9700 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 08/20 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 5/21/2025 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:
5-105, 15-17, 15-175, 15-177, 15-28, 15-40C, 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.

Gustavo Drummond
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of ~~Broward~~ Palm Beach)

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

SWORN TO AND SUBSCRIBED before me on 14th day of August, 2025.

Jared W. Harper
Notary
My Commission expires May 16 2027

JARED WAYNE HARPER
Notary Public - State of Florida
Commission # HH 399182
My Comm. Expires May 16, 2027
Bonded through National Notary Assn.

9589 0710 5270 3205 4443 31

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

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

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check 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
$ 10.44

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

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
HAF NO. 5053 & HET NO. 9700
1200 BRICKELL AVE STE 510
MIAMI, FL 33131

Postmark Here
AUG 26 2025
WEST HOLLYWOOD HILLS FL 33023

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

9589 0710 5270 3205 4443 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
$ 10.44

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

PEMBROKE ROAD CENTER LLC
HAF NO. 5053 & HET NO. 9700
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Postmark Here
AUG 26 2025
WEST HOLLYWOOD HILLS FL 33023

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

9589 0710 5270 3205 4443 00

U.S. Postal Service™
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Domestic Mail Only

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

OFFICIAL USE

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

Postage
$

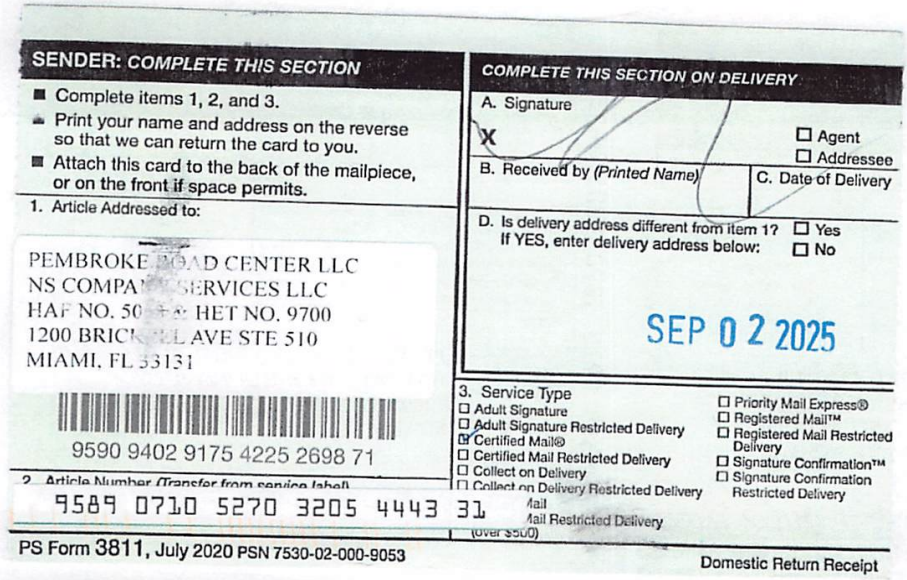
Total Postage and
$ 10.44

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

PEMBROKE ROAD CENTER LLC
HET NO. 9700
3936 PEMBROKE ROAD
PEMBROKE PARK, FL 33021

Postmark Here
AUG 26 2025
WEST HOLLYWOOD HILLS FL 33023

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPA SERVICES LLC
HAF NO. 50 & HET NO. 9700
1200 BRIC EL AVE STE 510
MIAMI, FL 33131

9590 9402 9175 4225 2698 71

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4443 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

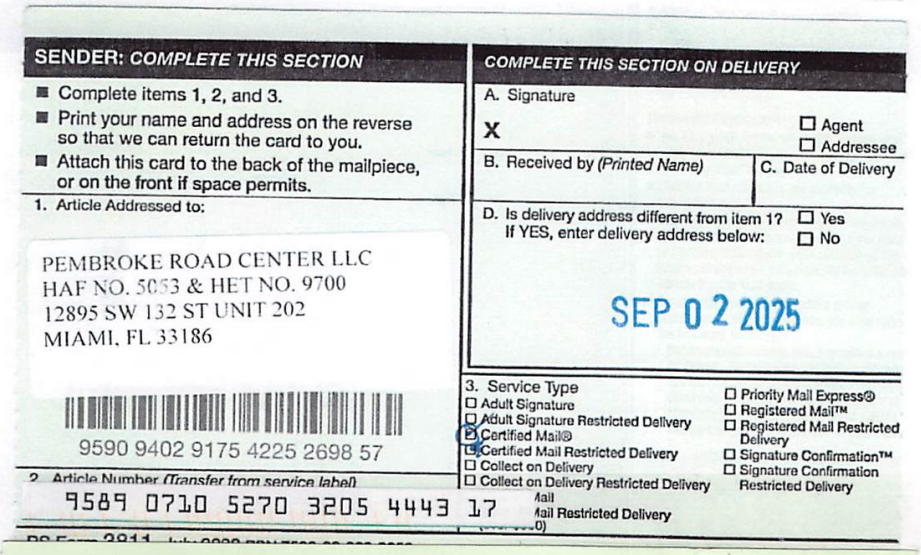
B. Received by (Printed Name) C. Date of Delivery

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

SEP 0 2 2025

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

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



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1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HAF NO. 5053 & HET NO. 9700
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

9590 9402 9175 4225 2698 57

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4443 17

COMPLETE THIS SECTION ON DELIVERY

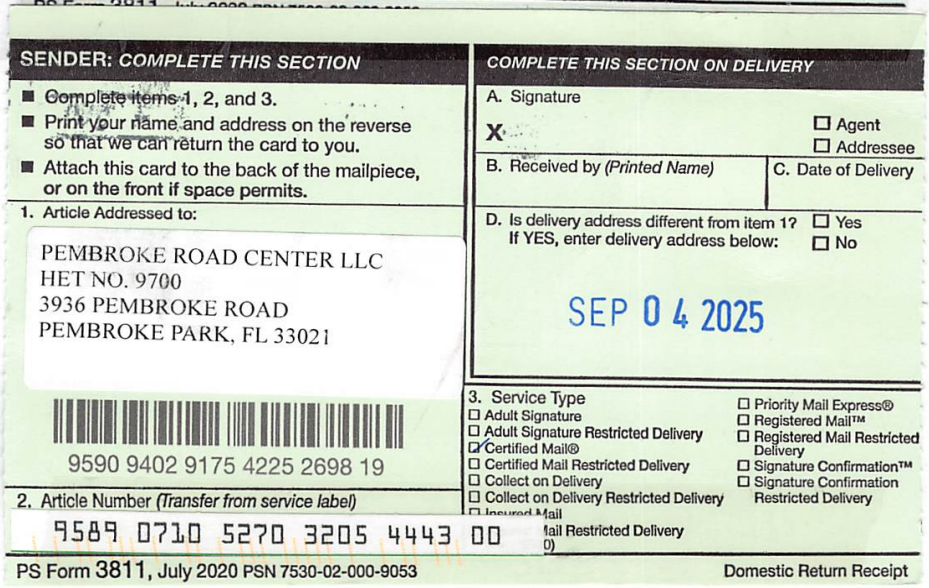
A. Signature
X ☐ Agent ☐ Addressee

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

SEP 0 2 2025

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HET NO. 9700
3936 PEMBROKE ROAD
PEMBROKE PARK, FL 33021

9590 9402 9175 4225 2698 19

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4443 00

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

SEP 0 4 2025

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE ROAD CENTER LLC, Respondent(s)	)	Case No.: 9700

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 X NO ____

SUBJECT REAL PROPERTY: 3936 PEMBROKE ROAD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PEMBROKE ROAD CENTER LLC

FOLIO NO.: 5142 20 16 0017

LEGAL DESCRIPTION: MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105, 15-17, 15-175, 15-177, 15-28, 15-40(c), 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, 15-17, 15-175, 15-177, 15-28, 15-40(c), and 5-17 **WITHIN 90 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 $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continues to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 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.

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above: Yes X No____

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 14 day of May, 2025.

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

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OFFICIAL USE

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

Postage
$

Total Postage an
$ 9.92

Sent To

Street and Apt. N

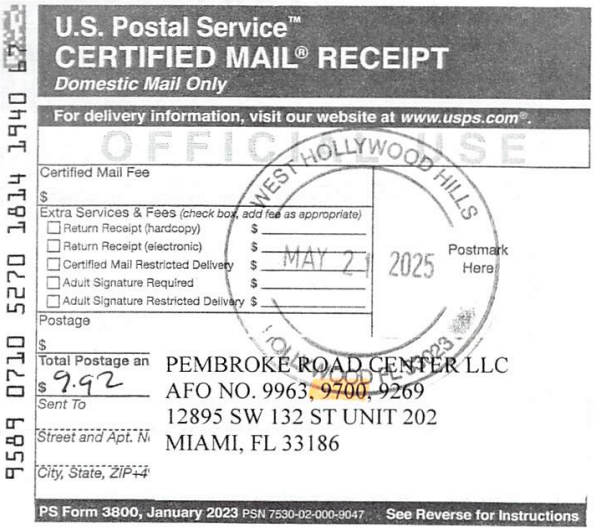
City, State, ZIP+4

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
AFO NO. 9963, 9700, 9269
1200 BRICKELL AVE SUITE 510
MIAMI, FL 33131

MAY 21 2025
Postmark Here

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

9589 0710 5270 1814 1940 74



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Postage
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Total Postage an
$ 9.92

Sent To

Street and Apt. N

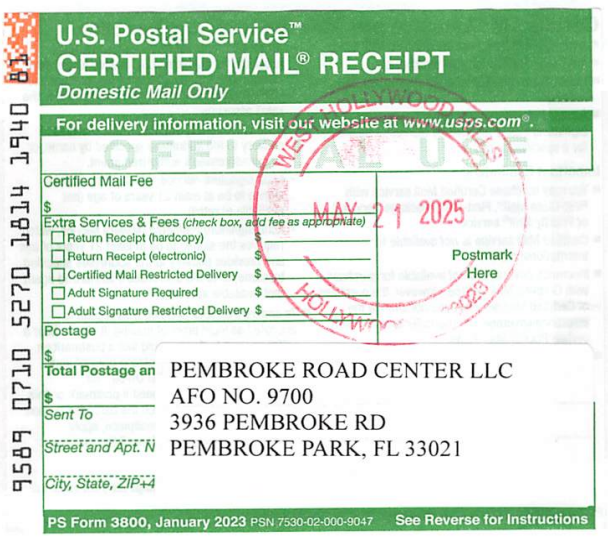
City, State, ZIP+4

PEMBROKE ROAD CENTER LLC
AFO NO. 9963, 9700, 9269
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

MAY 21 2025
Postmark Here

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

9589 0710 5270 1814 1940 81



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Postage
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Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+4

PEMBROKE ROAD CENTER LLC
AFO NO. 9700
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

MAY 21 2025
Postmark Here

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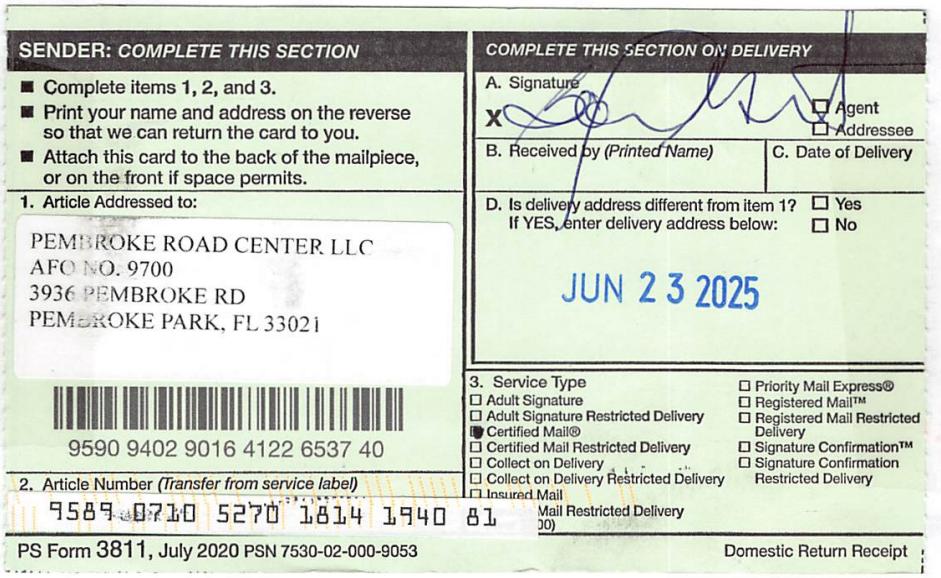

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
AFO NO. 9700
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6537 40

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

9589 0710 5270 1814 1940 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

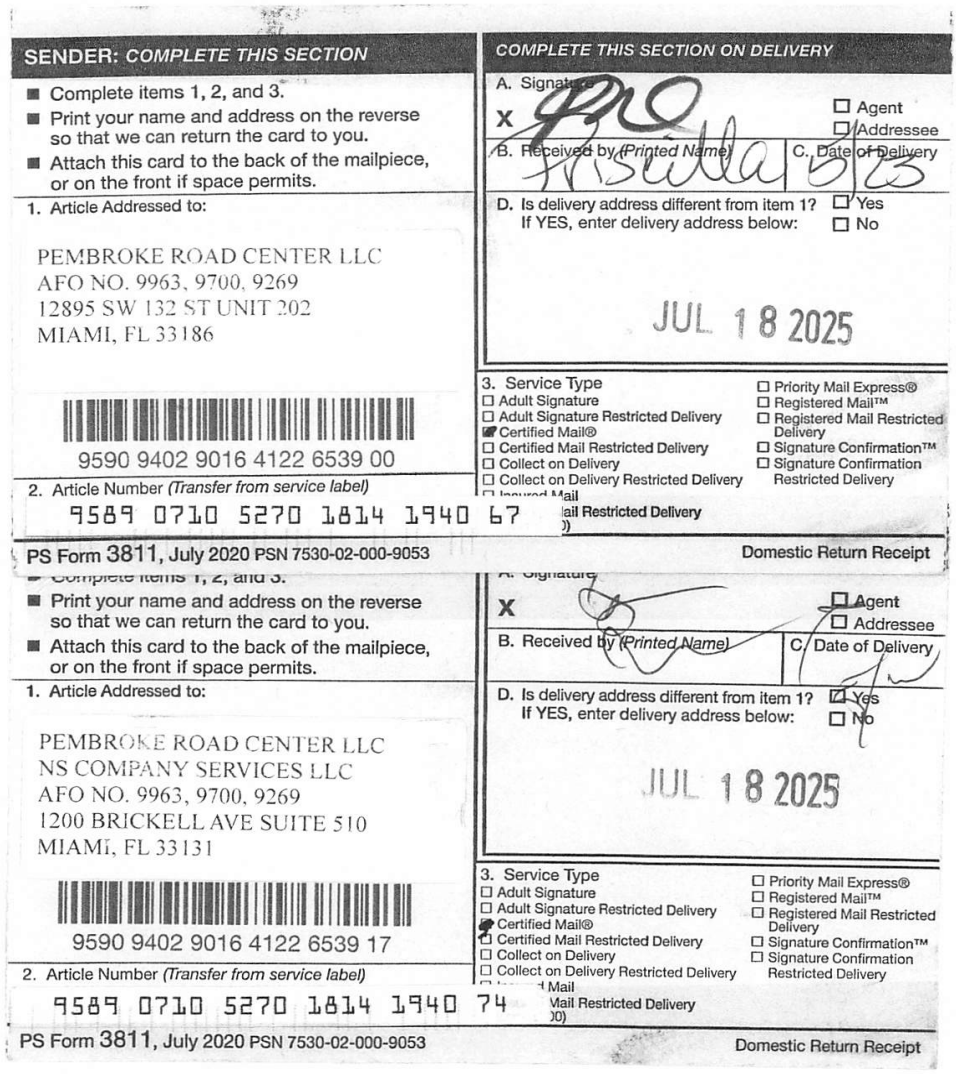
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

JUN 23 2025

3. Service Type

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

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



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1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
AFO NO. 9963, 9700, 9269
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

9590 9402 9016 4122 6539 00

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1940 67

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

JUL 18 2025

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

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

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
AFO NO. 9963, 9700, 9269
1200 BRICKELL AVE SUITE 510
MIAMI, FL 33131

9590 9402 9016 4122 6539 17

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1940 74

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

JUL 18 2025

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☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	3936 PEMBROKE RD PEMBROKE PARK, FL 33021	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status Open **Case #** 9700 **Date Next Inspection** 5/21/2025

Notes

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/31/2024		Notice of Violation	Regular Mail
12/17/2024		Affidavit of Non-Compliance	Certified Mail
12/17/2024	1/15/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
1/16/2025	1/15/2025	Final Order	Certified Mail
4/11/2025	5/21/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/21/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/21/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 5/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	Not in Compliance - Reinspection Date: 5/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 5/21/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	Not in Compliance - Reinspection Date: 5/21/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$8,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$8,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$8,600.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE ROAD CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
PEMBROKE ROAD CENTER LLC	9700	04/11/2025
3936 PEMBROKE RD PEMBROKE PARK, FL 33021		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE ROAD CENTER LLC	514220160017	
3936 PEMBROKE RD PEMBROKE PARK, FL 33021		

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 9700

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3936 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:12 A.M. ON THE 08 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

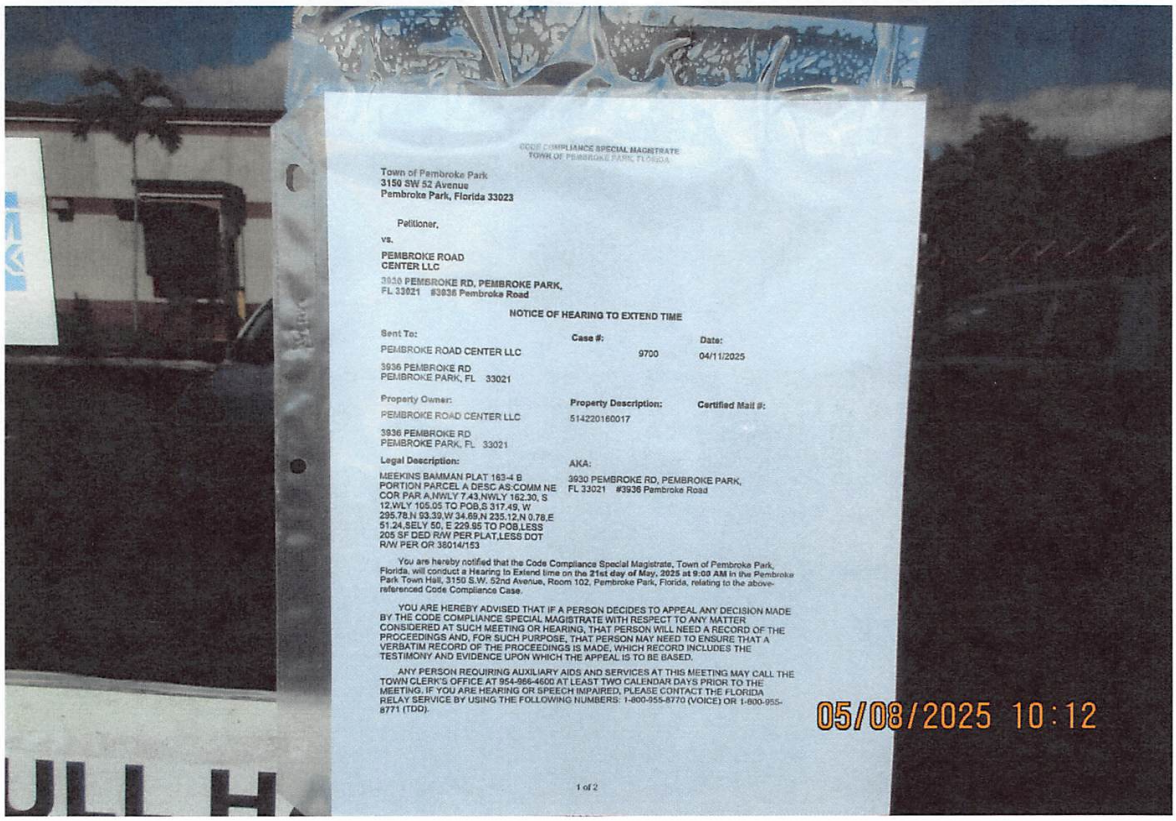
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 08 day of May, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 3936 PEMBROKE RD PEMBROKE PARK, FL 33021	9700	04/11/2025

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC 3936 PEMBROKE RD PEMBROKE PARK, FL 33021	514220160017	

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.33,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

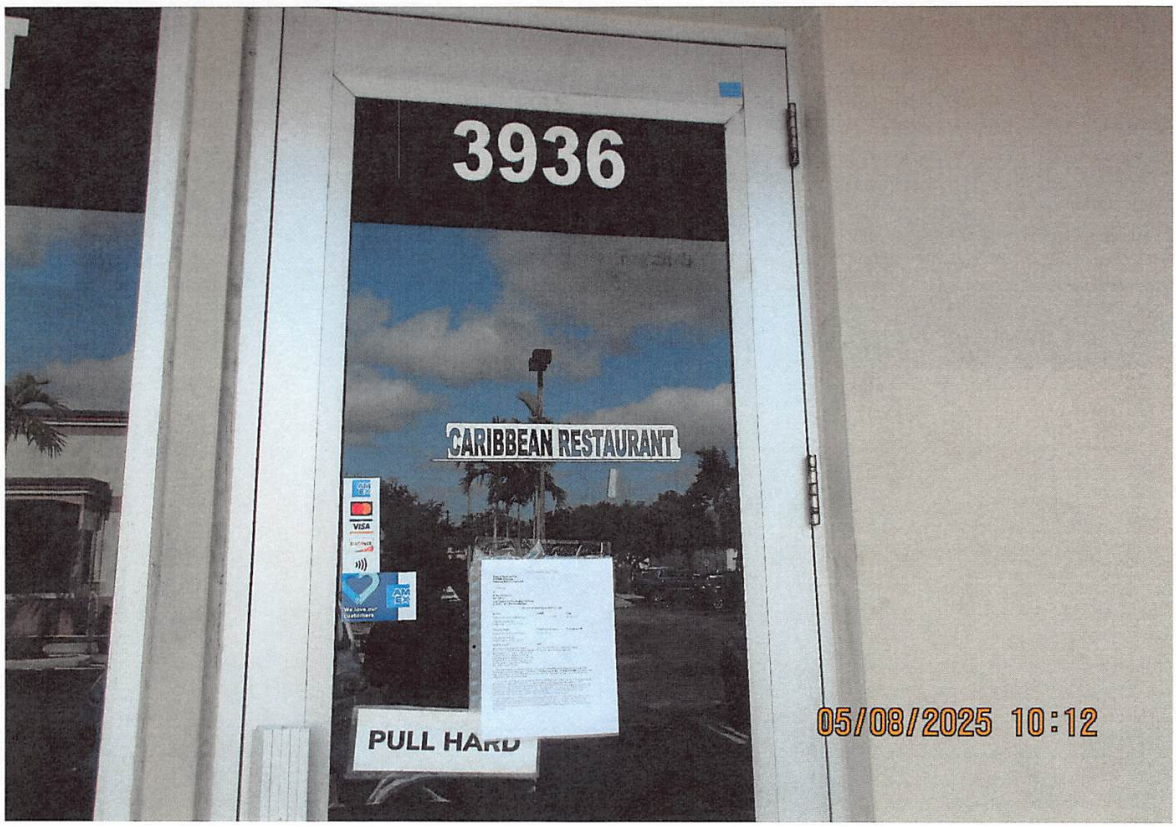
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 21st day of May, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

1 of 2

05/08/2025 10:12



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 4/9/2025 Phone: 561-948-7115

Email: jaredh@smdproperty.com

Property Address: 3930-3948 Pembroke Road Pembroke Park, FL 33021

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Jared Harper (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9700 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 1/15/2025 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances:

Sections 5-103, 5-105, 15-17, 15-175, 15-177, 15-28 & 15-40

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

Jared Harper
Petitioner's Name (Print)

Petitioner's Signature

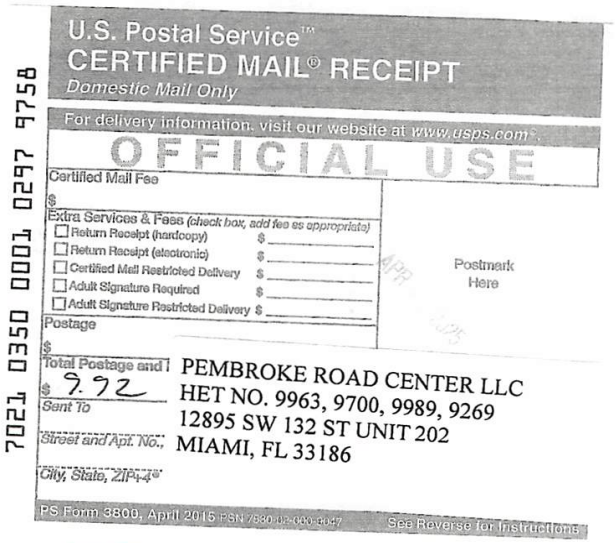
State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 10th day of April, 2025.

Notary
My Commission expires 08/10/2027

Madeline J. MacFarland
Notary Public
State of Florida
Comm# HH432180
Expires 8/10/2027



7021 0350 0001 0297 9758

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OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
HET NO. 9963, 9700, 9989, 9269

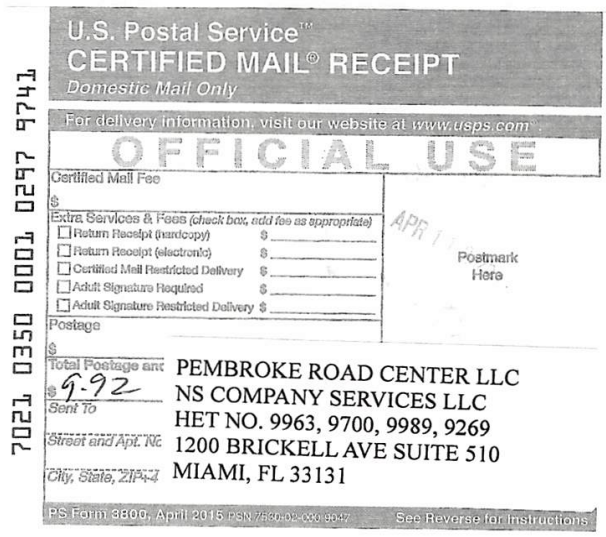
Street and Apt. No.,
12895 SW 132 ST UNIT 202

City, State, ZIP+4®
MIAMI, FL 33186

Postmark Here

APR

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



7021 0350 0001 0297 9741

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

Postage
$

Total Postage and
$ 9.92

Sent To
PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
HET NO. 9963, 9700, 9989, 9269

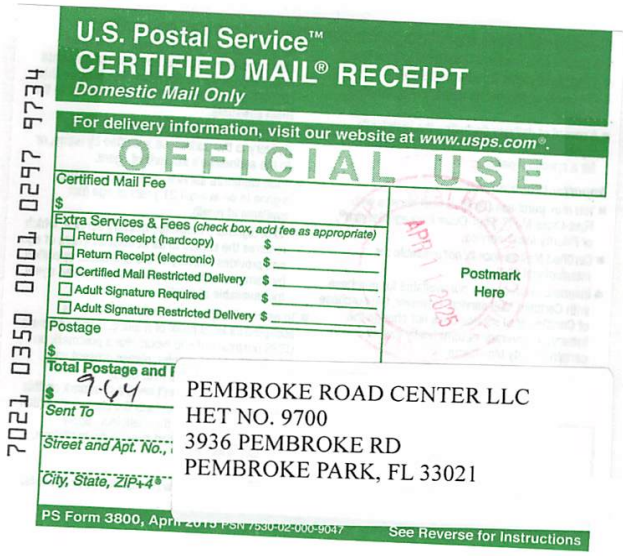
Street and Apt. No.
1200 BRICKELL AVE SUITE 510

City, State, ZIP+4
MIAMI, FL 33131

Postmark Here

APR

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



7021 0350 0001 0297 9734

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

Postage
$

Total Postage and
$ 9.64

Sent To
PEMBROKE ROAD CENTER LLC
HET NO. 9700

Street and Apt. No.,
3936 PEMBROKE RD

City, State, ZIP+4®
PEMBROKE PARK, FL 33021

Postmark Here

APR 2005

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
HET NO. 9963, 9700, 9989, 9269
1200 BRICKELL AVE SUITE 510
MIAMI, FL 33131

9590 9402 9016 4122 6621 79

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

7021 0350 0001 0297 9741

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

APR 16 2025

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HET NO. 9700
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6621 62

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

7021 0350 0001 0297 9734

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

APR 22 2025

3. Service Type

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

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

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HET NO. 9963, 9700, 9989, 9269
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

9590 9402 9016 4122 6616 39

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

7021 0350 0001 0297 9758

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 4-15-25

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

APR 17 2025

3. Service Type

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE ROAD CENTER LLC, Respondent(s)	)	Case No.: 9700

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on January 15th, 2025, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3936 PEMBROKE RD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PEMBROKE ROAD CENTER LLC

FOLIO NO.: 514220160017

LEGAL DESCRIPTION: MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105, 5-17, 15-175, 15-177, 15-28, and 15-40(c). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105, 5-17, 15-175, 15-177, 15-28, and 15-40(c) **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of January 2025. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of January 2025.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

Certificate of Service

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

Yes ✓ No____

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 15 day of January, 2025.

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

9589 0710 5270 1814 2164 48

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

Postage
$

Total Postage ar
$

Sent To
PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
FO NO. 9963, 9700, 9989, 9269

Street and Apt. N
1110 BRICKELL AVE SUITE 310

City, State, ZIP+4
MIAMI, FL 33131

JAN 15 2025
Postmark Here

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

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

Postage
$

Total Postage an
$

Sent To
PEMBROKE ROAD CENTER LLC
FO NO. 9963, 9700, 9989, 9269

Street and Apt. Nu
12895 SW 132 ST UNIT 202

City, State, ZIP+4
MIAMI, FL 33186

JAN 15 2025
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postage
$

Total Postage a
$

Sent To
PEMBROKE ROAD CENTER LLC
FO NO. 9700
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Street and Apt. N

City, State, ZIP+4

JAN 15 2025
Postmark Here

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO NO. 9700
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

9590 9402 9016 4122 6511 28

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2163 18

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

Mail Restricted Delivery
0)

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

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBR AD CENTER LLC
Y SERVICES LLC
FO NO. 9963, 9700, 9989, 9269
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

9590 9402 7288 2028 9902 50

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

9589 0710 5270 1814 2164 48

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

Mail
Mail Restricted Delivery
0)

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

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PEMBROKE ROAD CENTER LLC
FO NO. 9963, 9700, 9989, 9269
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

9590 9402 9016 4122 6511 73

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

D. Is delivery address different from item 1? ☐ Yes
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- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery

3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9700

Property Owner:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-177. - Initial certificate of use.	The initial certificate of use issued in conjunction with a new building shall be issued at the time when the certificate of occupancy is issued and at no additional cost. Where individual certificates of use are required for additional tenants in a building, a certificate of use shall be obtained for each additional tenant and the charge for the certificate shall be as established in this article. (Ord. No. 98-7-1, § 3, 7-8-98)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (c) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to two hundred fifty dollars ($250.00).	30

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of January, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

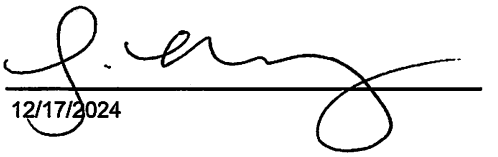
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance Officer



12/17/2024

3

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3936 Pembroke Road

Respondent(s)

Case #:

9700

On 12/17/2024 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	3936 PEMBROKE RD PEMBROKE PARK, FL 33021
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/17/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 12/17/2024
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Notes/Means of Correction:

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit. Not corrected.
2. Obtain a certificate of use. Display Certificate of Use in unit. Not corrected.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout wall. Not corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 12/17/2024

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 9700

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3936 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 10:11 A.M. ON THE 03 DAY OF JANUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

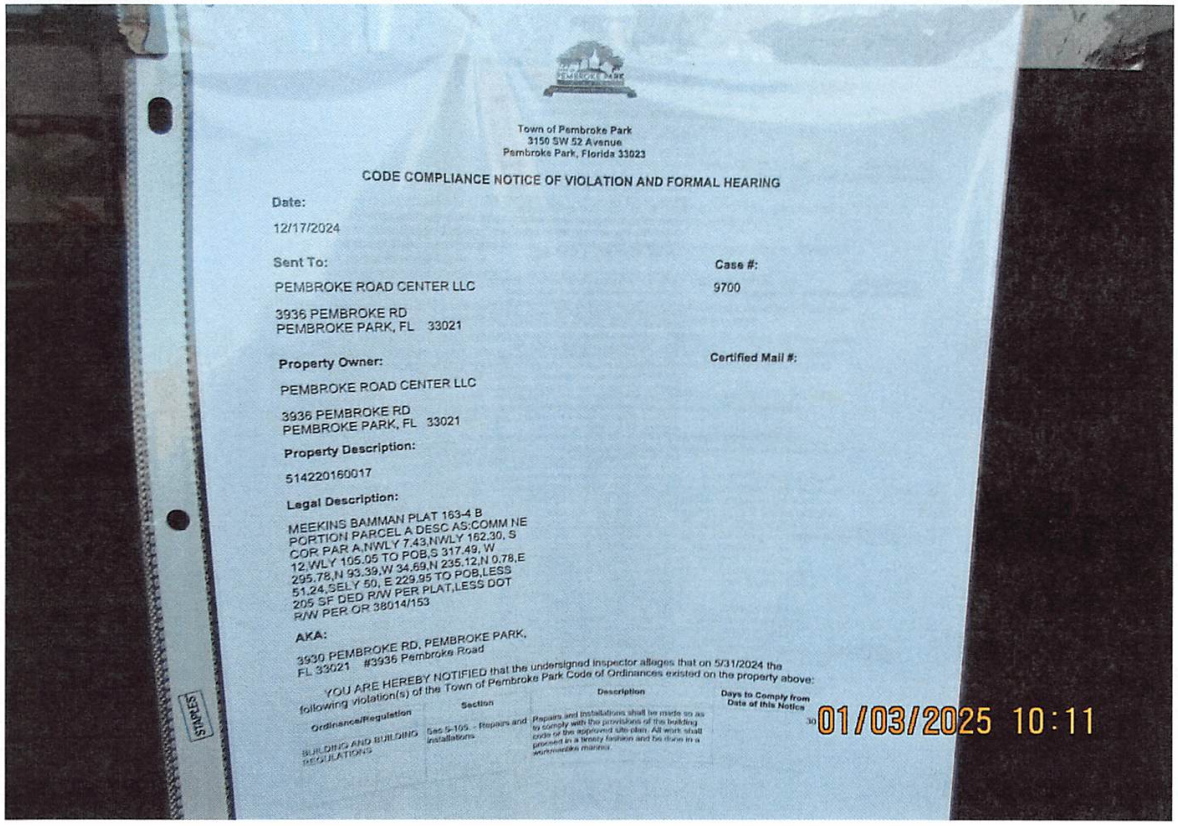
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 03 day of Jan , 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/17/2024

Sent To:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

9700

Property Owner:

PEMBROKE ROAD CENTER LLC

3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 9.64

Sent To

Street and Apt. No

City, State, ZIP+4®

DEC 20 2024

Postmark Here

PEMBROKE ROAD CENTER LLC
[redacted] NO. 9700 FOH
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

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

9589 0710 5270 1814 1909 08

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 9.92

Sent To

Street and Apt. No

City, State, ZIP+4®

DEC 20 2024

Postmark Here

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

9589 0710 5270 1814 1908 92

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

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

OFFICIAL USE

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$

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 9.92

Sent To

Street and Apt. No

City, State, ZIP+4®

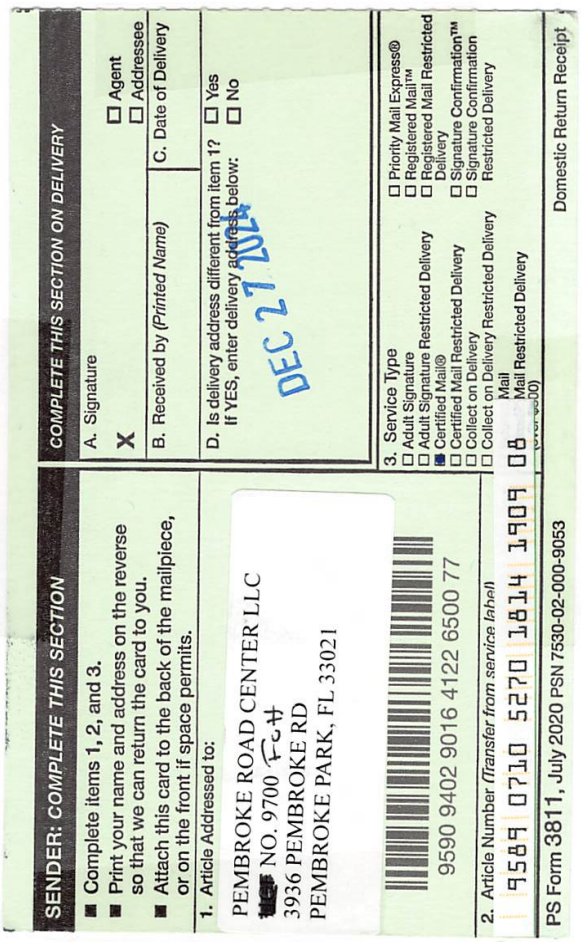
DEC 20 2024

Postmark Here

PEMBROKE ROAD CENTER LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

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

9589 0710 5270 1814 1908 85



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
[redacted] NO. 9700 FOH
3936 PEMBROKE RD
PEMBROKE PARK, FL 33021

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

DEC 27 2024

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

9590 9402 9016 4122 6500 77

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1909 08

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
[redacted] NO. 9963, 9700, 9989, 9269 FOH
1110 BRICKELL AVE SUITE 310
MIAMI, FL 33131

9590 9402 9016 4122 6500 84

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1908 92

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
DEC 27 2024

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	9700	05/31/2024

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	514220160017	

Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3936 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Notes/Means of Correction:

1. Billy Joe's The Conch Queen LLC, operating without a Business Tax Receipt. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Tenant buildout (interior concrete wall insulation with take-out window) done without permits. Obtain an after the fact permit for tenant buildout.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

Jean Gustin

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021
Property Owner	PEMBROKE ROAD CENTER LLC
Mailing Address	12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201

ID #	5142 20 16 0017
Millage	0613
Use	11-03

Abbr Legal Description	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$918,020	$3,680,440	$4,598,460	$4,021,430	
2023	$918,020	$3,063,440	$3,981,460	$3,655,850	$81,073.66
2022	$918,020	$2,863,230	$3,781,250	$3,323,500	$73,003.46

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,598,460	$4,598,460	$4,598,460	$4,598,460
Portability	0	0	0	0
Assessed/SOH	$4,021,430	$4,598,460	$4,021,430	$4,021,430
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,021,430	$4,598,460	$4,021,430	$4,021,430

Sales History

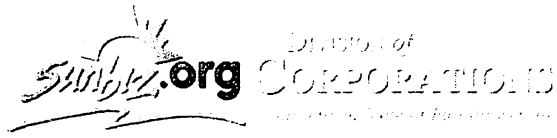
Date	Type	Price	Book/Page or CIN
9/12/2003	SWD	$1,335,000	36083 / 759

Land Calculations

Price	Factor	Type
$9.00	102,002	SF
Adj. Bldg. S.F. (Card, Sketch)		19887
Eff./Act. Year Built: 2006/2005		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
19887								



Detail by Entity Name

Florida Limited Liability Company
PEMBROKE ROAD CENTER LLC

Filing Information

Document Number	L03000033006
FEI/EIN Number	61-1457085
Date Filed	09/02/2003
Effective Date	09/02/2003
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	10/02/2013
Event Effective Date	NONE

Principal Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Mailing Address

12895 SW 132ND STREET, UNIT 202
MIAMI, FL 33186

Changed: 06/05/2013

Registered Agent Name & Address

NS COMPANY SERVICES LLC
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

Name Changed: 04/09/2022

Address Changed: 04/28/2006

Authorized Person(s) Detail

Name & Address

Title MGR.

NOV 9700

TOWN OF PEMBROKE PARK

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

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
05/31/2024 ZIP 33023
043M30245597
US POSTAGE

PEMBROKE ROAD CENTER LLC
12895 SW 132ND ST UNIT 202
MIAMI, FL 33186

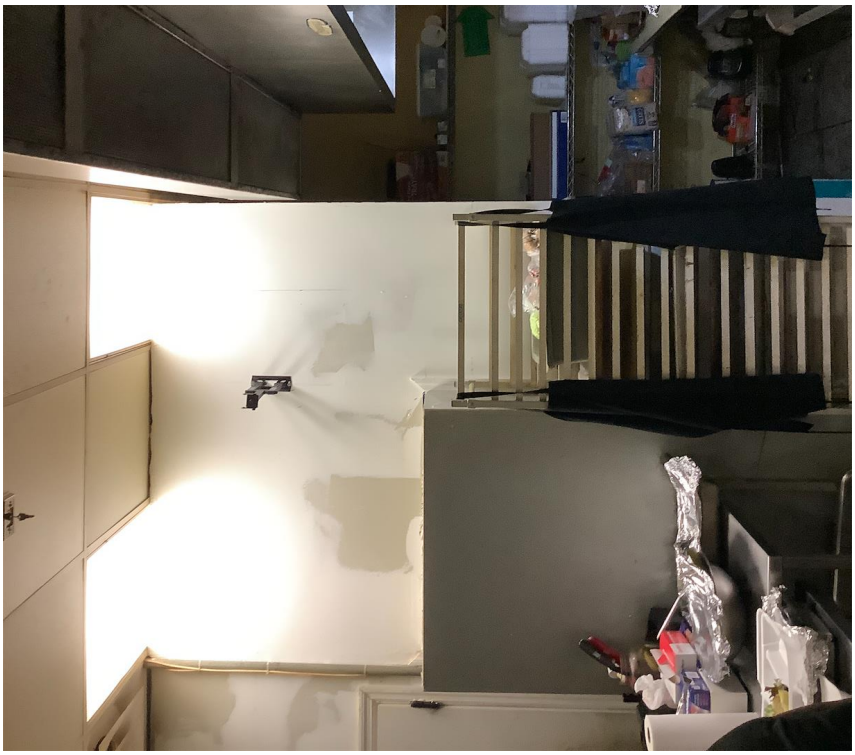
Report

Billy Joe's Conch Queen
3936 Pembroke Rd
Pembroke Park, FL 33021-8127
Occupancy ID:156610

Pembroke Park - Construction or work without permit.

Erected wall front office area from kitchen, blocking sprinkler coverage to kitchen area.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.



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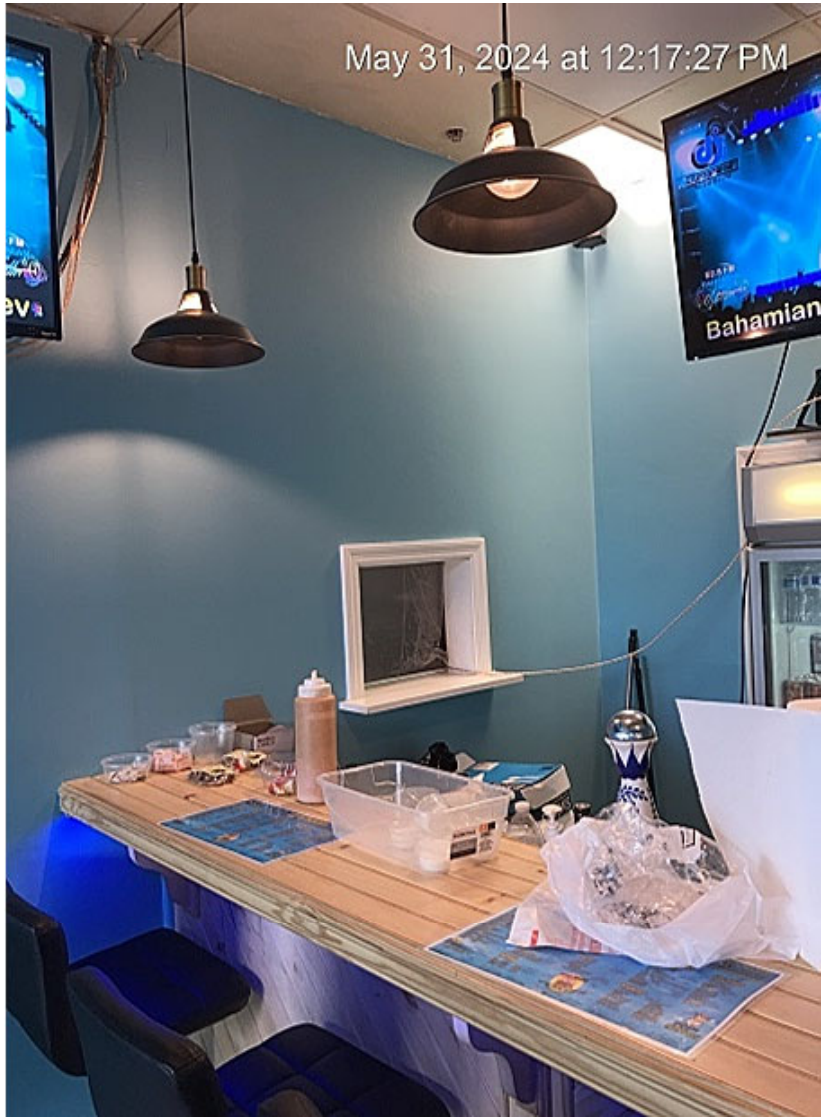
3936
CARIBBEAN RESTAURANT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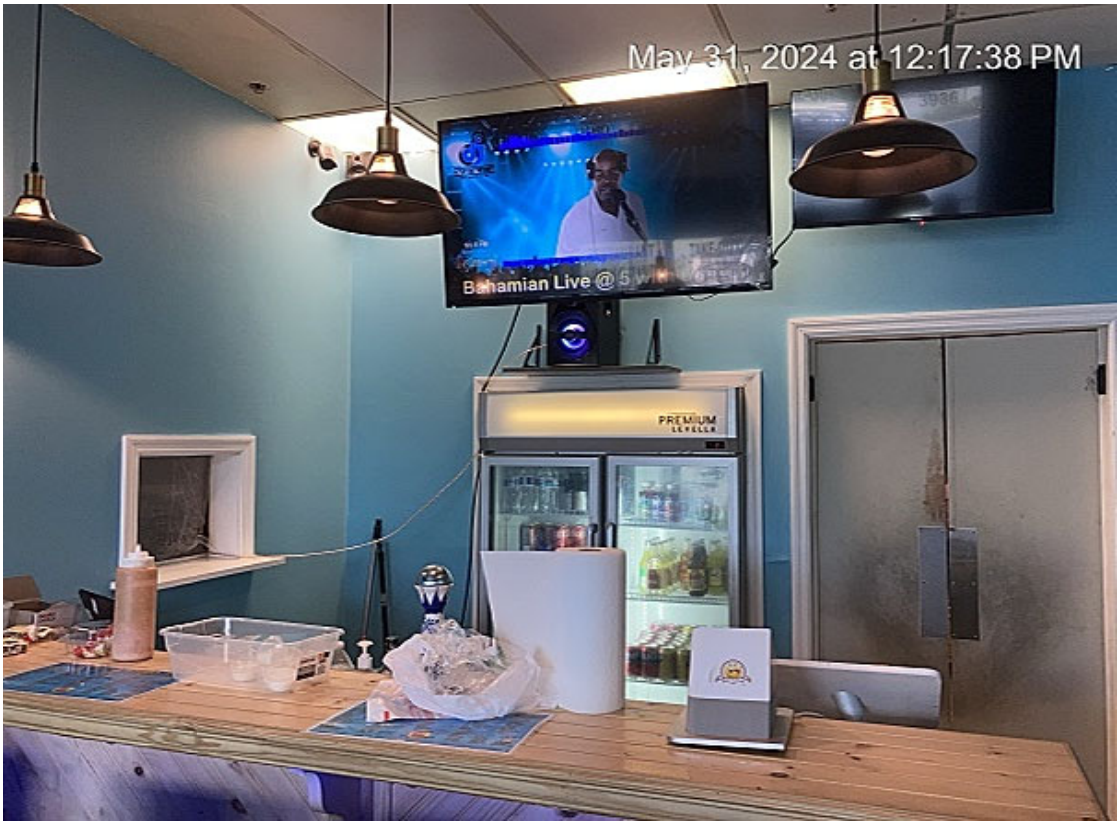
Bahamian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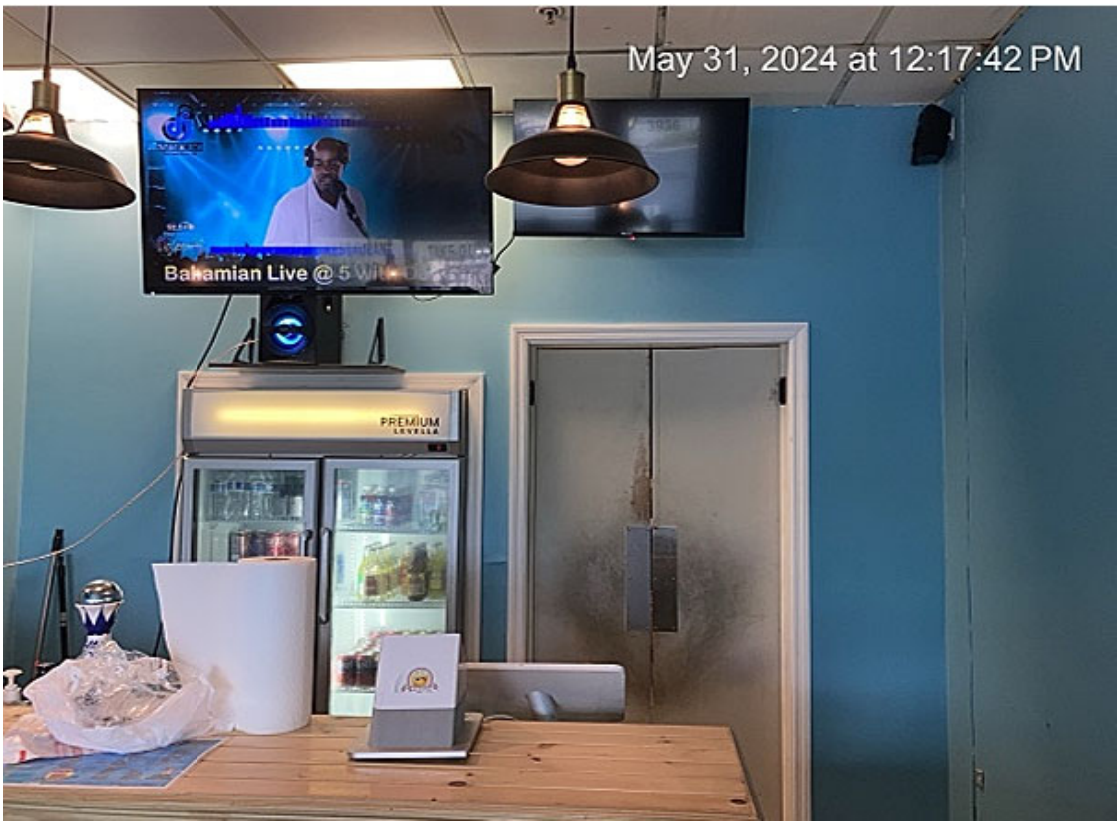
Bahamian Live @ 5
PREMIUM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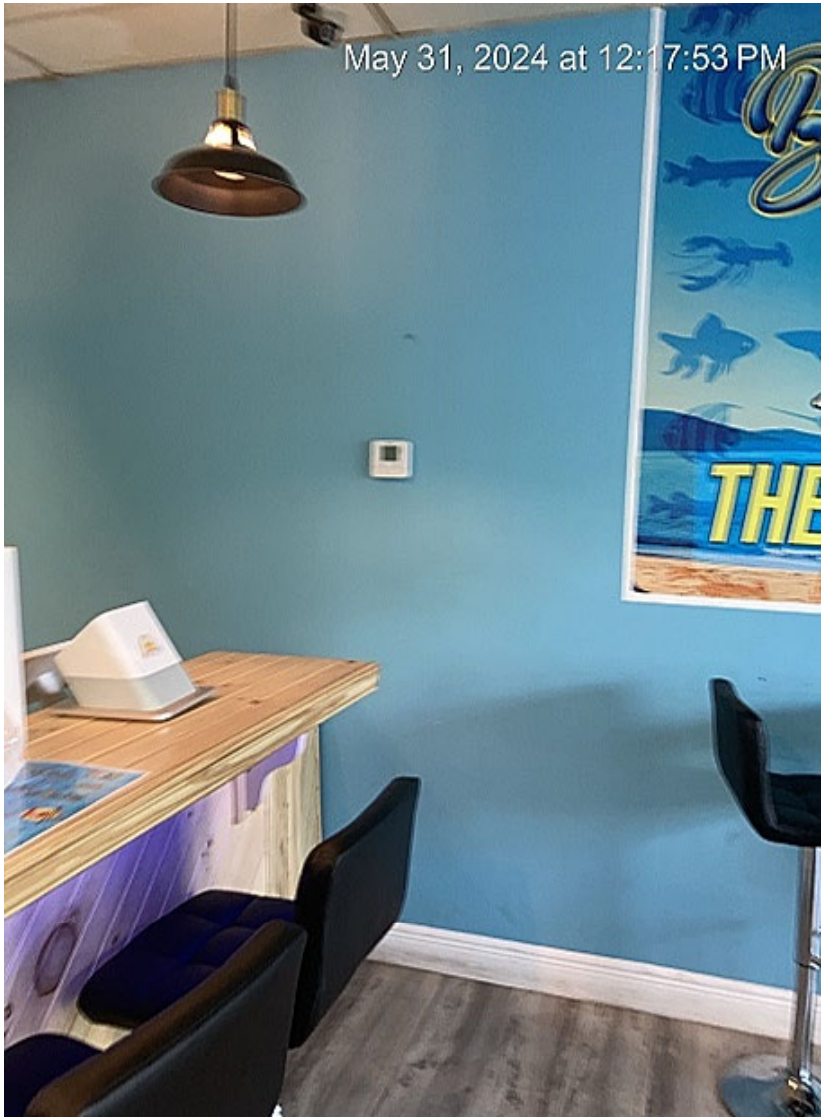
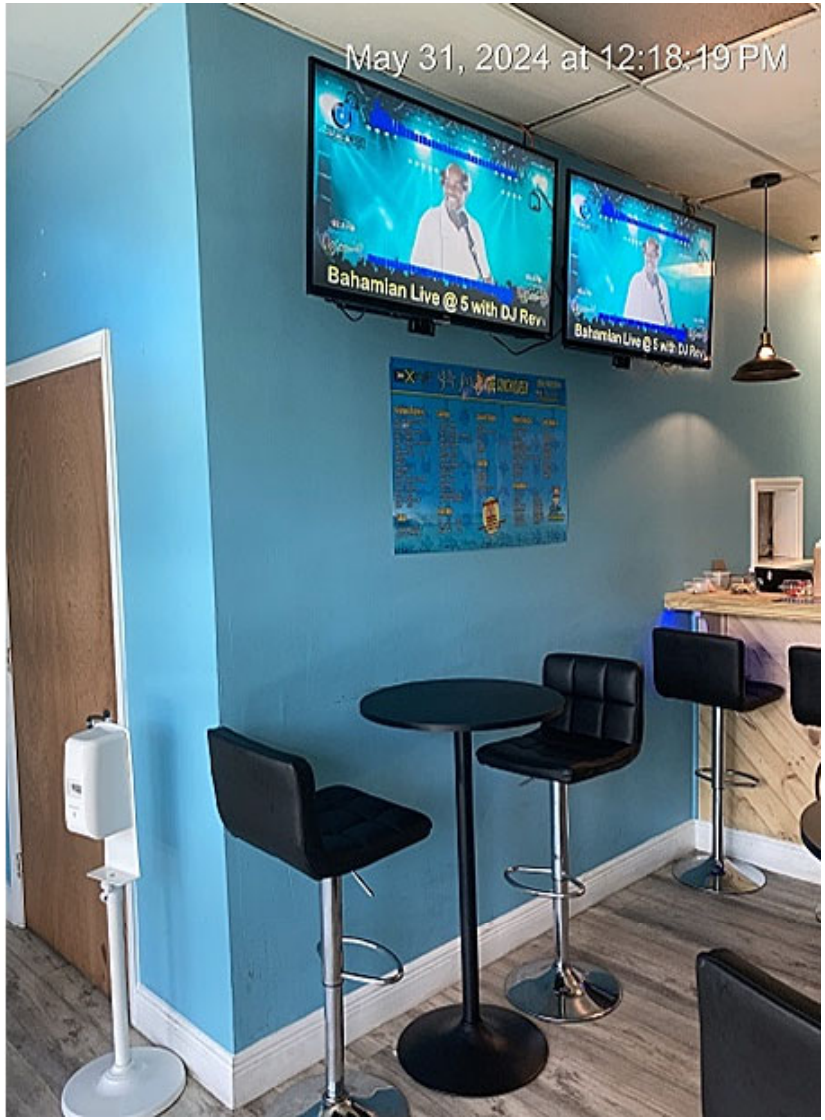
PREMIUM


May 31, 2024 at 12:17:53 PM

May 31, 2024 at 12:17:57 PM
Billy Joe's
Bahamian | Jamaican
Seafood
THE CONCH QUEEN

May 31, 2024 at 12:18:07 PM
Bahamian Live @ 5 with DJ Rev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Bahamian Live @ 5 with DJ Rev

May 31, 2024 at 12:19:13 PM
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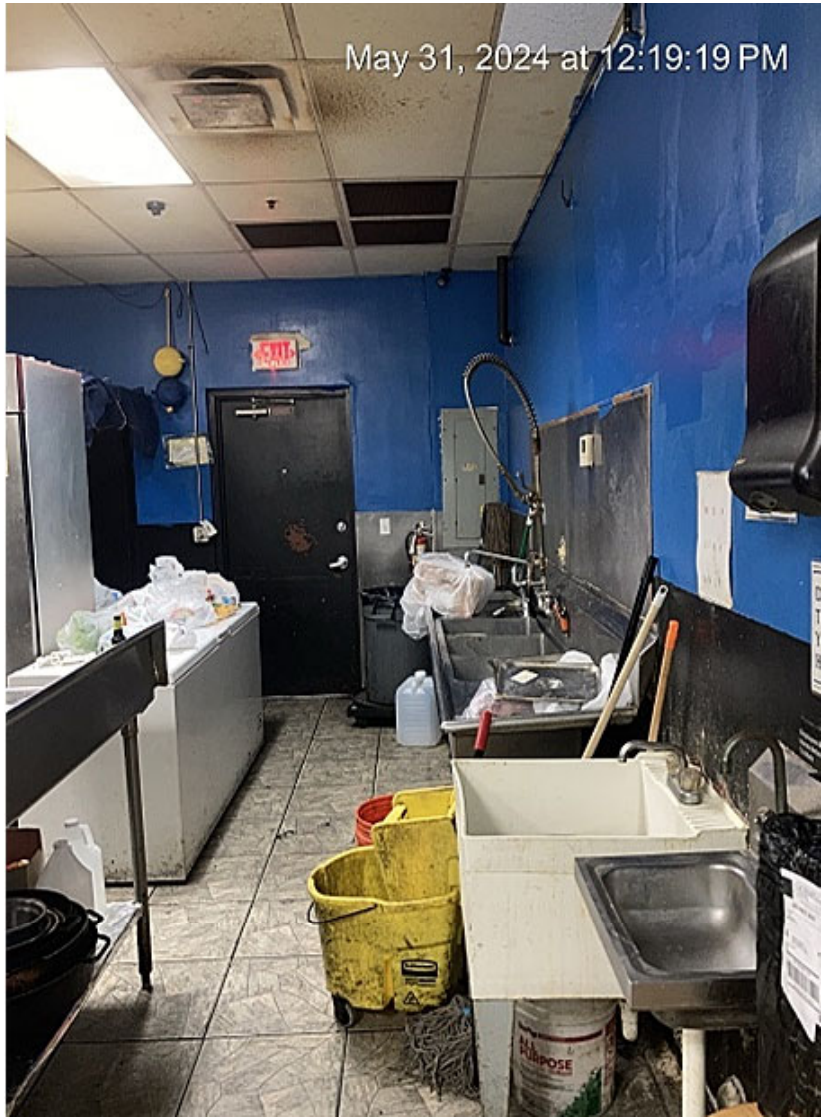

May 31, 2024 at 12:19:19 PM
EXIT

May 31, 2024 at 12:19:33 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	12895 SW 132 ST UNIT 202 MIAMI, FL 33186	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status Open **Case #** 5053 **Date Next Inspection** 9/17/2025

Notes Illuminated sign installed without Building Permits. Property owner and/or Business owner will need to obtain a permit from the Building Department.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/16/2020		Notice of Violation	Regular Mail
6/22/2023		Affidavit of Non-Compliance	Certified Mail
6/22/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	Certified Mail
6/7/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Supplemental Order/Claim of Lien	Certified Mail Hand
5/22/2025		Affidavit of Compliance	Hand
8/25/2025	9/17/2025	Notice of Formal Hearing - Abate Fine	Hand

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
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: 9/17/2025
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 9/17/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$180,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$180,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$180,350.00**

Town of Pembroke Park

INVOICE

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

DATE: September 5, 2025
INVOICE NO.: 435
FOR:

Case No. 5053

PEMBROKE ROAD CENTER LLC
3932 PEMBROKE ROAD
PEMBROKE PARK, FL 33021

Bill To:

PEMBROKE ROAD CENTER LLC
3932 PEMBROKE ROAD
PEMBROKE PARK, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 12-76(a)(b).		
1	Final Order 08/16/2023 Admin Fee	$ 100.00	$ 100.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Release of Lien	$ 10.00	$ 10.00
84	**Town's Motion Cancel Daily Fine Due to COVID-19**	$ 50.00	$ (4,200.00)
615	Day(s) of Per Diem from (09/15/2023- 05/22/2025)	$ 250.00	$ 153,750.00
	Recommend to Abate Per Diem Fine by 85%		$ 23,062.50
	$100.00 + $48.50 + $10.00 - $4,200.00 + $23,062.50		$ 19,021.00
		Balance	$ 149,708.50

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE ROAD CENTER LLC	5053	08/25/2025
12895 SW 132 ST UNIT 202 MIAMI, FL 33186		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE ROAD CENTER LLC	514220160017	
12895 SW 132 ST UNIT 202 MIAMI, FL 33186		

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of September, 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.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 5053

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3932 PEMBROKE ROAD, PEMBROKE PARK, FL 33021

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PEMBROKE ROAD CENTER LLC AT 05:51 P.M. ON THE 29 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

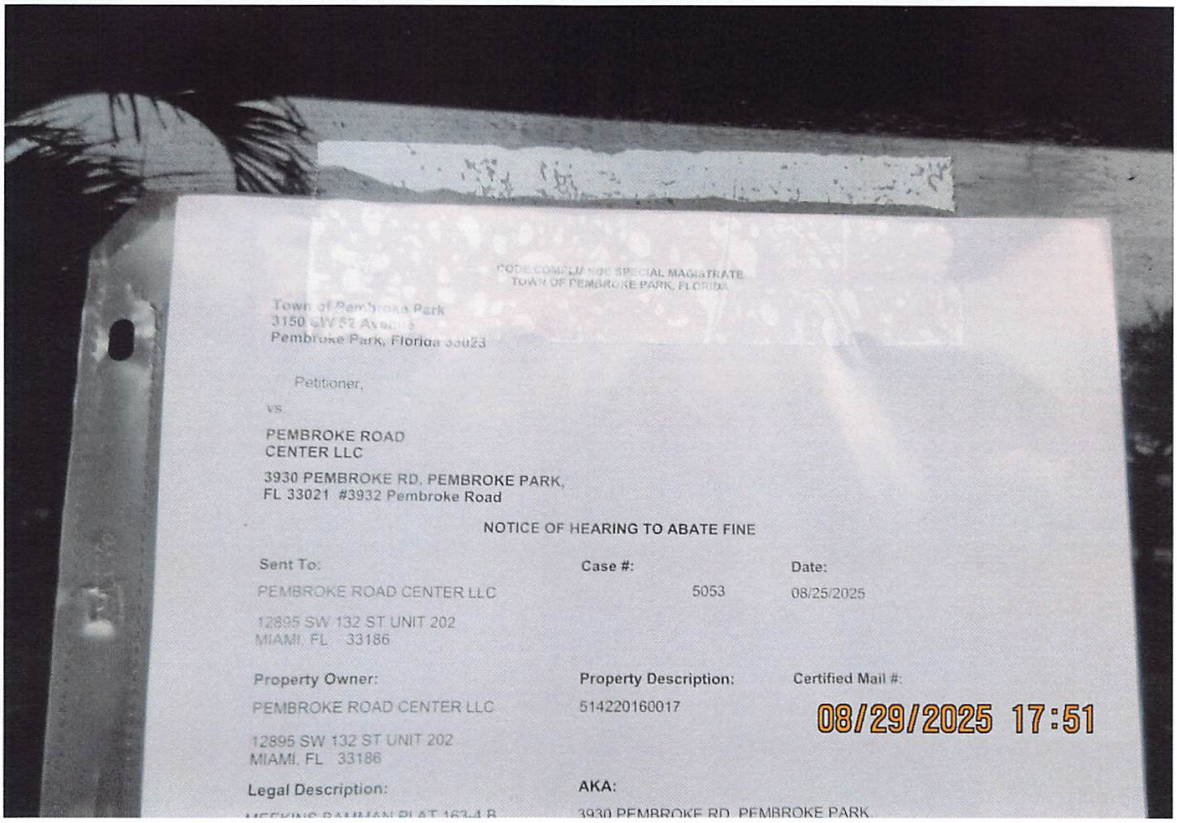
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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

Case 5053



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	5053	08/25/2025

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	514220160017	08/29/2025 17:51

Legal Description: MEEKINS BAMMAN PLAT 163-4 B

AKA: 3930 PEMBROKE RD, PEMBROKE PARK

9589 0710 5270 3205 4443 31

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

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

OFFICIAL USE

Certified Mail Fee
$
Extra Services & Fees (check 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
$ 10.44
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here
AUG 26 2025
WEST HOLLYWOOD HILLS
WEST HOLLYWOOD FL 33023

PEMBROKE ROAD CENTER LLC
NS COMPANY SERVICES LLC
HAF NO. 5053 & HET NO. 9700
1200 BRICKELL AVE STE 510
MIAMI, FL 33131

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

9589 0710 5270 3205 4442 94

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

Postage
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Total Postage an
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Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here
AUG 26 2025
WEST HOLLYWOOD HILLS
WEST HOLLYWOOD FL 33023

PEMBROKE ROAD CENTER LLC
HAF NO. 5053
3932 PEMBROKE ROAD
PEMBROKE PARK, FL 33021

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

9589 0710 5270 3205 4443 17

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

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

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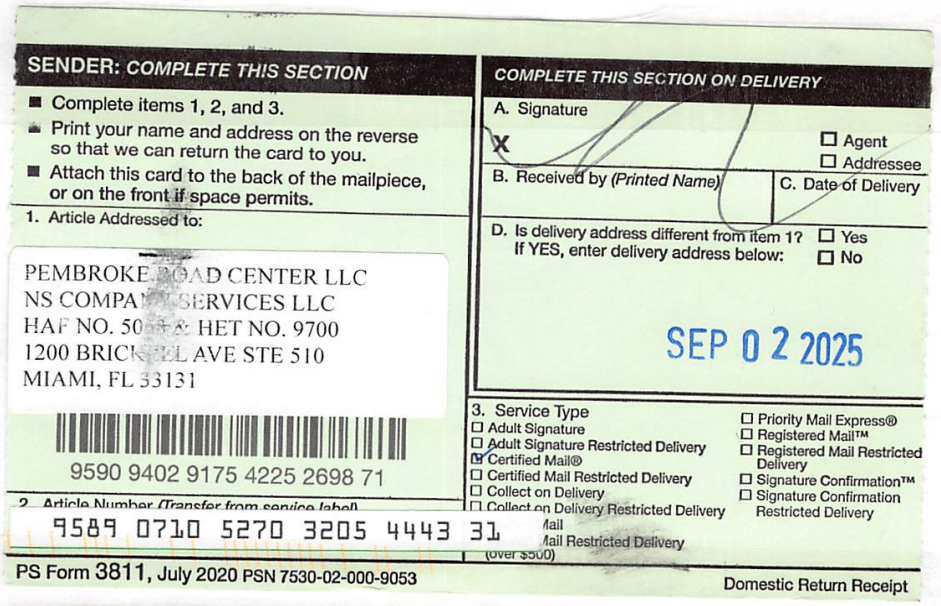
Sent To
Street and Apt. No
City, State, ZIP+4

Postmark Here
AUG 26 2025
WEST HOLLYWOOD HILLS
WEST HOLLYWOOD FL 33023

PEMBROKE ROAD CENTER LLC
HAF NO. 5053 & HET NO. 9700
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
NS COMPA[illegible] SERVICES LLC
HAF NO. 50[illegible] & HET NO. 9700
1200 BRICK[illegible]L AVE STE 510
MIAMI, FL 33131

9590 9402 9175 4225 2698 71

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4443 31

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

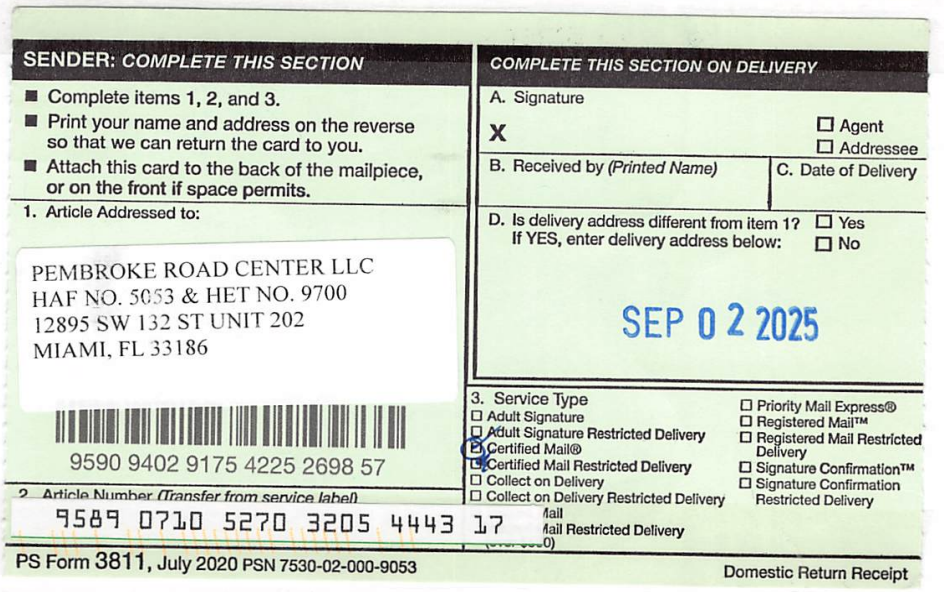
B. Received by (Printed Name) C. Date of Delivery

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

SEP 0 2 2025

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
[illegible]ail
[illegible]ail Restricted Delivery
(over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HAF NO. 5053 & HET NO. 9700
12895 SW 132 ST UNIT 202
MIAMI, FL 33186

9590 9402 9175 4225 2698 57

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4443 17

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

SEP 0 2 2025

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
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[illegible]ail Restricted Delivery
[illegible])
☐ 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

Instr# 119700825 , Page 1 of 5, Recorded 07/24/2024 at 11:27 AM
Broward County Commission

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE ROAD CENTER LLC
Respondent(s)

The Town Clerk of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number

Case No.: 5053

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 17 day of July 2024

Dated at Pembroke Park, Broward County, Florida, on this 23 day of July 2024

By: _____

Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on August 16th, 2023. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ___

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3932 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE ROAD CENTER LLC

FOLIO #: 5142 20 16 0017

1. The Special Magistrate entered a Final Order on August 16th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a) and 21-23(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 16th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 16th, 2023. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$76,600.00** (SEVENTY SIX TOUSAND SIX HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of July 2024.

TOWN OF PEMBROKE PARK

Harry Hippler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: July 17, 2024.

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

Notary Public, state of Florida

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE ROAD CENTER LLC
Respondent(s)

I, Karen Martell, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number

Case No.: 5053

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 17 day of July 2024.

Dated at Pembroke Park, Broward County, Florida, on this 23 day of July 2024.

By: _____

Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on August 16th, 2023. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3932 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE ROAD CENTER LLC

FOLIO #: 5142 20 16 0017

1. The Special Magistrate entered a Final Order on August 16th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a) and 21-23(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 16th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

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MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of July 2024.

TOWN OF PEMBROKE PARK

Harry Hippler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: July 17, 2024.

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

Notary Public, state of Florida

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

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:
Yes X No____

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of July, 2024.

Nazly Dayana A

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
$ 9.64

Total Postage and
$

Sent To
PEMBROKE ROAD CENTER LLC
SOCL #5053

Street and Apt. No.
3930 PEMBROKE RD,

City, State, ZIP+4
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, January 2023

9589 0710 5270 0673 4016 37

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and
$

Sent To
PEMBROKE ROAD CENTER LLC
SOCL #5053

Street and Apt. No.
3992 PEMBROKE RD,

City, State, ZIP+4
PEMBROKE PARK, FL 33021

Postmark Here

PS Form 3800, January 2023

9589 0710 5270 0673 4016 20

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

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

Postage
$ 9.64

Total Postage and
$

Sent To
NS COMPANY SERVICES LLC
SOCL #5053

Street and Apt. No
1110 BRICKELL AVE., SUITE 310

City, State, ZIP+4
MIAMI, FL 33131

Postmark Here

PS Form 3800, January 2023

9589 0710 5270 0673 4016 06

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

OFFICIAL USE

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

Postage
$ 9.64

Total Postage and
$

Sent To
PEMBROKE ROAD CENTER LLC
SOCL #5053

Street and Apt. No.
12895 SW 132 ST UNIT 202

City, State, ZIP+4
MIAMI FL 33186

Postmark Here

PS Form 3800, January 2023

9589 0710 5270 0673 4016 13

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
SOCL #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 8582 3244 8661 38

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4016 13

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
)0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
SOCL #5053
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 8582 3244 8661 21

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4016 37

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X MLE ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* SMP | C. Date of Delivery 6/1/2021

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
)0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	12895 SW 132 ST UNIT 202 MIAMI, FL 33186	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status Open **Case #** 5053 **Date Next Inspection** 7/17/2024

Notes Illuminated sign installed without Building Permits. Property owner and/or Business owner will need to obtain a permit from the Building Department.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/16/2020		Notice of Violation	Regular Mail
6/22/2023		Affidavit of Non-Compliance	Certified Mail
6/22/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/16/2023	8/16/2023	Final Order	Certified Mail
6/7/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	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. 5-2. - 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: 7/17/2024

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 7/17/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$71,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$71,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$71,850.00**

Town of Pembroke Park

INVOICE

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

DATE: July 12, 2024
INVOICE # 435
FOR:

Case #5053
PEMBROKE ROAD CENTER LLC
3932 PEMBROKE RD,
PEMBROKE PARK, FL 33021

Bill To:

PEMBROKE ROAD CENTER LLC
3932 PEMBROKE RD,
PEMBROKE PARK, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-102(a) and 21-23(a).		
	Final Order 08/16/2023		
1	Admin Fee	$ 100.00	$ 100.00
306	Day(s) of Per Diem from (09/15/2023 - 07/17/2024)	$ 250.00	$ 76,500.00
		Balance	$ 76,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE ROAD CENTER LLC	5053	06/20/2024
12895 SW 132 ST UNIT 202 MIAMI, FL 33186		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE ROAD CENTER LLC	514220160017	
12895 SW 132 ST UNIT 202 MIAMI, FL 33186		

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of July, 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).

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

Respondent(s)

Case #:

5053

On 6/7/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	12895 SW 132 ST UNIT 202 MIAMI, FL 33186
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Ordinance/Regulation	Section	Description	Date Complied
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: 6/7/2024
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 6/7/2024

Notes/Means of Correction:

Illuminated wall sign installed without permits. Commercial Sign - Channel Letters for Illuminated wall sign permit/process #698672 is voided and incomplete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/7/2024

NOTARY PUBLIC, STATE OF FLORIDA

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 5053

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3932 PEMBROKE ROAD, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: PEMBROKE ROAD CENTER LLC
AT 10:41 A.M. ON THE 24 DAY OF JUNE 2024.

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

TYPE OF SERVICE

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

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

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

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

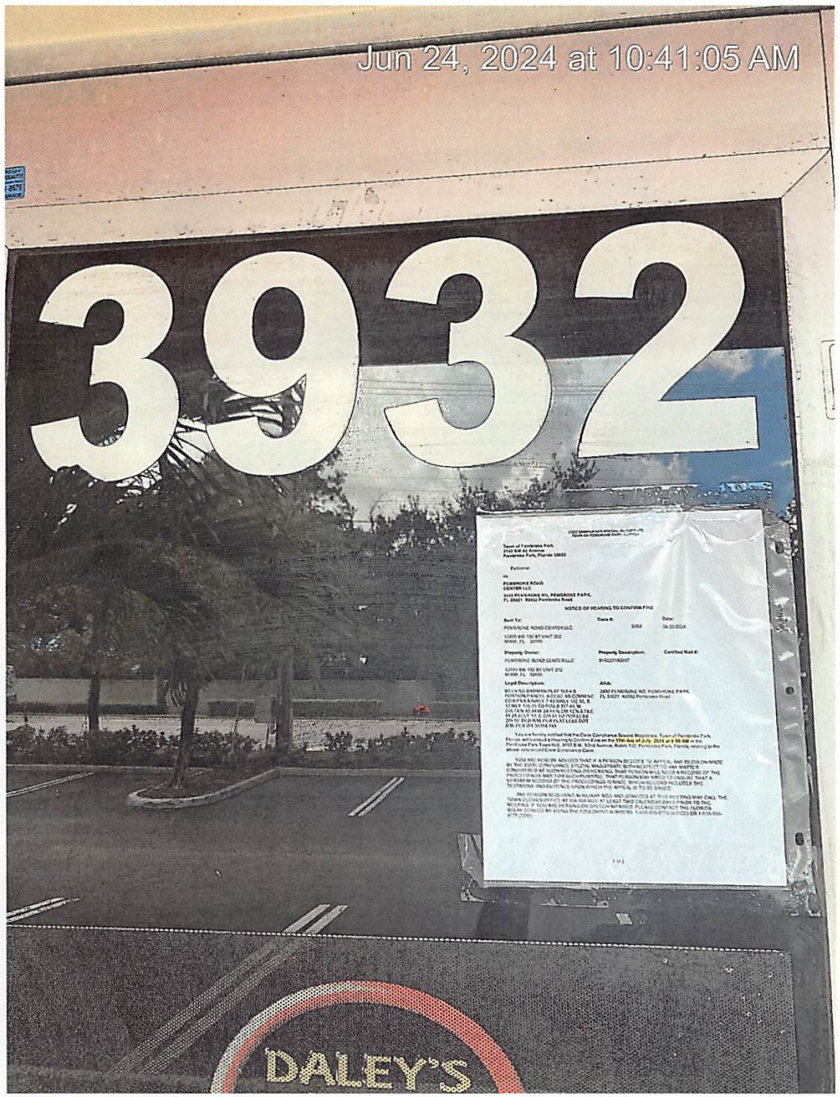
Jean Gustin
AFFIANT

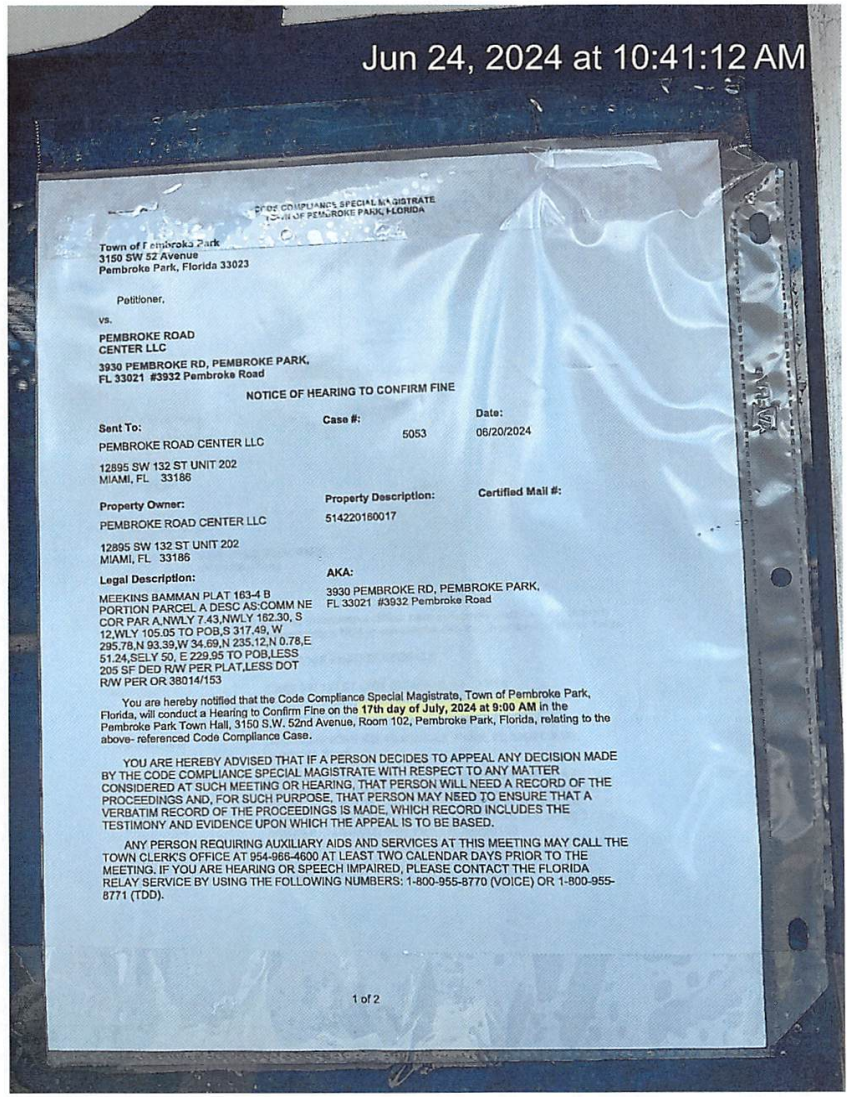
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC
3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	5053	06/20/2024

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	514220180017	

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 182.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of July, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

1 of 2

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Return Receipt (electronic)
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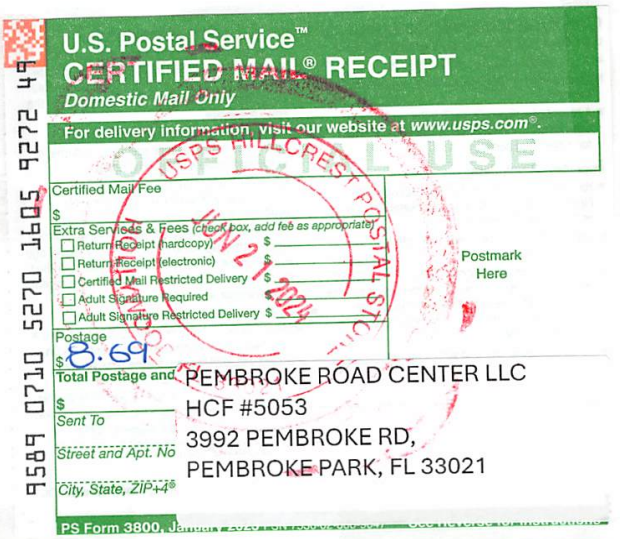
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.69
Total Postage and
Sent To
Street and Apt. No.
City, State, ZIP+4®
Postmark Here
JUN 21 2024
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
NS COMPANY SERVICES LLC
HCF #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131
PS Form 3800,
9589 0710 5270 1605 9272 25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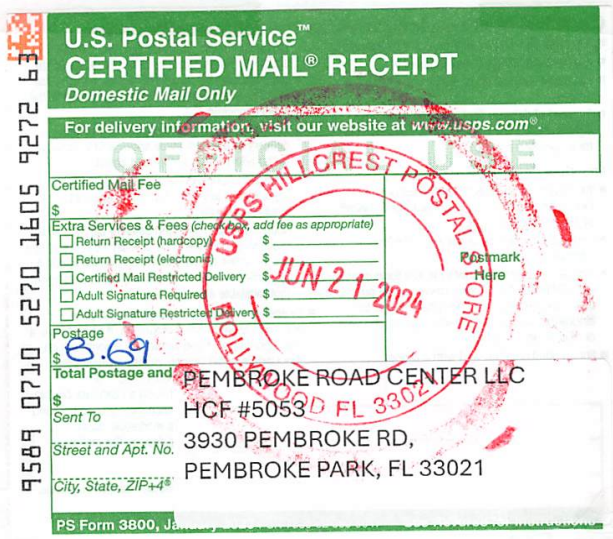
HOLLYWOOD FL 33021
PEMBROKE ROAD CENTER LLC
HCF #5053
3992 PEMBROKE RD,
PEMBROKE PARK, FL 33021
PS Form 3800,
9589 0710 5270 1605 9272 49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HOLLYWOOD FL 33021
PEMBROKE ROAD CENTER LLC
HCF #5053
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PEMBROKE PARK, FL 33021
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9589 0710 5270 1605 9272 63

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City, State, ZIP+4®
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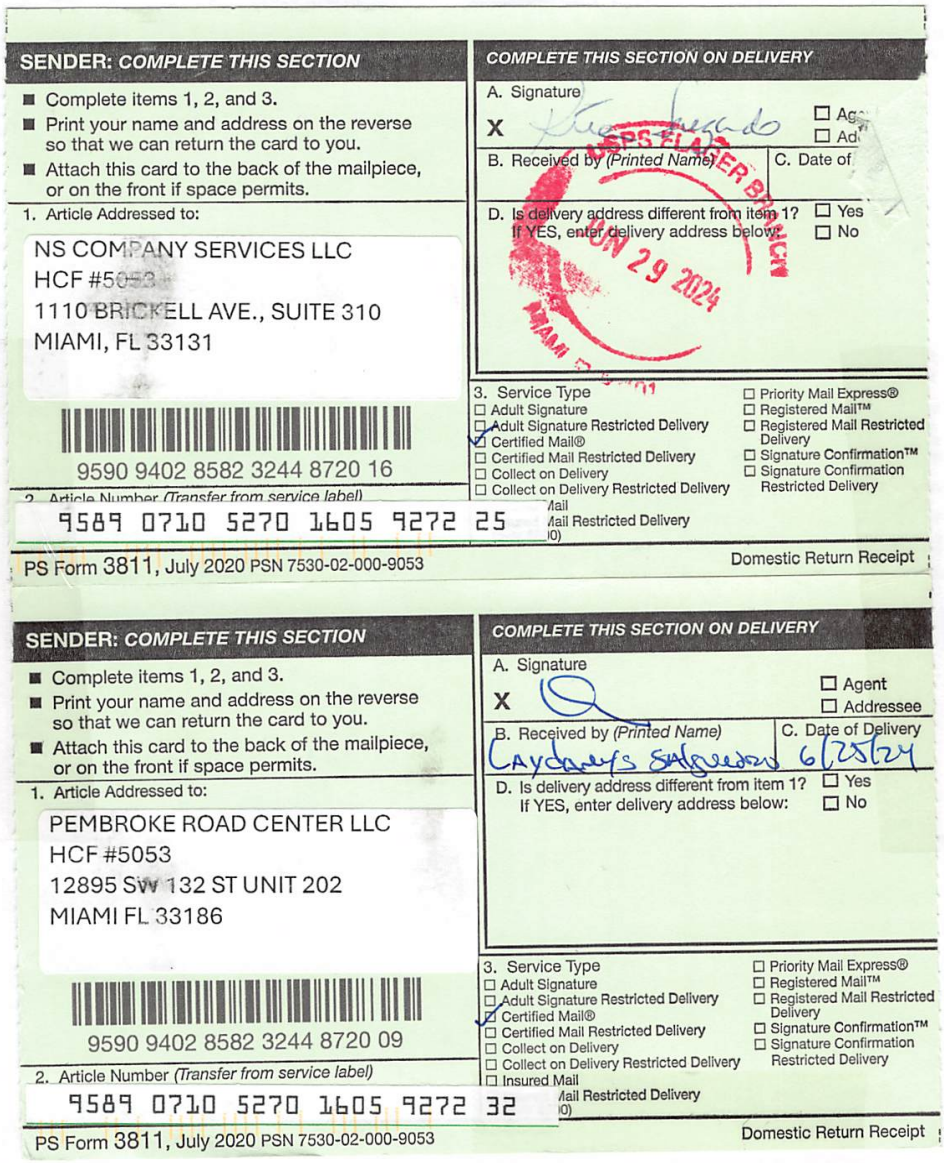
JUN 21 2024
USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 33021
PEMBROKE ROAD CENTER LLC
HCF #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186
PS Form 3800,
9589 0710 5270 1605 9272 32



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

NS COMPANY SERVICES LLC
HCF #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

9590 9402 8582 3244 8720 16

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9272 25

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of

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

USPS FLAGLER BRANCH
JUN 29 2024
MIAMI FLORIDA

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

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HCF #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 8582 3244 8720 09

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9272 32

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
Caydanys Salgueiro

C. Date of Delivery
6/25/24

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 9-18-23 Phone: 954-628-2694

Email: 101 SIGN SURGEON SIGNS@GMAIL.COM

Property Address: 3932 Pembroke Rd

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, ARTHUR ADAMS (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5053 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the SEPT 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 AUG 16TH imposing the fine of $ $100 per day for violation(s)of the Town's Code of Ordinances:

PERMIT WAS SUBMITTED but REVIEW HAD to BE MADE FOR ISSUEANCE

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.

ARTHUR ADAMS

Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 18 day of September, 2023.

Nazly Dayana GA.

Notary

My Commission expires Mar 15, 2027

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE ROAD CENTER LLC Respondent(s)	)	Case No.: 5053

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: 3932 PEMBROKE RD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PEMBROKE ROAD CENTER LLC

FOLIO NO.: 5142 20 16 0017

LEGAL DESCRIPTION: MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-2(a) and 21-23(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-2(a) and 21-23(a) **WITHIN 30 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 $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

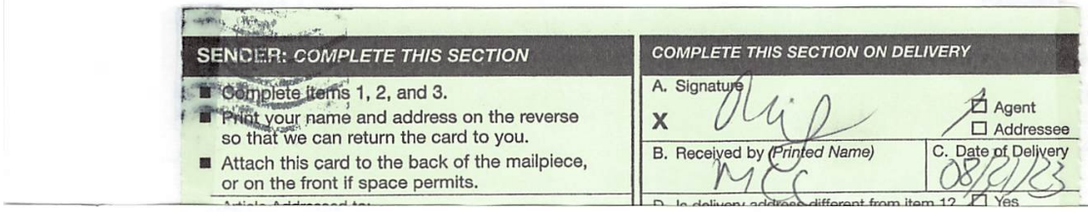
Certificate of Service

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 Dayana CA.

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



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A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) MEC

C. Date of Delivery 08/17/23

D. Is delivery address different from item 1? ☐ Yes

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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and
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Sent To NS COMPANY SERVICES LLC

Street and Apt. No. FO #5053

City, State, ZIP+4 1110 BRICKELL AVE., SUITE 310 MIAMI, FL 33131

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

Postage
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Total Postage and
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Street and Apt. No., FO #5053

City, State, ZIP+4® 12895 SW 132 ST UNIT 202 MIAMI FL 33186

PS Form 3800, Ap

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

Postage
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Total Postage and F
$

Sent To PEMBROKE ROAD CENTER LLC

Street and Apt. No., FO #5053

City, State, ZIP+4® 3948 PEMBROKE RD, PEMBROKE PARK, FL 33021

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

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Total Postage and F
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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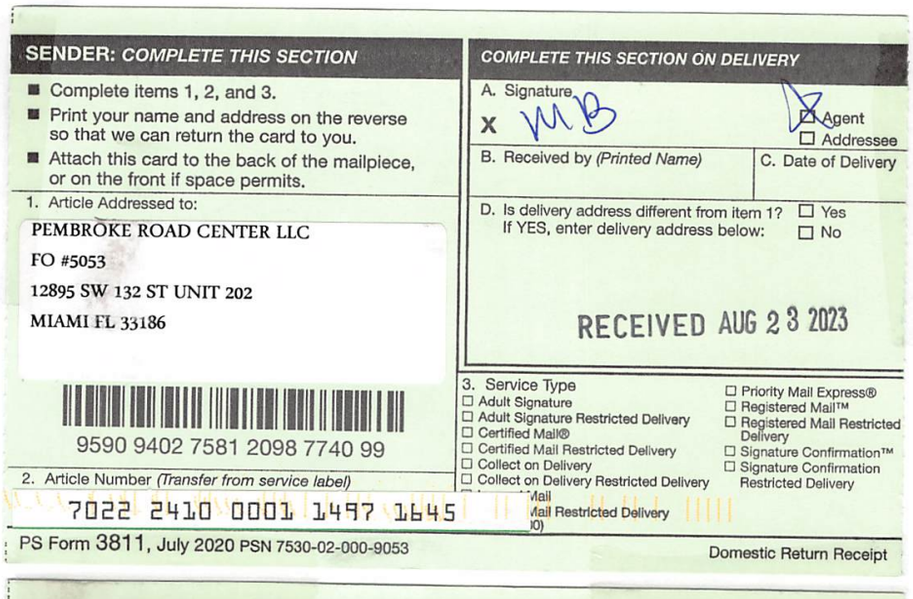

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PEMBROKE ROAD CENTER LLC
FO #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 7581 2098 7740 99

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 1645

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A. Signature
X MB ☑ Agent ☐ Addressee

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

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

RECEIVED AUG 23 2023

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

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PEMBROKE ROAD CENTER LLC
FO #5053
3948 PEMBROKE RD,
PEMBROKE PARK, FL 33021

RECEIVED AUG 23 2023

9590 9402 7581 2098 7741 05

2. Article Number *(Transfer from service label)*
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COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery
MC 8/21/23

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

3948

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
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Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
8.53
Postmark Here
AUG 17 2023
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Sent To
NS COMPANY SERVICES LLC
FO #5053
Street and Apt. No.,
1110 BRICKELL AVE., SUITE 310
City, State, ZIP+4®
MIAMI, FL 33131
PS Form 3800,
7022 2410 0001 1497 1638

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Return Receipt (hardcopy)
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Postage
8.53
Postmark Here
AUG 17 2023
WEST HOLLYWOOD HILLS
Sent To
PEMBROKE ROAD CENTER LLC
FO #5053
Street and Apt. No.,
12895 SW 132 ST UNIT 202
City, State, ZIP+4®
MIAMI FL 33186
PS Form 3800,
7022 2410 0001 1497 1645

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HOLLYWOOD FL 33023
Sent To
PEMBROKE ROAD CENTER LLC
FO #5053
Street and Apt. No.,
3948 PEMBROKE RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33021
PS Form 3800,
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AUG 17 2023
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Sent To
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FO #5053
Street and Apt. No.,
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PEMBROKE PARK, FL 33021
City, State, ZIP+4®
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Adult Signature Restricted Delivery
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Postmark Here
AUG 17 2023
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Sent To
PEMBROKE ROAD CENTER LLC
FO #5053
Street and Apt. No.,
3932 PEMBROKE RD,
City, State, ZIP+4®
PEMBROKE PARK, FL 33021
PS Form 3800,
7022 2410 0001 1497 1669

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

NS COMPANY SERVICES LLC/NOH #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

9590 9402 7581 2098 7786 27

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

7022 2410 0001 4497 1171

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO #5053
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

RECEIVED AUG 23 2023

RECEIVED AUG 23 2023

9590 9402 7581 2098 7741 29

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 1676

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MEC | C. Date of Delivery 08/21/23

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

3930

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

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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NS COMPANY SERVICES LLC
FO #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

MIAMI FL 331

AUG 21 2023

USPS TRACKER BRANCH

9590 9402 7581 2098 7740 82

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 1638

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO #5053
3932 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7581 2098 7741 12

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 1669

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* MEC | C. Date of Delivery 08/21/23

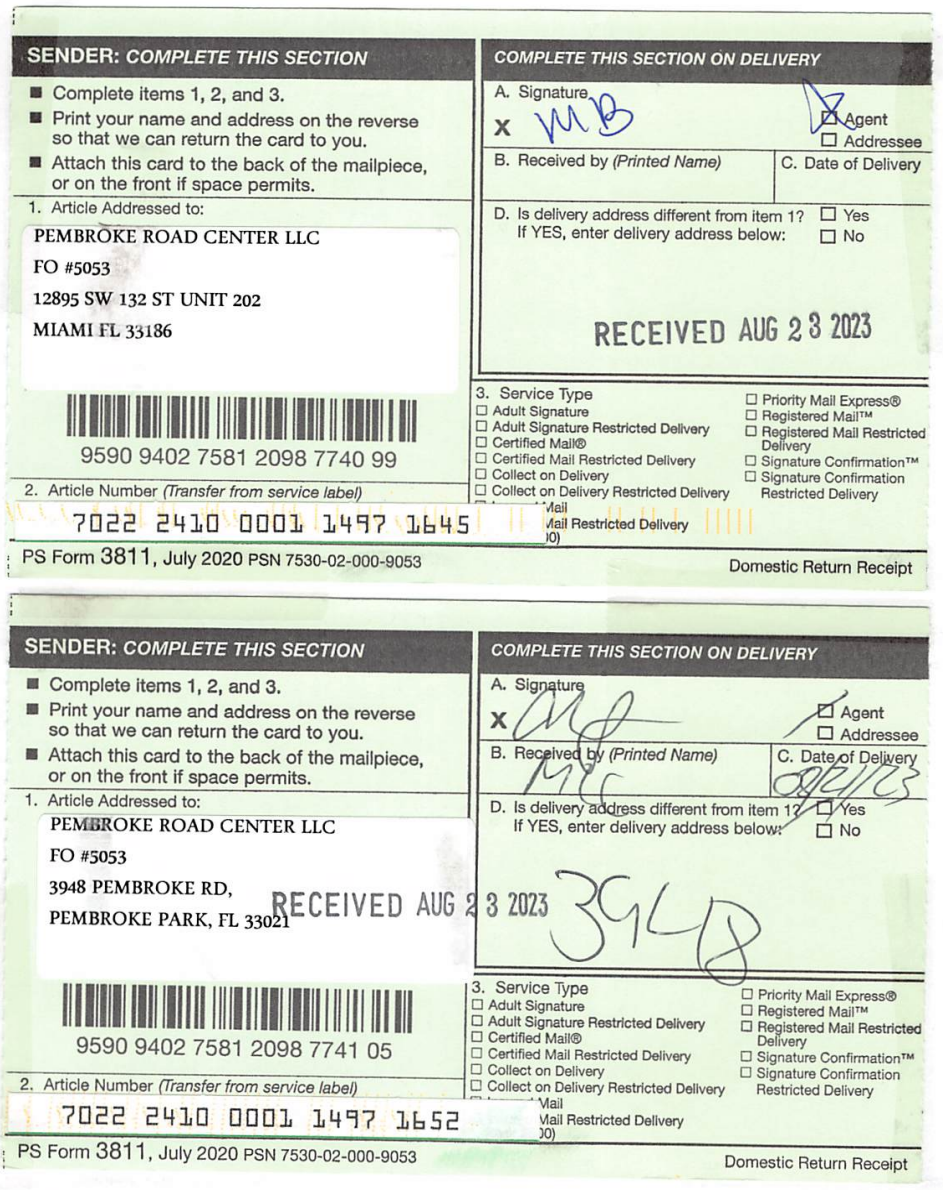
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED AUG 23 2023

3932

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 7581 2098 7740 99

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 1645

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X MB ☑ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

RECEIVED AUG 23 2023

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

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

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
FO #5053
3948 PEMBROKE RD,
PEMBROKE PARK, FL 33021

RECEIVED AUG 23 2023

9590 9402 7581 2098 7741 05

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 1652

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☑ Agent ☐ Addressee

B. Received by *(Printed Name)* MC

C. Date of Delivery 08/21/23

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

3948

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE ROAD CENTER LLC	12895 SW 132 ST UNIT 202 MIAMI, FL 33186	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

Folio

514220160017

Legal Description

MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Case Status Open **Case #** 5053 **Date Next Inspection** 8/16/2023

Notes Illuminated sign installed without Building Permits. Property owner and/or Business owner will need to obtain a permit from the Building Department.

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/16/2020		Notice of Violation	Regular Mail
6/22/2023		Affidavit of Non-Compliance	Certified Mail
6/22/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - 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: 8/16/2023

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/16/2023

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2023

Sent To:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Case #:

5053

Property Owner:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Certified Mail #:

Property Description:

514220160017

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/16/2020 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. 5-2. - 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
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Illuminated sign installed without Building Permits. Property owner and/or Business owner will need to obtain a permit from the Building Department.

Double permit fee has been assessed to violation

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 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

6/22/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

Respondent(s)

Case #:

5053

On 6/22/2023 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:	PEMBROKE ROAD CENTER LLC
Address:	12895 SW 132 ST UNIT 202 MIAMI, FL 33186
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

Ordinance/Regulation	Section	Description	Date Complied
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: 8/16/2023
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/16/2023

Notes/Means of Correction:

1. Illuminated wall sign installed without permits. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/22/2023

NOTARY PUBLIC, STATE OF FLORIDA

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 5053

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3932 PEMBROKE RD, PEMBROKE PARK, FL 33023

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: PEMBROKE ROAD CENTER LLC AT 11:30 A.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.

8-4-23

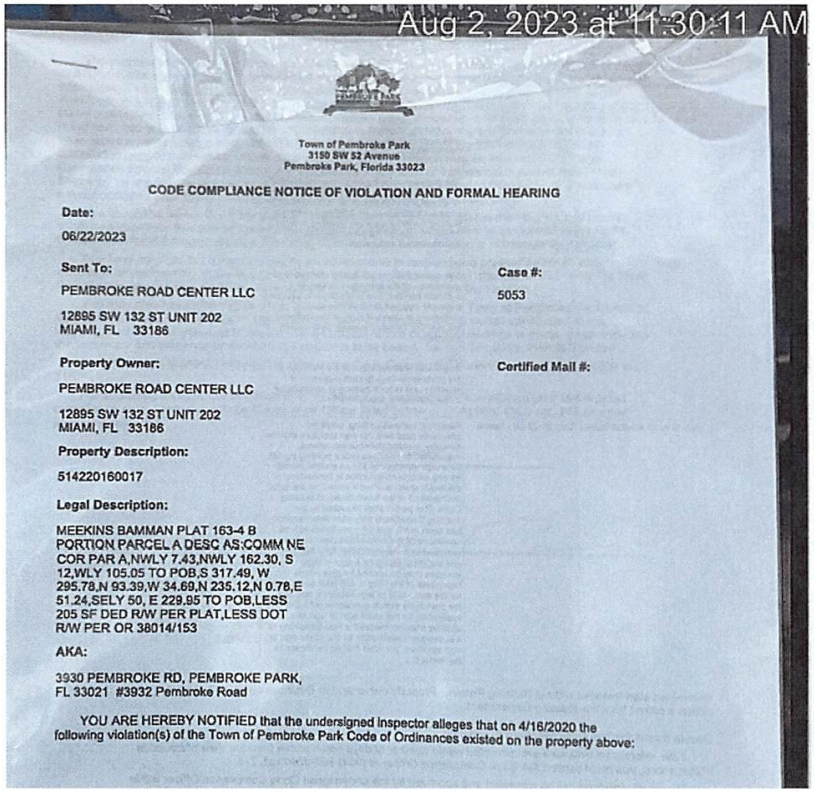
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2023

Sent To:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Case #:

5053

Property Owner:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Certified Mail #:

Property Description:

514220160017

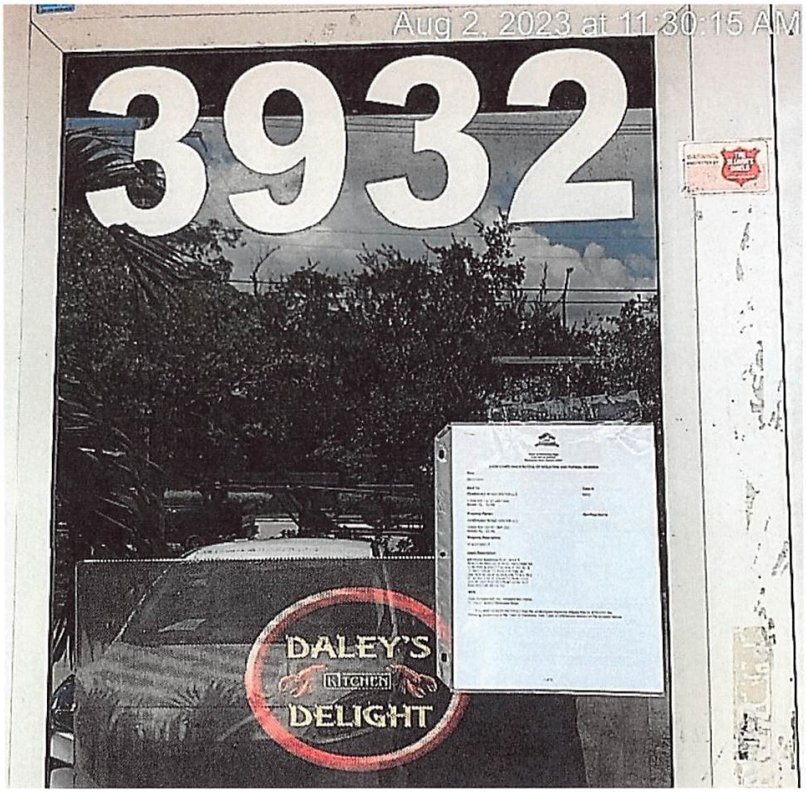
Legal Description:

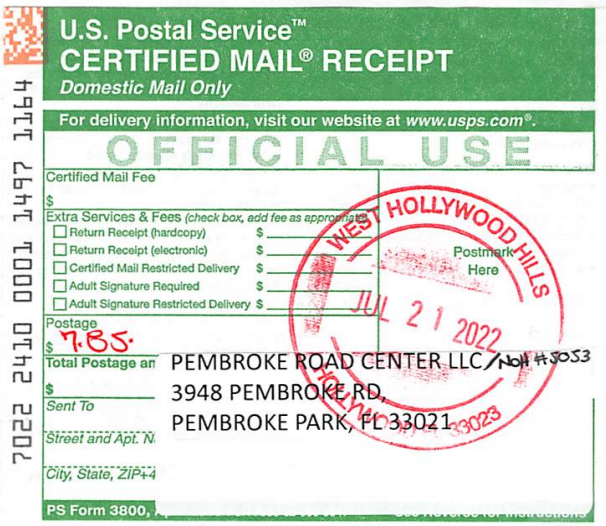
MEEKINS BAMMAN PLAT 163-4 B
PORTION PARCEL A DESC AS:COMM NE
COR PAR A,NWLY 7.43,NWLY 162.30, S
12,WLY 105.05 TO POB,S 317.49, W
295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

3930 PEMBROKE RD, PEMBROKE PARK,
FL 33021 #3932 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/16/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:




U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here
7022 2410 0001 1497 1164
PEMBROKE ROAD CENTER LLC/NOH #5053
3948 PEMBROKE RD,
PEMBROKE PARK, FL 33021

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage an
Sent To
Street and Apt. N
City, State, ZIP+4
PS Form 3800,
WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here
7022 2410 0001 1497 1171
NS COMPANY SERVICES LLC/NOH #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here
7022 2410 0001 1497 1133
PEMBROKE ROAD CENTER LLC/NOH #5053
3932 PEMBROKE RD,
PEMBROKE PARK, FL 33021

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and F
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here
7022 2410 0001 1497 1195
PEMBROKE ROAD CENTER LLC/NOH #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186
NOH #5053

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
7.85
Total Postage and
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap
WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here
7022 2410 0001 1497 1157
PEMBROKE ROAD CENTER LLC/NOH #5053
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC/NOH #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 7581 2098 7736 34

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

7022 2410 0001 1497 1195

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Lynch

C. Date of Delivery 07/24/23

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

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

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

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC/NOH #5053
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7581 2098 7736 03

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

2410 0001 1497 1157

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 07/25/23

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

3930

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

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

---

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC/NOH #5053
3932 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7581 2098 7735 97

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

7022 2410 0001 1497 1133

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)* Yolanda Pamphile

C. Date of Delivery 07/24/23

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

3932

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

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	5053	04/16/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	514220160017	

Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34,69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/16/2020 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. 5-2. - 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
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

Notes/Means of Correction:

Illuminated sign installed without Building Permits. Property owner and/or Business owner will need to obtain a permit from the Building Department.

Double permit fee has been assessed to violation

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

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

DALEY'S
DELIGHT
3932
Jun 15, 2023 at 4:46:50 PM

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021
Property Owner	PEMBROKE ROAD CENTER LLC
Mailing Address	12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201

ID #	5142 20 16 0017
Millage	0613
Use	11-03

Abbr Legal Description	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$918,020	$3,063,440	$3,981,460	$3,655,850	
2022	$918,020	$2,863,230	$3,781,250	$3,323,500	$73,003.46
2021	$918,020	$2,615,930	$3,533,950	$3,021,370	$68,285.69

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,981,460	$3,981,460	$3,981,460	$3,981,460
Portability	0	0	0	0
Assessed/SOH	$3,655,850	$3,981,460	$3,655,850	$3,655,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,655,850	$3,981,460	$3,655,850	$3,655,850

Sales History

Date	Type	Price	Book/Page or CIN
9/12/2003	SWD	$1,335,000	36083 / 759

Land Calculations

Price	Factor	Type
$9.00	102,002	SF
Adj. Bldg. S.F. (Card, Sketch)		19887
Eff./Act. Year Built: 2006/2005		

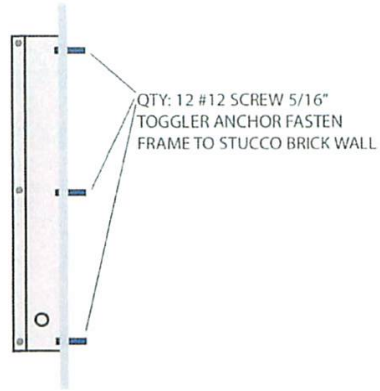
Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
19887								

ILLUMINATED SIGN -CABINET STYLE

FRONT VIEW

SIDE VIEW

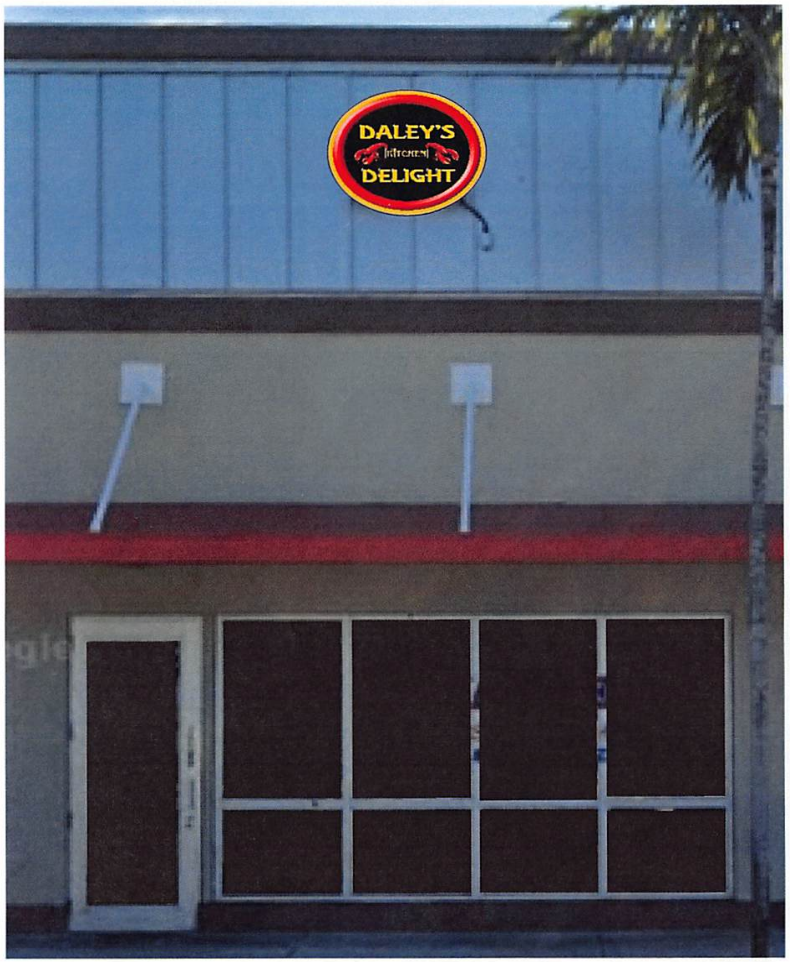


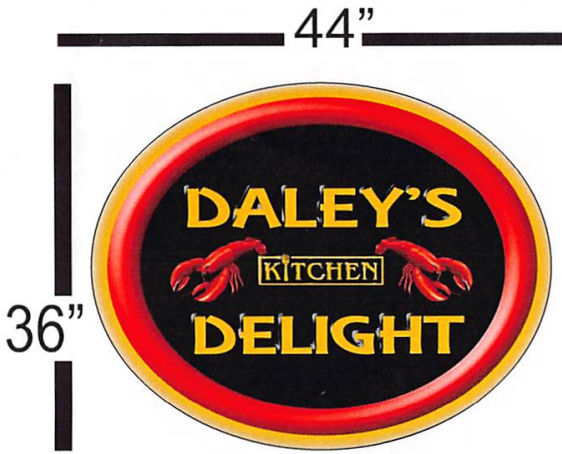
SCOPE OF WORK

WALL MOUNTED METAL SIGN , WITH TRANSLUCENT WHITE ACRILIC SHEET, AND VYNIL LETTERS PLOTED AND PLACED ON TOP, INSIDE LED ILUMINATION

Town of Pembroke Pines
Building Department
AUG 12 2020
RECEIVED

PEMBROKE SNAPPERS FISH & CHICKEN LLC 3932 PEMBROKE RD UNIT 102 HOLLYWOOD, FL 33021 UNITED STATES	LANDLORD INFO: PEMBROKE ROAD CENTER LLC SOUTHERN MANAGEMENT: ALYSE 561-948-7165	**ILLUMINATED SIGN CABINET 4'X12'** SCOPE OF WORK WALL MOUNTED METAL SIGN , WITH TRANSLUCENT WHITE ACRILIC SHEET, AND VYNIL LETTERS PLOTED AND PLACED ON TOP, LOW VOLTAGE LED ILUMINATION.	METRO ELECTRIC SERVICES 15050 NE 20 AVE OMAR HERNANDEZ-EC13005326 954-410-6364 --- GRAPHIC DESIGN AND MANUFACT BY BRUNONSKY STUDIOS CORP-786.253.8191 5725 NW 2 AVE #908- MIAMI FLORIDA 33127





sq.ft 11

LED ILLUMINATED CHANNEL LETTERS

FACES: DIGITAL PRINT
TRIM: BLACK/WHITE
RETURNS: BLACK
SQ.FT 31.5

DALEY KITCHEN DELIGHTS
PEMBROKE PARK, FL

The Sign Surgeon

ITEM

SIGN TYPE
WALL SIGN

QUANTITY SCALE

PAGE DESCRIPTION
ELEVATIONS

STATUS
SHOP DRAWINGS

REV.

DESIGNER SALES

JOB NO. DATE

PROJECT
DALEY'S KITCHEN DELIGHTS

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of The Sign Surgeon, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of The Sign Surgeon. Written dimensions on these drawings shall have precedence over scale dimensions; contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before fabrication proceeds.

APPROVALS

Client Date:

Landlord Date:

PAGE 1

3932 PEMBROKE RD

Status	Voided
Job Type	Commercial Sign - Flat Wall - STRUCTURAL
Master Process #	95689
Permit #	

5 5

Plan Review	5/3/2022 11:50:41 AM
Permit Issued	
Permit Expired	
Permit Complete	

Fees

New Fee | Delete Fees | Pay | Amount Paid $ 0.00 | Amount Due $ 250.00 | Amount Unapplied $ 0.00

Application	Date	Type	Work Item	Notes	Quantity	Amount	Transacti...	Del
(ELE)-9...	7/27/2022	Building Permit (2020)	Processing Fee		65	$50.00		☐
(ELE)-9...	7/27/2022	Building Permit (2020)	Commercial Plan Review Fee		1	$75.00		☐
(BUL)-9...	7/27/2022	Building Permit (2020)	Processing Fee		65	$50.00		☐
(BUL)-9...	7/27/2022	Building Permit (2020)	Commercial Plan Review Fee		1	$75.00		☐

3932 PEMBROKE RD

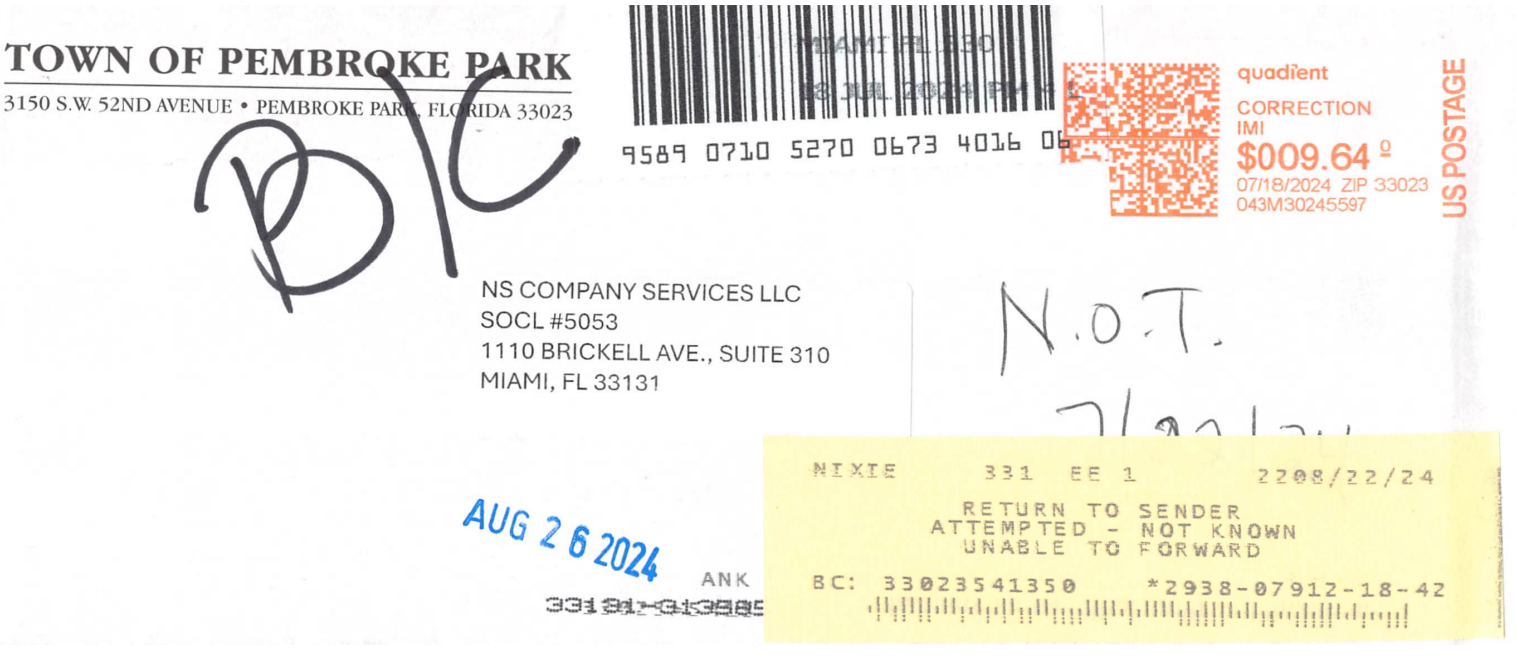
Status	Voided
Job Type	Commercial Sign - Cabinet Box - STRUCTURAL
Master Process #	91988
Permit #	

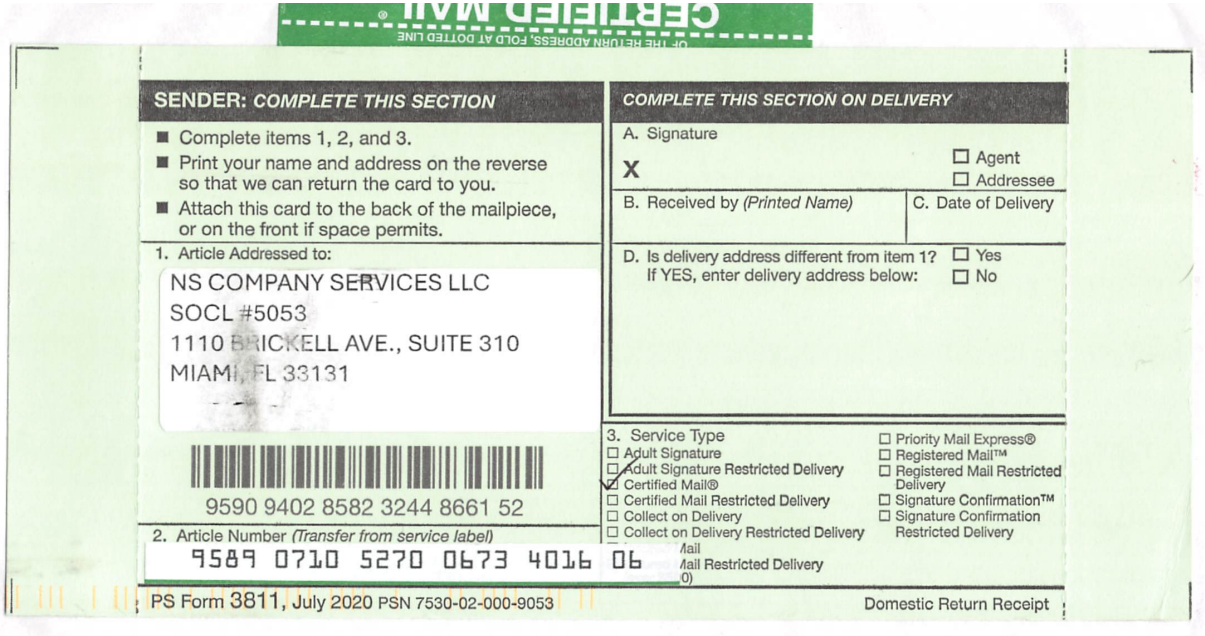
Plan Review	8/25/2020 2:55:49 PM
Permit Issued	
Permit Expired	
Permit Complete	

Notes

New Note

Event ID	Type	Reques... By	Date Created	Status	Notes	
86462	Other	Lucie Manze...	8/17/2020 8:29:47 AM	Open	Uploaded: APP-BL, APP-EL, EL-DRWG, WALL MOUNT SPEC...	View 10 Delete
86706	Other	Jeffrey Louis	8/27/2020 11:33:00 AM	Return... Plans To Applic...	Sent plan review comments to admin@brunoskystudios...	View Delete
87555	Other	Jeffrey Louis	10/13/2020 7:46:36 AM	Open	upload.. Transmittal Form, E(1)	View 4 Delete
87747	Other	Lucie Manze...	10/20/2020 4:14:34 PM	Return... Plans To Applic...	comments emailed to <a href="mailto:admin@brunosky...	View Delete


TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
9589 0710 5270 0673 4016 06
quadient
CORRECTION
IMI
$009.64
07/18/2024 ZIP 33023
043M30245597
US POSTAGE
BTC
NS COMPANY SERVICES LLC
SOCL #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131
N.O.T.
AUG 26 2024
ANK
NIXIE 331 EE 1 2208/22/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2938-07912-18-42


CERTIFIED MAIL®
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

NS COMPANY SERVICES LLC
SOCL #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

9590 9402 8582 3244 8661 52

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4016 06

COMPLETE THIS SECTION ON DELIVERY

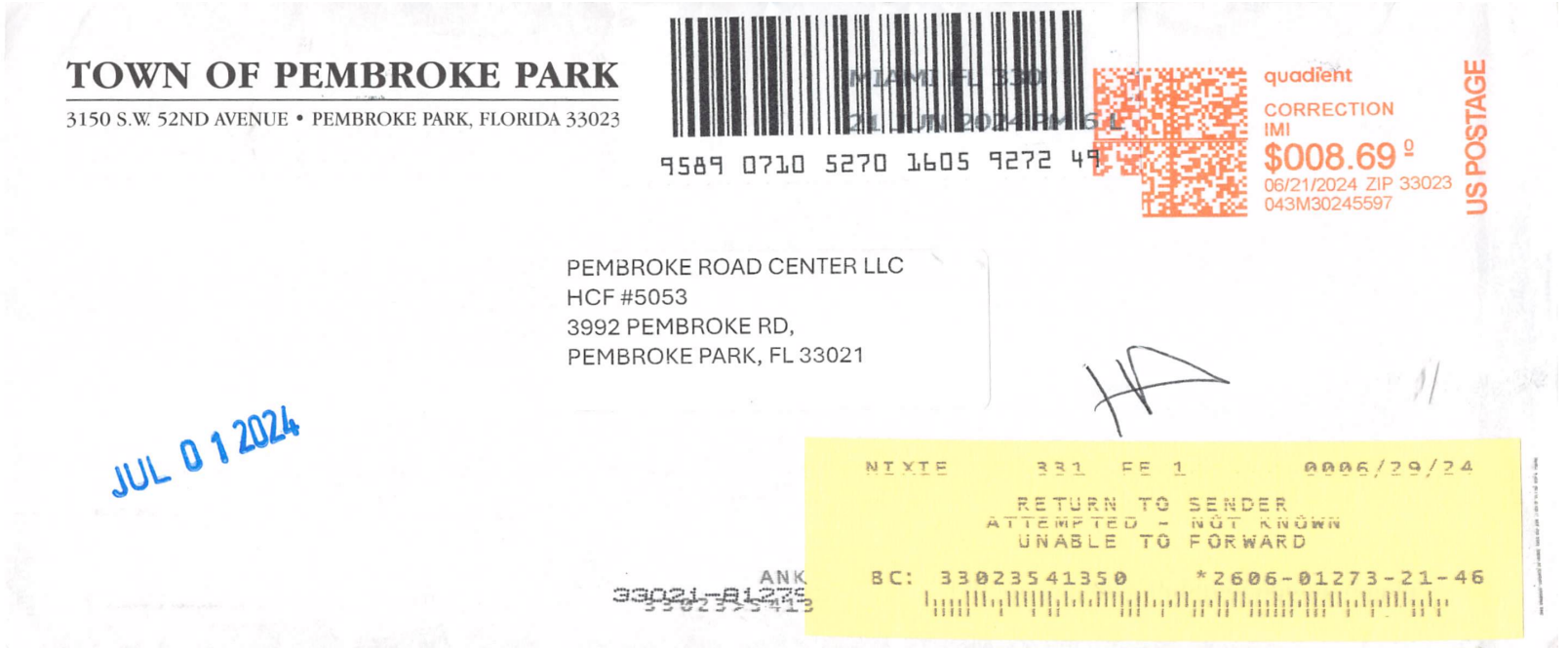
A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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



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

MIAMI FL 330
24 JUN 2024 PM 6 L
9589 0710 5270 1605 9272 49

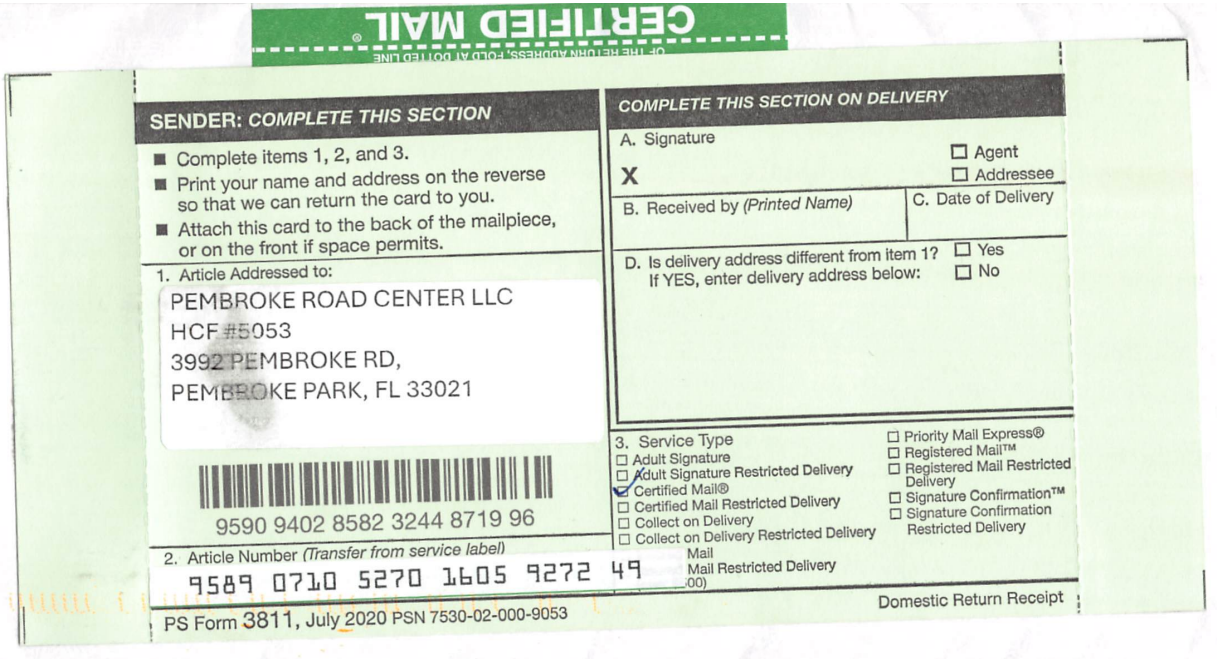
quadient
CORRECTION
IMI
$008.69 0
06/21/2024 ZIP 33023
043M30245597
US POSTAGE

PEMBROKE ROAD CENTER LLC
HCF #5053
3992 PEMBROKE RD,
PEMBROKE PARK, FL 33021

JUL 01 2024

NIXIE 331 FE 1 0006/29/24
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2606-01273-21-46

ANK
33021-01276


CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

PEMBROKE ROAD CENTER LLC
HCF #5053
3992 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 8582 3244 8719 96

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

9589 0710 5270 1605 9272 49

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Mail Restricted Delivery
00)

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

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

Hasler FIRST-CLASS MAIL
04/16/2020
US POSTAGE $000.50⁰

ZIP 33023
011D10656696

SNAPPER'S
3932 PEMBROKE ROAD
PEMBROKE PARK, FL 33021

NOV # 5053

RECEIVED AUG 2 7 2020

NIXIE 331 DE 1 0008/25/20
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2906-03311-16-44

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	5325 SW 32 STREET PEMBROKE PARK, FL 33023	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Folio

514230180040

Legal Description

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

Case Status Closed **Case #** 7393

Notes
1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
12/1/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
12/22/2022	12/21/2022	Amended Final Order	Certified Mail Hand
1/25/2023		Affidavit of Compliance	Regular Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/21/2025	5/21/2025	Supplemental Order/Claim of Lien	Certified Mail
8/25/2025	9/17/2025	Notice of Formal Hearing - Abate Fine	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/25/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/25/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/25/2023	$1,250.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,450.00**

Payments

Date	Payment Type Name	Amount
10/5/2022	Credit	$103.00
1/4/2023	Credit	$103.00
	Total Payments	**$206.00**
	Fees Outstanding	**$1,244.00**

Town of Pembroke Park

INVOICE

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

DATE: September 5, 2025
INVOICE NO.: 435
FOR:

Case No. 7393

INFINITY AZURE LLC
5325 SW 32 STREET
PEMBROKE PARK, FL 33023

Bill To:

INFINITY AZURE LLC
5325 SW 32 STREET
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 09/21/2022 Admin Fee *PAID*	$ 100.00	$ -
1	Final Order 12/21/2022 Admin Fee *PAID*	$ 100.00	$ -
1	Recorded Lien	$ 48.50	$ 48.50
1	Release of Lien	$ 10.00	$ 10.00
5	Day(s) of Per Diem from (01/20/2023 - 01/25/2023)	$ 250.00	$ 1,250.00
	Recommend to Abate Per Diem Fine by 85%		$ 187.50
	$48.50 + $10.00 + $187.50		$ 246.00
		Balance	$ 1,308.50

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

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC	7393	08/25/2025
5325 SW 32 STREET PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC	514230180040	
5325 SW 32 STREET PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **17th day of September, 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. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: INFINITY AZURE LLC AT 05:31 P.M. ON THE 29 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.

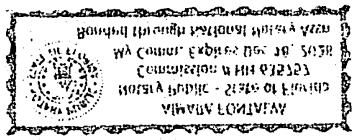
Jeffrey Louis
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 29 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

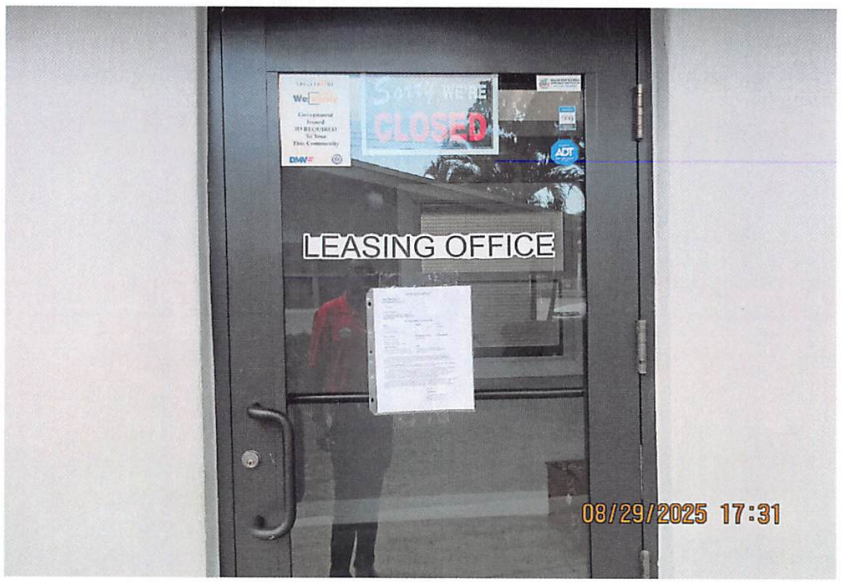
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

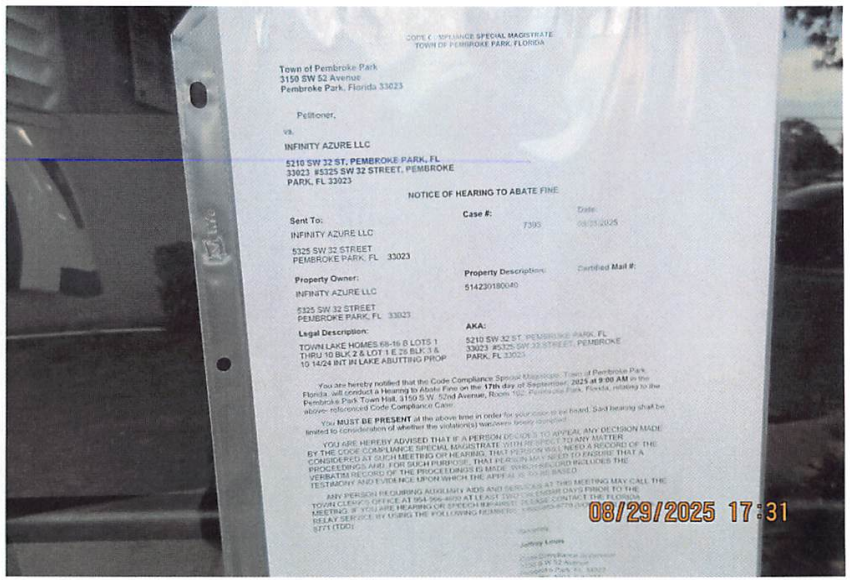
AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 635757
My Comm. Expires Dec 18, 2028
Bonded through National Notary Assn.



Case 7393

3252
GYM
08/29/2025 17:31


CLOSED
LEASING OFFICE
08/29/2025 17:31


CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
INFINITY AZURE LLC
5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5325 SW 32 STREET, PEMBROKE
PARK, FL 33023
NOTICE OF HEARING TO ABATE FINE
Sent To:
INFINITY AZURE LLC
5325 SW 32 STREET
PEMBROKE PARK, FL 33023
Property Owner:
INFINITY AZURE LLC
5325 SW 32 STREET
PEMBROKE PARK, FL 33023
Legal Description:
TOWN LAKE HOMES 68-16 B LOTS 1
THRU 10 BLK 2 & LOT 1 E 28 BLK 3 &
10 14/24 INT IN LAKE ABUTTING PROP
Case #:
7393
Date:
08/29/2025
Property Description:
514230180040
Certified Mail #:
AKA:
5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5325 SW 32 STREET, PEMBROKE
PARK, FL 33023
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park
Florida, will conduct a Hearing to Abate Fine on the 17th day of September, 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) has been timely corrected.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE
BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER
CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE
PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A
VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE
TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE
TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO (2) WEEK 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
8771 (TDD).
Jeffrey Lewis
08/29/2025 17:31

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 8/18/2025 Phone #: 404-558-8311

Case # 7393 E-mail: linda@infinitybh.com
jacab@infinitybh.com

Address of Violation: 5325 SW 32 Street . Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Linda Villegas (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7393 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the September 17th, 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 12/21/2022 imposing the fine of $ 250.00 for violation(s)of the Town's Code of Ordinances:

5-105 and 5-017

Brief summary for request: New property Management. Could the imposed fine be reduced. This will help us allocate the money to improve the property

Linda Villegas
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Linda Viviana Villegas Muriel and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 08/18/2025.

Notary Public State of Florida: Aimara Fontalva My Commission expires: 12/18/2028

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

9589 0710 5270 3205 4442 63

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

Postage
$

Total Postage and
$ 16.44

Sent To
INFINITY AZURE LLC
HAF NO. 7393

Street and Apt. No.,
5325 SW 32 STREET

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

Postmark Here
AUG 2 6 2025
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

9589 0710 5270 3205 4442 70

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

Postage
$

Total Postage and
$ 10.44

Sent To
INFINITY AZURE LLC
HAF NO. 7393

Street and Apt. No
9520 HARDING AVE STE 1

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

Postmark Here
AUG 2 1 2025
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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

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- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and
$ 16.44

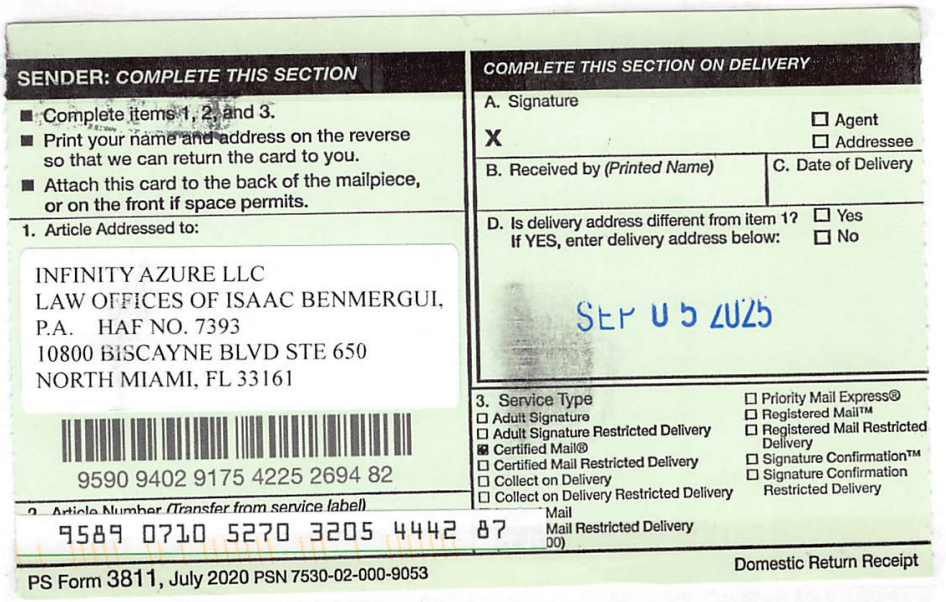
Sent To
INFINITY AZURE LLC
LAW OFFICES OF ISAAC BENMERGUI, P.A. HAF NO. 7393

Street and Apt. No.
10800 BISCAYNE BLVD STE 650

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

Postmark Here
AUG 2 6 2025
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 9175 4225 2694 82

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4442 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
SEP 05 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
☐ 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

Instr# 120241754 , Page 1 of 5, Recorded 05/29/2025 at 10:08 AM
Broward County Commission

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

INFINITY AZURE LLC,
Respondent(s),

Cynthia Garcia-Lima, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number Case No.: 7393.
The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 21 day of May 2025.
Dated at Pembroke Park, Broward County, Florida, on this 22 day of May 2025.
By:
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 21st, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on December 21st, 2022. Based upon the evidence presented [and their compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

1. The Special Magistrate entered an Amended Final Order on December 21st, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-107 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on December 21st, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on December 21st, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$1,250.00** (ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS) as of the date of this hearing.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

INFINITY AZURE LLC,
Respondent(s),

Case No.: 7393

I, Cynthia Garcia-Lima, The Town Clerk, of the Town of Pembroke Park, Broward County, Florida, do hereby certify that the foregoing is a true and correct copy of the Supplemental Order/Claim of Lien for Special Magistrate Case Number

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 21 day of May 2025

Dated at Pembroke Park, Broward County, Florida, on this 22 day of May 2025.

By: _____
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 21st, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on December 21st, 2022. Based upon the evidence presented [and their compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

1. The Special Magistrate entered an Amended Final Order on December 21st, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-107 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on December 21st, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Amended Final Order issued on December 21st, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$1,250.00** (ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of May 2025.

TOWN OF PEMBROKE PARK

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, Code Compliance Officer, 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:

May 21st, 2025.

Notary Public, State of Florida

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

Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 11 day of May, 2025.

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

9589 0710 5270 1814 1939 85

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
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Total Postage ar
$ 9.92
Sent To
Street and Apt. N
City, State, ZIP+4

MAY 21 2025
HOLLYWOOD FL 3302
Postmark Here

INFINITY AZURE LLC - SOCL NO. 7393
LAW OFFICES OF ISAAC BENMERGUI, P.A. - FO NO. 10161 & 10110
10800 BISCAYNE BLVD STE 650
NORTH MIAMI, FL 33161

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

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☐ Adult Signature Restricted Delivery $
Postage
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Total Postage ar
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Sent To
Street and Apt. N
City, State, ZIP+4

MAY 21 2025
Postmark Here

INFINITY AZURE LLC
FO NO. 10161 & 10110 SOCL NO. 7393
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

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

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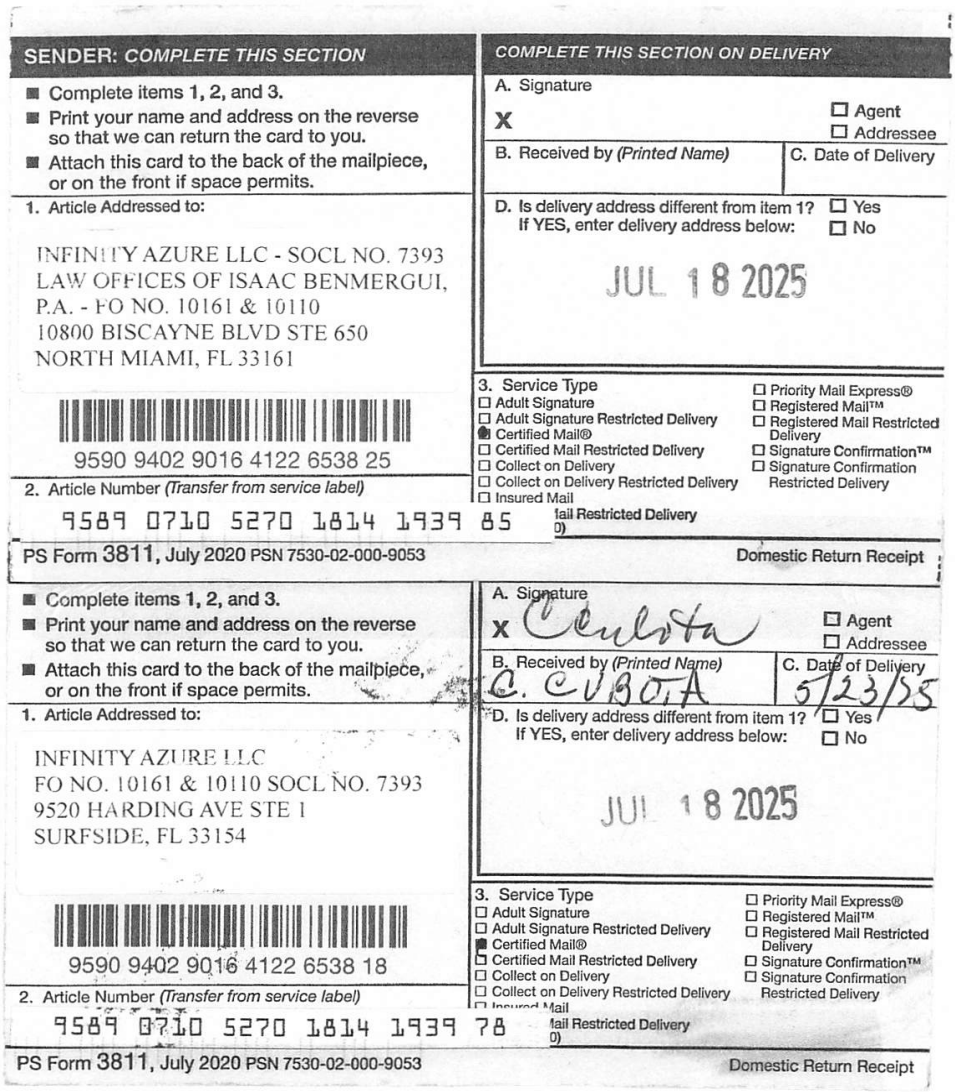
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

MAY 21 2025
Postmark Here
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023

INFINITY AZURE LLC
SOCL NO. 7393
5325 SW 32 ST
PEMBROKE PARK, FL 33023

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



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

1. Article Addressed to:

INFINITY AZURE LLC - SOCL NO. 7393
LAW OFFICES OF ISAAC BENMERGUI, P.A. - FO NO. 10161 & 10110
10800 BISCAYNE BLVD STE 650
NORTH MIAMI, FL 33161

9590 9402 9016 4122 6538 25

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1939 85

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

JUL 18 2025

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
ail Restricted Delivery
0)

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

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return 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
FO NO. 10161 & 10110 SOCL NO. 7393
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

9590 9402 9016 4122 6538 18

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1939 78

A. Signature
X C. CUBOA ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. CUBOA | C. Date of Delivery 5/23/25

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

JUL 18 2025

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
ail Restricted Delivery
0)

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	5325 SW 32 STREET PEMBROKE PARK, FL 33023	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Folio

514230180040

Legal Description

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

Case Status Closed **Case #** 7393

Notes

1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed.

Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/10/2022		Notice of Violation	Certified Mail
8/10/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail Hand
12/1/2022	12/21/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
12/22/2022	12/21/2022	Amended Final Order	Certified Mail Hand
1/25/2023		Affidavit of Compliance	Regular Mail
4/16/2025	5/21/2025	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	1/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/25/2023

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/25/2023	$1,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,200.00**

Payments

Date	Payment Type Name	Amount
10/5/2022	Credit	$103.00
1/4/2023	Credit	$103.00
	Total Payments	**$206.00**
	Fees Outstanding	**$994.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC	7393	04/16/2025
5325 SW 32 STREET PEMBROKE PARK, FL 33023		

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC	514230180040	
5325 SW 32 STREET PEMBROKE PARK, FL 33023		

Legal Description:	**AKA:**
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of May, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

INVOICE

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

DATE: May 8, 2025
INVOICE NO.: 001
FOR:

Case No.: 7393
INFINITY AZURE LLC
5325 SW 32 STREET
PEMBROKE PARK, FL 33023

Bill To:
INFINITY AZURE LLC
5325 SW 32 STREET
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 09/21/2022 Admin Fee *Paid on 10/05/2022*	$ 100.00	$ -
1	Final Order 12/21/2022 Admin Fee *Paid on 01/04/2023*	$ 100.00	$ -
5	Day(s) of Per Diem from (01/20/2023 - 01/25/2023)	$ 250.00	$ 1,250.00
		Balance	$ 1,250.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5352 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: INFINITY AZURE LLC AT 09:32 A.M. ON THE 07 DAY OF MAY 2025.

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

TYPE OF SERVICE

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

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

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

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

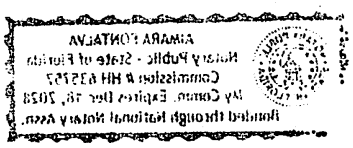
AFFIANT

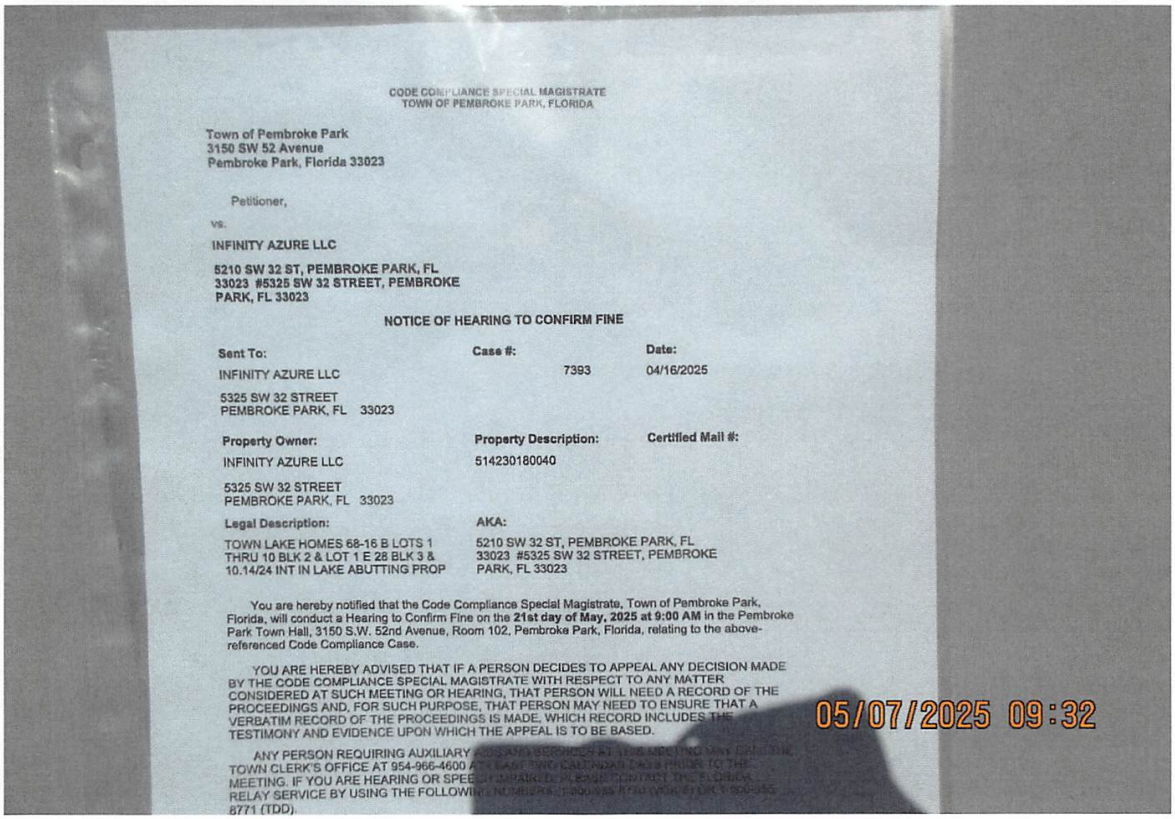
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [4 physical presence or [ ] online notarization this 07 day of May 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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


AIMARA FONTALVA
Notary Public - State of Florida
Commission # HH 425752
My Comm. Expires Dec 16, 2024
Bonded through National Notary Assn.



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC 5325 SW 32 STREET PEMBROKE PARK, FL 33023	7393	04/16/2025

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 5325 SW 32 STREET PEMBROKE PARK, FL 33023	514230180040	

Legal Description:	AKA:
TOWN LAKE HOMES 58-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

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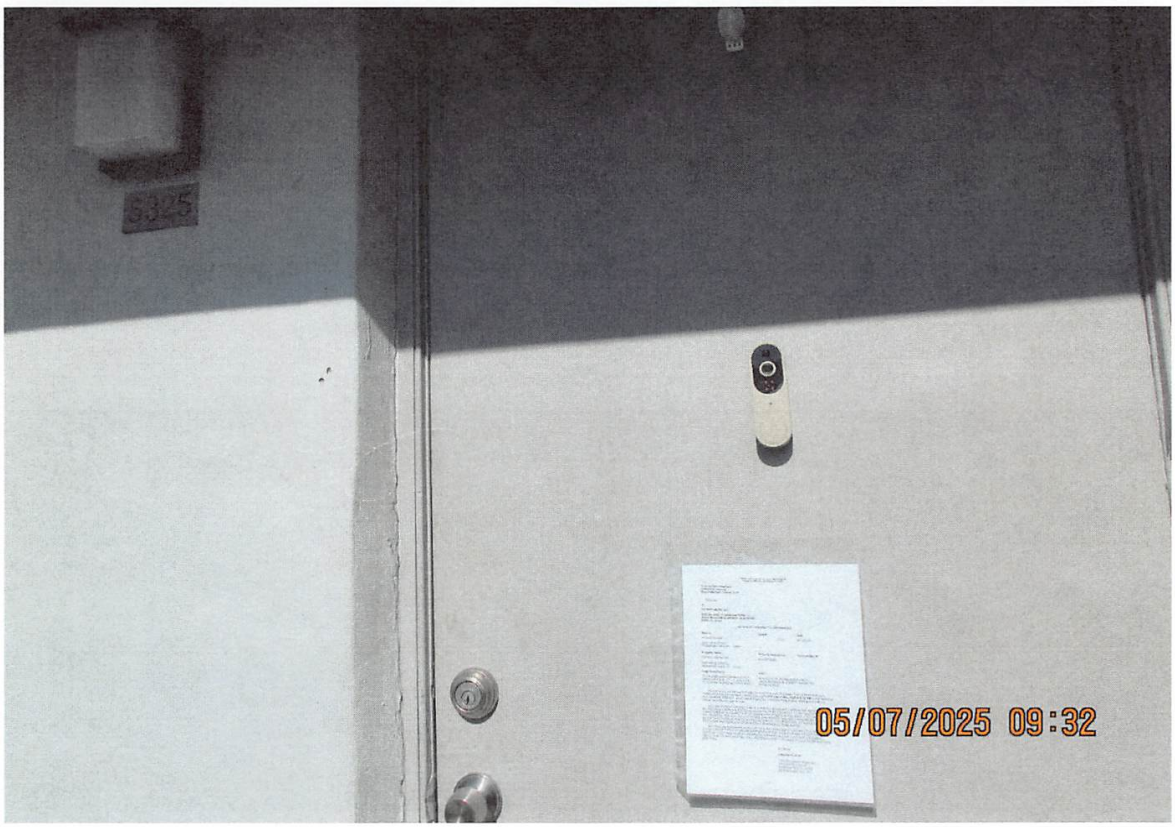
ANY PERSON REQUIRING AUXILIARY [illegible] TOWN CLERK'S OFFICE AT 954-966-4600 [illegible] MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING [illegible] 8771 (TDD).

05/07/2025 09:32



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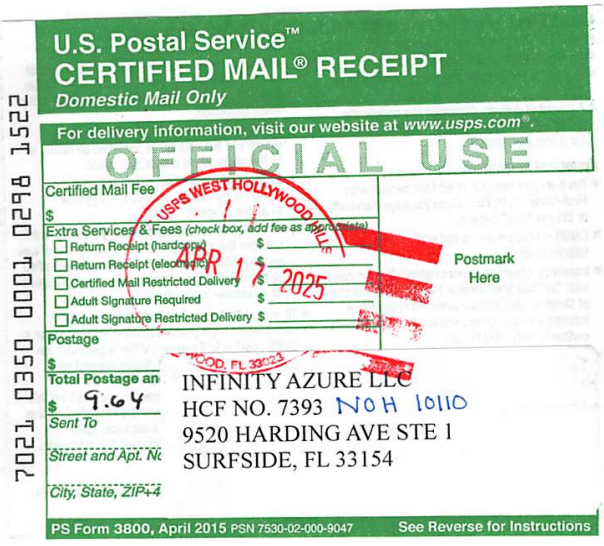
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 9.64
Sent To
Street and Apt. I
City, State, ZIP+
USPS WEST HOLLYWOOD HILLS
APR 17 2025
HOLLYWOOD, FL 33023
Postmark Here
INFINITY AZURE LLC
LAW OFFICES OF ISAAC BENMERGUI,
P.A. – HCF NO. 7393 NOH 10110
10800 BISCAYNE BLVD STE 650
NORTH MIAMI, FL 33161
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1539



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$ 9.64
Sent To
Street and Apt. No
City, State, ZIP+4
USPS WEST HOLLYWOOD HILLS
APR 17 2025
Postmark Here
INFINITY AZURE LLC
HCF NO. 7393 NOH 10110
9520 HARDING AVE STE 1
SURFSIDE, FL 33154
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1522

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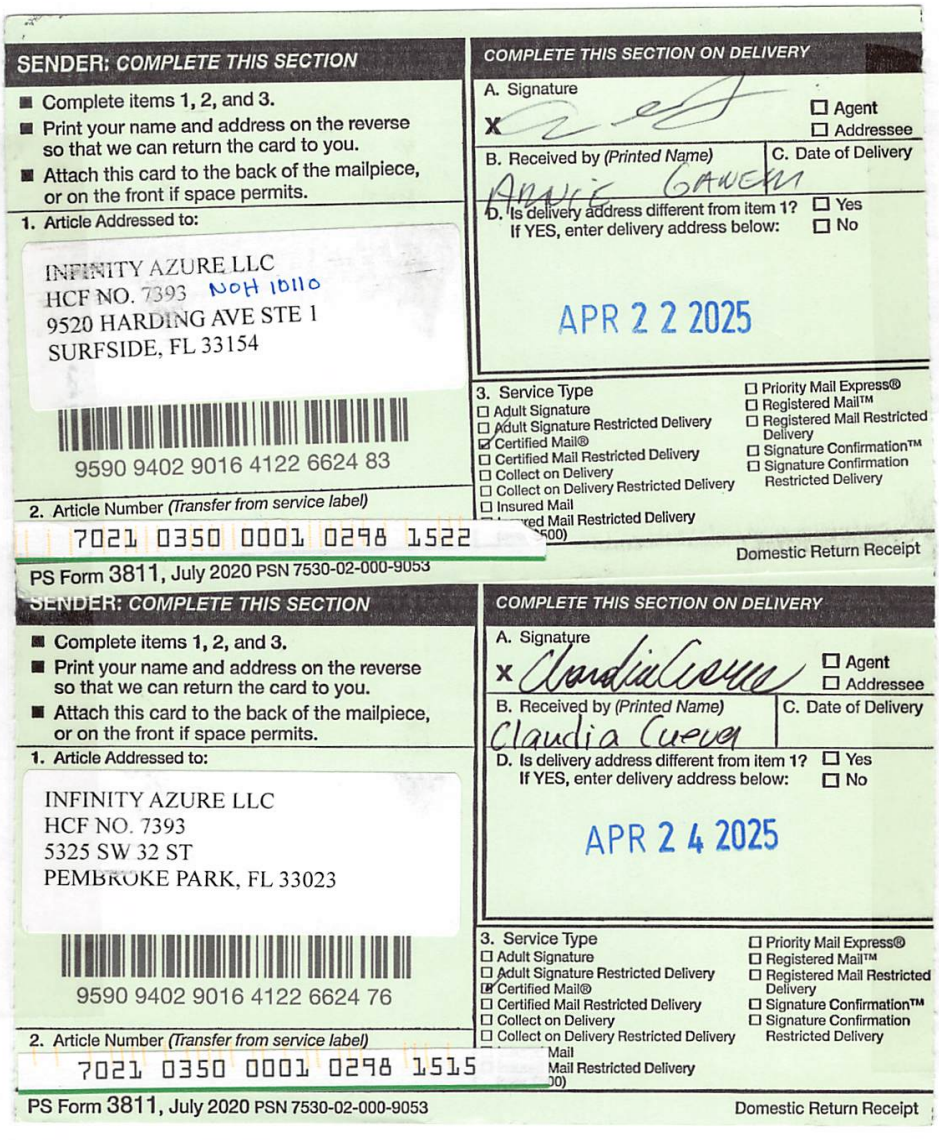
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$ 9.64
Sent To
Street and Apt. No.
City, State, ZIP+4®
USPS WEST HOLLYWOOD HILLS
APR 17 2025
HOLLYWOOD, FL 33023
Postmark Here
INFINITY AZURE LLC
HCF NO. 7393
5325 SW 32 ST
PEMBROKE PARK, FL 33023
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7021 0350 0001 0298 1515



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

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

9590 9402 9016 4122 6624 83

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1522

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) ANGIE GAWEL

C. Date of Delivery

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

APR 2 2 2025

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
HCF NO. 7393
5325 SW 32 ST
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6624 76

2. Article Number (Transfer from service label)

7021 0350 0001 0298 1515

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Claudia Cuevas

C. Date of Delivery

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

APR 2 4 2025

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ 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:

Clara Contreras
3726 SW 52nd Ave
Pembroke Park, FL 33023

Site Address:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Date 1/4/2023 10:46:02 AM
Invoice # 26717
For Code Enforcement Case# 7393

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	1/21/2023		$250.00	0	$0.00
Admin Fixed	9/22/2022		$100.00	0	$100.00
Admin Fixed	12/22/2022		$100.00	0	$100.00
Total					$200.00

Payments

Date	Type	Amount
10/5/2022	Credit	$103.00
1/4/2023	Credit	$103.00
Total		$206.00

Balance **($103.00)**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

INFINITY AZURE LLC
Respondent(s)

Case No.: 7393

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK

Andre McKenney, Special Magistrate

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

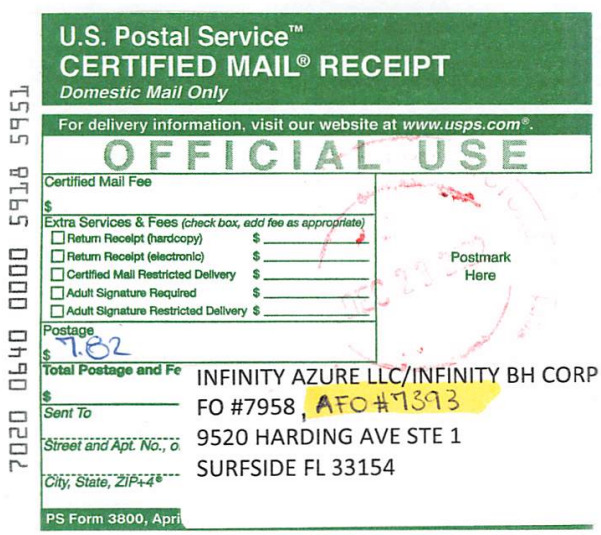
Certificate of Service

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Dec, 2022.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

Postage
$ 7.82

Total Postage and Fe
$

Sent To
INFINITY AZURE LLC/INFINITY BH CORP

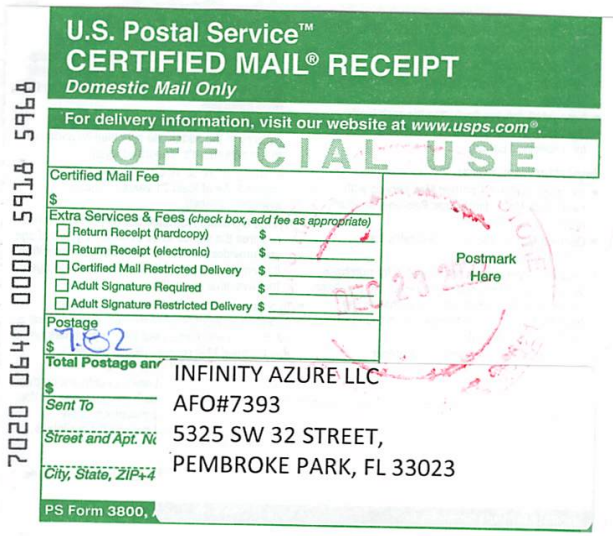
Street and Apt. No., o
FO #7958 , AFO#7393

City, State, ZIP+4®
9520 HARDING AVE STE 1
SURFSIDE FL 33154

PS Form 3800, Apri

Postmark Here

7020 0640 0000 5918 5951



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

Postage
$ 7.82

Total Postage an
$

Sent To
INFINITY AZURE LLC

Street and Apt. N
AFO#7393
5325 SW 32 STREET,

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

PS Form 3800,

Postmark Here

7020 0640 0000 5918 5968

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC	7393	12/01/2022
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC	514230180040	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		

Legal Description:	**AKA:**
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 10:31 A.M. ON THE 8 DAY OF DECEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

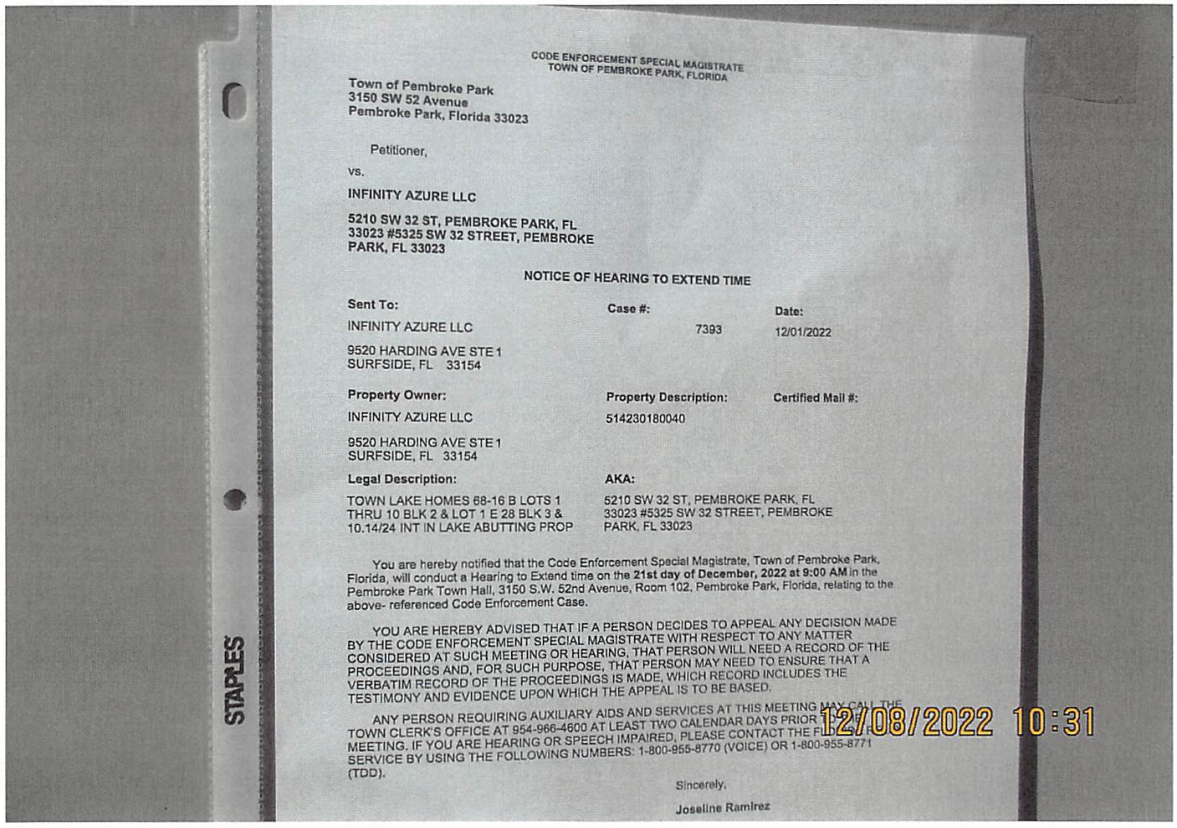
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 12 day of Dec, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	7393	12/01/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230180040	

Legal Description:	**AKA:**
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 11/28/2022 Phone: 954-983-7050

Email: AZUREMANAGERC@infinitybh.com

Property Address: 335W 52nd Av. PEMBROKE PARK FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, GINA CORTES (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7393 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the DEC 21, 2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 9/21/22 imposing the fine of $250.00 per day for violation(s)of the Town's Code of Ordinances:

5.105

5.17

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

GINA CORTES
Petitioner's Name (Print)

Petitioner's Signature

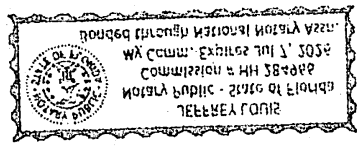
State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Gina Cortes-Ortega and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 29 day of November, 2022.

Notary
My Commission expires 7/7/26

JEFFREY LOUIS
Notary Public - State of Florida
Commission # HH 284966
My Comm. Expires Jul 7, 2026
Bonded through National Notary Assn.


JEFFREY LOUIS
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 388488
MY COMM. EXPIRES JULY 7, 2024
BONDED THROUGH NATIONAL NOTARY ASSN.

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OFFICIAL USE

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

Postage
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Total Postage and
$

Sent To

Street and Apt. No

City, State, ZIP+4

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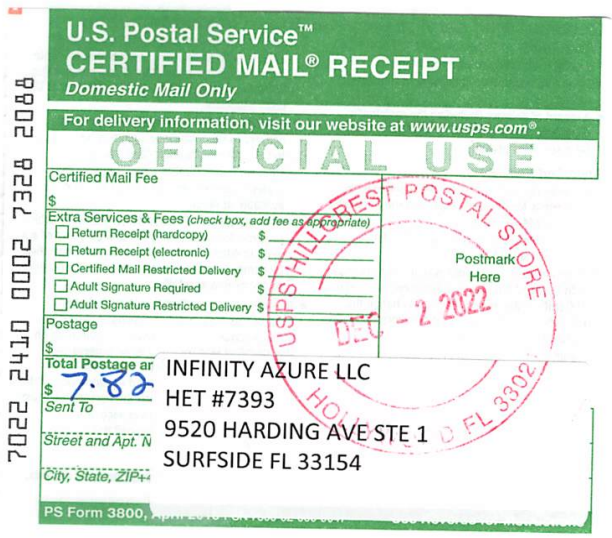
DEC 2 2022

INFINITY AZURE LLC
HET#7393
5325 SW 32 STREET,
PEMBROKE PARK, FL 33023

PS Form 3800,

7022 2410 0002 7328 2071



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City, State, ZIP+

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DEC -2 2022

USPS HILLCREST POSTAL STORE
HOLLYWOOD FL 3302

INFINITY AZURE LLC
HET #7393
9520 HARDING AVE STE 1
SURFSIDE FL 33154

PS Form 3800,

7022 2410 0002 7328 2088

SENDER: COMPLETE THIS SECTION

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

INFINITY AZURE LLC
HET #7393
9520 HARDING AVE STE 1
SURFSIDE FL 33154

9590 9402 4729 8344 1622 11

7022 2410 0002 7328 2088

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Agent ☑ Agent ☐ Addressee

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

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

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

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park

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

SALES RECEIPT

Bill To:

Clara Contreras
3276 SW 52nd Avenue
Pembroke Park, FL 33023

Site Address:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

Date 10/5/2022 2:02:44 PM

Invoice # 26410

For Code Enforcement Case# 7393

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
3.00	Technology Convenience Fee	$3.00
Total		**$103.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	10/22/2022		$250.00	0	$0.00
Admin Fixed	9/22/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
10/5/2022	Credit	$103.00
Total		$103.00

Balance **$0.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. INFINITY AZURE LLC Respondent(s)	)	Case No.: 7393

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ✓ NO ____

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.

Nazly Cardona

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5918 9188

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- ☐ Adult Signature Restricted Delivery $

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Total Postage and Fe
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SEP 26 2022

Sent To: INFINITY AZURE LLC
Street and Apt. No., o: F.O #7393
City, State, ZIP+4®: 5210 SW 32 STREET, PEMBROKE PARK, FL, 33023

PS Form 3800, Apri

7020 0640 0000 5918 9201

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

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Total Postage and F
$

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HILLCREST POSTAL STATION
SEP 26 2022
FLORIDA 33021

Sent To: INFINITY AZURE LLC
Street and Apt. No.,: F.O #7393
City, State, ZIP+4®: 5325 SW 32 STREET, PEMBROKE PARK, FL, 33023

PS Form 3800, Ap

7020 0640 0000 5918 9195

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

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Total Postage and F
$

Postmark Here
SEP 26 20

Sent To: INFINITY AZURE LLC
Street and Apt. No.,: GOLDFARB, IGHAL
City, State, ZIP+4®: F.O #7393, 9520 HARDING AVE STE 1, SURFSIDE, FL, 33154

PS Form 3800, Apr

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

INFINITY AZURE LLC
GOLDFARB, IGHAL
F.O #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

9590 9402 6921 1104 9659 23

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

7020 0640 0000 5918 9195

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

Domestic Return Receipt

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7393

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180040

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

AKA:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Unit 5325 has an ongoing leaking in bedroom ceiling. Repair leak immediately.
2. Unit 5325 has an a/c unit installed without permit. Obtain plans for permit and inspections.
3. Unit 5325 has a water heater installed without a permit. Obtain plans for permit and inspections. Double permit fee assessed.
Contact the Building Dept at 954-966-4600, ext 182. to obtain permits.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

8/10/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

INFINITY AZURE LLC CASE NO. 7393

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:05 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

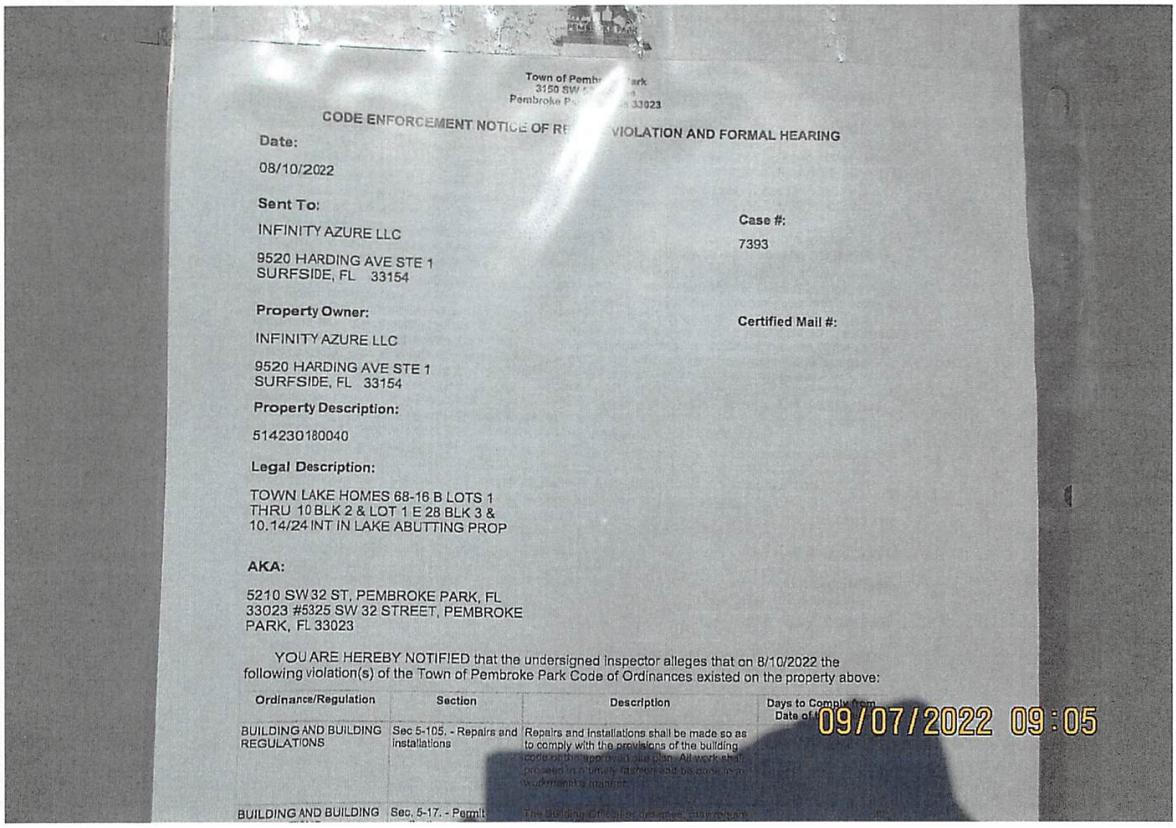
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of Sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW [illegible]
Pembroke Park, FL 33023

CODE ENFORCEMENT NOTICE OF RE[illegible] VIOLATION AND FORMAL HEARING

Date:

08/10/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7393

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180040

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

AKA:

5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5325 SW 32 STREET, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/10/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of [illegible]
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code and the approved plan. All work shall be performed in a workmanlike manner and be done in a workmanlike manner.	
BUILDING AND BUILDING	Sec. 5-17. - Permit	The Building Official, upon written notice from	

09/07/2022 09:05

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

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

OFFICIAL USE

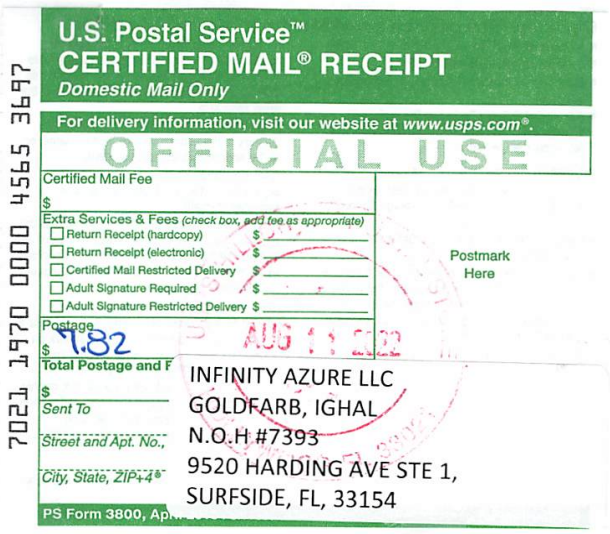
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

INFINITY AZURE LLC
N.O.H #7393
5210 SW 32 STREET,
PEMBROKE PARK, FL, 33023

Postmark Here

PS Form 3800, Ap

7021 1970 0000 4565 3680



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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
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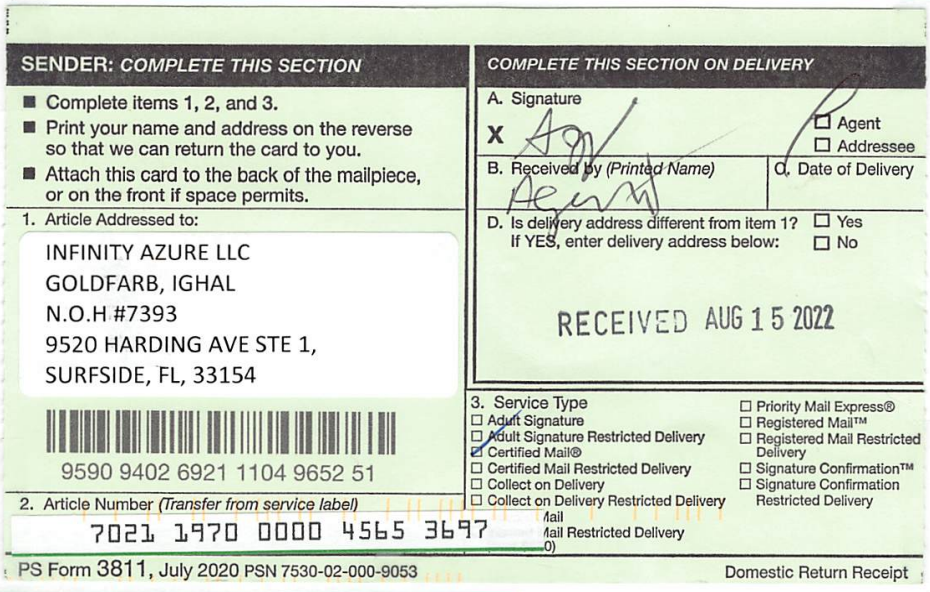
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

INFINITY AZURE LLC
GOLDFARB, IGHAL
N.O.H #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

Postmark Here

PS Form 3800, Ap

7021 1970 0000 4565 3697



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
GOLDFARB, IGHAL
N.O.H #7393
9520 HARDING AVE STE 1,
SURFSIDE, FL, 33154

9590 9402 6921 1104 9652 51

2. Article Number (Transfer from service label)
7021 1970 0000 4565 3697

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

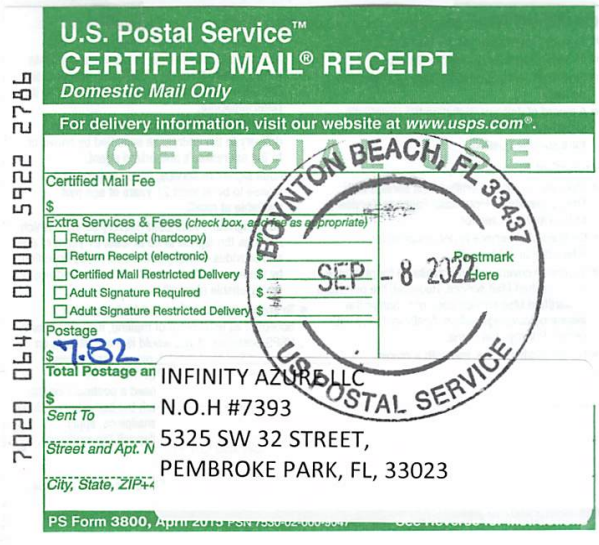
B. Received by (Printed Name)
C. Date of Delivery

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

RECEIVED AUG 15 2022

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

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



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

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.82
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+

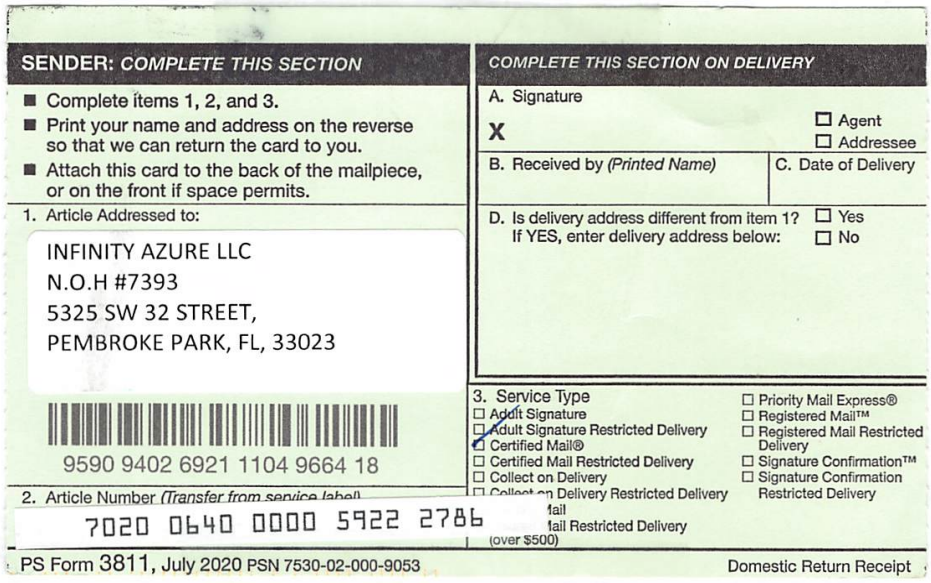
BOYNTON BEACH, FL 33437
SEP - 8 2022
USPOSTAL SERVICE

INFINITY AZURE LLC
N.O.H #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

Postmark Here

PS Form 3800, April 2015

7020 0640 0000 5922 2786



SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

INFINITY AZURE LLC
N.O.H #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9664 18

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

7020 0640 0000 5922 2786

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5210 SW 32 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 18 0040
Property Owner	INFINITY AZURE LLC	Millage	0613
Mailing Address	9520 HARDING AVE STE 1 SURFSIDE FL 33154	Use	03-01
Abbr Legal Description	TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$71,340	$2,345,230	$2,416,570	$2,416,570	
2021	$54,190	$1,037,060	$1,091,250	$1,079,020	$23,282.93
2020	$54,190	$926,740	$980,930	$980,930	$21,170.26

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,416,570	$2,416,570	$2,416,570	$2,416,570
Portability	0	0	0	0
Assessed/SOH	$2,416,570	$2,416,570	$2,416,570	$2,416,570
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,416,570	$2,416,570	$2,416,570	$2,416,570

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	35,672	SF
Adj. Bldg. S.F. (Card, Sketch)		15525
Units		20
Eff./Act. Year Built: 1972/1971		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

5325
08/01/2022 10:12

08/01/2022 10:13

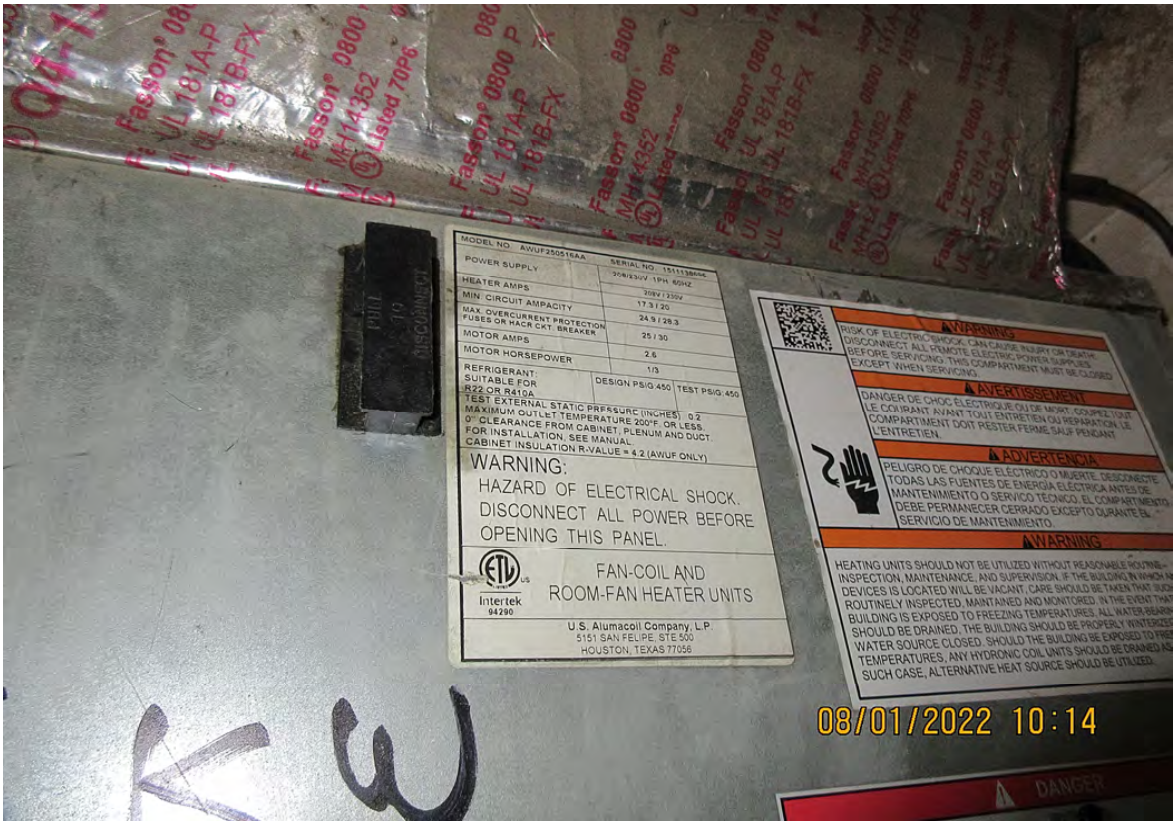
08/01/2022 10:14

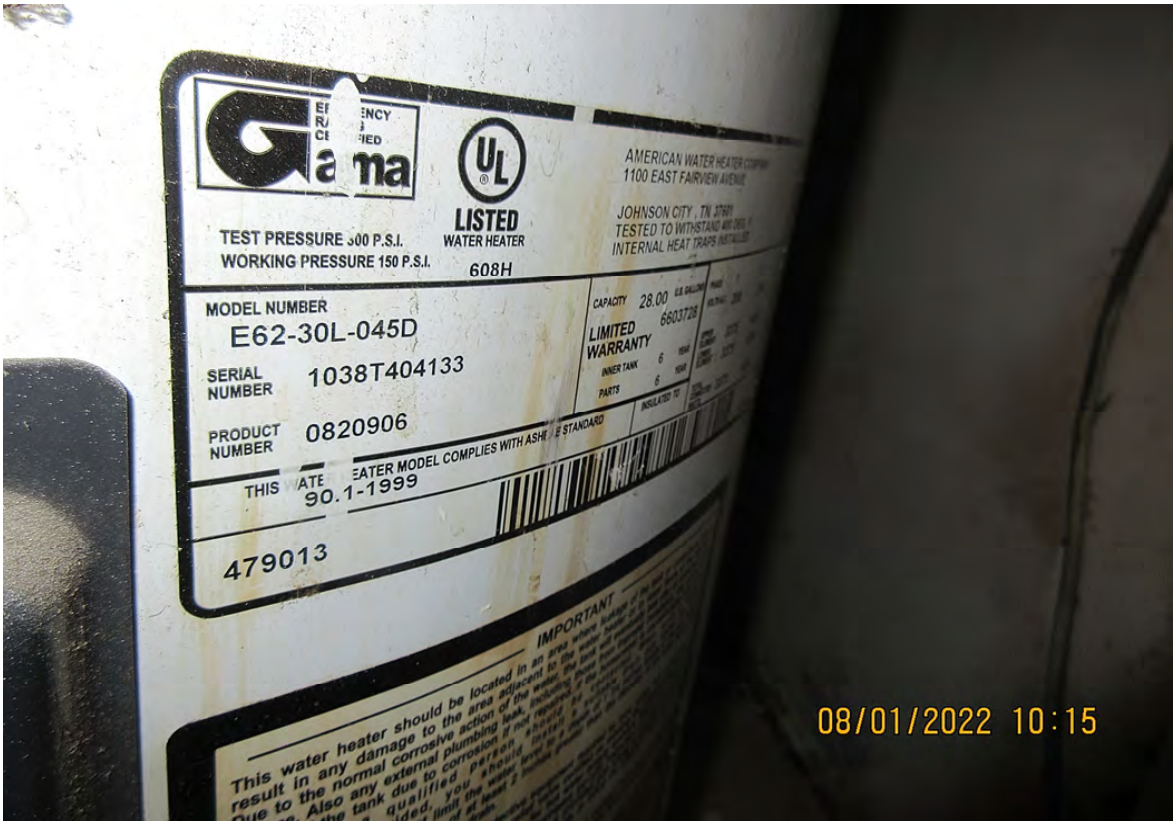
08/01/2022 10:14

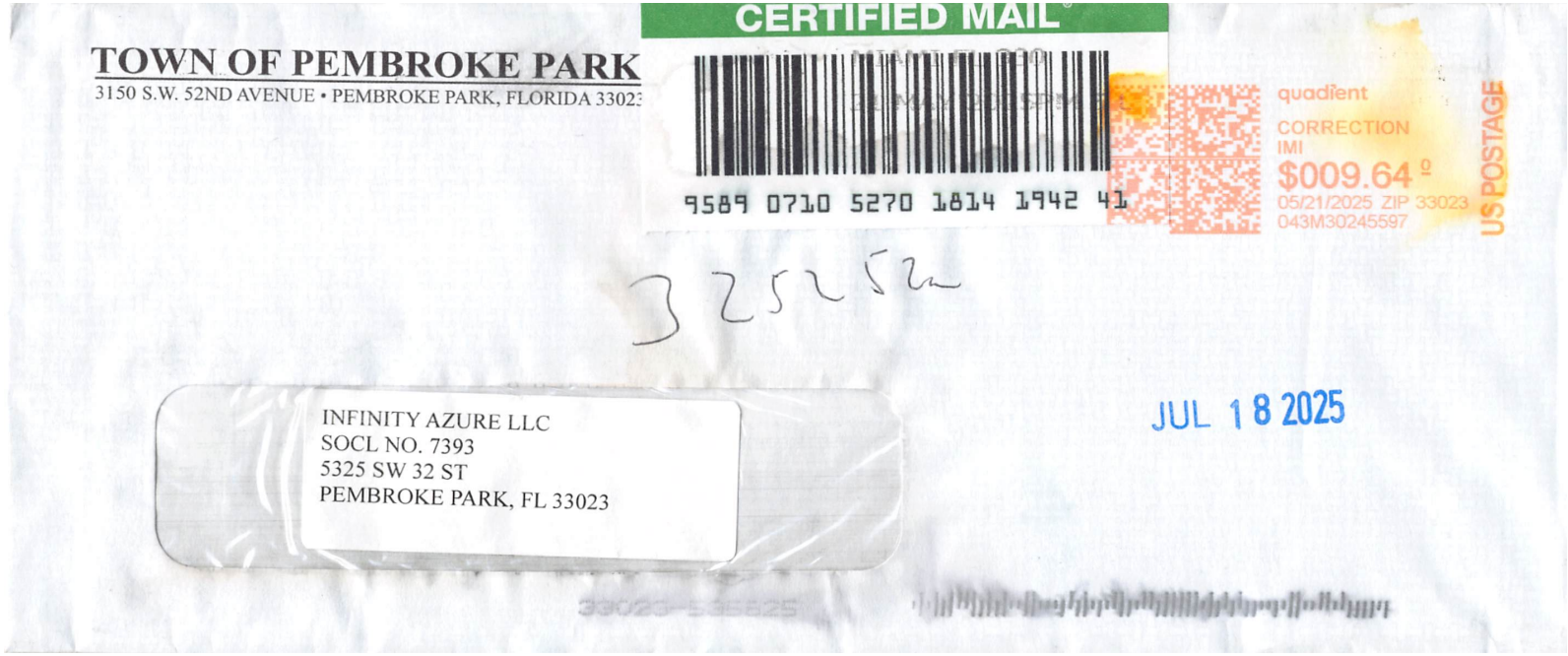
08/01/2022 10:14

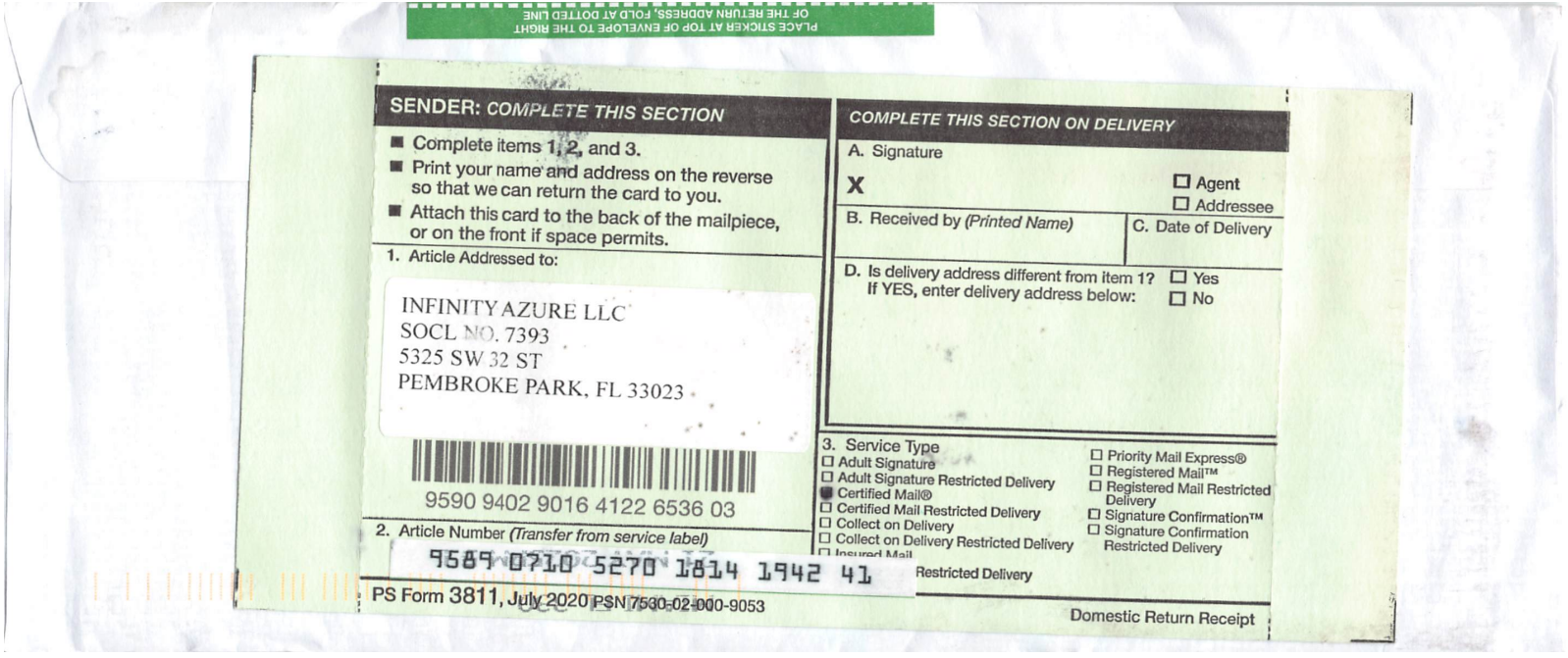
PremierPlus
ENERGY EFFICIENT WATER HEATER
ENERGYGUIDE
08/01/2022 10:14

5 KW
08/01/2022 10:14


MODEL NO. AWUF2505T6AA
SERIAL NO. 1511138446
POWER SUPPLY 208/230V 1PH 60HZ
HEATER AMPS 208V / 230V
MIN. CIRCUIT AMPACITY 17.3 / 20
MAX. OVERCURRENT PROTECTION FUSES OR HACR CKT. BREAKER 24.9 / 28.3
MOTOR AMPS 25 / 30
MOTOR HORSEPOWER 2.6
REFRIGERANT: SUITABLE FOR R22 OR R410A 1/3
DESIGN PSIG 450 TEST PSIG 450
TEST EXTERNAL STATIC PRESSURE (INCHES) 0.2
MAXIMUM OUTLET TEMPERATURE 200°F. OR LESS.
0" CLEARANCE FROM CABINET, PLENUM AND DUCT.
FOR INSTALLATION, SEE MANUAL.
CABINET INSULATION R-VALUE = 4.2 (AWUF ONLY)
WARNING:
HAZARD OF ELECTRICAL SHOCK.
DISCONNECT ALL POWER BEFORE
OPENING THIS PANEL.
FAN-COIL AND
ROOM-FAN HEATER UNITS
Intertek
94290
U.S. Alumacoil Company, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TEXAS 77056
WARNING
RISK OF ELECTRIC SHOCK CAN CAUSE INJURY OR DEATH.
DISCONNECT ALL REMOTE ELECTRIC POWER SUPPLIES
BEFORE SERVICING. THIS COMPARTMENT MUST BE CLOSED
EXCEPT WHEN SERVICING.
AVERTISSEMENT
DANGER DE CHOC ÉLECTRIQUE OU DE MORT. COUPEZ TOUT
LE COURANT AVANT TOUT ENTRETIEN OU REPARATION. LE
COMPARTIMENT DOIT RESTER FERMÉ SAUF PENDANT
L'ENTRETIEN.
ADVERTENCIA
PELIGRO DE CHOQUE ELECTRICO O MUERTE. DESCONECTE
TODAS LAS FUENTES DE ENERGIA ELECTRICA ANTES DE
MANTENIMIENTO O SERVICIO TECNICO. EL COMPARTIMENTO
DEBE PERMANECER CERRADO EXCEPTO DURANTE EL
SERVICIO DE MANTENIMIENTO.
WARNING
HEATING UNITS SHOULD NOT BE UTILIZED WITHOUT REASONABLE FREQUENCY
INSPECTION, MAINTENANCE, AND SUPERVISION. IF THE BUILDING IN WHICH
DEVICES IS LOCATED WILL BE VACANT, CARE SHOULD BE TAKEN THAT SUCH
ROUTINELY INSPECTED, MAINTAINED AND MONITORED. IN THE EVENT THAT
BUILDING IS EXPOSED TO FREEZING TEMPERATURES, ALL WATER-BEARING
SHOULD BE DRAINED, THE BUILDING SHOULD BE PROPERLY WINTERIZED
WATER SOURCE CLOSED. SHOULD THE BUILDING BE EXPOSED TO FREEZING
TEMPERATURES, ANY HYDRONIC COIL UNITS SHOULD BE DRAINED AS
SUCH CASE, ALTERNATIVE HEAT SOURCE SHOULD BE UTILIZED.
DANGER
08/01/2022 10:14


LISTED
WATER HEATER
608H
AMERICAN WATER HEATER COMPANY
1100 EAST FAIRVIEW AVENUE
JOHNSON CITY, TN 37601
TEST PRESSURE 300 P.S.I.
WORKING PRESSURE 150 P.S.I.
MODEL NUMBER
E62-30L-045D
SERIAL NUMBER
1038T404133
PRODUCT NUMBER
0820906
CAPACITY 28.00
6603728
LIMITED WARRANTY
INNER TANK 6
PARTS 6
90.1-1999
479013
IMPORTANT
08/01/2022 10:15


CERTIFIED MAIL
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
9589 0710 5270 1814 1942 41
quadient
CORRECTION
IMI
$009.64
05/21/2025 ZIP 33023
043M30245597
US POSTAGE
INFINITY AZURE LLC
SOCL NO. 7393
5325 SW 32 ST
PEMBROKE PARK, FL 33023
JUL 18 2025


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:

INFINITY AZURE LLC
SOCL NO. 7393
5325 SW 32 ST
PEMBROKE PARK, FL 33023

9590 9402 9016 4122 6536 03

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

9589 0710 5270 1814 1942 41

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

Restricted Delivery

Domestic Return Receipt

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

7020 0640 0000 5918 5968

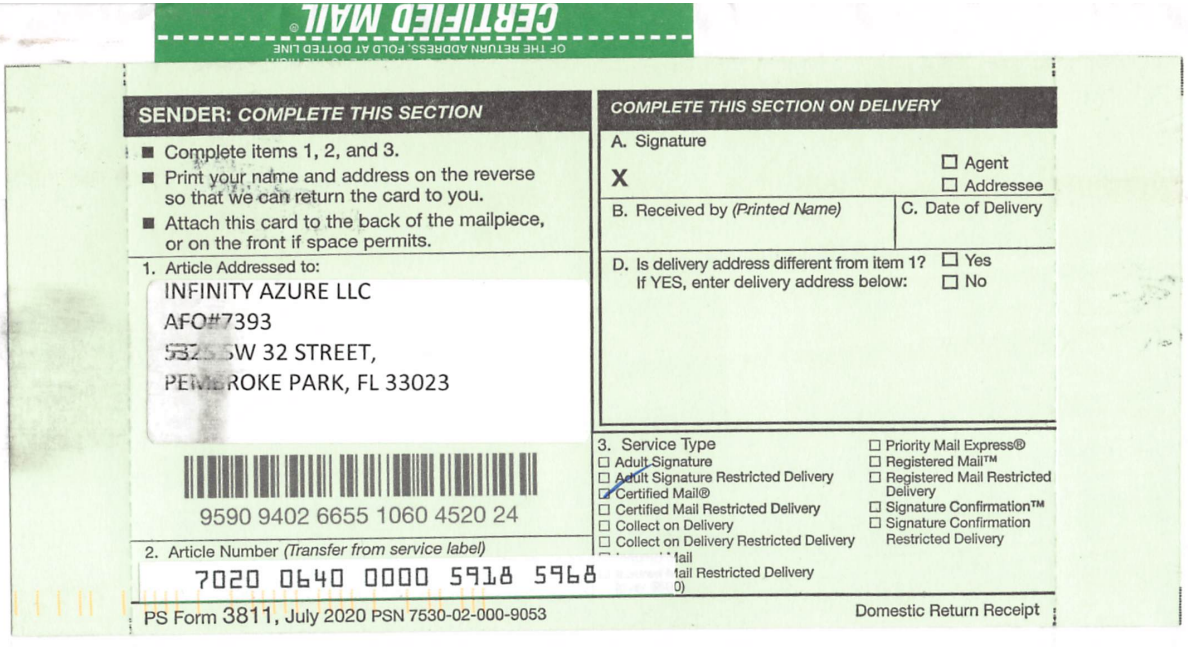
Hasler
12/23/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

INFINITY AZURE LLC
AFO#7393
5325 SW 32 STREET,
PEMBROKE PARK, FL 33023

NIXIE 331 FE 1 0001/03/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2606-10062-23-45

33023-535 BC ANK


CERTIFIED MAIL®

OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
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1. Article Addressed to:

INFINITY AZURE LLC
AFO#7393
532 SW 32 STREET,
PEMBROKE PARK, FL 33023

9590 9402 6655 1060 4520 24

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

7020 0640 0000 5918 5968

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

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

MIAMI FL 330
2 DEC 2022 PM 5 L

7022 2410 0002 7328 2071

Hasler
12/02/2022
US POSTAGE $007.82⁰

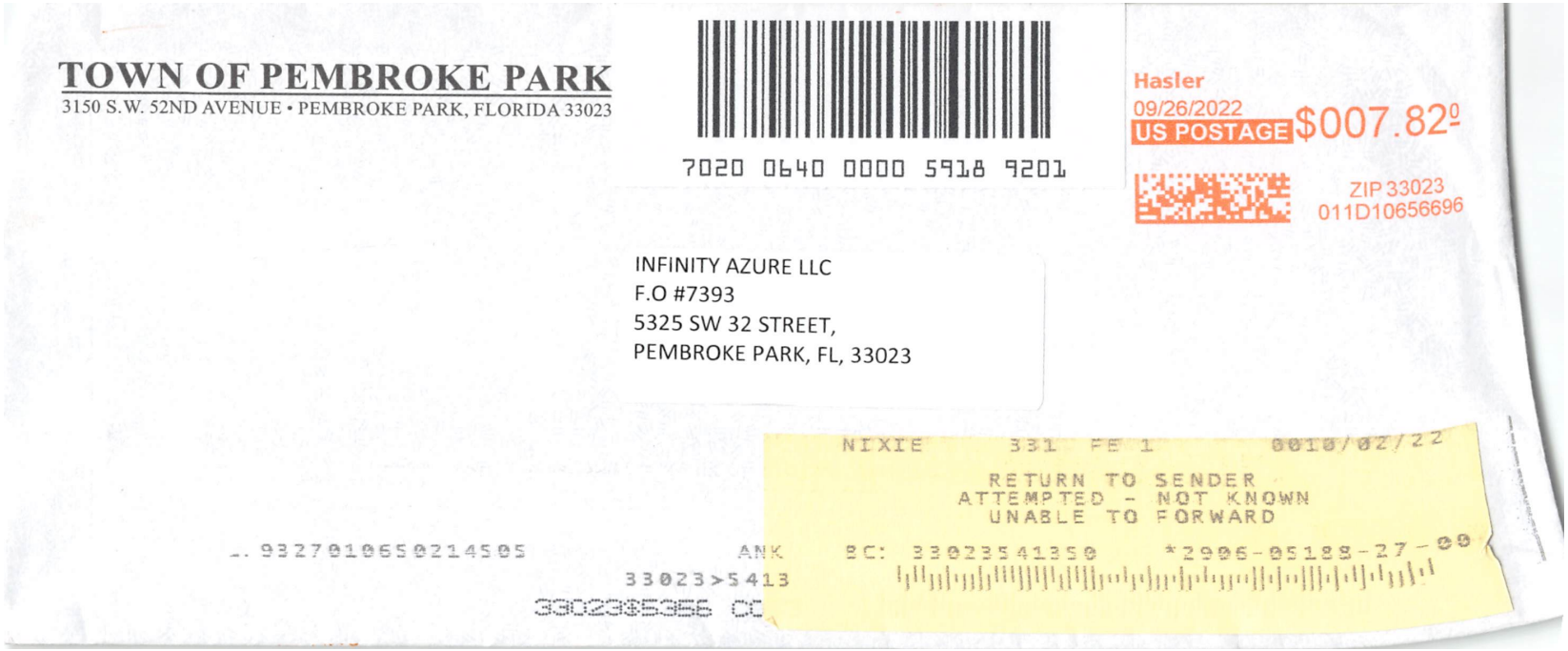
ZIP 33023
011D10656696

INFINITY AZURE LLC
HET#7393
5325 SW 32 STREET,
PEMBROKE PARK, FL 33023

NSN

NIXIE 331 DE 1 0012/12/22
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33023541350 *2506-01186-02-46

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.
INFINITY AZURE LLC
HET#7393
5325 SW 32 STREET,
PEMBROKE PARK, FL 33023
9590 9402 4729 8344 1622 28
7022 2410 0002 7328 2071
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
☐ Delivery Restricted Delivery
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt



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

7020 0640 0000 5918 9201

Hasler
09/26/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

INFINITY AZURE LLC
F.O #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

NIXIE 331 FE 1 0010/02/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

9327010650214505 ANK BC: 33023541350 *2906-05183-27-00
33023>5413
33023$5356 CC

CERTIFIED MAIL®

SENDER: *COMPLETE THIS SECTION*

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1. Article Addressed to:

INFINITY AZURE LLC
F.O #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9659 16

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

7020 0640 0000 5918 9201

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A. Signature

X

☐ Agent
☐ Addressee

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C. Date of Delivery

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

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

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

7020 0640 0000 5918 9188

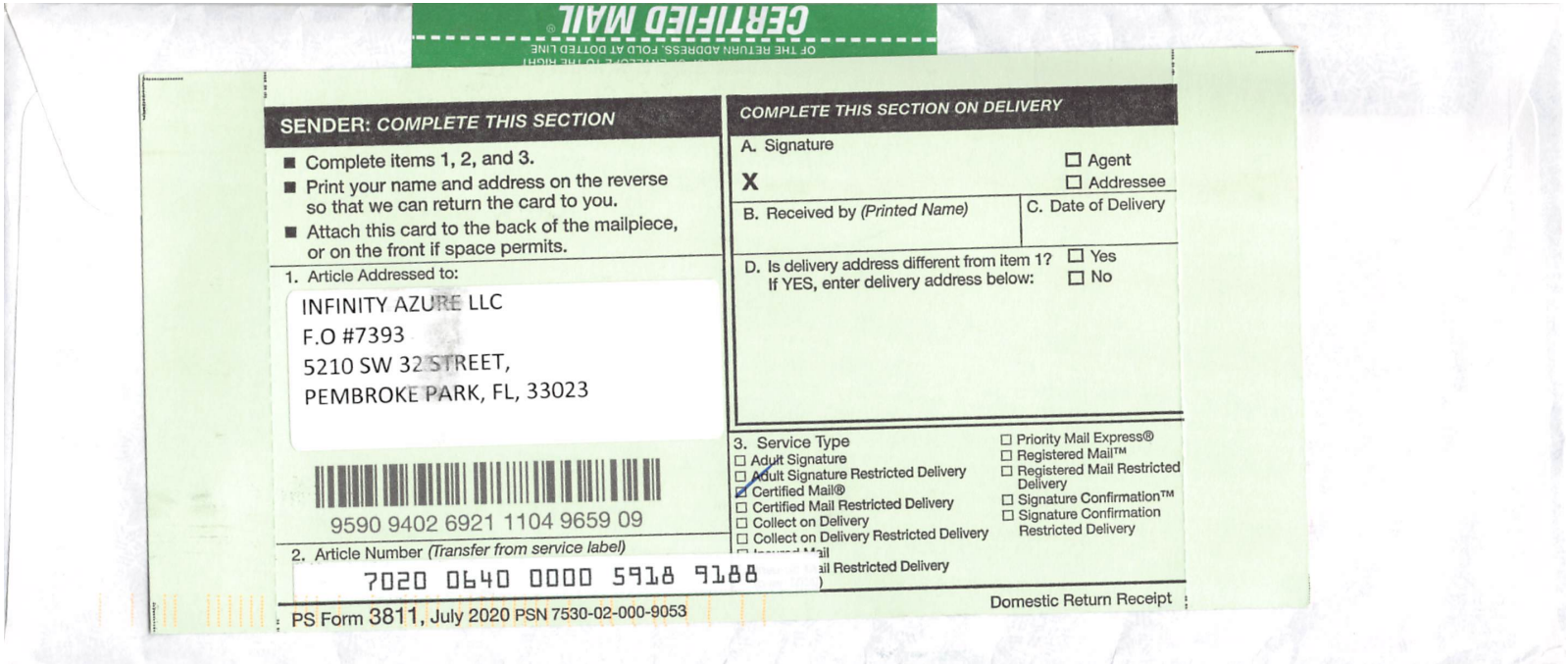
Hasler
09/26/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

INFINITY AZURE LLC
F.O #7393
5210 SW 32 STREET,
PEMBROKE PARK, FL, 33023

NIXIE 331 DE 1 0010/21/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2906-05226-27-00

9314120017960043 UNC
33023$5351 TO


CERTIFIED MAIL®

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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1. Article Addressed to:

INFINITY AZURE LLC
F.O #7393
5210 SW 32 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9659 09

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9188

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Domestic Return Receipt

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

WEST PALM BCH FL 334
SEP 2022 PM 3 L

7020 0640 0000 5922 2786

Hasler
09/08/2022
US POSTAGE $007.82⁰

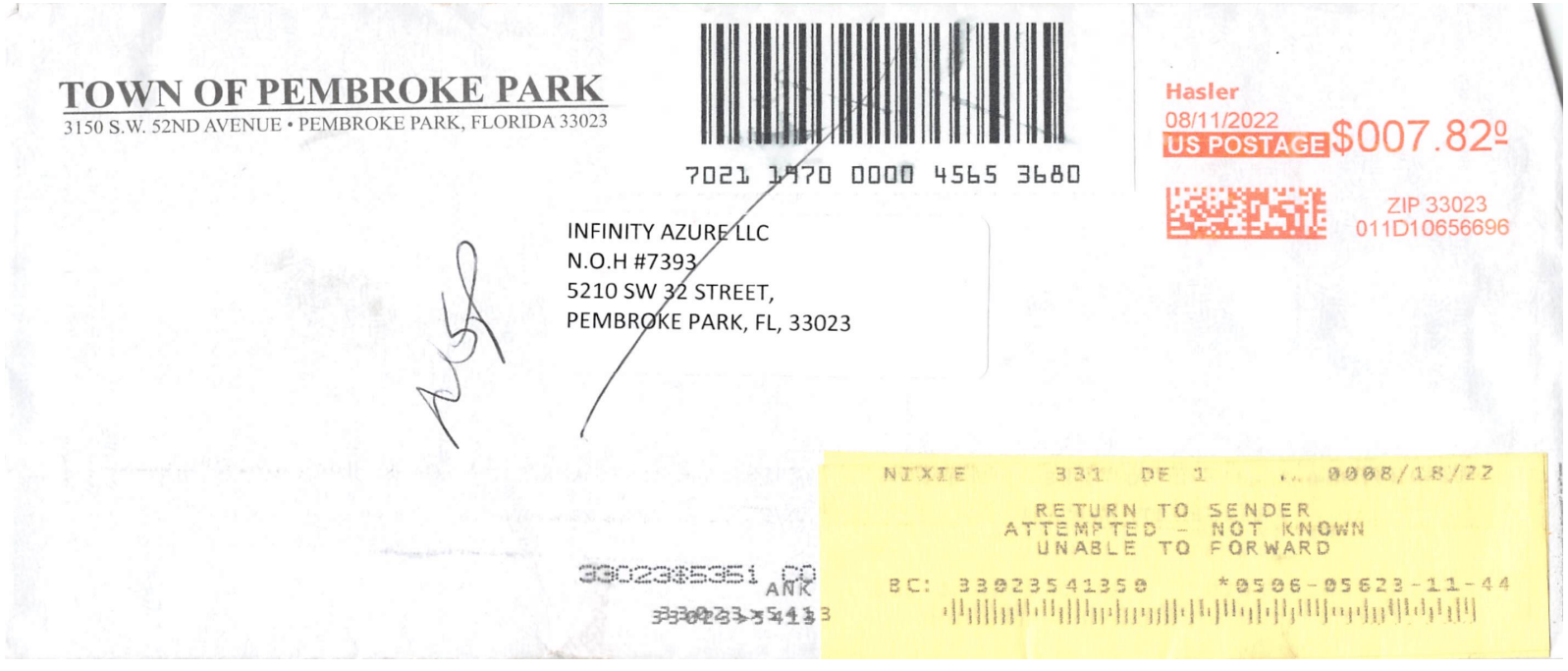
ZIP 33023
011D10656696

INFINITY AZURE LLC
N.O.H #7393
5325 SW 32 STREET,
PEMBROKE PARK, FL, 33023

NIXIE 331 FE 1 0009/21/22
RETURN TO SENDER
ATTEMPTED -- NOT KNOWN
UNABLE TO FORWARD
BC: 330235413 50 *0475-00511-08-40

33023-535505
33023>5413

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE
CERTIFIED MAIL®



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

7021 1970 0000 4565 3680

Hasler
08/11/2022
US POSTAGE $007.82⁰

ZIP 33023
011D10656696

INFINITY AZURE LLC
N.O.H #7393
5210 SW 32 STREET,
PEMBROKE PARK, FL, 33023

NIXIE 331 DE 1 0008/18/22
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0506-05623-11-44

33023$5351 00
ANK
33023>5413

CERTIFIED MAIL®

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

INFINITY AZURE LLC
N.O.H #7393
5210 SW 32 STREET,
PEMBROKE PARK, FL, 33023

9590 9402 6921 1104 9652 68

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

7021 1970 0000 4565 3680

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery 0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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