AGENDA
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Monday, November 3, 2025
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

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

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 AUTHORIZE FORECLOSURE - CODE OFFICER JEFFREY LOUIS

4 - 88 7.1. **CASE 4400** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO AUTHORIZE FORECLOSURE - SECTION(s) 12-48 - OUTDOOR STORAGE PROHIBITED
Case Overview 4400

89 - 142 7.2. **CASE 4869** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO AUTHORIZE FORECLOSURE - SECTION(s) 5-2(a)(2) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 5-103(a)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 28-215 - RESTRICTED AREA OF USE; 28-301(a)(9) - MINIMUM REQUIREMENTS
Case Overview 4869

143 - 222 7.3. **CASE 5297** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO AUTHORIZE FORECLOSURE - SECTION(s) 5-103(a)(c)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 21-19 - PROHIBITED SIGNS
Case Overview 5297

223 - 301 7.4. **CASE 5523** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO AUTHORIZE FORECLOSURE - SECTION(s) 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; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 12-76(b) - NUSIANCES: DUTY OF PROPERT OWNERS AND TENANTS TO PREVENT; 27-33 - MAINTENANCE; 28-215 - RESTRICTED AREA OF USE
Case Overview 5523

302 - 347 7.5. **CASE 6426** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO AUTHORIZE FORECLOSURE - SECTION(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY; 28-215 - RESTRICTED AREA OF USE
Case Overview 6426

348 - 415 7.6. **CASE 6905** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO AUTHORIZE FORECLOSURE - SECTION(s) 5-207 - GRAFFITI ENFORCEMENT; 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; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY; 28-215 - RESTRICTED AREA OF USE
Case Overview 6905

416 - 479 7.7. **CASE 9257** - GERALD ANDERSON - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO AUTHORIZE FORECLOSURE - SECTION(s) 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; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY; 28-215 - RESTRICTED AREA OF USE
Case Overview 9257

8. 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.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD 1708 SW 31 AVE PEMBROKE PARK, FL 33009	4400	09/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of October, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

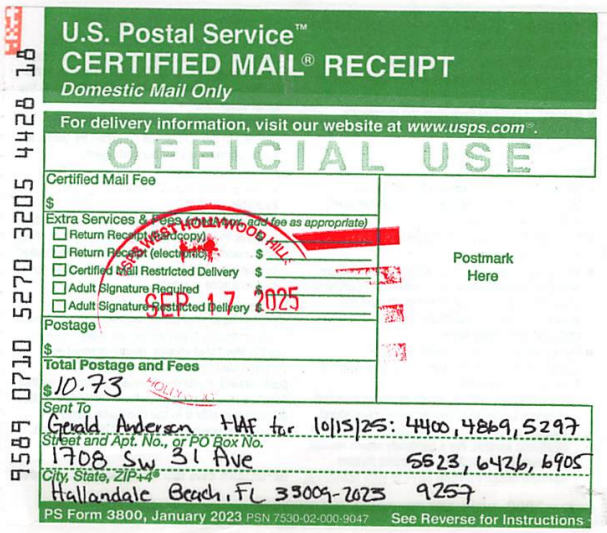
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM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



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OFFICIAL USE

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☐ Adult Signature Restricted Delivery $
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$
Total Postage and Fees
$10.73

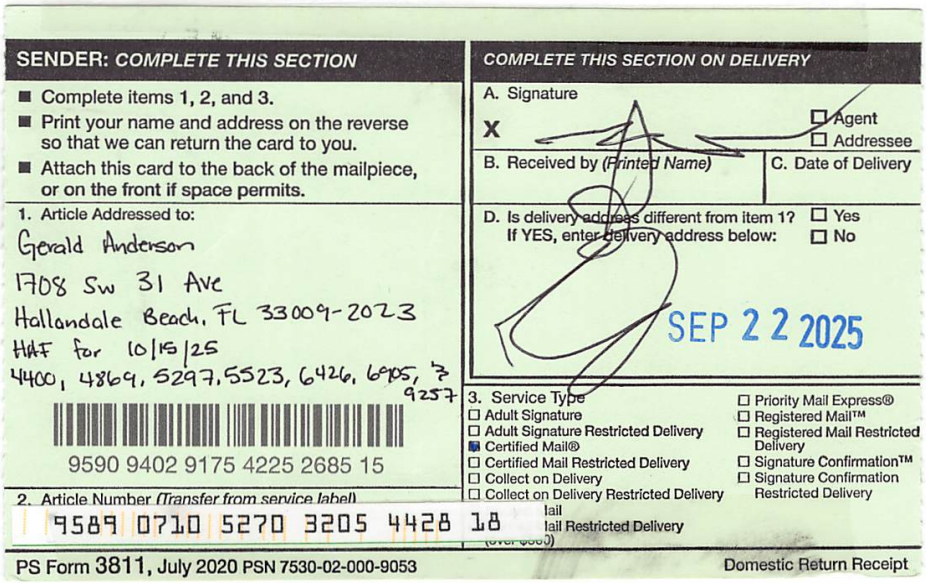
Postmark Here

SEP 17 2025

Sent To
Gerald Anderson HAF for 10/15/25: 4400, 4869, 5297
Street and Apt. No., or PO Box No.
1708 Sw 31 Ave 5523, 6426, 6905
City, State, ZIP+4®
Hallandale Beach, FL 33009-2023 9257

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

9589 0710 5270 3205 4428 18



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:
Gerald Anderson
1708 Sw 31 Ave
Hallandale Beach, FL 33009-2023
HAF for 10/15/25
4400, 4869, 5297, 5523, 6426, 6905, & 9257

9590 9402 9175 4225 2685 15

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4428 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

SEP 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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

GERALD ANDERSON CASE NO. 4400

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON

TYPE OF PROCESS: NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: GERALD ANDERSON AT 12: 24 P.M. ON THE 03rd DAY OF OCTOBER 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

(X) INDIVIDUAL: By delivering to (GERALD ANDERSON) 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.

() 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 3rd day of October 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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

Instr# 117622143 , Page 1 of 3, Recorded 09/29/2021 at 12:37 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GERALD ANDERSON
A&B RECYCLING
Respondent(s)

Case No.: **4400**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 27, 2019. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on June 27, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-48. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN TEN (10) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 27, 2019, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY 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 complied with the Final Order issued on June 27, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$100.00** (ONE HUNDRED 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:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, 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 20th, 2021.

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

Notary Public, state of Florida

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

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

Vs.

GERALD ANDERSON

Respondent(s)

Case No.: 4400

FINAL ORDER

STREET ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON – 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of June 2019 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48, **WITHIN TEN (10) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of June 2019. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay TWO HUNDRED FIFTY DOLLARS ($250.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINE ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 27th day of June 2019.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GERALD ANDERSON
A&B RECYCLING
Respondent(s)

Case No.: **4400**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on June 27, 2019. Based upon the evidence presented [and there being compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on June 27, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-48. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN TEN (10) DAYS FROM THE DATE OF THE FORMAL HEARING held on June 27, 2019, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY 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 complied with the Final Order issued on June 27, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$100.00** (ONE HUNDRED 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:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

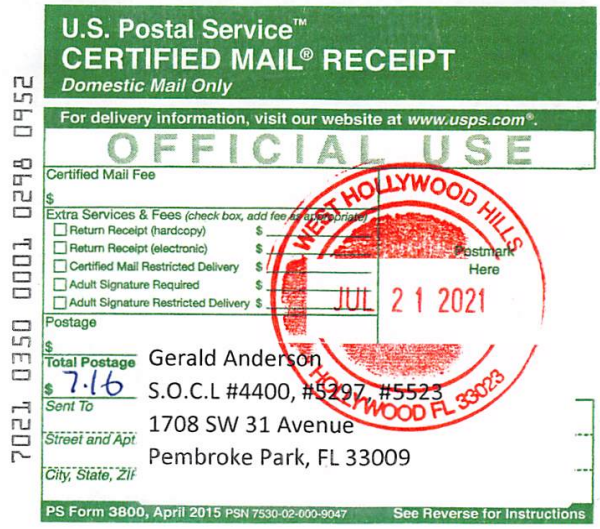
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: July 20th, 2021.

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

Notary Public, state of Florida

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



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OFFICIAL USE

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

Postage
$

Total Postage
$ 7.16

Sent To
Gerald Anderson

Street and Apt
S.O.C.L #4400, #5297, #5523
1708 SW 31 Avenue

City, State, ZI
Pembroke Park, FL 33009

WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Postmark Here
JUL 21 2021

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

7021 0350 0001 0298 0952

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 4400

Notes Outside storage of scrap metal materials across the street of property onto the Town's ROW/Parking swale. Property owner must remove all material from swale areas

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/9/2019		Notice of Violation	Hand/Regular Mail
5/23/2019	6/27/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
7/1/2019	6/27/2019	Final Order	Certified Mail
7/7/2019		Affidavit of Non-Compliance	Certified Mail
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	7/7/2019

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/7/2019	$0.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD	4400	06/24/2021
1708 SW 31 AVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD	514220010093	
1708 SW 31 AVE PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GERALD ANDERSON CASE NO. 4400

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON
TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GERALD ANDERSON AT 2:26 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

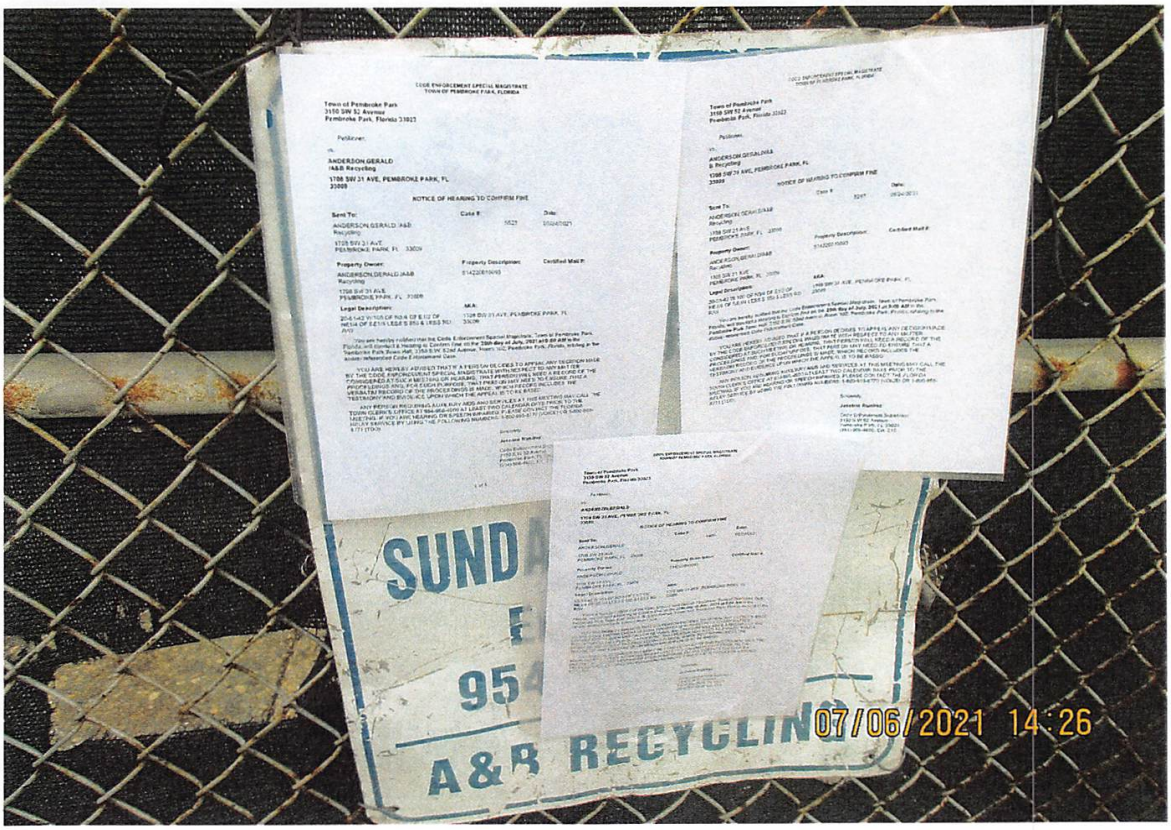
AFFIANT

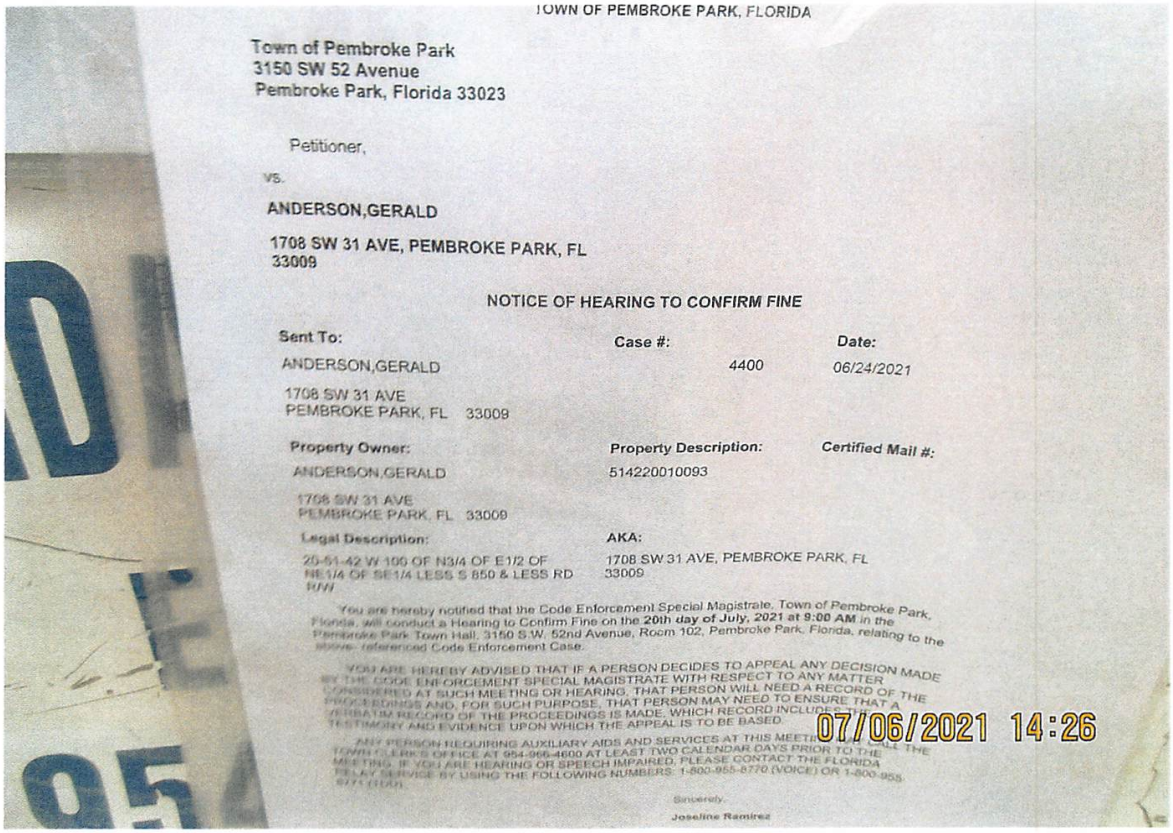
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by JoSeline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ____ OR Produced Identification ____
Type of Identification Produced ____

JEFFREY LOUIS
Notary Public State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.





TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO *CONFIRM FINE*

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD 1708 SW 31 AVE PEMBROKE PARK, FL 33009	4400	06/24/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

07/06/2021 14:26



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$10.50	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

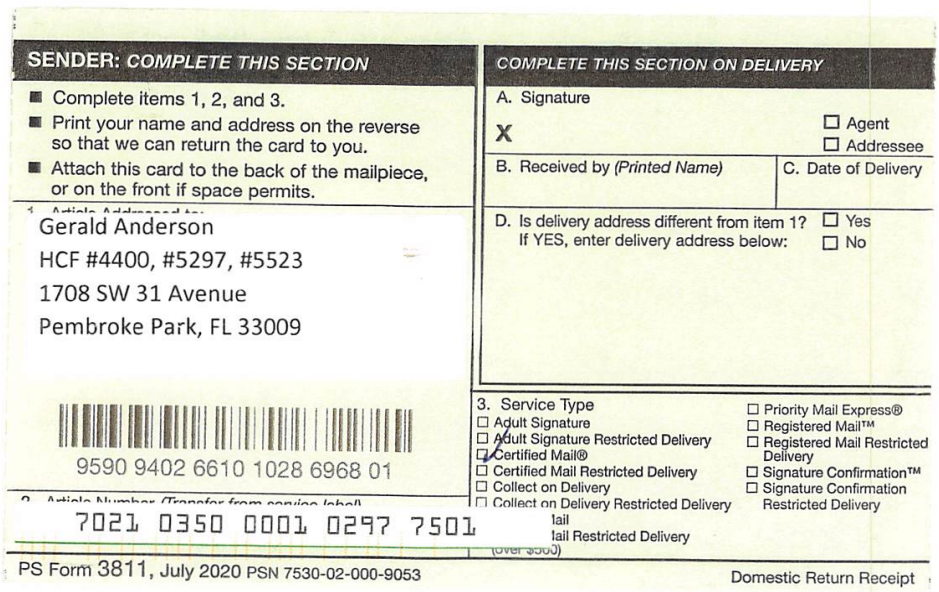
Total Postage an
$ 7.36

Sent To Gerald Anderson
Street and Apt. N HCF #4400, #5297, #5523
City, State, ZIP+4 1708 SW 31 Avenue
Pembroke Park, FL 33009

PS Form 3800,

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 7501



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.

Gerald Anderson
HCF #4400, #5297, #5523
1708 SW 31 Avenue
Pembroke Park, FL 33009

9590 9402 6610 1028 6968 01

7021 0350 0001 0297 7501

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

lail
lail Restricted Delivery
(over $500)

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.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

4400

On 10/11/2019 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: ANDERSON,GERALD

Address: 1708 SW 31 AVE HALLANDALE BEACH, FL 33009

Folio: 514220010093

Site Address: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 10/11/2019

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 10/11/2019

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # FF 998669
My Comm. Expires Jun 2, 2020

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

Hasler FIRST-CLASS MAIL
10/11/2019
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To: Case #:

ANDERSON,GERALD 4400

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Property Owner: **Property Der**



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$103,570	$40,470	$144,040	$136,290	
2018	$83,430	$40,470	$123,900	$123,900	$2,667.22
2017	$83,430	$40,470	$123,900	$123,900	$2,687.17

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$144,040	$144,040	$144,040	$144,040
Portability	0	0	0	0
Assessed/SOH	$136,290	$144,040	$136,290	$136,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$136,290	$144,040	$136,290	$136,290

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$9.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

Vs.

GERALD ANDERSON

Respondent(s)

Case No.: 4400

FINAL ORDER

STREET ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON – 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of June 2019 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48, **WITHIN TEN (10) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of June 2019. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay TWO HUNDRED FIFTY DOLLARS ($250.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINE ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 27th day of June 2019.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD


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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
$ 0.71
Total Postage
$ 7.18
Sent To
Street and Apt.
City, State, ZIP
ANDERSON GERALD
F.O. #5523,
1708 SW 31 AVE
PEMBROKE PARK, FL 33009
WEST HOLLYWOOD HILLS
MAY 26 2021
Postmark Here
7019 1120 0000 9007 5893


06.27.2019 17:30


06.27.2019 17:30


06.27.2019 17:30


STOP
06.27.2019 17:30


STOP
06.27.2019 17:30


06.27.2019 17:31


06.27.2019 17:33


06.27.2019 17:34


06.27.2019 17:34


06.27.2019 17:34


06.25.2019 12:09


06.25.2019 12:09


Public Storage
06 25 2019 12:10


Westlake
Chemical
Rockton
06 25 2019 12:10


DEWALT
06.25.2019 12:11


06.25.2019 12:11


CHOW TIME
GRILL + BUFFET
OVER 250 ITEMS
BUS TOURS WELCOME
7 Mi. on Right • 12375 Pembroke
06 25 2019 12 12


06 25 2019 12 12


06.25.2019 12:15


06.25.2019 12:15


CHOW TIME
GRILL + BUFFET
BUS TOURS WELCOME
7 Mi. on Right • 12375 Pembro
06.25.2019 12:15


Tropic Supply, Inc.
06.25.2019 12:19


06 25 2019 12:19


NO
06 25 2019 12:19


guardian
INTERSTATE
06.25.2019 12:22


Public Storage
06.25.2019 12:25

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/23/2019

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

4400

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/9/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12) scrap metal material are being stored on the opposite side of property onto the town row. cars are not capable of parking in spaces due to scrap metal material. area is being used as a loading/unloading area.	10

Outside storage of scrap metal materials across the street of property onto the Town's ROW/Parking swale. Property owner must remove all material from swale areas

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 27th day of June, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

5/23/2019

7016 3560 0000 5023 2381

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OFFICIAL USE

Certified Mail Fee
$ 3.50

Extra Services & Fees *(check box, add fee as appropriate)*
- ☑ Return Receipt (hardcopy) $ 2.80
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 0.65

Total Postage and Fees
$ 6.95

Sent To: Anderson, Gerald
Street and Apt. No.: 1708 SW 31 AVE
City, State, ZIP+4®: Hallandale Beach, FL 33009
NOH 4400

Postmark Here
MAY 29 2019
HALLANDALE BEACH POSTAL STORE
HALLANDALE BEACH FL 33021

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

7016 3010 0000 1234 5388

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$

Sent To: Gerald Anderson
Street and Apt. No.: 1708 SW 31 Ave
City, State, ZIP+: Pembroke Park, FL 33009
F.O. #4400

Postmark Here
JUL 12 2019
HOLLYWOOD FL 33021

PS Form 3800,

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:

Anderson, Gerald
1708 SW 31 AVE
Hallandale Beach, FL 33009
NOH 4400

9590 9402 2481 6306 5320 64

2. Article Number *(Transfer from service label)*
7016 3560 0000 5023 2381

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* [illegible] C. Date of Delivery 5/30

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

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009
F.O. #4400

9590 9402 2481 6306 5321 01

2. Article Number *(Transfer from service label)*
7016 3010 0000 1234 5388

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* NICK Francois C. Date of Delivery 7/12

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

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

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON,GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$103,570	$40,470	$144,040	$136,290	
2018	$83,430	$40,470	$123,900	$123,900	$2,667.22
2017	$83,430	$40,470	$123,900	$123,900	$2,687.17

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$144,040	$144,040	$144,040	$144,040
Portability	0	0	0	0
Assessed/SOH	$136,290	$144,040	$136,290	$136,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$136,290	$144,040	$136,290	$136,290

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$9.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

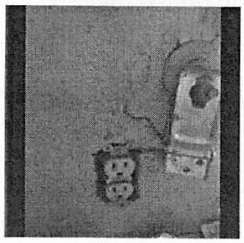
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Inspection Violations

Outlet cover(s) missing.

4.1 Electrical outlet cover(s) required.

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	



Breaker(s) missing inside electrical panel.

4.6 Blanks required in breaker box.

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	

Fire extinguishers need service or replacement.

1.1 Fire extinguisher(s) need service.

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	



Broward Sheriffs Office Fire Rescue
2601 West Broward Blvd
Fort Lauderdale, FL 33312
954-831-8210

January 23, 2019

Attn: Gerald Anderson
A & B Recycling
1708 SW 31st Ave #
Pembroke Park, FL 33009-2023

Property Address:
A & B Recycling
1708 SW 31st Ave
Pembroke Park, FL 33009-2023

Re: Initial - Annual Fire Inspection on January 23 2019

An annual fire inspection of your occupancy revealed the violation(s) listed below. Prompt action to correct these violation(s) is required. The violation(s) must be corrected within the time frame provided.

Per the Florida Fire Prevention Code (6th Edition), NFPA 1:10.2.1 The owner, operator, or occupant shall be responsible for compliance with this Code.

Inspection Notes:
Open yard-sqft 200

Inspector:

Fire Inspector Melissa Torres
Melissa_Torres@sheriff.org

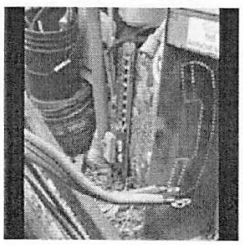
Property Representative:

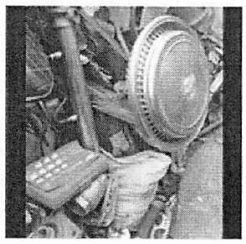
Gerald Anderson

Fire extinguishers must be accessible, free of obstructions and clearly visible.

1.5 Fire extinguisher is obstructed and/or not accessible.

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	

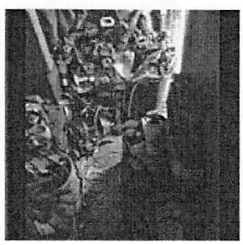




Exit(s) blocked

3.2 Exit(s) blocked.

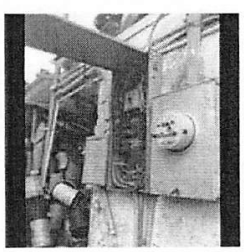
Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	



Breaker panel(s) not accessible.

4.22 Breaker panel(s) shall be accessible.

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	



Fire extinguishers must be properly mounted.

1.3 Fire extinguisher(s) must be properly mounted. The bottom of the fire extinguisher must be > 4" from the floor and top of fire extinguisher must be < 5' from the floor.

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	

Other deficiency.

20.1 Other deficiency.

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	



Label all breakers.

4.23 Breakers shall be labeled.

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	

Remove storage above exit(s).

3.16 No storage allowed over an exit.

Violation found on	Will be rechecked on or after	Violation Not Repaired
01/23/2019	02/22/2019	

Case 4400

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME A&B Recycling DATE 1/9 ~~2018~~ 2019 JL

SITE ADDRESS 1708 SW 31 Avenue

PERMIT # _____ SUB/PARK _____

- ☐ STOP ALL WORK
- ☐ NO BUILDING PERMIT
- ☐ VIOLATION OF FLORIDA BUILDING CODE # _____
- ☒ VIOLATION OF TOWN ORDINANCE # 12-48
- ☐ NFPA # _____
- ☐ APPROVED PLAN NOT BEING FOLLOWED
- ☐ PERMIT NOT ON JOB
- ☐ APPROVED PLAN NOT ON JOB
- ☐ RE-INSPECTION FEE*

COMMENTS Outside Storage of Metal Materials on Town ROW/Swale must remove all material from Swale areas

☐ 2 X FEE ☐ FINE _____ DAYS TO COMPLY 10

WORK OF THIS CATEGORY MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.
REMOVAL OF THIS CARD IS ILLEGAL.

*RE-INSPECTION FEE MUST BE PAID, AND CORRECTIONS MADE, BEFORE RESCHEDULING ANOTHER INSPECTION.

- ☐ STRUCTURAL
- ☒ CODE ENF.
- ☐ PLUMBING
- ☐ SEWER
- ☐ MECHANICAL
- ☒ ZONING
- ☐ ELECTRICAL
- ☐ ENGINEERING

TOWN HALL
966-4600

Jeffrey Louis EXT. # 213
INSPECTOR

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	4400	01/09/2019
Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	
Legal Description:	**AKA:**	
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/9/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	10

Notes/Means of Correction:

Outside storage of scrap metal materials across the street of property onto the Town's ROW/Parking swale. Property owner must remove all material from swale areas

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

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


01.09.2019 19:07


01.09.2019 19:06


1798
BUFFET
IS WELCOME
7 Mi. on R
12375 Pembroke
01.09.2019 19:08


NO
PARKING
axial
axial
01.09.2019 19:05


Yale
TOYOTA
01.09.2019 19:06


NORTH
SOUTH
W Palm Bch
Miami
2 LEFT LANES
NEXT RIGHT
Public Storage
01.09.2019 19:05


STOP
ONLY
01.09.2019 19:05


30
MINUTE
CUSTOMER
PARKING ONLY
NO
PARKING
7PM TO 7AM
01.09.2019 19:07


7:00AM TO 7:00PM
NO
PARKING
7PM TO 7AM
01.09.2019 19:07


Public Storage
NO PARKING
01.09.2019 19:05

01.09.2019 19:06


CHOW TIME
GR L + BUFFET
OVER 250 ITEMS
7 Mi. o ght • 12375 Pembroke Rd
01.09.2019 19:08

01.09.2019 19:08

11.08.2018 17:15


11.08.2018 17:15

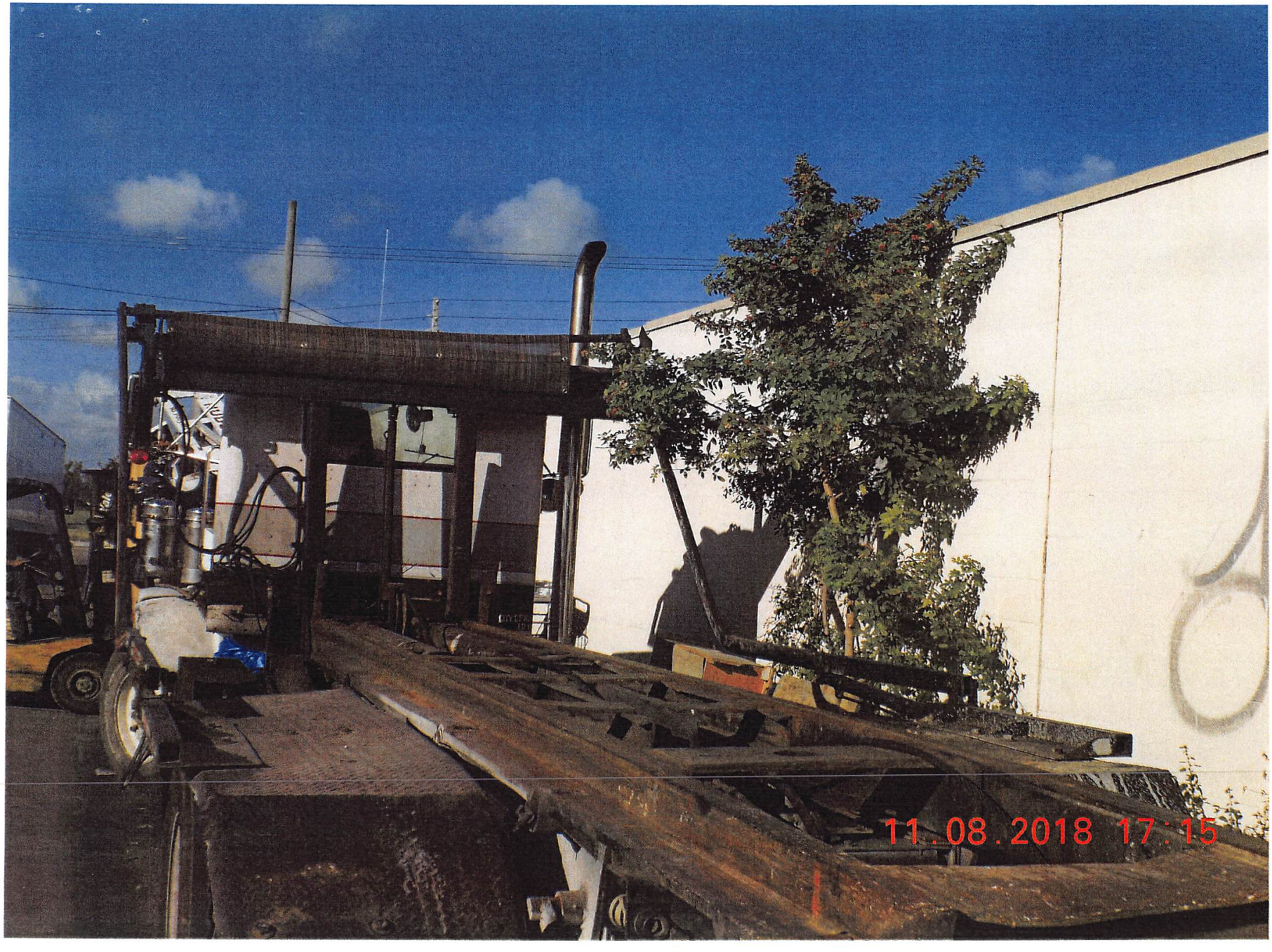

11.08.2018 17:14


30
MINUTE
CUSTOMER
PARKING ONLY
NO
PARKING
11.08.2018 17:16


11.08.2018 17:22


11.08.2018 17:21


11.08.2018 17:19


11.08.2018 17:15


11.08.2018 17:15

11.08.2018 17:23


11.08.2018 17:17


A&B
RECYCLING
11.08.2018 17:17


A & B REC
A&B
RECYCLING
Container Service
DOT01230785
11.08.2018 17:17


11.08.2018 17:14

11.08.2018 17:14


STOP
11.08.2018 17:16

Homelite
11.08.2018 17:22


GRILL +
BUS TOURS
7 Mi. on Right
Homelite
11.08.2018 17:22

10 days/1000/10 days/250

7/20/21 – $100
MPA

9/29/21 – Recorded lien ~~$48.50~~
$28.50

ON TOWN'S PROPERTY
FIRST OFFENSE

CASE 4400-GERALD ANDERSON
1708 SW 31 AVE
SEC 12-48-ILLEGAL OUTISDE STORAGE
ON TOWN'S PROPERTY
FIRST OFFENSE

STAPLES

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: GERALD ANDERSON
D/B/A A & B RECYCLING CENTER
5646 Mayo Street
Hollywood, Florida 33023

CASE NO. 4869

DATE: February 27, 2014

Property Address: 1708 SW 31 Avenue
Pembroke Park, FL 33009

Legal Description: Section 20, Township 51 South, Range 42 East, West 100 feet of North 3/4 of East 1/2 of Northeast 1/4 of Southeast 1/4 of Section 20, Less South 850 and Less RD R/W.

Folio Number: 1220-01-0093

You are hereby notified that the following violation(s) of the Town of Pembroke Park Code of Ordinances, exist(s) at the above listed property:

The violation(s) is/are in evidence on the property identified in that:

Sec. 5-2(a)(2) 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: 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.

To wit: The dumpster of the subject property is not large enough or emptied frequently enough for the business and is overflowing.

Sec. 5-103(a) All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workman like fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palate of the Town of Pembroke Park adopted by Resolution.

To wit: The exterior wall is not painted in a uniform color and there are blemishes and graffiti throughout the exterior wall.

Sec. 5-103(m) All off-street parking spaces shall be paved asphalt or constructed of concrete or block all shall have smooth surfaces in good repair in compliance with the Town's Code of Ordinances.

To wit: There are no off-street parking spaces on the subject property and/or if they exist they are blocked by debris.

Sec. 22-29 It shall be the obligation and the 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 of 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.
To wit:	Garbage dumpsters, palates of various material and other items are being stored in the swale contiguous to the property.
Sec. 28-215	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane.
To wit:	Loading and unloading of vehicles in the parking area, Town roadway and driveway is being conducted at the subject property. A designated loading area on the subject site is required.
Sec. 28.301(a)(9)	Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designated to be used for such purposes as set forth in this section. For the purposes of this division, one (1), automobile parking space shall be a minimum of ten (10) by twenty (20) feet usable for parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area. More particularly, off-street parking shall comply with the minimum requirements, to wit; One (1) parking space (exclusive of service roads, entrances and exits) shall be provided for each six hundred (600) square feet of the gross floor area in the building, or one (1) parking space for each two (2) employees shall be provided; whichever requires a greater amount of parking spaces. Such parking spaces shall be located no further than one thousand five hundred (1,500) feet from the industrial use in question, and covered by a unity of title; such non contiguous property must be located either in the business or industrial zone. If a building is divided into two (2) or more units, the parking requirements herein shall apply to each individual unit on an individual basis.
To wit:	There are no parking spaces provided for the building and the employees working at the subject property.

By authority of Code of Ordinances, Section 7-5, the following corrective action must be taken by **March 10, 2014**:

1. The Business owner must either provide a larger dumpster or have the dumpster emptied on a more frequent basis so that it is not filled beyond capacity.
2. The exterior walls of the property must be painted in a uniform color without blemishes throughout the exterior and shall be in accordance with the color palate of the Town of Pembroke Park.
3. Off -street parking spaces must be installed and maintained on the site which are paved with asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with the Town's Code of Ordinances.
4. Business Owner must remove all garbage dumpsters and materials from the swale area.
5. Business Owner must immediately cease performing any loading/unloading, work or storage in any designated parking area, roadway or driveway.

6. Business Owner must provide one (1) parking space for each six hundred (600) square feet of the gross floor area for any building located on the property and one (1) parking space for each two (2) employees on the site.

AND
IN ALL EVENTS

Failure to correct the violation(s) by the above date will result in a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, March 27, 2014** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $250.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order for the Board to the Circuit Court of the Seventeen Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

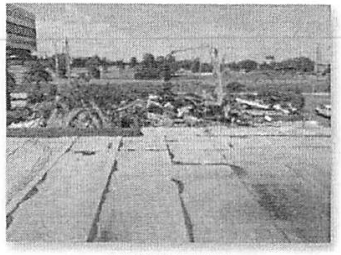
You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY WITH THIS NOTICE OF VIOLATION. (954) 966-4600 Ext. 215 or 213.

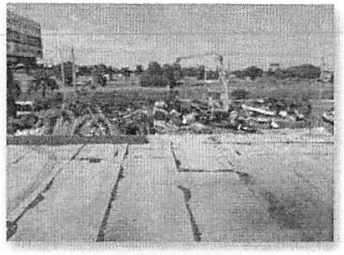
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT (954) 966-4600 AT LEAST TWO (2) CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

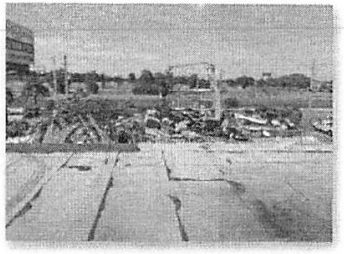
James Tisdale
JAMES TISDALE, CODE ENFORCEMENT OFFICER

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

April, 2014 (8 items, 1 selected)


4/28/2014 2:08 PM


4/28/2014 2:08 PM


4/28/2014 2:08 PM


4/28/2014 2:08 PM

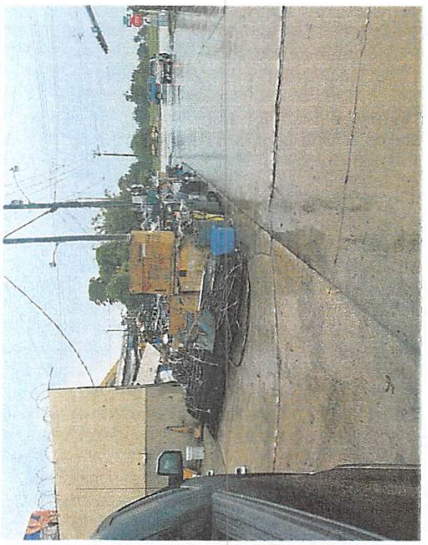
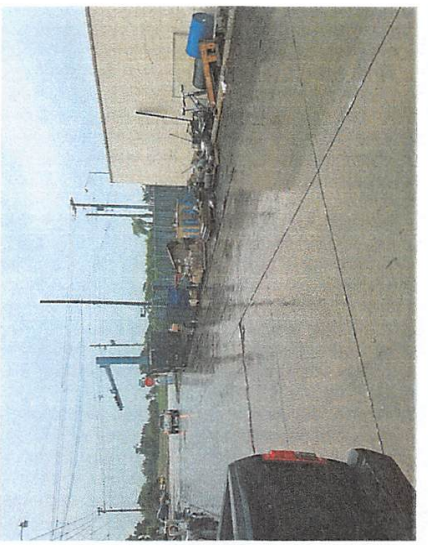
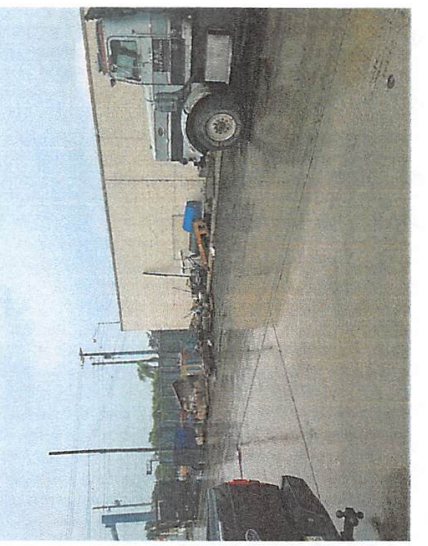
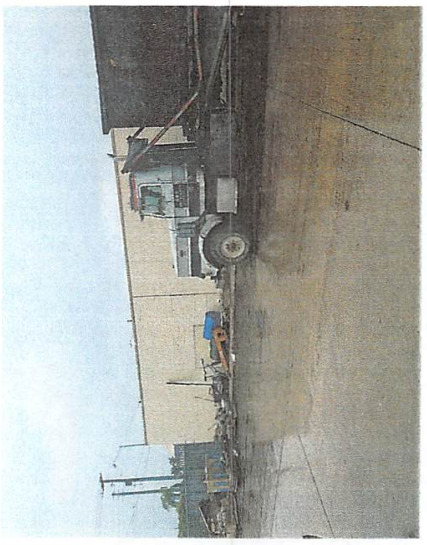
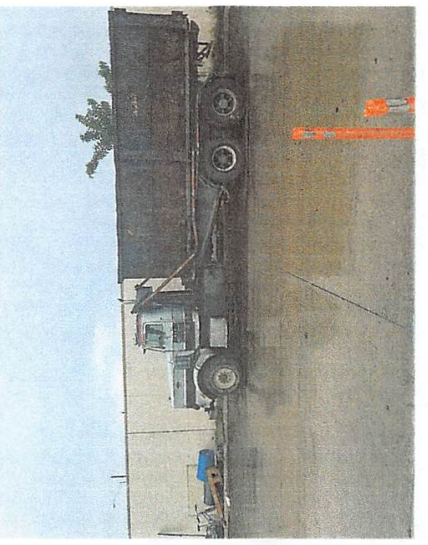

4/28/2014 2:08 PM


4/28/2014 2:08 PM


4/28/2014 2:08 PM


4/28/2014 2:08 PM

A&B
RECYCLING


Public Storage

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD	4869	09/16/2025
1708 SW 31 AVE PEMBROKE PARK, FL 33009		

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Description:

514220010093

Certified Mail #:

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of October, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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.)

GERALD ANDERSON CASE NO. 4869

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON

TYPE OF PROCESS: NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: GERALD ANDERSON AT 12: 24 P.M. ON THE 03rd DAY OF OCTOBER 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

(X) INDIVIDUAL: By delivering to (GERALD ANDERSON) 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.

() 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 3rd day of October 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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

9589 0710 5270 3205 4428 18

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

SEP 17 2025

Postage
$

Total Postage and Fees
$10.73

Postmark Here

Sent To
Gerald Anderson HAF for 10/15/25: 4400, 4869, 5297
Street and Apt. No., or PO Box No.
1708 SW 31 Ave 5523, 6426, 6905
City, State, ZIP+4®
Hallandale Beach, FL 33009-2023 9257

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:
Gerald Anderson
1708 SW 31 Ave
Hallandale Beach, FL 33009-2023
HAF for 10/15/25
4400, 4869, 5297, 5523, 6426, 6905, 9257

9590 9402 9175 4225 2685 15

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4428 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

SEP 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

USPS TRACKING #
MIAMI FL 330
20 SEP 2025 PM 1 L

9590 9402 9175 4225 2685 15

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Compliance Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

23-541350

Case Overview

Property/Incident Information

Owner	Address	Site Address
A&B RECYCLING AND GERALD ANDERSON	P.O. BOX 5902, HOLLYWOOD, FL 33083	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio: 5142 20 01 0093

Case Status Open **Case #** 4869

Notes

- The dumpster of the subject property is not large enough or emptied frequently enough for the business and is overflowing.
- The exterior wall is not painted in an uniform color.
- There are no off-street parking spaces and/or if they exist they are blocked by debris.
- Garbage dumpsters, palates of various material and other items are being stored contiguous to the property.
- There are no parking spaces provided for the building and the employees working at the subject property.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/14/2014		Notice of Violation	No record.
3/8/2014	3/27/2014	Notice of Formal Hearing	Certified Mail – See below.
3/27/2014		Final Order	Certified Mail – See below.
3/27/2014		Affidavit of Non-Compliance	No record.
5/22/2014	5/29/2014	Notice of Formal Hearing – Confirm Fine	Certified Mail – See below.
5/29/2014	5/29/2014	Supplemental Order/Claim of Lien	
5/13/2022	6/15/2022	Notice of Formal Hearing – Authorization for Foreclosure	Certified Mail – See below.

Violations: Sec #5-2(a)(2); Sec #5-103(a)(m); Sec #22-29; Sec #28-215 and Sec 28.301(a)(9).

TYPE	DATE	DELIVERY	ADDRESS	RECIP #	RETURNED RECIEPT
NOV / NOH	3/8/2014	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK FL 33009	7012 0470 0001 5590 0544	YES
NOV / NOH	3/8/2014	CERTIFIED MAIL	5646 MAYO STREET, HOLLYWOOD FL 33023	7012 0470 0001 5590 0537	NO
FO	4/1/2014	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK FL 33009	7012 3460 0001 9954 6597	YES
HCF	5/23/2014	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK FL 33009	7013 3020 0000 9956 2425	YES
HCF	5/23/2014	CERTIFIED MAIL	P.O. BOX 5902, HOLLYWOOD FL 33023	7013 3020 0000 9956 2418	NO
SOCL	6/12/2014	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK FL 33009	7012 0470 0001 5590 0520	YES
SOCL	6/12/2014	CERTIFIED MAIL	P.O. BOX 5902, HOLLYWOOD FL 33023	7012 3460 0001 9954 2902	NO
RECORDED LIEN	6/7/2018	E-RECORDED	1708 SW 31 AVE, PEMBROKE PARK FL 33009	INSTR# 115125785	
NHAF	NO RECORD	NO RECORD	1708 SW 31 AVE, PEMBROKE PARK FL 33009	NO RECORD	
AFFL	6/29/2022	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK FL 33009	9021 1970 0000 4565 4380	NO

Town of Pembroke Park

INVOICE

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

DATE: July 1, 2022
INVOICE # 430
FOR:

Case # 4869

A&B RECYCLING AND GERALD ANDERSON
1708 SW 31 AVE,
PEMBROKE PARK, FL, 33009

Bill To:
A&B RECYCLING AND GERALD ANDERSON PO
BOX 5902,
HOLLYWOOD, FL, 33083

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town of Pembroke Park Ordinance: 5-2(a)(2); 5-103(a)(m); 22-29; 28-215; 28.301(a)(9) Final Order 05/29/2014		
1	Admin Fee	$ 100.00	$ 100.00
2925	Day(s) of Per Diem from (06/28/2014-04/20/2022)	$ 50.00	$ 146,250.00
1	Levied Fine	$ 250.00	$ 250.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
84	**Town's Commission Motion to Cancel Daily Fine Due to COVID-19 03/18/2020 - 06/10/2020**	$ 50.00	$ 4,200.00
		Balance	$ 142,198.50

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXHIBIT A

Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES AND LIENS

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

Ramirez, Code 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: June 17, 2022.

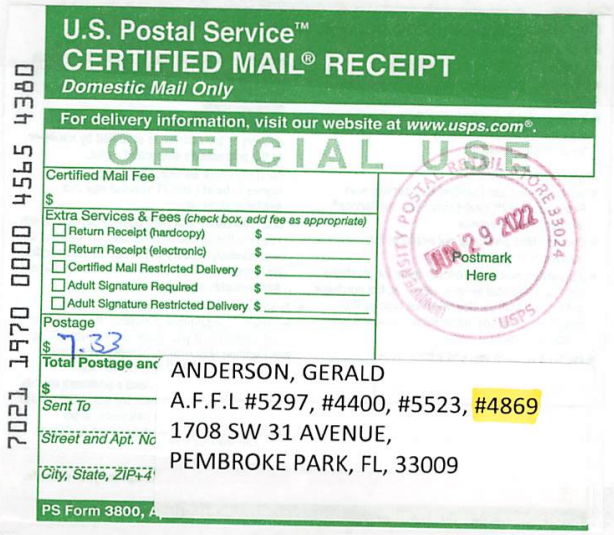
Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seekjudicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Exhibit A

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO



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Street and Apt. No

City, State, ZIP+4

PS Form 3800, A

JUN 29 2022
Postmark Here

ANDERSON, GERALD
A.F.F.L #5297, #4400, #5523, #4869
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

7021 1970 0000 4565 4380

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	Case No. 4869
ANDERSON,GERALD A&B RECYCLING	)	DATE: May 13, 2022
Respondent	)	

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

TO: ANDERSON,GERALD
1708 SW 31 AVENUE,
PEMBROKE PARK FL 33009

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced Code Enforcement case(s) on the **15th day of June, 2022 at 9:00 a.m.** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida. Said hearing shall be limited to consideration of the Town's request to Foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND,** the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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.

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Joseline Ramirez
Code Enforcement Supervisor
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 215

Instr# 115125785 , Page 1 of 2, Recorded 06/07/2018 at 03:53 PM
Broward County Commission

TOWN OF PEMBROKE PARK, FLORIDA

Code Enforcement Case No. 4869

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

A & B RECYCLING and
GERALD ANDERSON
Respondent(s).

_____/

PARTIAL RELEASE OF LIEN

This is to certify that the Supplemental Order/Claim of Lien filed by Town of Pembroke Park, Florida dated May 29, 2014, and recorded May 30, 2015 as instrument number 112960841 in the Public Records of Broward County, Florida is hereby released as to that certain parcel of real property located in Broward County, Florida described as follows:

UNIT 74, OF TREASURE COVE VILLAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF LOT 3, BLOCK 3, IN SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID LOT 3; THENCE, ALONG THE SOUTH LINE OF LOT 3 ON AN ASSUMED BEARING OF EAST A DISTANCE OF 105.33 FEET; THENCE, NORTH 30 FEET TO A POINT OF BEGINNING; THENCE, CONTINUE NORTH 71.00 FEET; THENCE, EAST 20.00 FEET; THENCE, SOUTH 71.00 FEET; THENCE, WEST 20.00 FEET TO THE POINT OF BEGINNING; SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

DATED this 23 day of May, 2018.

ATTEST:

By: _____
NATASHA JOSEPH
Deputy Town Clerk

TOWN OF PEMBROKE PARK

By: _____
ASHIRA MOHAMMED
Mayor-Commissioner

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 23RD day of May, 2018, by ASHIRA MOHAMMED, who is [X] personally known to me or [ ] who has produced _____ as identification.

CHRISTOPHER J. RYAN
MY COMMISSION # GG 039977
EXPIRES: January 29, 2021
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida
Printed Name: CHRISTOPHER J. RYAN
My Commission Expires: 1/29/21

CHRISTOPHER J. RYAN

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

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Site Address	1708 SW 31 AVENUE, PEMBROKE PARK	ID #	5142 20 01 0093
Property Owner	ANDERSON,GERALD	Millage	0613
Mailing Address	PO BOX 5902 HOLLYWOOD FL 33083-5902	Use	49

Abbreviated Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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

Property Assessment Values
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	$83,430	$40,470	$123,900	$123,900	
2016	$83,430	$40,470	$123,900	$123,900	$2,736.67
2015	$83,430	$47,630	$131,060	$131,060	$2,954.88

IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$123,900	$123,900	$123,900	$123,900
Portability	0	0	0	0
Assessed/SOH	$123,900	$123,900	$123,900	$123,900
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	$123,900	$123,900	$123,900	$123,900

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$7.25	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

INSTR # 112960841 Page 1 of 2, Recorded 04/30/2015 at 03:36 PM
Broward County Commission, Deputy Clerk 5010

7

DOCUMENT COVER PAGE

This Space Reserved for County Recorder Use

Document Title: SUPPLEMENTAL ORDER / CLAIM OF LIEN

Executed By: TOWN OF PEMBROKE PARK CODE ENFORCEMENT BOARD
3150 SW 52ND AVENUE
PEMBROKE PARK, FL 33023

To: A & B RECYCLING AND GERALD ANDERSON

Brief Legal Description: 20-51-42 W 100 OF N 3/4 OF E ½ OF NE 1/4 OF SE 1/4 LESS S 850 & LESS RD R/W

Folio No.: 514220-01-0093

RECORD AND RETURN TO:

CHRISTOPHER J. RYAN, ESQ.
RYAN & RYAN, LLC.
700 East Dania Beach Boulevard, Third Floor
Dania Beach, FL 33004

L:\Krysta\Clients\Town of Pembroke Park\2014-2015 Budget FY2997E\Document Cover Page for Recording2.wpd

2

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

I, Natasha Joseph, Deputy 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 original that is officially on record among the [illegible] of Pembroke Park, Florida.

In witness whereof, I have affixed my signature and the official seal of the Town of Pembroke Park, Florida this April 17 AD 2015.

Deputy Town Clerk

Case No.: 4869

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,
vs.

A & B RECYCLING and
GERALD ANDERSON
Respondent(s)

SUPPLEMENTAL ORDER

STREET ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, P.O. BOX 5902, HOLLYWOOD, FL 33083

A Hearing to Confirm Fine was held before the Code Enforcement Board (Board) on May 29, 2014, and based on the evidence presented at said hearing, the Board, pursuant to a unanimous vote; enter the following Findings of Fact and Order:

1. The Board issued a Final Order on March 27, 2014, determining the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a)(2), 5-103(a), 5-103(m), 22-29, 28-215, 28.301(a)(9). The Board ordered that the respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on March 27, 2014, or a levied fine of $250.00 (TWO HUNDRED FIFTYAND 00/100 DOLLARS) and $50.00 (FIFTY DOLLARS) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. In addition to the fines assessed by the board, a mandatory $100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on March 27, 2014. The Board considered the circumstances relating to this case and confirmed fine of $2,000.00 (TWO THOUSAND AND 00/100 DOLLARS).

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

   20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Done and ordered this 29th day of May, 2014.

Attest:

MS. NATASHA JOSEPH, CLERK OF THE BOARD
Code Enforcement Board

MR. ROBERT JANTER, CHAIRPERSON
Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Mr Robert Janter and Ms. Natasha Joseph, Chairperson and Clerk of Board respectively of the Code Enforcement Board, to me known to be the persons described in and who executed the foregoing instrument and acknowledge before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid the 29th day of May, 2014.

STEPHANIE WOODBURY
MY COMMISSION # FF 002752
EXPIRES: March 27, 2017
Bonded Thru Budget Notary Services

Notary Public, State of Florida at Large
My commission expires: March 27, 2017

This instrument
Prepared by:
Christopher Ryan, Esq.
Code Enforcement Board
Town of Pembroke Park

Sheriff Scott Israel

DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU

2601 West Broward Boulevard, Room 3061
Fort Lauderdale, FL 33312
Phone 954-831-8210 | Fax 954-831-8218

☐ **DANIA BEACH DISTRICT**
Phone: 954-342-4262
Fax: 954-342-4265

☐ **COOPER CITY DISTRICT**
Phone: 954-432-8905
Fax: 954-433-1367

☐ **DEERFIELD BEACH DISTRICT**
Phone: 954-480-4360
Fax: 954-360-1375

Inspection Date 3/23/16 Business Phone # 9-987-5553 Manager GERALD ANDERSON District 27

Business Name A+B RECYCLING

Address 1708 SW 31 AVE Bay/Unit # _____ City PEMB. PARK Zip Code 33023

Owner Name GERALD ANDERSON Phone # 9-605-6311

Mailing Info 1708 SW 31 AVE Apt/Unit # _____ City PEMB. PARK Zip Code 33023

Occupancy Type SCRAP YARD Sq. Ft. 11508 # Bldg Floors 1 # Apt Units 1

TYPE OF ACTIVITY
- ☒ 01 Annual Inspection
- ☐ 02 Annual Re-Inspection
- ☐ 03 C/O Inspection C/O # _____
- ☐ 04 C/O Re-Inspection C/O # _____
- ☐ 05 C/U-O/L Inspection C/U-O/L # _____
- ☐ 06 C/U-O/L Re-Inspection C/U-O/L # _____
- ☐ 07 Investigation Complaint
- ☐ 08 Other _____

EXIT VIOLATIONS
- ☐ 09 Doors Fail to Open/Close
- ☐ 10 Exits Blocked
- ☐ 11 Exits Locked
- ☐ 12 Excessive Travel Distance
- ☐ 13 Improper Locking Device
- ☐ 14 Insufficient Exits
- ☐ 15 Install Panic Hardware
- ☐ 16 Install Emergency Lights/Exit Signs
- ☐ 17 Maintain Aisle Width
- ☐ 18 Post Exit Sign
- ☐ 19 Post Max. Cap. Sign # _____
- ☐ 20 Remove Storage-Stairwells
- ☐ 21 Service Emergency Lights/Exit Signs
- ☐ 22 Other-See Narrative

ELECTRICAL VIOLATIONS
- ☐ 23 Electrical Panel Obstructed
- ☐ 24 Extension Cord Use-Improper
- ☐ 25 Exposed Wiring
- ☐ 26 Install Covers in Breaker Box
- ☐ 27 Install Wall Plate Covers
- ☐ 28 Post Sign-No Storage Meter Room
- ☐ 29 Remove Storage-Meter Room
- ☐ 30 Other-See Narrative

FIRE EXTINGUISHER VIOLATIONS
- ☐ 31 Certification Tag Date _____
- ☐ 32 FE's Certification Tag Past Due
- ☐ 33 Fire Extinguisher Obstructed
- ☐ 34 Install 2A10BC Extinguisher
- ☐ 35 Install K Class Extinguisher
- ☐ 36 Install 40 BC Extinguisher
- ☐ 37 Post Fire Extinguisher Sign
- ☐ 38 Other-See Narrative

FIRE ALARM (FA) VIOLATIONS
- ☐ 39 Certification Date _____
- ☐ 40 FA Annual Cert. Past Due
- ☐ 41 FA Panel Obstructed
- ☐ 42 FA Panel Shows Trouble/Supervisory
- ☐ 43 Pull Station(s) Obstructed
- ☐ 44 Install Manual Fire Alarm
- ☐ 45 Install Pull Station/Audible/Visual
- ☐ 46 Install Smoke Detectors-Alarms
- ☐ 47 FA Log Not Maintained
- ☐ 48 Smoke Detector-Alarm Missing
- ☐ 49 Other-See Narrative

FIRE PROTECTION VIOLATIONS
- ☐ 50 HD/SB Cert. Date _____
- ☐ 51 Hood Extinguish Sys. Cert. Past Due
- ☐ 52 Hood System Cleaning Required
- ☐ 53 Install Hood Extinguishing System
- ☐ 54 Nozzle Coverage-Inadequate
- ☐ 55 SB Excessive Over Spray, Clean
- ☐ 56 SB Filter Clean/Replacement
- ☐ 57 Spray Booth Cert. Past Due
- ☐ 58 Sys. Cylinder Hydro Date _____
- ☐ 59 System Report Needed Fax to _____
- ☐ 60 Other-See Narrative

FIRE SPRINKLER (FS) VIOLATIONS
- ☐ 61 FS Certification Date _____
- ☐ 62 FS Annual Cert. Past Due
- ☐ 63 Standpipe/Hose Cabnt. Date _____
- ☐ 64 Standpipe/Hose Cabnt. Cert. Past Due
- ☐ 65 Fire Pump Cert. Date _____
- ☐ 66 Fire Annual Cert. Past Due
- ☐ 67 FS Back Flow Cert. Date _____
- ☐ 68 FS Back Flow Cert. Past Due
- ☐ 69 FS Pipe/Pump/Back Flow Leaking
- ☐ 70 Fire Pump Log Not Maintained
- ☐ 71 FS Connection Blocked
- ☐ 72 Hose Cabinets Obstructed
- ☐ 73 Remove Storage in Fire Pump Room
- ☐ 74 Remove Storage at FS Riser
- ☐ 75 Remove Storage 18" Below FS Head
- ☐ 76 Spare Sprinkler/Wrench/Box Needed
- ☐ 77 FDC/SPK Sign Needed
- ☐ 78 Trash Room Sprinkler Cert. Needed
- ☐ 79 Other-See Narrative

GENERATOR VIOLATIONS
- ☐ 80 Certification Date _____
- ☐ 81 Generator Cert. Past Due
- ☐ 82 Generator Fuel Supply Low
- ☐ 83 Remove Storage from Generator Area
- ☐ 84 Other-See Narrative

HAZARDOUS MATERIALS/FLAMMABLES
- ☐ 85 Chain/Secure Compressed Gas Cylinders
- ☐ 86 Emerg. Shut Off Needed-Non Functional
- ☐ 87 Flammable Cabinet(s) Needed
- ☐ 88 Improper Dispensing of Flammables
- ☐ 89 Improper Storage-Flammable/Haz. Materials
- ☐ 90 Improper Ventilation
- ☐ 91 Post No Smoking Sign
- ☐ 92 Provide MSDS Sheets
- ☐ 93 Provide Warning Placecard
- ☐ 94 Provide Secondary Containment
- ☐ 95 Spraying Flammable-w/out Fire Prot. Sys.
- ☐ 96 Storage Containers Need Labeling
- ☐ 97 Other-See Narrative

MISCELLANEOUS & EXTERIOR
- ☐ 98 Fire Drill Past Due, Date _____ Time _____
- ☐ 99 Fire Drill Logs Needed/Lacking Info
- ☐ 100 Fire Lane Marking/Signage Needed
- ☐ 101 Improper Storage Height
- ☐ 102 Install Knox Box, Contact # Above
- ☐ 103 Provide Keys for Knox Box
- ☐ 104 Provide Evacuation/Fire Drill Plan
- ☐ 105 Post Address Numbers
- ☐ 106 Post Elevator Sign
- ☐ 107 Post Floor Level Sign-Stairway
- ☐ 108 Post Suite Number Directional Sign
- ☐ 109 Post Evacuation Map
- ☐ 110 Seal Openings in Firewall
- ☐ 111 Storage too Close to Heat Source
- ☒ 112 Other-See Narrative

☐ **113 NO APPARENT VIOLATIONS**

☐ **114 ADDITIONAL NARRATIVE PAGES _____ OF _____**

REFERRALS
- ☐ 115 Referred-Code Enf.
- ☐ 116 Referred-Electrical
- ☐ 117 Referred-Structural
- ☐ 118 Referred-Mechanical
- ☐ 119 Referred-Plumbing
- ☐ 120 Other Agency _____

NARRATIVE SEE CONTINUATION NARRATIVE

Re-Inspection Date 4/20/16 X _____ Name GERALD ANDERSON
Signing only acknowledges having received a copy of report — Printed

Fire Inspector X _____ Name NANCE CCN 12702
Signature — Printed

Above violations may cause fire or contribute to spread of fire and undue injury to building occupants. Violation must be corrected forthwith.
BSO FR #26 (Revised 10/14)

DEPARTMENT OF FIRE RESCUE AND EMERGENCY SERVICES
FIRE MARSHAL'S BUREAU
2601 West Broward Boulevard, Room 3061
Fort Lauderdale, FL 33312
Phone: (954) 831-8210 Fax: (954) 831-8218

☐ **Dania Bch. District:**
Phone: (954) 342-4262 Fax: (954) 342-4265

☐ **Deerfield Bch. District:**
Phone: (954) 480-4360 Fax: (954) 360-1375

A-2	Inspection No.			Address No.	Street Name or Number
	/ / / / / /			1817098	SW 31 AVE., PEMB. PARK
B-2	Mo.	Day	Year	Occupant Name	
	1	23	16	A+B RECYCLING	

NARRATIVE CONTINUATION

THIS FACILITY WAS FOUND OPERATING OUTSIDE THE SCOPE OF THE PREVIOUSLY APPROVED & ENGINEERED FIRE AND LIFE SAFETY PLAN

STORAGE WAS FOUND TO BE EXCEEDING THE ALLOWABLE AMOUNT SPECIFIED IN THE FIRE AND LIFE SAFETY PLAN THUS CREATING AN IMMINENT THREAT TO LIFE SAFETY.

CEASE & DESIST FROM ALL OPERATIONS WITH THE EXCEPTION OF REMOVING MATERIALS FROM THE SITE. "ALL" MATERIAL MUST BE REMOVED

VIOLATION OF THIS ORDER SHALL CONSTITUTE AN UNLAWFUL CONTINUANCE OF A FIRE + LIFE SAFETY HAZARD AS OUTLINED IN FLORIDA STATUTE 633 AND MAY LEAD TO ARREST

Above violations may cause a fire, contribute to the spread of fire, or cause undue injury to building occupants. Violations must be corrected forthwith for additional information call 954-831-8210

x [signature] 12702
Fire Safety Inspector

Reinspection Date: 4/20/16
x [signature]
Signature of recipient, by signing this report I am admitting no guilt for the violations cited above. But simply acknowledge having received a copy of this report.

Fire Inspection Services Fee Will Be Assessed In Accordance With Broward County Res. 2002-970

Sheriff Scott Israel

BROWARD SHERIFF'S OFFICE
DEPARTMENT OF FIRE RESCUE
AND EMERGENCY SERVICES

UNSAFE AREA
SURROUNDS COMPLEX BUSINESS OFFICE

SW 16-XX

SAFETY WARNING

Fire Marshal's Bureau
2601 West Broward Boulevard
Fort Lauderdale, Fl 33312

Phone: 954-831-8210
Fax: 954-831-8218
E-mail: FMO_Issues@sheriff.org

Cad Zone: 27B
Date: 3/24/2016
Location: A&B Recycling
1708 SW 31 Ave
Pembroke Park 33309



This is a scrap metal yard housing a small business office, in the center of the property. The scrap metal is very poorly and precariously stacked and stored throughout the complex with walking corridors created throughout the stacks which presents the potential for collapse. Welding Equipment is contained throughout the complex. This property has been cited and the owner is working to get the violations corrected before receiving any additional product.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · BROWARD (954) 966-4600 · FAX (954) 966-5186

Ashira A. Mohammed
Mayor

Georgina Cohen
Vice Mayor

Annette Wexler
Clerk Commissioner

Howard P. Clark, Jr.
Commissioner

Emma Shoaff
Commissioner

Dr. Robert A. Levy
Town Manager

Christopher J. Ryan
Town Attorney

December 17, 2014

A & B Recycling
1708 SW 31st Avenue
Pembroke Park, FL 33009

Gerald Anderson
P.O. Box 5902
Hollywood, FL 33083

RE: Code Enforcement Case No. 4869

TO WHOM IT MAY CONCERN:

Attached you will find the Notice of Hearing to Confirm Fine and the Affidavit of Non-Compliance relative to the above-referenced Cases.

Based on the Final Order of the Code Enforcement Board dated March 27, 2014, your date for compliance was no later than April 27, 2014 or a $50.00 per diem (per day) fine would begin to accrue until there was compliance. In addition, there is a $100.00 administrative fee and $250.00 levied fine due.

As of this date, the total amount due is: $12,100.00

Please be advised that because there was no compliance by April 27, 2014, the $50.00 per diem fine has begun to accumulate and will continue every day until the violations are corrected. You are urged to bring your violations into compliance as quickly as possible in order to stop the daily $50.00 fine.

If you have any questions, please do not hesitate to contact my office at 954-966-4600, Extension 213.

Yours truly,

James Tisdale
Code Enforcement Officer

JT/jl

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

I, Natasha Joseph, Deputy 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 original that is officially on record among the files of the Town of Pembroke Park, Florida.

In witness whereof, I have affixed my signature and the official seal of the Town of Pembroke Park, Florida this 4th day of April AD 2015.

Natasha Joseph
Deputy Town Clerk

Case No.: **4869**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,
vs.

A & B RECYCLING and
GERALD ANDERSON
Respondent(s)

SUPPLEMENTAL ORDER/CLAIM OF LIEN

STREET ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, P.O. BOX 5902, HOLLYWOOD, FL 33083

A Hearing to Confirm Fine was held before the Code Enforcement Board (Board) on May 29, 2014, and based on the evidence presented at said hearing, the Board, pursuant to a unanimous vote; enter the following Findings of Fact and Order:

1. The Board issued a Final Order on March 27, 2014, determining the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a)(2), 5-103(a), 5-103(m), 22-29, 28-215, 28.301(a)(9). The Board ordered that the respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on March 27, 2014, or a levied fine of **$250.00** (TWO HUNDRED FIFTYAND 00/100 DOLLARS) and **$50.00** (FIFTY DOLLARS) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. In addition to the fines assessed by the board, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and must be paid immediately.

2. The Board found that the Respondent(s) had not complied with the Final Order issued on March 27, 2014. The Board considered the circumstances relating to this case and confirmed fine of **$2,000.00** (TWO THOUSAND AND 00/100 DOLLARS).

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

   20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Done and ordered this 29th day of May, 2014.

Attest:

MS. NATASHA JOSEPH, CLERK OF THE BOARD
Code Enforcement Board

MR. ROBERT JANZER, CHAIRPERSON
Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Mr. Robert Janzer and Ms. Natasha Joseph, Chairperson and Clerk of Board respectively of the Code Enforcement Board, to me known to be the persons described in and who executed the foregoing instrument and acknowledge before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid the 29th day of May, 2014.

Notary Public, State of Florida at Large
My commission expires: March 27, 2017

STEPHANIE WOODBURY
MY COMMISSION # FF 002752
EXPIRES: March 27, 2017
Bonded Thru Budget Notary Services

This instrument
Prepared by:
Christopher Ryan, Esq.
Code Enforcement Board
Town of Pembroke Park

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

Case No.: **4869**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,
vs.

A & B RECYCLING and
GERALD ANDERSON
Respondent(s)

SUPPLEMENTAL ORDER/CLAIM OF LIEN

STREET ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, P.O. BOX 5902, HOLLYWOOD, FL 33083

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3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

   20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Done and ordered this 29th day of May, 2014.

Attest:

MS. NATASHA JOSEPH, CLERK OF THE BOARD
Code Enforcement Board

MR. ROBERT JANZER, CHAIRPERSON
Code Enforcement Board

STATE OF FLORIDA
COUNTY OF BROWARD

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Mr. Robert Janzer and Ms. Natasha Joseph, Chairperson and Clerk of Board respectively of the Code Enforcement Board, to me known to be the persons described in and who executed the foregoing instrument and acknowledge before me that they executed the same. Witness my hand and official seal in the County and State as aforesaid the 29th day of May, 2014.

Notary Public, State of Florida at Large
My commission expires: March 27, 2017

STEPHANIE WOODBURY
MY COMMISSION # FF 002752
EXPIRES: March 27, 2017
Bonded Thru Budget Notary Services

This instrument
Prepared by:
Christopher Ryan, Esq.
Code Enforcement Board
Town of Pembroke Park

7012 3460 0001 9954 2902

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

WEST HOLLYWOOD HILLS STA
JUN 12 2014
USPS 33023
Postmark Here

Sent To: Gerald Anderson
Street, Apt. No.; or PO Box No.: P.O. Box 5902
City, State, ZIP+4: Hollywood, FL 33083 S.O/C 4869

PS Form 3800, August 2006 — See Reverse for Instructions

7012 0470 0001 5590 0520

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

WEST HOLLYWOOD HILLS STA
JUN 12 2014
USPS 33023
Postmark Here

Sent To: A&B Recycling
Street, Apt. No.; or PO Box No.: 1708 SW 31st Ave
City, State, ZIP+4: Pembroke Park, FL 33009 S.O/C 4869

PS Form 3800, August 2006 — See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

A&B Recycling
1708 SW 31st Ave
Pembroke Park, FL 33009

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
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7012 0470 0001 5590 0520

PS Form 3811, February 2004 — Domestic Return Receipt — 102595-02-M-1540

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Site Address	1708 SW 31 AVENUE, PEMBROKE PARK	ID #	5142 20 01 0093
Property Owner	ANDERSON,GERALD	Millage	0613
Mailing Address	PO BOX 5902 HOLLYWOOD FL 33083-5902	Use	49

Abbreviated Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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

Property Assessment Values
Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2014	$83,430	$47,630	$131,060	$131,060	
2013	$83,430	$47,630	$131,060	$131,060	$3,019.18
2012	$83,430	$47,630	$131,060	$131,060	$3,022.59

IMPORTANT: The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.

2014 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$131,060	$131,060	$131,060	$131,060
Portability	0	0	0	0
Assessed/SOH	$131,060	$131,060	$131,060	$131,060
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	$131,060	$131,060	$131,060	$131,060

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	**17476 / 438**

Land Calculations

Price	Factor	Type
$7.25	11,508	SF
Adj. Bldg. S.F. (See Sketch)		296

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Mr. Tisdale testified that a Notice of Violation was issued to the Respondent for property maintenance debris, trash and overgrown vegetation. Mr. Tisdale announced the Respondent had complied by the date of the violation deadline and his recommendation was just the $100.00 administrative fee be accessed. Mr. Janzer entertained a motion. Mr. Maley made a motion that in Case 4872, the Code Enforcement Board confirms the fine as stands. Ms. Roach seconded and it was carried as follows:

MR. MALEY	YES
MS. ROACH	YES
MR. LAWLESS	YES
MR. SCHRADER	YES
CHAIRPERSON JANZER	YES

2. CASE 4869 – A & B RECYCLING CENTER – FORMAL HEARING – Section 5-2 (a) (2) – Dumpster size/overload; Section 5-103(a) – Property Exterior Maintenance; section 5-103(m) – Off street parking spaces; section 22-29 – Swale Maintenance; section28-215 – Loading and Unloading designated area; Section 28.301 (a) (9) – Parking spaces for employees - FIRST OFFENSE

Mr. Tisdale testified that in Case 4869, a Notice of Violation was issued to the Respondent, A & B Recycling Center at 1708 S.W. 31 Avenue for the above mentioned violations. Mr. Tisdale announced the fine to be confirmed amounted to $2,000.00 broken down as follows: $50.00 per diem fine at 33 days totaled $1,650.00; levied fine of $250.00; and administrative fee of $100.00. Mr. Tisdale added that at the property site most of the violations were completed except for the on-site parking of where Mr. Anderson was working to get that corrected. Mr. Janzer entertained a motion. Ms. Roach made a motion that in Case 4869, the Code Enforcement Board confirms the fine of $2,000.00. Mr. Maley seconded and it was carried as follows:

MS. ROACH	YES
MR. MALEY	YES
MR. LAWLESS	YES
MR. SCHRADER	YES
CHAIRPERSON JANZER	YES

10. ATTORNEY COMMENTS

None.

11. COMMENTS FROM THE BOARD

Mr. Schrader commented about Case 4871, Bamboo Mobile Home Park LLC, since they rent the land who do they pursue, the owner of the property or the owner of the Mobile Home unit. Mr. Tisdale explained that the property owner did the work, and, therefore, the responsibility of the violation would be for the Mobile Home Park owner as well as the Mobile Home unit owner.

Chairperson Janzer commented about the Minutes from the last meeting, were missing from their books with the understanding that there were problems with translation, and, therefore, they were postponed. Mr. Janzer commented that since the Minutes were not approved previously that they would be available for the next Code Board meeting.

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	Case No. 4869
A & B RECYCLING and GERALD ANDERSON	)	DATE: May 22, 2014
Respondent	)	

NOTICE OF HEARING TO CONFIRM FINE

TO: A & B RECYCLING
1708 SW 31 AVENUE
PEMBROKE PARK, FLORIDA 33009

GERALD ANDERSON
P.O. BOX 5902
HOLLYWOOD,FLORDIA 33083-2602

You are hereby notified that the Code Enforcement Board, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 29TH DAY OF MAY, 2014 at 7:00 P.M. 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 BOARD 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).

/s/ Natasha Joseph

NATASHA JOSEPH
Clerk of the Board
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499
(954)966-4600 Ext. 235

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK	)	
Petitioner	)	
vs.	)	**Case No. 4869**
A & B RECYCLING CENTER and GERALD ANDERSON	)	
Respondent	)	

AFFIDAVIT OF NON-COMPLIANCE

BEFORE ME, the undersigned authority, personally appeared JAMES TISDALE who, after being duly sworn under oath, deposes and says of his own personal knowledge:

1. That the Affiant is Code Inspector for the Town of Pembroke Park, Florida.

2. That Case No. 4869 was not in compliance with Town of Pembroke Park Code of Ordinances Section(s) 5-2(a)(2), 5-103(a), 5-103(m), 22-29, 28-215, 28.301(a)(9) as of MARCH 27, 2014 and being known by the following street address: 1708 SW 31 AVENUE, PEMBROKE PARK, FLORIDA, 33009.

Further Affiant sayeth naught.

JAMES TISDALE

STATE OF FLORIDA)
COUNTY OF BROWARD)

Sworn to and subscribed before me this 22nd day of May, 2014.

KNOWN TO ME PERSONALLY.

Notary Public, State of Florida
My Commission Expires:

STEPHANIE WOODBURY
MY COMMISSION # FF 002752
EXPIRES: March 27, 2017
Bonded Thru Budget Notary Services



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MAY 23 2014
USPS 33023

HCf

7013 3020 0000 9956 2425

Sent To A & B Recycling
Street, Apt. No.; or PO Box No. 1708 SW 31ST AVE
City, State, ZIP+4 Pembroke Park, FL 33309

PS Form 3800, August 2006 See Reverse for Instructions



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Total Postage & Fees $

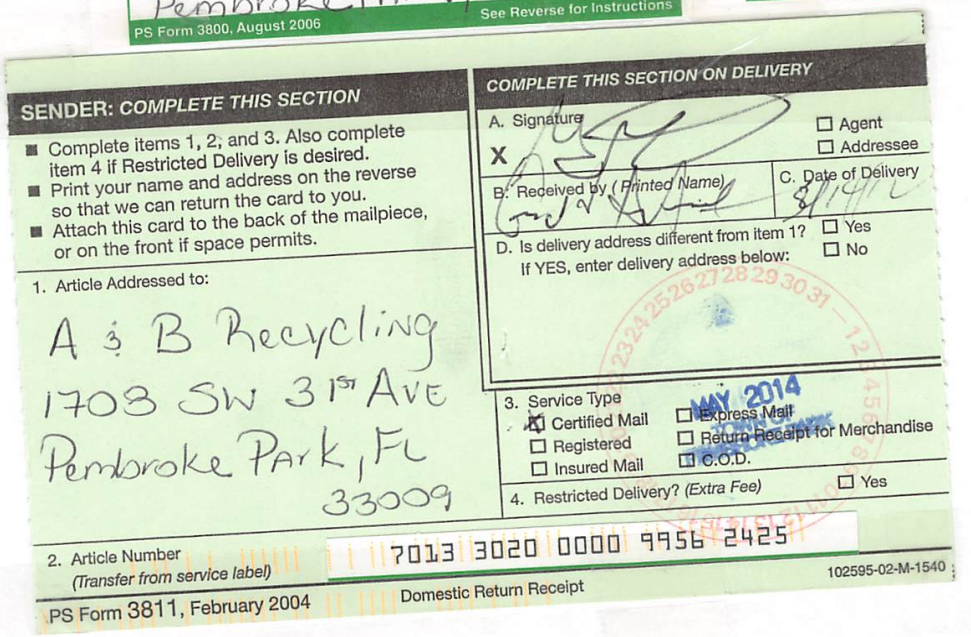
Postmark Here
WEST HOLLYWOOD HILLS STA
MAY 23 2014
USPS 33023

HCf

7013 3020 0000 9956 2418

Sent To Gerald Anderson
Street, Apt. No.; or PO Box No. P.O. Box 5902
City, State, ZIP+4 Hollywood, FL 33083

PS Form 3800, August 2006 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

A & B Recycling
1708 SW 31ST AVE
Pembroke Park, FL
33009

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
5/14/14

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

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7013 3020 0000 9956 2425

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, Vs. A&B RECYCLING and GERALD ANDERSON Respondent(s)	)	Case No.: 4869

FINAL ORDER

STREET ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, P.O. 5902 HOLLYWOOD FLORIDA 33083-5902

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of March 2014 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-2(a)(2), 5-103(a), 5-103(m), 22-29, 28-215, 28.301(a)(9).

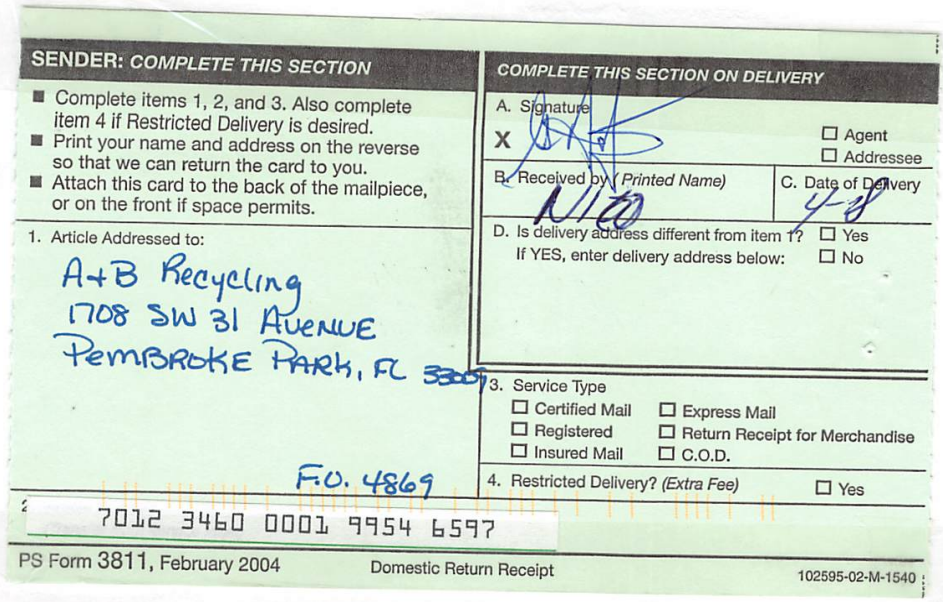
It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK'S CODE OF ORDINANCES SECTION(S) 5-2(a)(2), 5-103(a), 5-103(m), 22-29, 28-215, 28.301(a)(9), **WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of March 2014. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay a levied fine of TWO HUNDRED FIFTY DOLLARS ($250.00) AND FIFTY DOLLARS ($50.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINES ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY**

Done and ordered this 27th day of March 2014.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD



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1. Article Addressed to:

A+B Recycling
1708 SW 31 Avenue
Pembroke Park, FL 3300[illegible]

P.O. 4869

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
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

7012 3460 0001 9954 6597

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Site Address	1708 SW 31 AVENUE, PEMBROKE PARK	ID #	5142 20 01 0093
Property Owner	ANDERSON,GERALD	Millage	0613
Mailing Address	PO BOX 5902 HOLLYWOOD FL 33083-5902	Use	49

Abbreviated Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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

Property Assessment Values

Click here to see 2013 Exemptions and Taxable Values to be reflected on the Nov. 1, 2013 tax bill.

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
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IMPORTANT: The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.

2014 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$131,060	$131,060	$131,060	$131,060
Portability	0	0	0	0
Assessed/SOH	$131,060	$131,060	$131,060	$131,060
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	$131,060	$131,060	$131,060	$131,060

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$7.25	11,508	SF
Adj. Bldg. S.F. (See Sketch)		296

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

A & B Recycling does nothing to prevent its clients from sitting in the street where the people turning off of Pembroke Road on to S.W. 31st Avenue makes it a hazardous situation and the school children walking down S.W. 31st Avenue have to weave in and out of that traffic. Mr. Kelsey remarked that he had pictures that were taken yesterday along with some from three hours ago, adding, that he was called down to the client's property because his tenant at 1798 S.W. 31st Avenue was completely blocked in again and the pictures from 4:00 p.m. this afternoon was just an example of the individuals who come to unload their scrap metal and park in the right-of-way and that they had completely and entirely blocked access to and from our properties and this was why they were attending this meeting, adding, this happens every few minutes, among other things. Mr. Chapels commented that the issue was because they refuse to create room on the property for parking and furthermore, they have it so overloaded with metal that you can barely walk on the property as well as vehicles blocking traffic to unload because there was only enough room for one vehicle to park and he added, they had to make an adverse U-turn back into the property, among other things. At this time, the Board clarified that there were no objections for the above mentioned pictures (see attached) to be reviewed relating to this Case where descriptions of same followed. A lengthy discussion continued. Mr. Maley expressed some concern of where the ownership had multiple opportunities to correct the situation, *(unintelligible)*. Mr. Schrader expressed concern about the possibility to try to do something, he was unsure on how the trucks would be coming in *(unintelligible)*. Attorney Ryan advised that the Town, through the Town Planner, presented them with a proposed traffic pattern that could alleviate these problems by getting all his customers to go through in a semi-circle through the property to enter on the north side and exit on the south side but they chose not to do that, whereas, other scrap metal businesses' entire operations continued inside of the four walls which was what the Code required and he read the B-1 business district Code requirement for same. Discussion continued.

Chairman Janzer entertained a motion. Mr. Maley made a motion that based on the evidence presented to the Code Enforcement Board in Case No. 4869, the Code Enforcement Board finds that there is a violation of the Pembroke Park Code of Ordinances' Section listed in the Notice of Violation and that the violations must be corrected within 30 days from today and an administrative fee of $100.00 has been assessed. If the violations are not corrected within 30 days, this Board imposes a fine of $250.00 and a per diem fine of $100.00 for each day the violation continues until corrected. A brief discussion ensued as to the per diem fine being $50.00 for a FIRST OFFENSE. Mr. Maley amended the motion to a per diem of $50.00 for each day. Mr. Williams needed clarification of the motion regarding the violations. Attorney Ryan advised that *(unintelligible)* violations that were still in effect so they can be corrected. Mr. Maley continued with the amended motion for the violations that had not come into compliance and he provided a description of the listed violations as follows: the exterior property maintenance; Section 5-103(m) - Off Street parking spaces; Section 22-29 - Swale maintenance; - Section 28-215; and Section 28.301. Mr. Lawless seconded the motion and it was carried as follows:

MR. MALEY	YES
MR. LAWLESS	YES
MS. ROACH	YES
MR. SCHRADER	YES
CHAIRPERSON JANZER	YES

Chairperson Janzer, Mr. Tisdale testified that the unloading and loading designated area was still a problem but was not as major as it was previously, and he added the parking spaces still had to be addressed which was still occurring of where this was prior to Mr. Tisdale's time. In response to questioning from the Board, Mr. Tisdale testified that the use of the swale area did not have any further incidents except for fork lifts being out there temporarily but it was mostly the garbage dumpsters.

Mr. Levi Williams, an attorney on behalf of A & B Recycling, appeared to request a continuance of this matter since his client could not attend the meeting. Attorney Ryan advised that he would object to a continuance in the matter with all due respect, where this matter has been ongoing and letters outlining the offenses had been provided to the property owner and his Council back in early November of last year and it has become an ongoing matter where they were aware of the problems that are caused on S.W. 31st Avenue *(unintelligible)* where the property owner had an opportunity to be involved with this Hearing. In response to questioning by Chairperson Janzer, Attorney Ryan advised that a decision should be for the Board to decide if it was going to be continued or to cancel one first. Attorney Ryan advised that Mr. Williams' request had to be addressed first of whether or not to deny or to continue the case.

Chairperson Janzer entertained a motion. Mr. Maley made a motion that in Case 4869, that we do not continue the case. Mr. Schrader seconded the motion and it was carried as follows:

MR. MALEY	YES
MR. SCHRADER	YES
MS. ROACH	YES
MR. LAWLESS	YES
CHAIRPERSON JANZER	YES

Mr. Williams advised that he understood the Board's decision. At this time, a very lengthy discussion ensued relating to the following: the number of violations; the motion for continuance; the initial inspection; the follow up inspection; corrected violations; outside storage; various items stored on the swale; documentation of violations; parking spaces for employees; etc. *(Note: During this discussion, some portions were unintelligible).* Mr. Williams mentioned the use of the City public parking, during which, Attorney Ryan read the Section of the Code relating to off street parking spaces, in its entirety. *(unintelligible)* Mr. Williams commented that all of these had been resolved except for the last one, the parking space, and he would request this Commission to deny that one based on missing evidence *(unintelligible).* Chairperson Janzer understood as far as the parking spaces and the minimum square footage, the Ordinance states 600 square feet or less that was the minimum, whether it is 200, it was still the same for them and the employees, you did not bring any evidence reasonably as far as the parking with you, so, we have to make *(unintelligible).*

Mr. Chip Kelsey, along with his associate, Mr. Rick Chapels, appeared on behalf of the Kelsey Group, to plead with the Board to see this through in a proper manner where they had been suffering through this dangerous condition for several years becoming worse and worse, and that he respectfully disagrees with Mr. Tisdale's assessment that this situation had improved. Mr. Kelsey provided a brief description of the unpainted building, the overflowing dumpsters, the outside storage on the Town swale, among other things. Mr. Kelsey mentioned an email from the Broward County Sheriff's Office where he has been in contact with them and they have been patrolling the area and the email, as of yesterday, was assuring him that they were constantly patrolling the area and arresting people. Mr. Kelsey mentioned he had the transcript of this email in his pocket and he could read their response where they were ticketing and arresting people which was a constant problem the moment the Officer left the area, their clients would operate in the street and that

NOTICE OF VIOLATION AND FORMAL HEARING
TOWN OF PEMBROKE PARK

TO: GERALD ANDERSON
D/B/A A & B RECYCLING CENTER
5646 Mayo Street
Hollywood, Florida 33023

CASE NO. 4869

DATE: February 27, 2014

Property Address: 1708 SW 31 Avenue
Pembroke Park, FL 33009

Legal Description: Section 20, Township 51 South, Range 42 East, West 100 feet of North 3/4 of East 1/2 of Northeast 1/4 of Southeast 1/4 of Section 20, Less South 850 and Less RD R/W.

Folio Number: 1220-01-0093

You are hereby notified that the following violation(s) of the Town of Pembroke Park Code of Ordinances, exist(s) at the above listed property:

The violation(s) is/are in evidence on the property identified in that:

Sec. 5-2(a)(2) — 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: 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.

To wit: The dumpster of the subject property is not large enough or emptied frequently enough for the business and is overflowing.

Sec. 5-103(a) — All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workman like fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palate of the Town of Pembroke Park adopted by Resolution.

To wit: The exterior wall is not painted in a uniform color and there are blemishes and graffiti throughout the exterior wall.

Sec. 5-103(m) — All off-street parking spaces shall be paved asphalt or constructed of concrete or block all shall have smooth surfaces in good repair in compliance with the Town's Code of Ordinances.

To wit: There are no off-street parking spaces on the subject property and/or if they exist they are blocked by debris.

Sec. 22-29 — It shall be the obligation and the 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 of 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.
To wit:	Garbage dumpsters, palates of various material and other items are being stored in the swale contiguous to the property.
Sec. 28-215	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane.
To wit:	Loading and unloading of vehicles in the parking area, Town roadway and driveway is being conducted at the subject property. A designated loading area on the subject site is required.
Sec. 28.301(a)(9)	Permanently maintained off-street parking for vehicles shall be provided in connection with any building or premises used or designated to be used for such purposes as set forth in this section. For the purposes of this division, one (1), automobile parking space shall be a minimum of ten (10) by twenty (20) feet usable for parking of an automobile. In addition, adequate interior driveways shall be provided so as to connect the parking space with a public street or area. More particularly, off-street parking shall comply with the minimum requirements, to wit; One (1) parking space (exclusive of service roads, entrances and exits) shall be provided for each six hundred (600) square feet of the gross floor area in the building, or one (1) parking space for each two (2) employees shall be provided; whichever requires a greater amount of parking spaces. Such parking spaces shall be located no further than one thousand five hundred (1,500) feet from the industrial use in question, and covered by a unity of title; such non contiguous property must be located either in the business or industrial zone. If a building is divided into two (2) or more units, the parking requirements herein shall apply to each individual unit on an individual basis.
To wit:	There are no parking spaces provided for the building and the employees working at the subject property.

By authority of Code of Ordinances, Section 7-5, the following corrective action must be taken by **March 10, 2014**:

1. The Business owner must either provide a larger dumpster or have the dumpster emptied on a more frequent basis so that it is not filled beyond capacity.
2. The exterior walls of the property must be painted in a uniform color without blemishes throughout the exterior and shall be in accordance with the color palate of the Town of Pembroke Park.
3. Off -street parking spaces must be installed and maintained on the site which are paved with asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with the Town's Code of Ordinances.
4. Business Owner must remove all garbage dumpsters and materials from the swale area.
5. Business Owner must immediately cease performing any loading/unloading, work or storage in any designated parking area, roadway or driveway.

6. Business Owner must provide one (1) parking space for each six hundred (600) square feet of the gross floor area for any building located on the property and one (1) parking space for each two (2) employees on the site.

AND
IN ALL EVENTS

Failure to correct the violation(s) by the above date will result in a presentation of this matter to the Pembroke Park Code Enforcement Board (Board) for a hearing to be held on **Thursday, March 27, 2014** at the Pembroke Park Town Hall, Commission Room, 3150 S.W. 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified for correction, the case may be presented to the Board even if the violation has been corrected prior to the Board hearing. If the Board determines that any violation(s) exist(s), it is empowered to impose fines at the rate of up to $250.00 per day for each day that any violation continues to exist beyond the date established for compliance. Pursuant to Florida Statutes, Chapter 162, such fine will become a lien upon the real property of the owner where the violation exists or will become a lien upon the personal property of the violator.

Should you fail to appear at the scheduled hearing to contest the violation(s), you will be deemed to have waived your right to contest the violation(s) and in such event, a judgment and/or lien may be entered against you and/or your real property for an amount up to the maximum penalty as provided by law.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may appeal a ruling or order for the Board to the Circuit Court of the Seventeen Judicial Circuit. An appeal of the Final Order shall be filed within thirty (30) days of the execution of the Order to be appealed.

You are further advised that if you decide to appeal any decision made by the Board with respect to any matter considered at such hearing, you will need a record of the proceedings, and for such purpose, that you 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.
REMEMBER: YOU MUST CALL THE CODE ENFORCEMENT OFFICER FOR A RE-INSPECTION ON OR BEFORE THE COMPLIANCE DUE DATE IN ORDER TO COMPLY WITH THIS NOTICE OF VIOLATION. (954) 966-4600 Ext. 215 or 213.

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) 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).

JAMES TISDALE, CODE ENFORCEMENT OFFICER

Code Enforcement Board
Town of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023
(954) 966-4600 ext. 215

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4869

A & B RECYCLING CENTER.)

Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: A & B Recycling Center. TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31ST AVENUE
PEMBROKE PARK, FLORIDA 33009

I, JAMES TISDALE, HEREBY CERTIFY AND RETURN THAT I RECEIVED THIS PROCESS ON February 28, 2014 AND SERVED SAME ON THE WITHIN NAMED A & B RECYCLING CENTER. AT 1:35 A.M. /P.M. ON THE 28 DAY OF February, 2014.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

(x) **INDIVIDUAL:** By delivering to the within named 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 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-wit: TITLE: of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

James Tisdale
AFFIANT

SWORN TO AND SUBSCRIBED before me this 28th day of February, 2014.
Known to me personally.

Stephanie Woodbury
NOTARY PUBLIC, State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
STEPHANIE WOODBURY
MY COMMISSION # FF 002752
EXPIRES: March 27, 2017
Bonded Thru Budget Notary Services



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Total Postage & Fees $

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WEST HOLLYWOOD HILLS STA
MAR 8 2014
USPS 33023

Nov 4869

7012 0470 0001 5590 0544

Sent To: A&B Recycling Center
Street, Apt. No.; or PO Box No.: 1708 SW 31st Ave
City, State, ZIP+4: Pembroke Park, FL 33009

PS Form 3800, August 2006 — See Reverse for Instructions

U.S. Postal Service™
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Total Postage & Fees $

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WEST HOLLYWOOD HILLS STA
MAR 8 2014
USPS 33023

Nov 4869

7012 0470 0001 5590 0537

Sent To: Gerald Anderson D/B/A A&B Recycling Center
Street, Apt. No.; or PO Box No.: 5646 Mayo Street
City, State, ZIP+4: Hollywood, FL 33023

PS Form 3800, August 2006 — See Reverse for Instructions

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A&B Recycling Center
1708 SW 31st Ave
Pembroke Park, FL 33009

Nov 4869

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Gerald Anderson C. Date of Delivery 3/10

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

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7012 0470 0001 5590 0544

rm 3811, February 2004 Domesti 102595-02

LORI PARRISH
BROWARD COUNTY
PROPERTY APPRAISER



Site Address	1708 SW 31 AVENUE, PEMBROKE PARK
Property Owner	ANDERSON,GERALD
Mailing Address	PO BOX 5902 HOLLYWOOD FL 33083-5902

ID #	5142 20 01 0093
Millage	0613
Use	49

Abbreviated Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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2012	$83,430	$47,630	$131,060	$131,060	$3,022.59

IMPORTANT: **The 2014 values currently shown are "roll over" values from 2013. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2014, to see the actual proposed 2014 assessments and portability values.**

2014 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$131,060	$131,060	$131,060	$131,060
Portability	0	0	0	0
Assessed/SOH	$131,060	$131,060	$131,060	$131,060
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	$131,060	$131,060	$131,060	$131,060

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	**17476 / 438**

Land Calculations

Price	Factor	Type
$7.25	11,508	SF
Adj. Bldg. S.F. (See Sketch)		296

Special Assessments

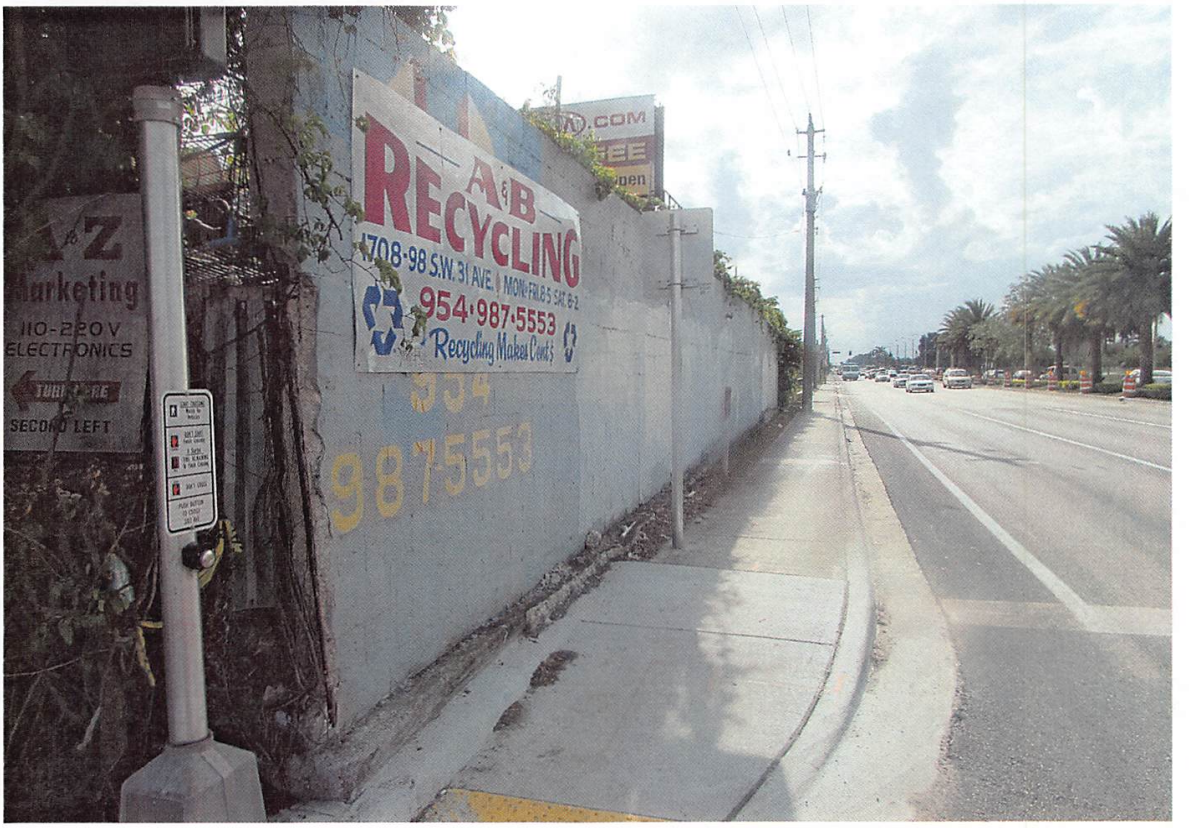
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


HOLLYWOOD KIA .COM
NO DEALER FEE
Service Now Open
03/27/2014



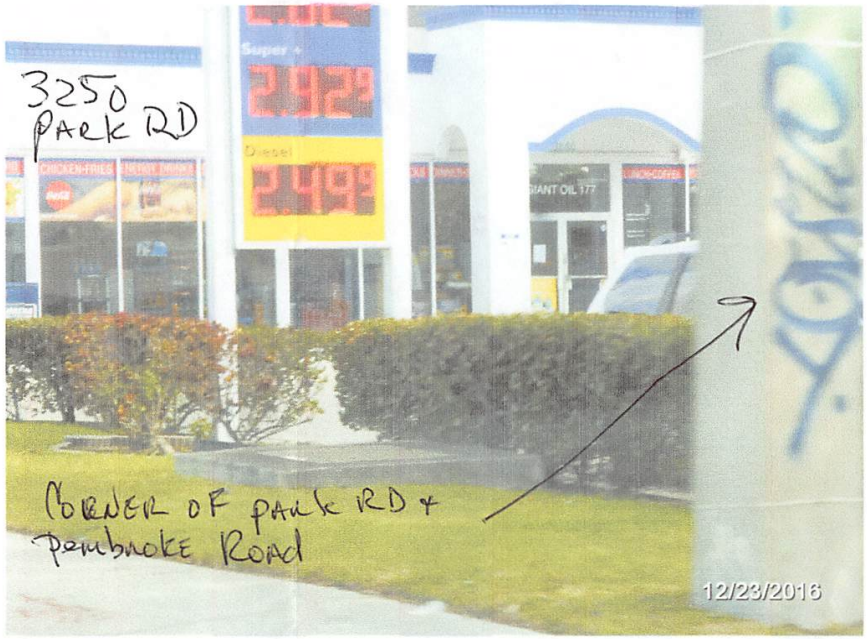





A&B
RECYCLING
1708-98 S.W. 31 AVE.
954-987-5553
Recycling Makes Cents
A to Z
Marketing
110-220V
ELECTRONICS
SECOND LEFT



A+B Recycleing Corner of
SW. 31st Ave. & Pembroke Road.
No Address seen.



GRAFFITI IN white
ON WALL.
Location is between
NEAR 675 SW 19ST
ON CAROLINA ST.??
CAROLINA St. + PARK RD??



Hwd, Fl. 33020

MIAMI FL 331

07 JAN 2017 PM 6 L



TOWN OF Pembroke PARK
TOWN HALL
3150 SW. 52nd AVE.
Pembroke PARK, Fl. 33020

Town of
JAN 09 2017
Pembroke Park

Code ENforcement
GRAFFiti REMOVAL

33023-541350

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

CERTIFIED MAIL™

7012 3460 0001 9954 2902

Hasler
06/12/2014
US POSTAGE $06.48⁰

ZIP 33023
011D10634780

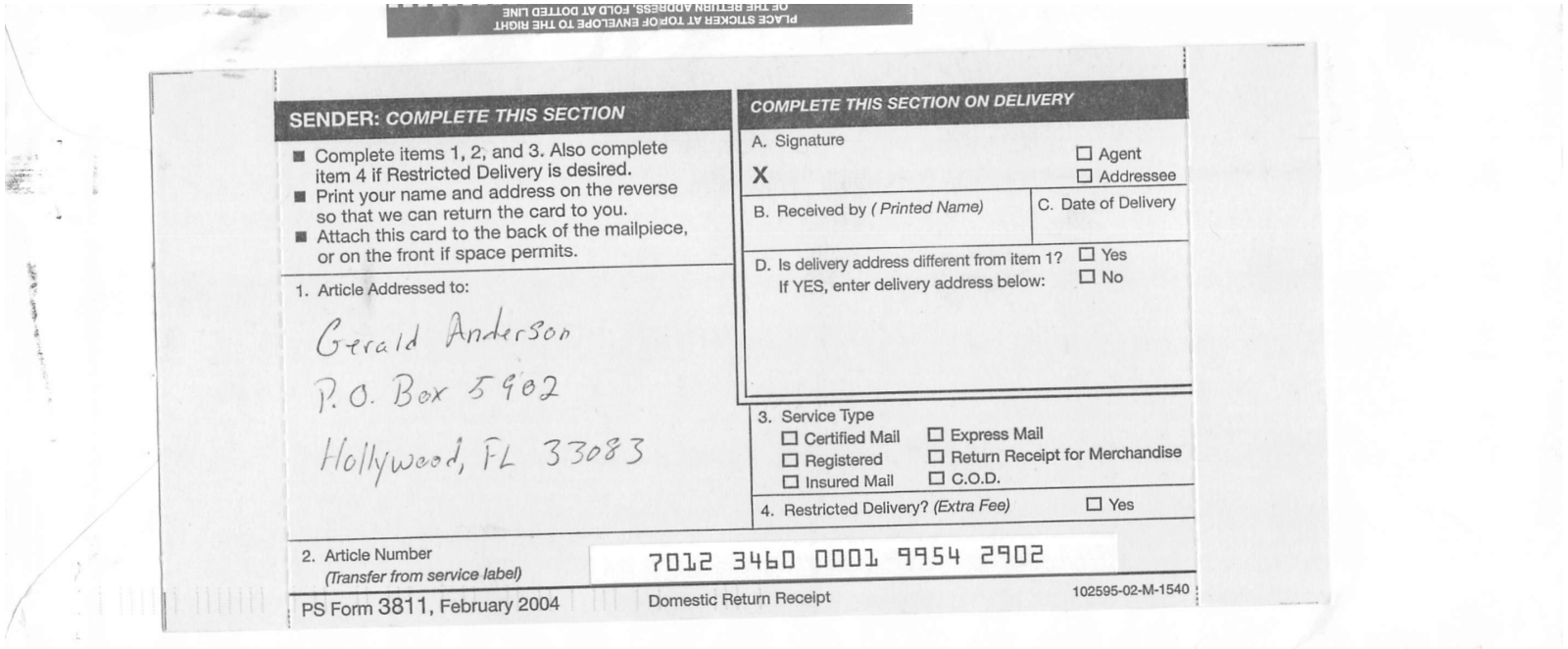
613

Gerald Anderson
P. O. Box 5902
Hollywood, FL 33083

AUG 2014
TOWN OF PEMBROKE PARK

33083385802 B018

#44869



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. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gerald Anderson
P.O. Box 5902
Hollywood, FL 33083

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
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7012 3460 0001 9954 2902

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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

CERTIFIED MAIL™

7013 3020 0000 9956 2418

Hasler
05/23/2014
US POSTAGE
$06.48⁰
ZIP 33023
011D10634780

AUG 2014
TOWN OF PEMBROKE PARK

GERALD ANDERSON
P.O. BOX 5902
HOLLYWOOD, FL 33083-2602

LW
5-27

33083$5902 B018

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. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GERALD ANDERSON
P.O. Box 5902
Hollywood, FL
33083-2402

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

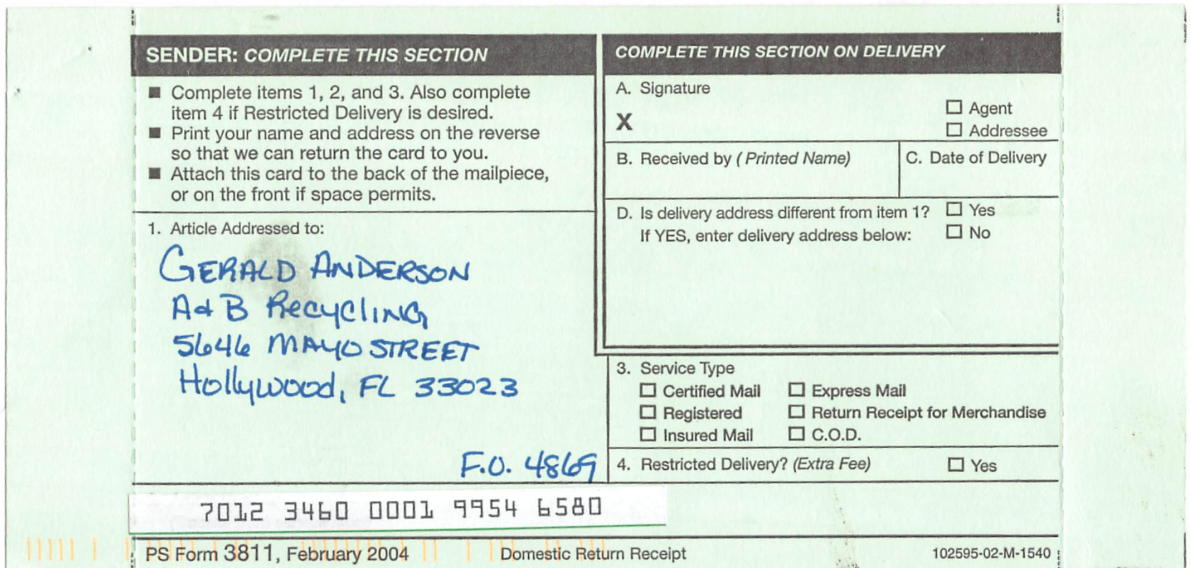
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7013 3020 0000 9956 2418

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540


TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
CERTIFIED MAIL™
7012 3460 0001 9954 6580
RETURN RECEIPT REQUESTED
ANK
Hasler
04/04/2014
US POSTAGE
$06.49⁰
ZIP 33023
011D10634780
GERALD ANDERSON
A&B RECYCLING
5646 MAYO STREET
HOLLYWOOD, FLO
NIXIE 333 4E 1009 0104/08/14
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *0706-05612-05-38



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GERALD ANDERSON
A+B Recycling
5646 MAYO STREET
Hollywood, FL 33023

F.O. 4869

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
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

7012 3460 0001 9954 6580

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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

Hasler
04/04/2014
US POSTAGE $00.49⁰

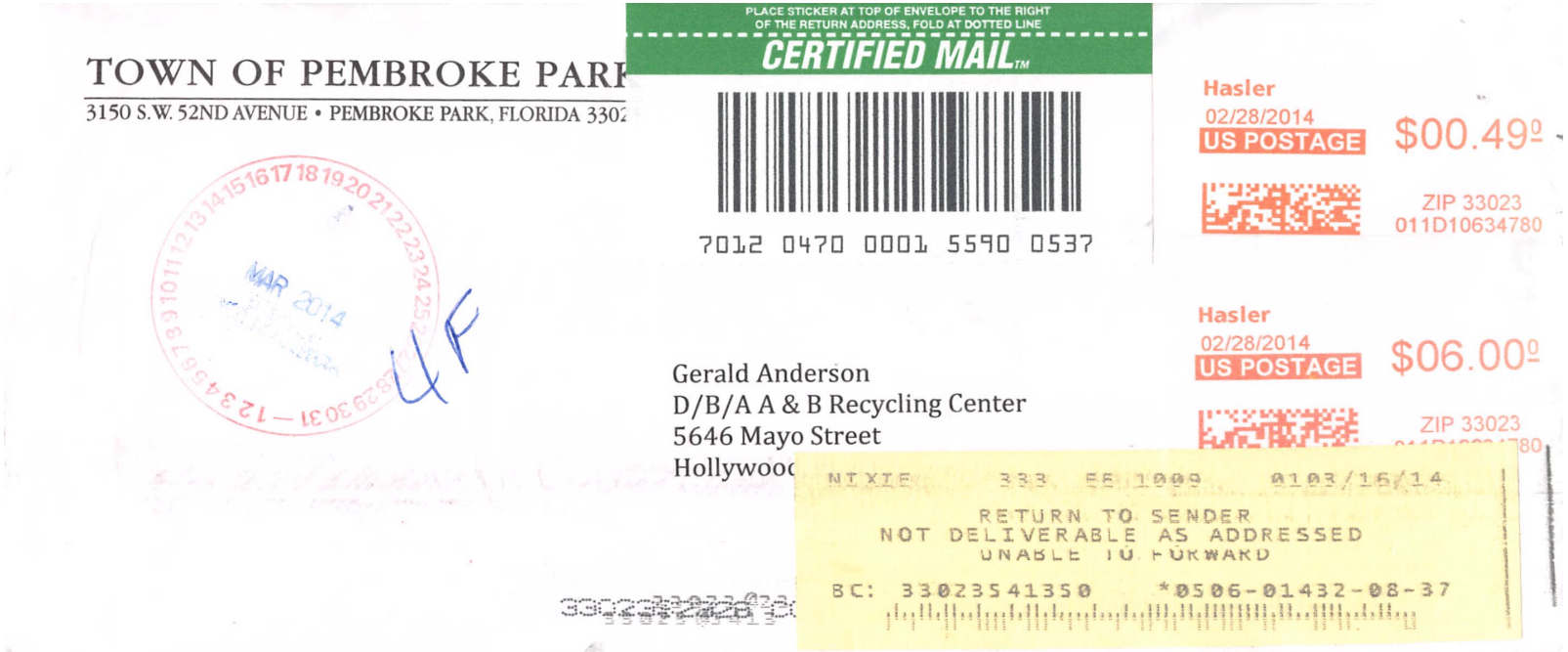
ZIP 33023
011D10634780

APR 2014

GERALD ANDERSON
A+B RECYCLING
5646 MAYO STREET
HOLLY

NIXIE 333 DE 1009 0004/08/14
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33023541350 *0706-06911-05-38

869



TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 330

MAR 2014

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL™

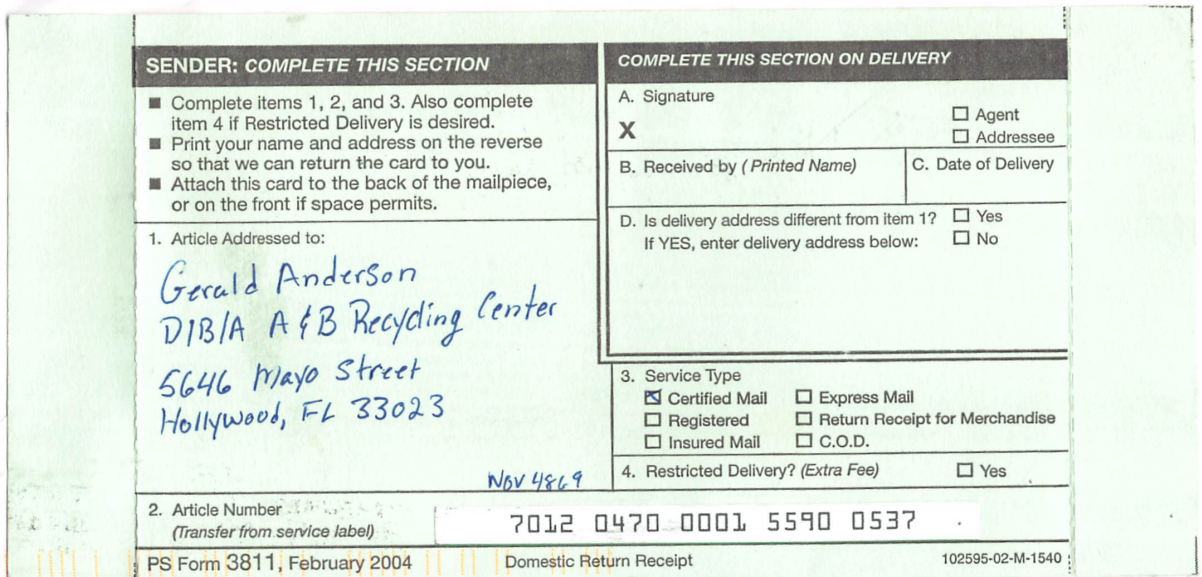
7012 0470 0001 5590 0537

Hasler
02/28/2014
US POSTAGE $00.49⁰
ZIP 33023
011D10634780

Hasler
02/28/2014
US POSTAGE $06.00⁰
ZIP 33023

Gerald Anderson
D/B/A A & B Recycling Center
5646 Mayo Street
Hollywood

NIXIE 333 FE 1009 0103/16/14
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *0506-01432-08-37



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gerald Anderson
D/B/A A&B Recycling Center
5646 Mayo Street
Hollywood, FL 33023

NOV 4869

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
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7012 0470 0001 5590 0537

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD/A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 5297 **Date Next Inspection** 10/15/2025

Notes

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
2. Exterior wall needs paint on north and west side of building. Property owner will need to paint and maintain wall
3. Damaged fence in front of property. fence will need to be replaced. Property owner will need to obtain a Building permit to repair/replace fence.
4. Sign maintenance on north wall. Graffiti on sign. Property owner will need to remove graffiti and maintain sign in good state of repair.
6. Overgrown vegetation in front of property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	Regular Mail
12/9/2020		Affidavit of Non-Compliance	
4/30/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/10/2021		Affidavit of Non-Compliance	
5/30/2021	5/18/2021	Final Order	Certified Mail
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
6/29/2021		Affidavit of Non-Compliance	Certified Mail
7/22/2021	7/20/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/16/2025	10/15/2025	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 10/15/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	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: 10/15/2025
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 10/15/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$398,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$398,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$398,850.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD/A&
B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5297	09/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of October, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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.)

GERALD ANDERSON CASE NO. 5297

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON

TYPE OF PROCESS: NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: GERALD ANDERSON AT 12: 24 P.M. ON THE 03rd DAY OF OCTOBER 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

(X) INDIVIDUAL: By delivering to (GERALD ANDERSON) 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.

() 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 3rd day of October 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.

9589 0710 5270 3205 4428 18

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

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

OFFICIAL USE

Certified Mail Fee
$

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

SEP 17 2025

Postage
$

Total Postage and Fees
$10.73

Postmark Here

Sent To
Gerald Anderson HAF for 10/15/25: 4400, 4869, 5297
Street and Apt. No., or PO Box No.
1708 SW 31 Ave 5523, 6426, 6905
City, State, ZIP+4®
Hallandale Beach, FL 33009-2023 9257

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

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Gerald Anderson
1708 SW 31 Ave
Hallandale Beach, FL 33009-2023
HAF for 10/15/25
4400, 4869, 5297, 5523, 6426, 6905, 9257

9590 9402 9175 4225 2685 15

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4428 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

SEP 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

ail
ail Restricted Delivery

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

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USPS TRACKING #
MIAMI FL 330
20 SEP 2025 PM 1 L

9590 9402 9175 4225 2685 15

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Compliance Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

23-541350

As of 7/24/25 A.F.

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD/A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 5297 **Date Next Inspection** 5/10/2021

Notes

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
2. Exterior wall needs paint on north and west side of building. Property owner will need to paint and maintain wall
3. Damaged fence in front of property. fence will need to be replaced. Property owner will need to obtain a Building permit to repair/replace fence.
4. Sign maintenance on north wall. Graffiti on sign. Property owner will need to remove graffiti and maintain sign in good state of repair.
6. Overgrown vegetation in front of property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	Regular Mail
12/9/2020		Affidavit of Non-Compliance	
4/30/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/10/2021		Affidavit of Non-Compliance	
5/30/2021	5/18/2021	Final Order	Certified Mail
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
6/29/2021		Affidavit of Non-Compliance	Certified Mail
7/22/2021	7/20/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/10/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/10/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/10/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 5/10/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$378,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$378,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$378,350.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD/A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

Case Status Open **Case #** 5297 **Date Next Inspection** 6/15/2022

Notes

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
2. Exterior wall needs paint on north and west side of building. Property owner will need to paint and maintain wall
3. Damaged fence in front of property. fence will need to be replaced. Property owner will need to obtain a Building permit to repair/replace fence.
4. Sign maintenance on north wall. Graffiti on sign. Property owner will need to remove graffiti and maintain sign in good state of repair.
6. Overgrown vegetation in front of property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	No Record.
4/30/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail - See Below.
5/30/2021	5/18/2021	Final Order	Certified Mail - See Below.
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail - See Below.
6/29/2021		Affidavit of Non-Compliance	Certified Mail - See Below.
7/22/2021	7/20/2021	Supplemental Order/Claim of Lien	Certified Mail - See Below.
5/11/2022	6/15/2022	Notice of Formal Hearing - Authorization for Foreclosure	Certified Mail - See Below.

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	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: 6/15/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$173,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$173,850.00**

TYPE	DATE	DELIVERY	ADDRESS	RECIP #	RETURNED RECEIPT
NOH	5/3/2021	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 0350 0001 0297 5217	YES
FO	5/26/2021	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7019 2280 0002 0486 2430	YES
HCF	6/30/2021	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 0350 0001 0297 7501	YES
SOCL	7/21/2021	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 0350 0001 0298 0952	NO
RECORDED LIEN	9/29/2021	E-RECORDED	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	INSTR# 117622061	
NHAF	5/13/2022	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 1970 0000 4565 9798	YES
AFFL	6/29/2022	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 1970 0000 4565 4380	NO

Town of Pembroke Park

INVOICE

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

DATE: July 1, 2022
INVOICE # 603
FOR:

Case # 5297
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(c)(h); 21-19		
	Final Order issued 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
394	Day(s) of Per Diem from (06/02/2021-07/01/2022)	$ 250.00	$ 98,500.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
		Balance	$ 98,648.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON EXHIBIT A

Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES AND LIENS

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

Ramirez, Code 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: June 17, 2022.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seekjudicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Exhibit A

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO

Town of Pembroke Park

INVOICE

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

DATE: June 6, 2022
INVOICE # 603
FOR:

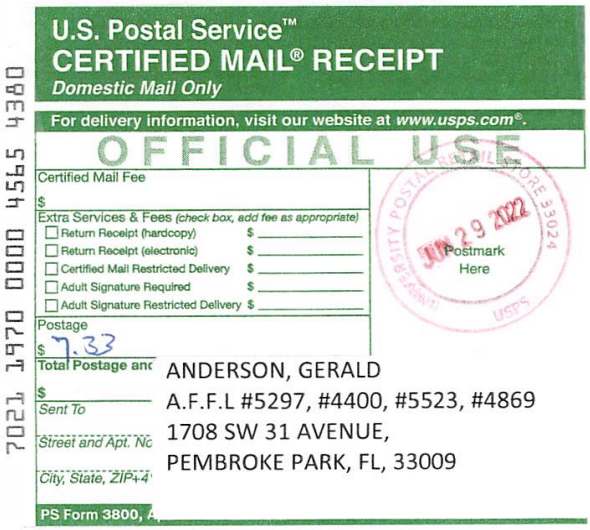
Case # 5297
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(c)(h); 21-19		
	Final Order issued 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
378	Day(s) of Per Diem from (06/02/2021-06/15/2022)	$ 250.00	$ 94,500.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
		Balance	$ 94,648.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

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$ 7.33

Total Postage and
$

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Street and Apt. No

City, State, ZIP+4

PS Form 3800, A

JAN 29 2022
Postmark Here

7021 1970 0000 4565 4380

ANDERSON, GERALD
A.F.F.L #5297, #4400, #5523, #4869
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD/A&
B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5297	05/11/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Towns request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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



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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
$ 7.53

Total Postage and Fees
$

Sent To ANDERSON, GERALD

Street and Apt. No. N.H.A.F #5297, #4400, #5523, 1708 SW 31 AVENUE,

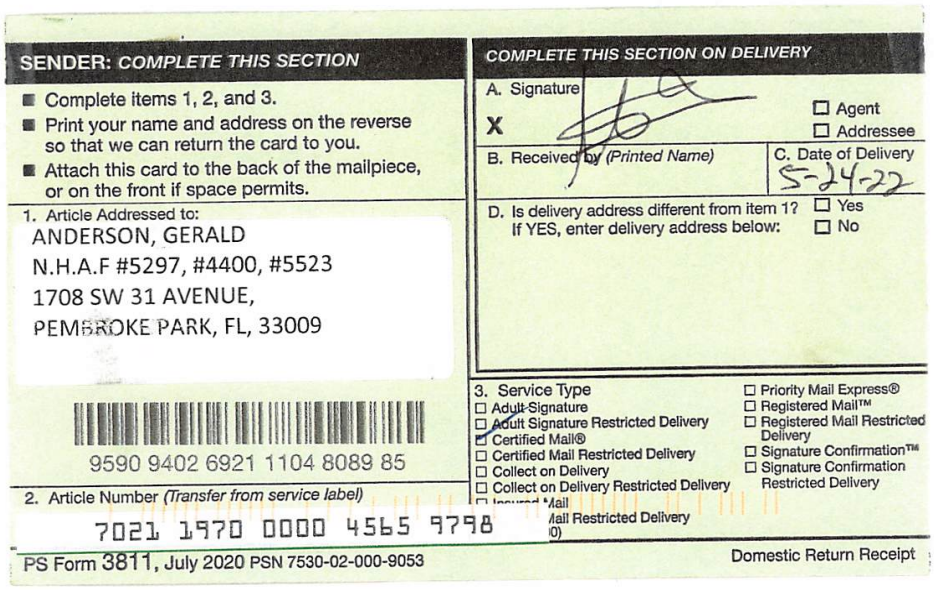
City, State, ZIP+4 PEMBROKE PARK, FL, 33009

PS Form 3800, A

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MAY 13 2022

7021 1970 0000 4565 9798



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:

ANDERSON, GERALD
N.H.A.F #5297, #4400, #5523
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8089 85

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

7021 1970 0000 4565 9798

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5-24-22

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

3. Service Type

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

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49-02
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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*	$161,110	$40,130	$201,240	$177,050	
2021	$120,830	$40,130	$160,960	$160,960	$3,461.40
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$201,240	$201,240	$201,240	$201,240
Portability	0	0	0	0
Assessed/SOH	$177,050	$201,240	$177,050	$177,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$177,050	$201,240	$177,050	$177,050

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$14.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Instr# 117622061 , Page 1 of 5, Recorded 09/29/2021 at 12:13 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GERALD ANDERSON
A&B RECYCLING
Respondent(s)

Case No.: **5297**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(c)(h). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$12,100.00** (TWELVE THOUSAND AND ONE HUNDRED 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:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, 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 20th, 2021.

Notary Public, State of Florida

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA. Petitioner,	Case No.: 5297
vs.	
GERALD ANDERSON A & B RECYCLING	
Respondent(s)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 AVE, Pembroke Park, FL 33009

PROPERTY OWNER: Gerald Anderson, 1708 SW 31 Ave, Pembroke Park, FL 33009

FOLIO NO.: 514220010093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(h). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, included in the record, and found that Respondent violated the Code of Ordinances.

Admin. Notice taken of # 4400, final order in prior case.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(e)(h) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. 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, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , 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 18th day of May. 2021.

Jeffrey Louis
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GERALD ANDERSON
A&B RECYCLING
Respondent(s)

Case No.: **5297**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(c)(h). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$12,100.00** (TWELVE THOUSAND AND ONE HUNDRED 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:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

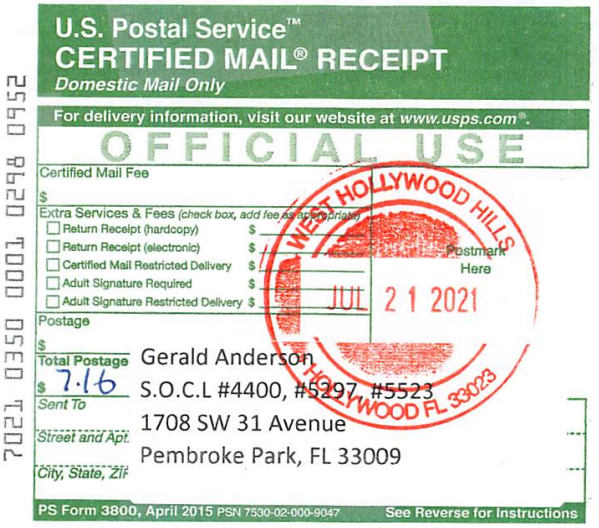
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: July 20th, 2021.

Notary Public, state of Florida

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

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


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
$ 7.16
Sent To
Street and Apt.
City, State, ZIP
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Postmark Here
JUL 21 2021
Gerald Anderson
S.O.C.L #4400, #5297, #5523
1708 SW 31 Avenue
Pembroke Park, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7021 0350 0001 0298 0952

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD/A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5297 **Date Next Inspection** 6/29/2021

Notes

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
2. Exterior wall needs paint on north and west side of building. Property owner will need to paint and maintain wall
3. Damaged fence in front of property. fence will need to be replaced. Property owner will need to obtain a Building permit to repair/replace fence.
4. Sign maintenance on north wall. Graffiti on sign. Property owner will need to remove graffiti and maintain sign in good state of repair.
6. Overgrown vegetation in front of property

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2020		Notice of Violation	Regular Mail
4/30/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Certified Mail
6/29/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/29/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/29/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	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: 6/29/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 6/29/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$7,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$7,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$7,350.00**

Town of Pembroke Park

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

INVOICE

DATE: July 15, 2021
INVOICE # 603
FOR:

Case # 5297
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(c)(h); 21-19		
	Final Order issued 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
48	Day(s) of Per Diem from (06/02/2021-07/20/2021)	$ 250.00	$ 12,000.00
		Balance	$12,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

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.

ANDERSON,GERALD/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5297

On 6/29/2021 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:	ANDERSON,GERALD/A&B Recycling
Address:	1708 SW 31 AVE PEMBROKE PARK, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/29/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/29/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	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: 6/29/2021
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Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/29/2021

NOTARY PUBLIC, STATE OF FLORIDA

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
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.

ANDERSON,GERALD/A&
B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5297	06/24/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GERALD ANDERSON CASE NO. 5297

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON
TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GERALD ANDERSON AT 2:26 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

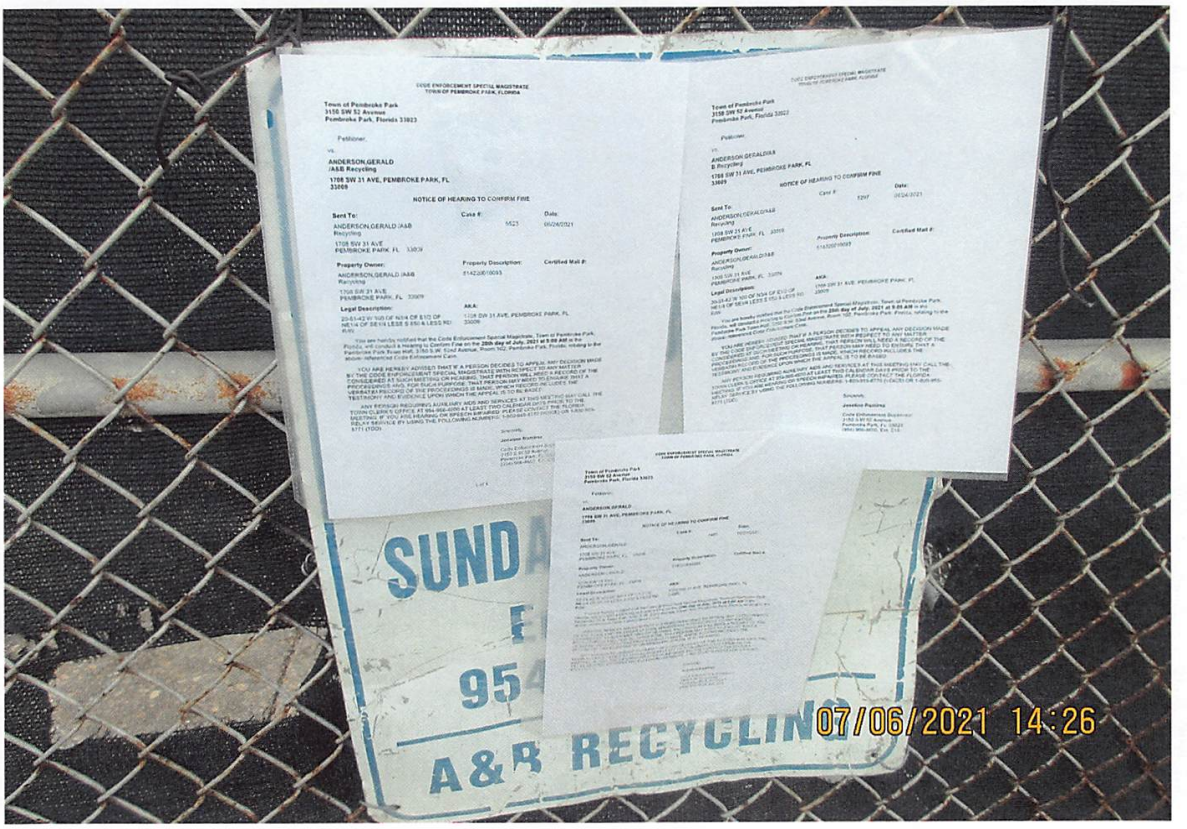
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public - State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
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.

ANDERSON,GERALD/A&
B Recycling
1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Case #:	Date:
5297	06/24/2021

Sent To:
ANDERSON,GERALD/A&B
Recycling
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Description:
514220010093

Certified Mail #:

Property Owner:
ANDERSON,GERALD/A&B
Recycling
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:
1708 SW 31 AVE, PEMBROKE PARK, FL
33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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07/06/2021 14:26



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$10.50	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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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 an
$ 7.36

Sent To
Gerald Anderson

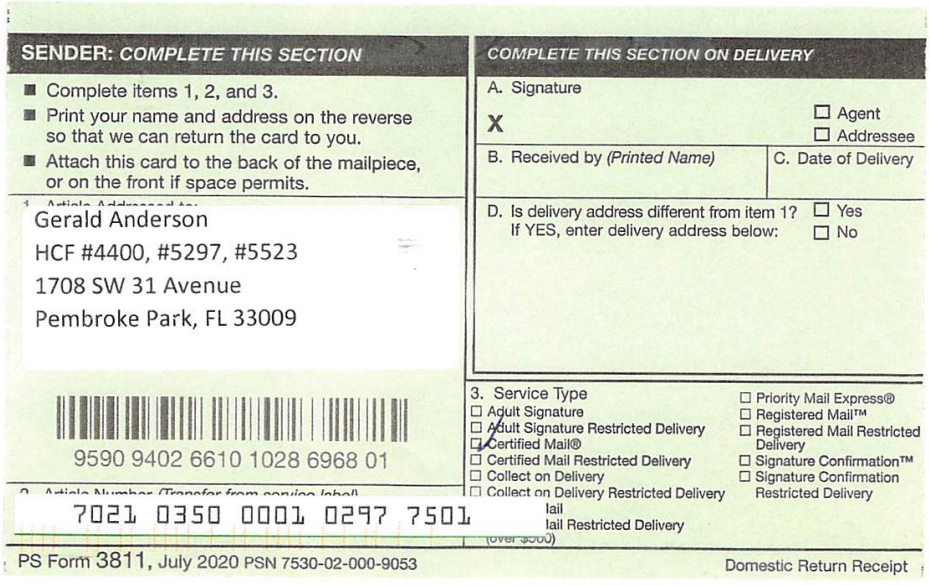
Street and Apt. N
HCF #4400, #5297, #5523

City, State, ZIP+4
1708 SW 31 Avenue
Pembroke Park, FL 33009

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

PS Form 3800,

7021 0350 0001 0297 7501



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.

Gerald Anderson
HCF #4400, #5297, #5523
1708 SW 31 Avenue
Pembroke Park, FL 33009

9590 9402 6610 1028 6968 01

7021 0350 0001 0297 7501

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

lail
lail Restricted Delivery
(over $500)

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA. Petitioner,	)	Case No.: 5297
vs.	)	
GERALD ANDERSON A & B RECYCLING	)	
Respondent(s)		

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 AVE, Pembroke Park, FL 33009

PROPERTY OWNER: Gerald Anderson, 1708 SW 31 Ave, Pembroke Park, FL 33009

FOLIO NO.: 514220010093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(h). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, included in the record, and found that Respondent violated the Code of Ordinances.

Admin. Notice taken of # 4400, final order in prior case.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(h) **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. 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, **IN ADDITION, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

CERTIFICATE OF SERVICE

I the undersigned , Chief Code Enforcement Officer, Jeffrey Louis , 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 18th day of May, 2021.

Jeffrey Louis
Code Enforcement Officer
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
$ 0.71

Total Postage
$ 7.18

Sent To
GERALD ANDERSON
A & B RECYCLING
FO # 5297

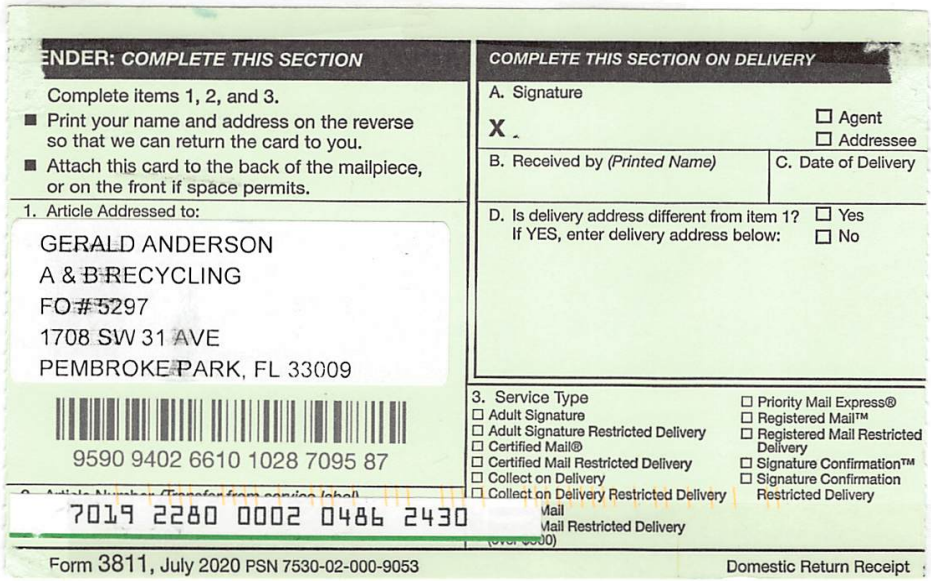
Street and Apt. No.
1708 SW 31 AVE

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

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

WEST HOLLYWOOD HILLS
Postmark Here
MAY 26 2021
33023

7019 2280 0002 0486 2430



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:

GERALD ANDERSON
A & B RECYCLING
FO # 5297
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 6610 1028 7095 87

7019 2280 0002 0486 2430

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

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



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/30/2021

Sent To:

ANDERSON,GERALD/A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5297

Property Owner:

ANDERSON,GERALD/A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF
NE1/4 OF SE1/4 LESS S 850 & LESS RD
R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	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.	31
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	31

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
2. Exterior wall needs paint on north and west side of building. Property owner will need to paint and maintain wall
3. Damaged fence in front of property. fence will need to be replaced. Property owner will need to obtain a Building permit to repair/replace fence.
4. Sign maintenance on north wall. Graffiti on sign. Property owner will need to remove graffiti and maintain sign in good state of repair.
6. Overgrown vegetation in front of property

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Jeffrey Louis

Code Enforcement Officer

4/30/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5297
GERALD ANDERSON/A&B RECYCLING
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON/A&B RECYCLING TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED GERALD ANDERSON/A&B RECYCLING AT 9:41 A.M. /P.M. ON THE 11 DAY OF 5 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

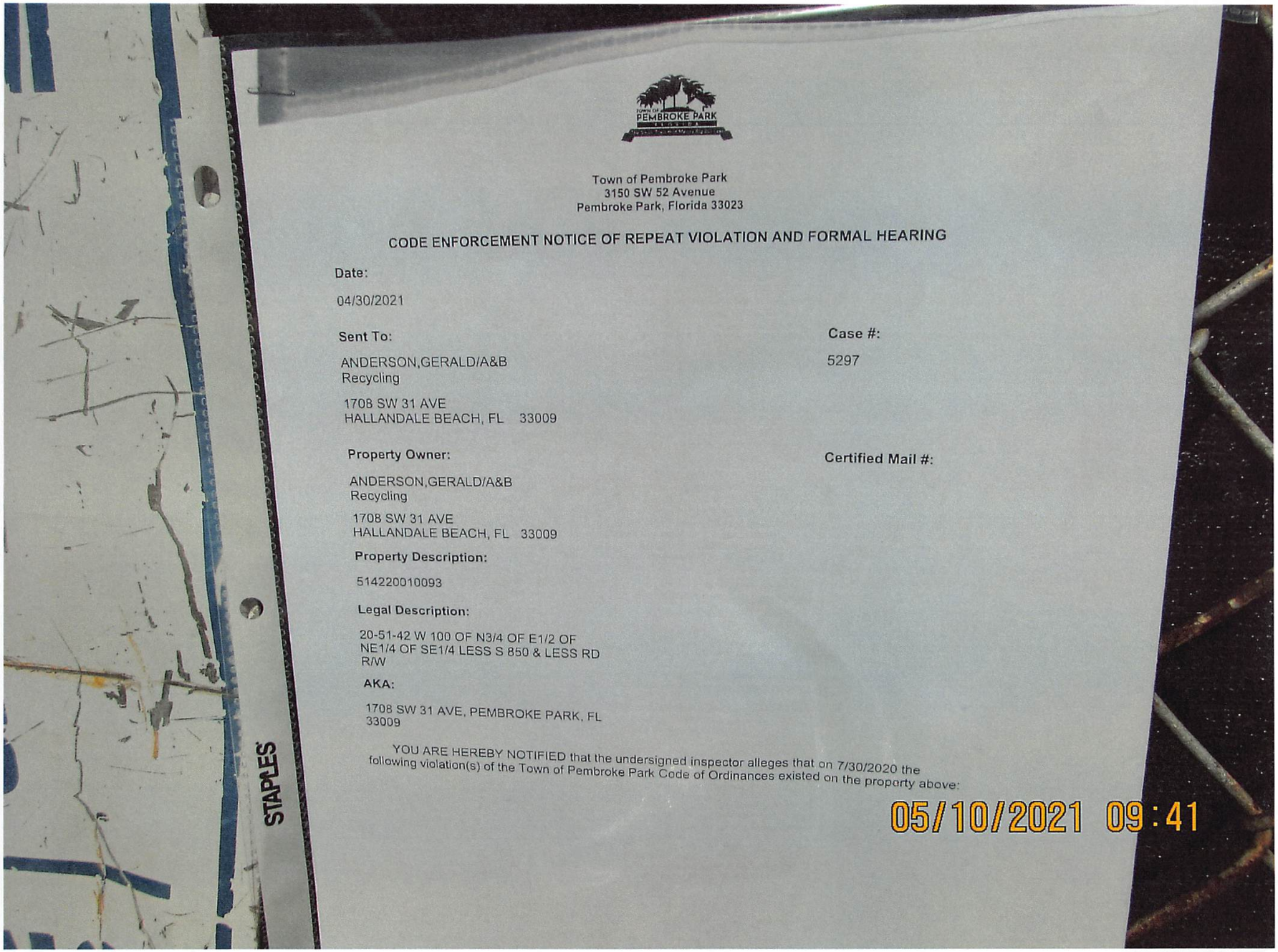
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of MAY, 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

NOTARY PUBLIC STATE OF FLORIDA
LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

BUSINESS HOURS
MON-FRI 8AM-5PM
SATURDAY 8AM-2PM
SUNDAY Closed
Emergency
954-209-4433
A&R RECYCLING
05/10/2021 09:41


STAPLES
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/30/2021
Sent To:
ANDERSON,GERALD/A&B
Recycling
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Case #:
5297
Property Owner:
ANDERSON,GERALD/A&B
Recycling
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Certified Mail #:
Property Description:
514220010093
Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF
NE1/4 OF SE1/4 LESS S 850 & LESS RD
R/W
AKA:
1708 SW 31 AVE, PEMBROKE PARK, FL
33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
05/10/2021 09:41


05/10/2021 09:38


See What Team
VIP Heart Care
Feels Like.
05/10/2021 09:38


05/10/2021 09:38


2yd
05/10/2021 09:40

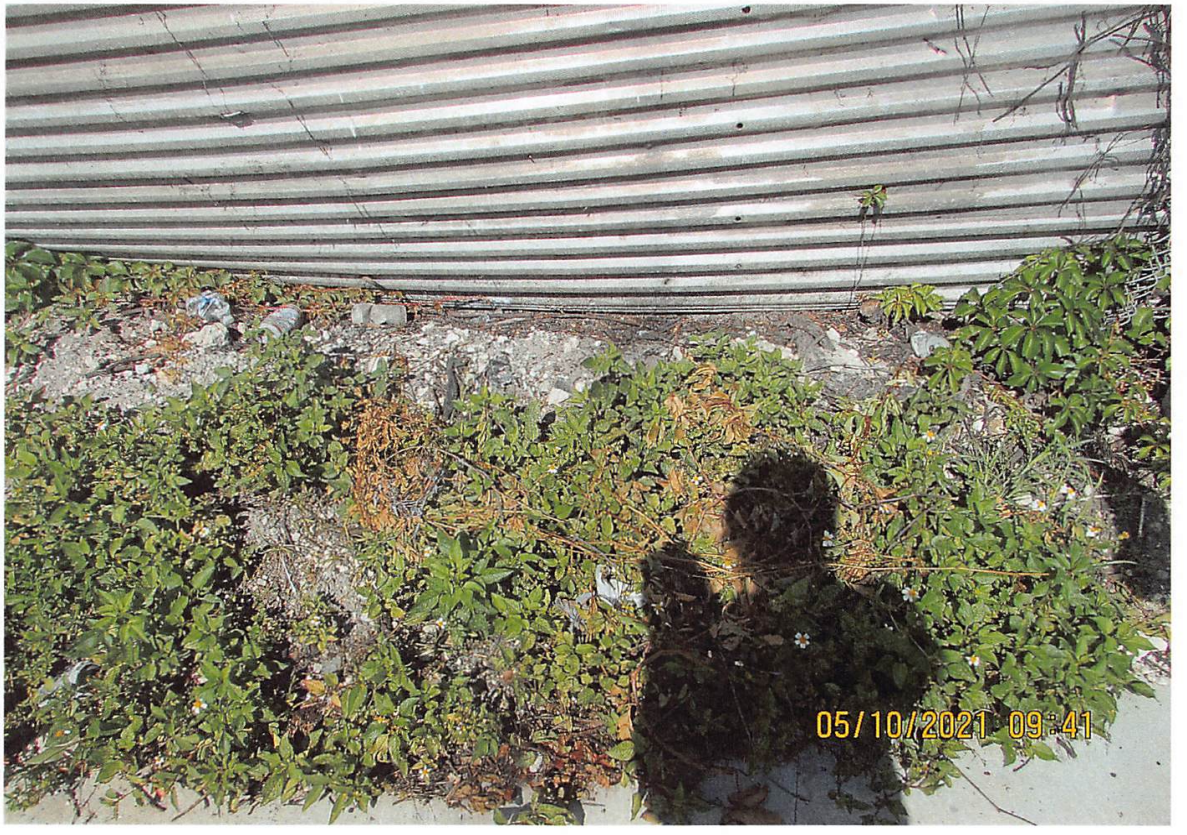

BRUTE
05/10/2021 09:40


SILVERADO
05/10/2021 09:40


05/10/2021 09:41


05/10/2021 09:41


05/10/2021 09:41


05/10/2021 09:41


05/10/2021 09:41

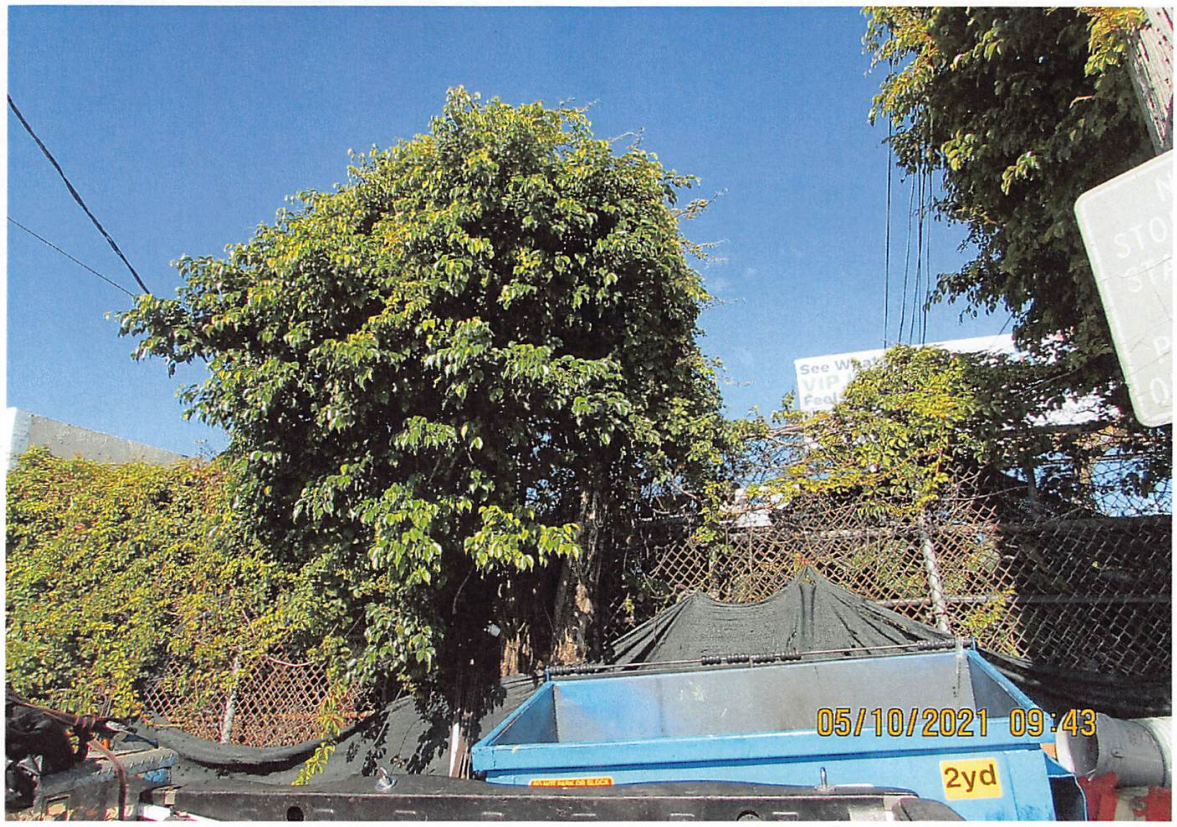

A & B
1708-98 S.W. 31 AVE
954-987-5553
Recycling Makes Cents
05/10/2021 09:41

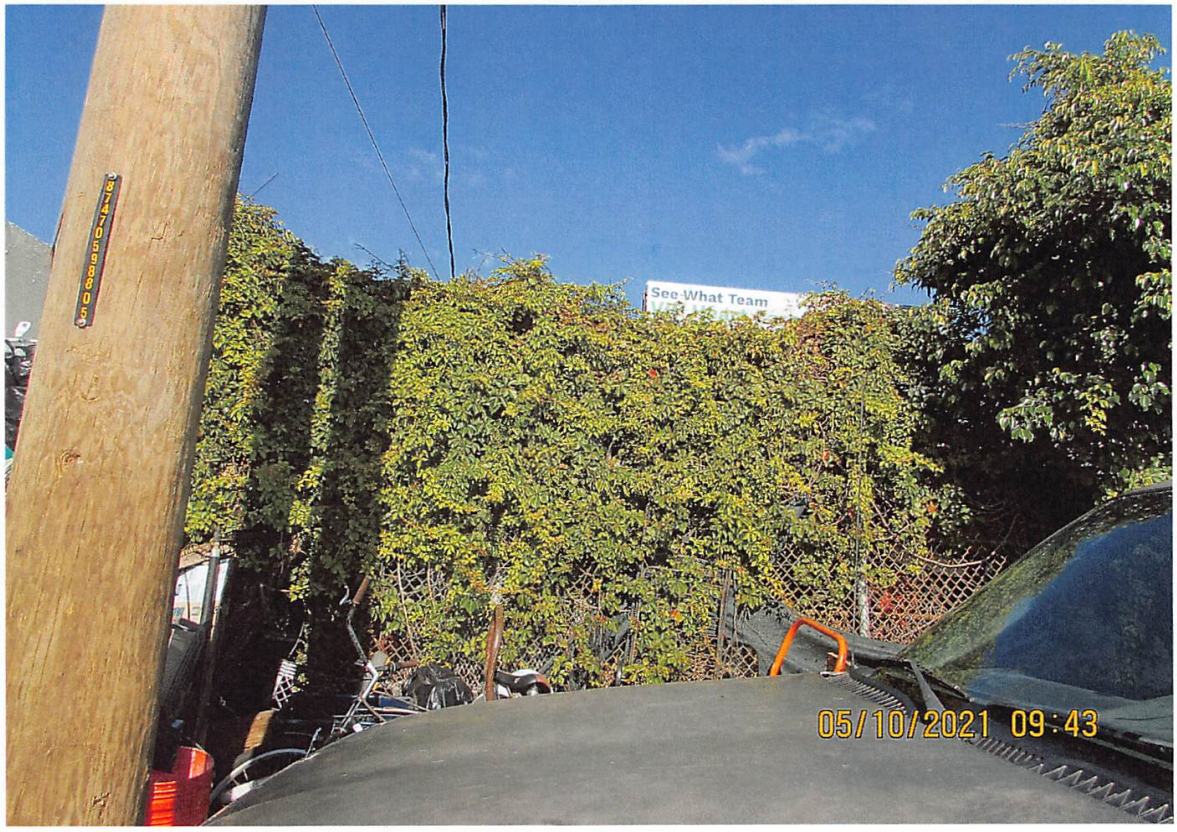

TART CROSSING
Watch For
Vehicles
ON'T START
nish Crossing
If Started
E REMAINING
inish Crossing
'T CROSS
05/10/2021 09:41


05/10/2021 09:42


05/10/2021 09:42

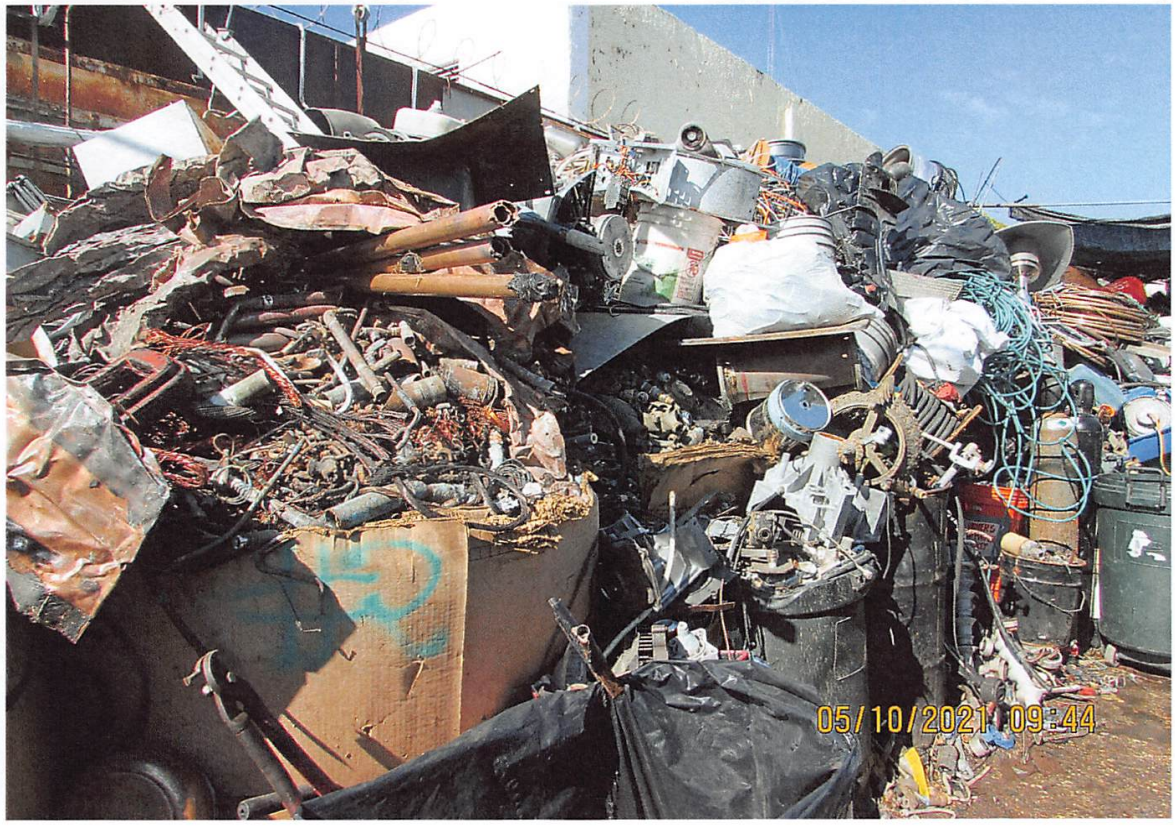

05/10/2021 09:43

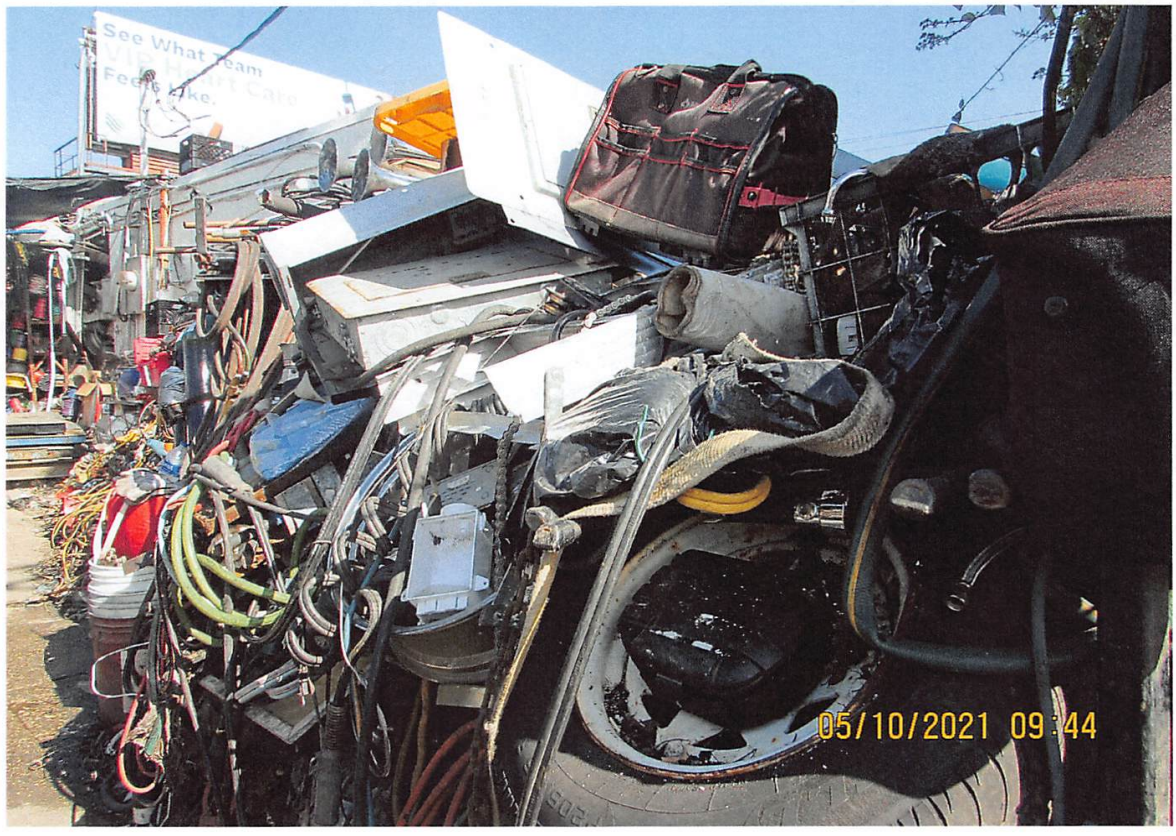

05/10/2021 09:43
2yd


05/10/2021 09:43

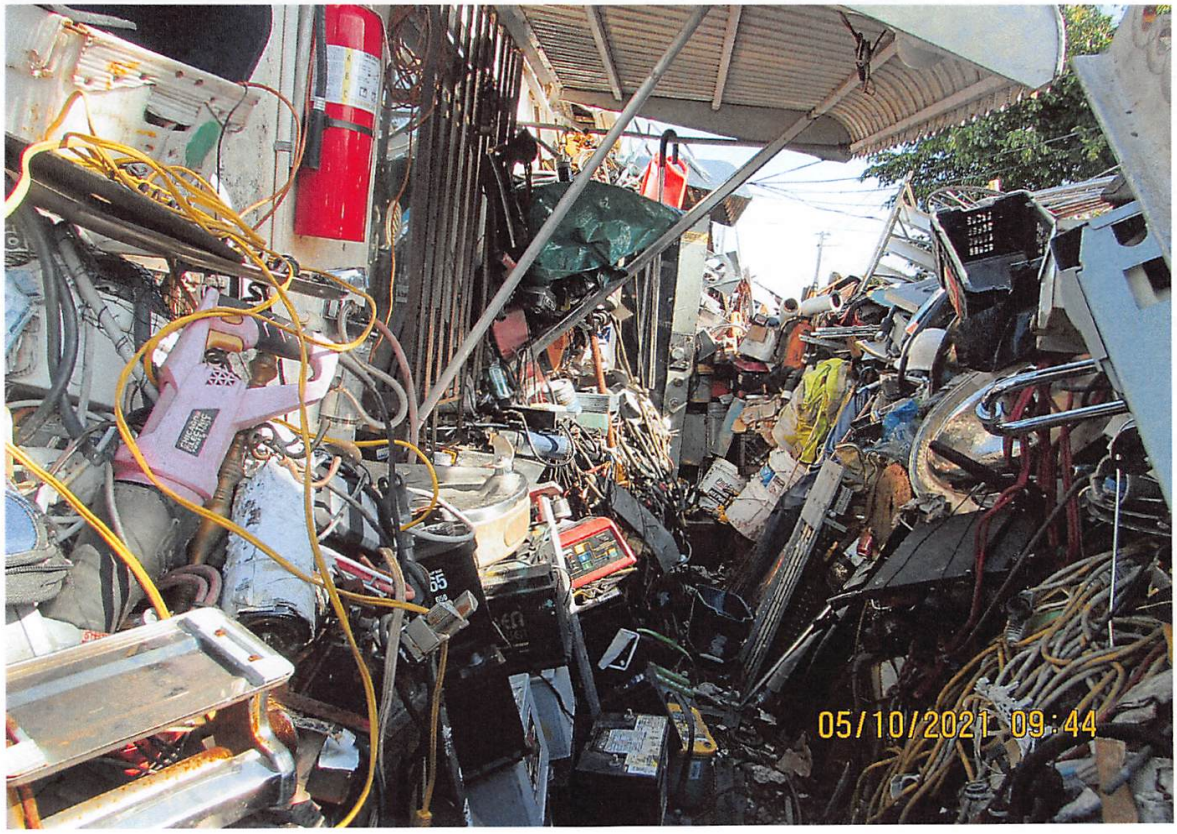

LET'S
DO
THIS
05/10/2021 09:44


05/10/2021 09:44


05/10/2021 09:44


05/10/2021 09:44


05/10/2021 09:44


05/10/2021 09:44


12/09/2020 11:17


12/09/2020 11:17


12/09/2020 11:18


A&B
RECYCLING
1708-98 S.W. 31 AVE.
MON. to FRI. 8-5 SAT. 8-
954·987·5553
Recycling Makes Cent$
12/09/2020 11:19

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.

ANDERSON,GERALD/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5297

On 5/10/2021 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:	ANDERSON,GERALD/A&B Recycling
Address:	1708 SW 31 AVE PEMBROKE PARK, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/10/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 5/10/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/10/2021
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Complied: 5/10/2021

Notes/Means of Correction:

1. Banner sign on back wall. - Corrected
2. Exterior wall needs paint on north and west side of building. Corrected.
3. Damaged fence in front of property. Not corrected.
4. Sign maintenance on north wall. Corrected.
6. Overgrown vegetation in front of property. 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 5/10/2021

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.

Detail by Entity Name

Florida Profit Corporation
A&B RECYCLING, INC.

Filing Information

Document Number	P97000021980
FEI/EIN Number	07-3654268
Date Filed	03/11/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2000
Event Effective Date	NONE

Principal Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Mailing Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

ANDERSON, GERALD
1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Officer/Director Detail

Name & Address

Title P

HAYES, MIRIAN
3301 W. LAKE PLACE
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
1998	08/27/1998
1999	10/22/1999

Document Images

10/22/1999 -- ANNUAL REPORT	View image in PDF format
08/27/1998 -- ANNUAL REPORT	View image in PDF format
03/11/1997 -- Domestic Profit Articles	View image in PDF format



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$10.50	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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:

ANDERSON GERALD
NOH #5523, 5297
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6953 76

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5217

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

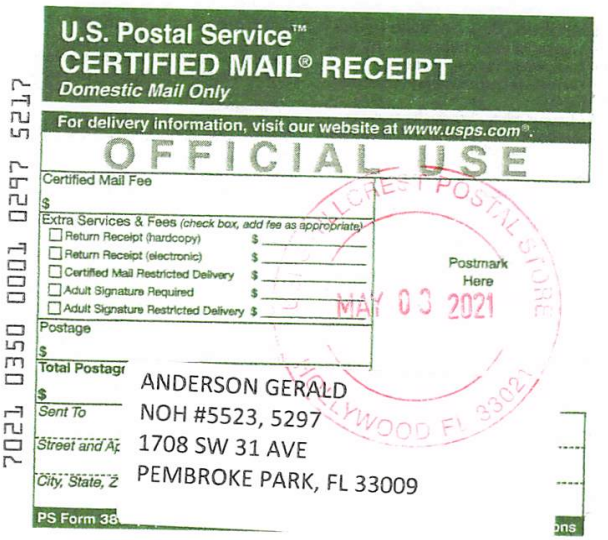
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

RECEIVED MAY 07 2021

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To ANDERSON GERALD
Street and Apt. NOH #5523, 5297
City, State, Z 1708 SW 31 AVE
PEMBROKE PARK, FL 33009

PS Form 38

Postmark Here
MAY 03 2021

7021 0350 0001 0297 5217

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.

ANDERSON,GERALD/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5297

On 12/9/2020 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:	ANDERSON,GERALD/A&B Recycling
Address:	1708 SW 31 AVE PEMBROKE PARK, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 12/9/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 12/9/2020
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	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: 12/9/2020
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 12/9/2020

Notes/Means of Correction:

1. Banner sign on back wall. - Not corrected.
2. Exterior wall needs paint on north and west side of building. Not Corrected.
3. Damaged fence in front of property. Not corrected.
4. Sign maintenance on north wall. Not corrected.
6. Overgrown vegetation in front of property. 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 12/9/2020

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.


12/09/2020 11:19


KITCHEN CABINETS GRANITE & QUARTZ COUNTER TOPS
WHOLESALE TO THE PUBLIC AROUND THE CORNER
12/09/2020 11:19


12/09/2020 11:20


NETS GRANITE & QUARTZ COUNTER TOPS
BLIC AROUND THE CORNER
12/09/2020 11:20


2436
CROWN CASTLE
TIER22
12/09/2020 11:22


12/09/2020 11:22


12/09/2020 11:22


12/09/2020 11:22


12/09/2020 11:23


12/09/2020 11:23


12/09/2020 11:24

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	5297	07/30/2020

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD/A&B Recycling 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (c)	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	31

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	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.	31
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	31

Notes/Means of Correction:

1. Banner sign on back wall. Banner sign is prohibited in Town. Property owner will need to remove banner from back wall
2. Exterior wall needs paint on north and west side of building. Property owner will need to paint and maintain wall
3. Damaged fence in front of property. fence will need to be replaced. Property owner will need to obtain a Building permit to repair/replace fence.
4. Sign maintenance on north wall. Graffiti on sign. Property owner will need to remove graffiti and maintain sign in good state of repair.
6. Overgrown vegetation in front of property

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

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

Jeffrey Louis
Code Enforcement Officer

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD /A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 5523 **Date Next Inspection** 10/15/2025

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE.
3. Overgrown vegetation in front of property. Trees need trimming.
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing).
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/3/2021		Notice of Violation	Certified Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/21/2021	5/18/2021	Final Order	Certified Mail Hand
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/29/2021		Affidavit of Non-Compliance	Certified Mail
7/22/2021	7/20/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/16/2025	10/15/2025	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 10/15/2025
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: 10/15/2025
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 10/15/2025
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: 10/15/2025
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: 10/15/2025
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/15/2025
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 10/15/2025

Case Overview

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 10/15/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$398,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$398,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$398,850.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD
/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5523	09/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of October, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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.)

GERALD ANDERSON CASE NO. 5523

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON

TYPE OF PROCESS: NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: GERALD ANDERSON AT 12: 24 P.M. ON THE 03rd DAY OF OCTOBER 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

(X) INDIVIDUAL: By delivering to (GERALD ANDERSON) 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.

() 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 3rd day of October 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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

9589 0710 5270 3205 4428 18

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

SEP 17 2025

Postmark Here

Postage
$

Total Postage and Fees
$10.73

Sent To
Gerald Anderson HAF for 10/15/25: 4400, 4869, 5297

Street and Apt. No., or PO Box No.
1708 SW 31 Ave 5523, 6426, 6905

City, State, ZIP+4®
Hallandale Beach, FL 33009-2023 9257

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

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SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Gerald Anderson
1708 SW 31 Ave
Hallandale Beach, FL 33009-2023
HAF for 10/15/25
4400, 4869, 5297, 5523, 6426, 6905, 9257

9590 9402 9175 4225 2685 15

2. Article Number *(Transfer from service label)*
9589 0710 5270 3205 4428 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

SEP 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

ail
ail Restricted Delivery

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

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USPS TRACKING #
MIAMI FL 330
20 SEP 2025 PM 1 L

9590 9402 9175 4225 2685 15

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Compliance Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

23-541350

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD /A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 5523 **Date Next Inspection** 6/15/2022

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE.
3. Overgrown vegetation in front of property. Trees need trimming.
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing).
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/3/2021		Notice of Violation	Certified Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/21/2021	5/18/2021	Final Order	Certified Mail Hand
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/29/2021		Affidavit of Non-Compliance	Certified Mail
7/22/2021	7/20/2021	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 6/15/2022
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: 6/15/2022
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: 6/15/2022
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: 6/15/2022
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: 6/15/2022
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/15/2022
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 6/15/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$378,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$378,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$378,350.00**

Town of Pembroke Park

INVOICE

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

DATE: July 1, 2022
INVOICE # 602
FOR:

Case # 5523
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215 Final Order issued 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
394	Day(s) of Per Diem from (06/02/2021-07/01/2022)	$ 250.00	$ 98,500.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
		Balance	$ 98,648.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD /A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

Case Status Open **Case #** 5523 **Date Next Inspection** 6/15/2022

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Fine Type	Section	Fine Type	Date Complied	Total Fine
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Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$173,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$173,850.00**

TYPE	DATE	DELIVERY	ADDRESS	RECIP #	RETURNED RECEIPT
NOV	2/4/2021	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7019 1120 0000 9007 5701	YES
NOH	5/3/2021	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 0350 0001 0297 5217	YES
FO	NO RECORD	NO RECORD	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO RECORD	NO RECORD
HCF	6/30/2021	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 0350 0001 0297 7501	YES
SOCL	7/21/2021	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 0350 0001 0298 0952	NO
RECORDED LIEN	9/29/2021	E-RECORDED	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	INSTR# 117622085	
NHAF	5/13/2022	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 1970 0000 4565 9798	YES
AFFL	6/29/2022	CERTIFIED MAIL	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	7021 1970 0000 4565 4380	NO

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,)
Petitioner,)
)
vs.)
)
RESPONDENTS NAMED AND LISTED)
ON EXHIBIT A

Respondent(s)

ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINES AND LIENS

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022 authorizing the Town of Pembroke Park to file Foreclosure of Fines and Liens against Respondents pursuant to the Special Magistrate's Final Orders and the Special Magistrate's Confirmation of the Fines and Liens entered previously, a copy of which is attached hereto as Exhibit A, and there being no compliance and/or payment to date by Respondents. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien of the cases attached hereto as Exhibit A.
2. The Special Magistrate reserves jurisdiction to enforce this Order, and to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of June 2022

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF
BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline

Ramirez, Code 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: June 17, 2022.

Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Enforcement Special Magistrate may seekjudicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Exhibit A

NO.	CASE #	NAME	ADDRESS	HOMESTEAD EXEMPTION
1	5840	PARADIGMA CORP	5100 SW 41 ST #219, PEMBROKE PARK, FL 33009	NO
2	5706	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
3	5701	2400 SW 30 LLC	2400 SW 30 AVE BAY B, PEMBROKE PARK, FL 33009	NO
4	5702	2400 SW 30 LLC	2400 SW 30 AVE BAY A, PEMBROKE PARK, FL 33009	NO
5	5195	ARDEVCO LLC / SUNDRIFT APARTMENTS	3181 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	NO
6	5006	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR 26608	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
7	4863	CAP5000 LLC	2601 S PARK ROAD	NO
8	4902	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC.	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
9	5297	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
10	5523	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
11	4400	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
12	4869	GERALD ANDERSON A&B RECYCLING	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	NO
13	4306	COLE FD PORTFOLIO III LLC C/O FAMILY DOLLAR STORES INC	4100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023	NO
14	4566	3535 SW 52ND AVENUE LLC %TL MANAGEMENT LLC	3535 SW 52 AVENUE	NO
15	4920	LEONEL A. RODRIGUEZ	3900 SW 52ND AVE, PEMBROKE PARK, FL 33023	
16	4911	FINE LINE INTERIORS INC	2530 SW 30TH AVE, PEMBROKE PARK, FL 33009	
17	4876	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	3000 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK, FL 33009	NO
18	4601	E&M PROPERTIES 2665 LLC	2649 S PARK RD, PEMBROKE PARK, FL 33009	NO

Town of Pembroke Park

INVOICE

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

DATE: June 6, 2022
INVOICE # 602
FOR:

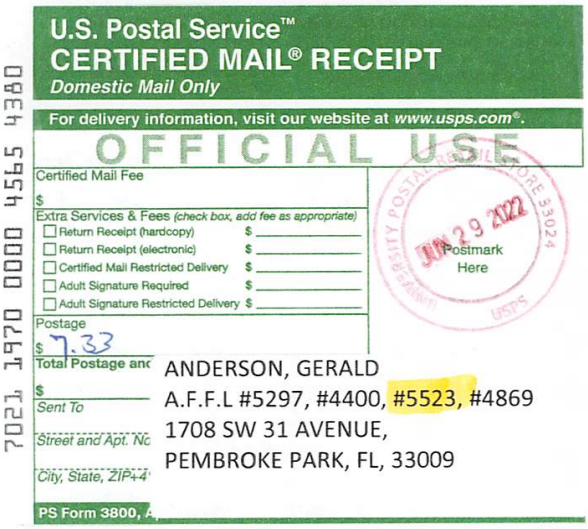
Case # 5523
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215 Final Order issued 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
378	Day(s) of Per Diem from (06/02/2021-06/15/2022)	$ 250.00	$ 94,500.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
		Balance	$ 94,648.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.33

Total Postage and
$

Sent To

Street and Apt. No

City, State, ZIP+4

PS Form 3800, A

JAN 29 2022
Postmark Here

ANDERSON, GERALD
A.F.F.L #5297, #4400, #5523, #4869
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

7021 1970 0000 4565 4380

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD
/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5523	05/11/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code enforcement case(s) on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Enforcement lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

Town of Pembroke Park

INVOICE

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

DATE: April 7, 2022
INVOICE # 602
FOR:

Case # 5523
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

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THANK YOU FOR YOUR BUSINESS!



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49-02
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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*	$161,110	$40,130	$201,240	$177,050	
2021	$120,830	$40,130	$160,960	$160,960	$3,461.40
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$201,240	$201,240	$201,240	$201,240
Portability	0	0	0	0
Assessed/SOH	$177,050	$201,240	$177,050	$177,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$177,050	$201,240	$177,050	$177,050

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$14.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

7021 1970 0000 4565 9798

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
$ 7.53

Total Postage and Fees
$

Postmark Here

HILLCREST [illegible] STA
MAY 13 2022
[illegible] 33021

Sent To ANDERSON, GERALD
Street and Apt. No. N.H.A.F #5297, #4400, #5523
City, State, ZIP+4® 1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

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:
ANDERSON, GERALD
N.H.A.F #5297, #4400, #5523
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8089 85

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 9798

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
5-24-22

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

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

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

Instr# 117622085 , Page 1 of 5, Recorded 09/29/2021 at 12:22 PM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GERALD ANDERSON
A&B RECYCLING
Respondent(s)

Case No.: **5523**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$12,100.00** (TWELVE THOUSAND AND ONE HUNDRED 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:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, 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 20th, 2021.

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

Notary Public, state of Florida

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. GERALD ANDERSON A&B RECYCLING Respondent(s)	Case No.: 5523

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 Avenue, Pembroke Park, FL 33009

PROPERTY OWNER: Gerald Anderson, 1708 SW 31 Avenue, Pembroke Park, FL 33009

FOLIO NO.: 514220010093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215. 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) 12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. 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.** Per the Town Code as applicable, and Florida Statutes, as appl Rule Town may perform needed corrective work and impose charges/liens for its costs + materials

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 5523

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

GERALD ANDERSON
A&B RECYCLING
Respondent(s)

Case No.: **5523**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON, 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED AND FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$12,100.00** (TWELVE THOUSAND AND ONE HUNDRED 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:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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 20th day of July 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, 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.

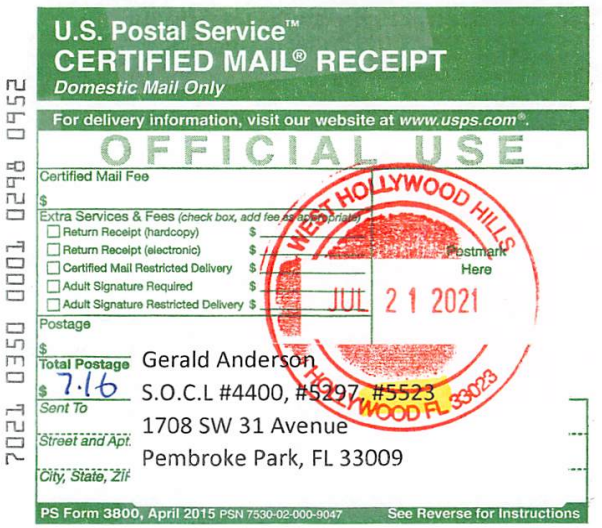
WITNESS my hand and official in the County and State aforesaid this date:

July 20th, 2021.

TERESSA NICOLETTE GEORGIA MALCOLM
Notary Public - State of Florida
Commission # HH 124569
My Comm. Expires May 8, 2025
Bonded through National Notary Assn.

Notary Public, state of Florida

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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
$ 7.16
Sent To
Street and Apt.
City, State, ZIP

WEST HOLLYWOOD HILLS
HOLLYWOOD FL 33023
Postmark Here
JUL 21 2021

Gerald Anderson
S.O.C.L #4400, #5297, #5523
1708 SW 31 Avenue
Pembroke Park, FL 33009

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

7021 0350 0001 0298 0952

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD /A&B Recycling	1708 SW 31 AVE PEMBROKE PARK, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5523 **Date Next Inspection** 6/29/2021

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. Property owner is in violation of the certificate of occupancy Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE.
3. Overgrown vegetation in front of property. Trees need trimming.
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing).
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/3/2021		Notice of Violation	Certified Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/21/2021	5/18/2021	Final Order	Certified Mail Hand
6/24/2021	7/20/2021	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/29/2021		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/29/2021
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: 6/29/2021

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: 6/29/2021
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: 6/29/2021
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/29/2021
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 6/29/2021
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 6/29/2021
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 6/29/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$7,250.00

Case Overview

Admin Fixed	Admin Fixed		$100.00
		Total Fines	**$7,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$7,350.00**

Town of Pembroke Park

INVOICE

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

DATE: July 15, 2021
INVOICE # 602
FOR:

Case # 5523
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215 Final Order issued 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
48	Day(s) of Per Diem from (06/02/2021-07/20/2021)	$ 250.00	$ 12,000.00
		Balance	$12,100.00

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD
/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5523	06/24/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GERALD ANDERSON CASE NO. 5523

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON
TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GERALD ANDERSON AT 2:26 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

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

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

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

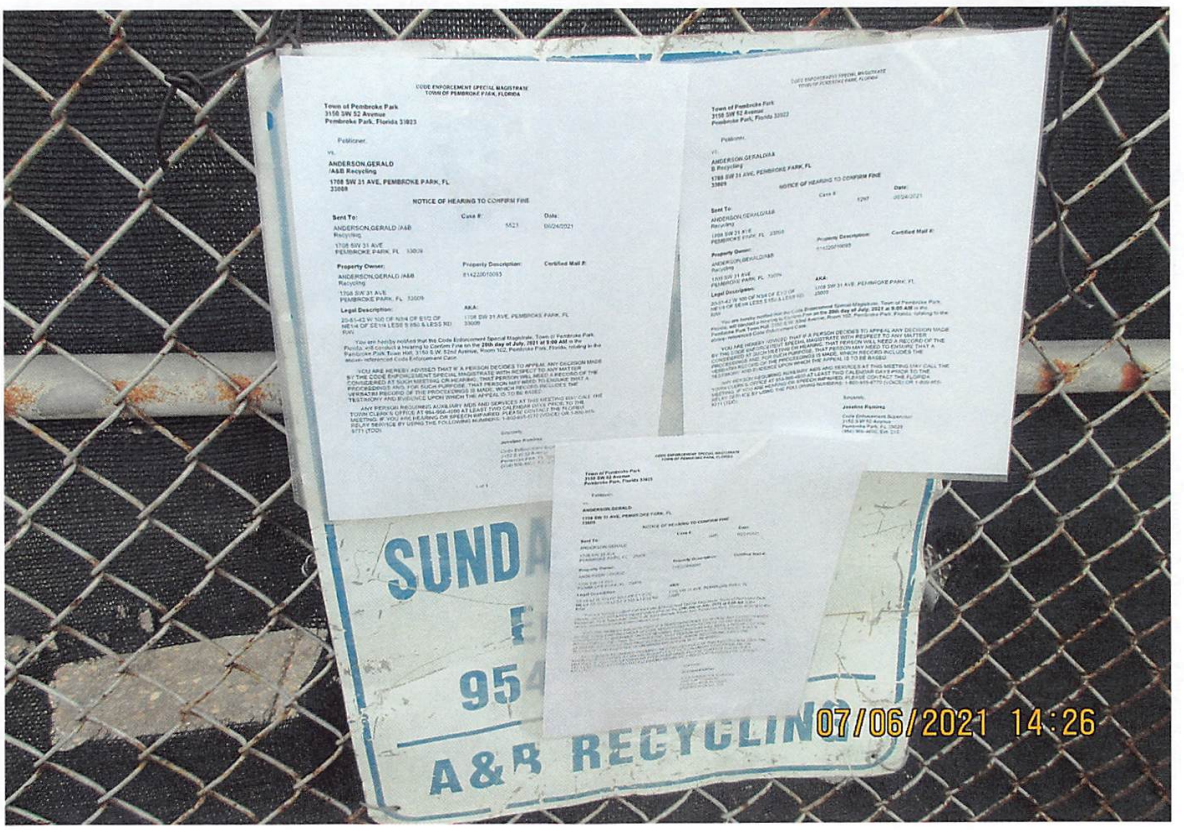
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of 7, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
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.

ANDERSON,GERALD
/A&B Recycling

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	5523	06/24/2021

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE PEMBROKE PARK, FL 33009	514220010093	

Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:
1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of July, 2021 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Jessica Ryzsing
Code Enforcement Supervisor
3150 SW 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 3121

07/06/2021 14:26

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.

ANDERSON,GERALD
/A&B Recycling
1708 SW 31 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

Case #:

5523

On 6/29/2021 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: ANDERSON,GERALD /A&B Recycling

Address: 1708 SW 31 AVE PEMBROKE PARK, FL 33009

Folio: 514220010093

Site Address: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/29/2021

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: 6/29/2021
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: 6/29/2021
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: 6/29/2021
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/29/2021
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 6/29/2021
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4 -5-72)	Not in Compliance - Reinspection Date: 6/29/2021

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 6/29/2021

Further, Affiant sayeth naught

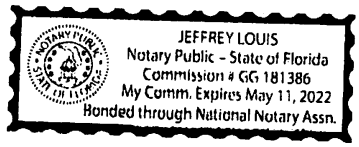
STATE OF FLORIDA

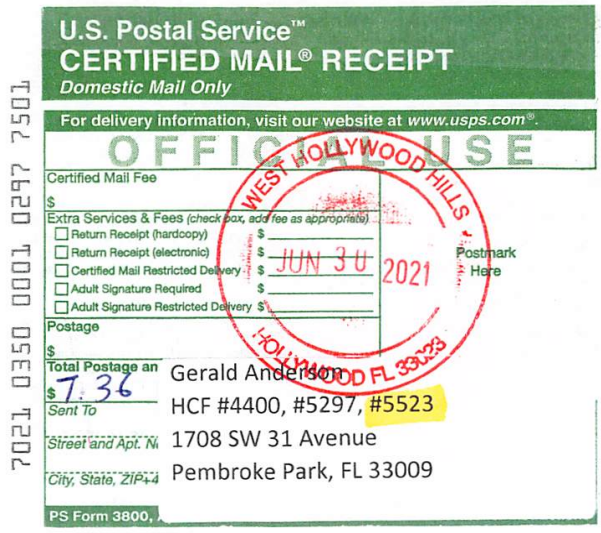
COUNTY OF BROWARD

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 6/29/2021

NOTARY PUBLIC, STATE OF FLORIDA





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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage an
$ 7.36

Sent To
Gerald Anderson

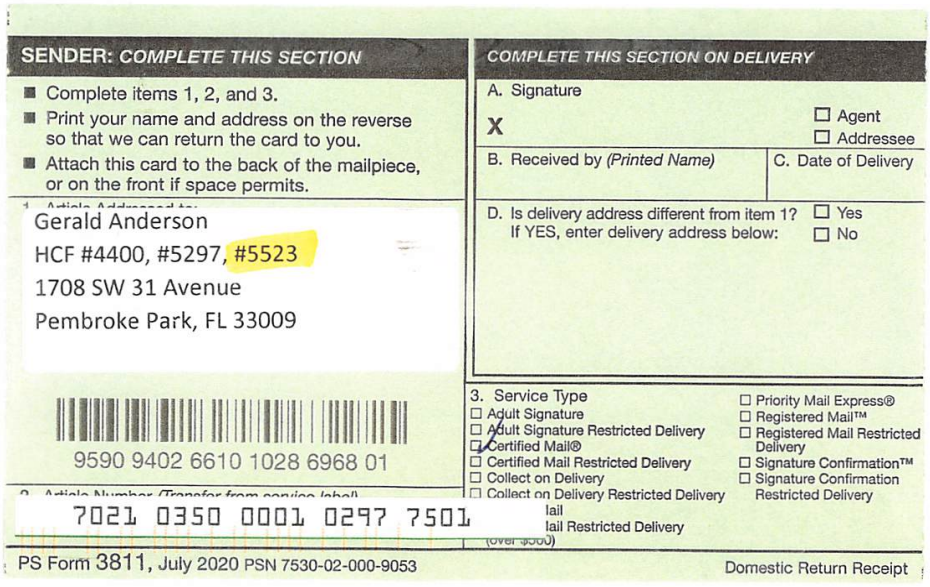
Street and Apt. N
HCF #4400, #5297, #5523

City, State, ZIP+4
1708 SW 31 Avenue
Pembroke Park, FL 33009

PS Form 3800,

WEST HOLLYWOOD HILLS
JUN 30 2021
HOLLYWOOD FL 33023
Postmark Here

7021 0350 0001 0297 7501



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.

Gerald Anderson
HCF #4400, #5297, #5523
1708 SW 31 Avenue
Pembroke Park, FL 33009

9590 9402 6610 1028 6968 01

7021 0350 0001 0297 7501

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

lail
lail Restricted Delivery
(over $500)

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$10.50	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. GERALD ANDERSON A&B RECYCLING Respondent(s)	)	Case No.: 5523

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2021 after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 Avenue, Pembroke Park, FL 33009

PROPERTY OWNER: Gerald Anderson, 1708 SW 31 Avenue, Pembroke Park, FL 33009

FOLIO NO.: 514220010093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215. 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) 12-41; 12-42; 12-46; 12-48; 12-61; 12-76(b); 27-33; 28-215 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. 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.** Per the town code as applicable, and Florida Statutes, as applicable Town may perform needed corrective work and impose charges/liens for its costs & materials

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 5523

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD /A&B Recycling	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5523 **Date Next Inspection** 5/18/2021

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately. - Not Compliance
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE. - Not Compliance
3. Overgrown vegetation in front of property. Trees need trimming. - Not in compliance
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing). Not Compliance
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner. - Not Compliance

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/3/2021		Notice of Violation	Certified Mail
4/29/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 5/18/2021
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 5/18/2021
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Case Overview

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

ANDERSON,GERALD /A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5523

Property Owner:

ANDERSON,GERALD /A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/3/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	15
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	15

HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	15
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	15
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	15

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE.
3. Overgrown vegetation in front of property. Trees need trimming.
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing).
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner.

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 18th day of May, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

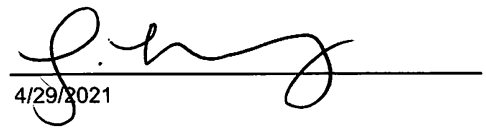
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

For additional HEARING information, contact the Code Enforcement Board Clerk at (954) 966-4600 ext. 235.

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

Joseline Ramirez

Chief Code Enforcement Officer



4/29/2021

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 5523
GERALD ANDERSON/A&B RECYCLING
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON/A&B RECYCLING TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED GERALD ANDERSON/A&B RECYCLING AT 9:41 A.M./P.M. ON THE 11 DAY OF 5 2021.

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

( ) I AM THE CLERK OF THE CODE ENFORCEMENT BOARD OF THE TOWN OF PEMBROKE PARK, FLORIDA.

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

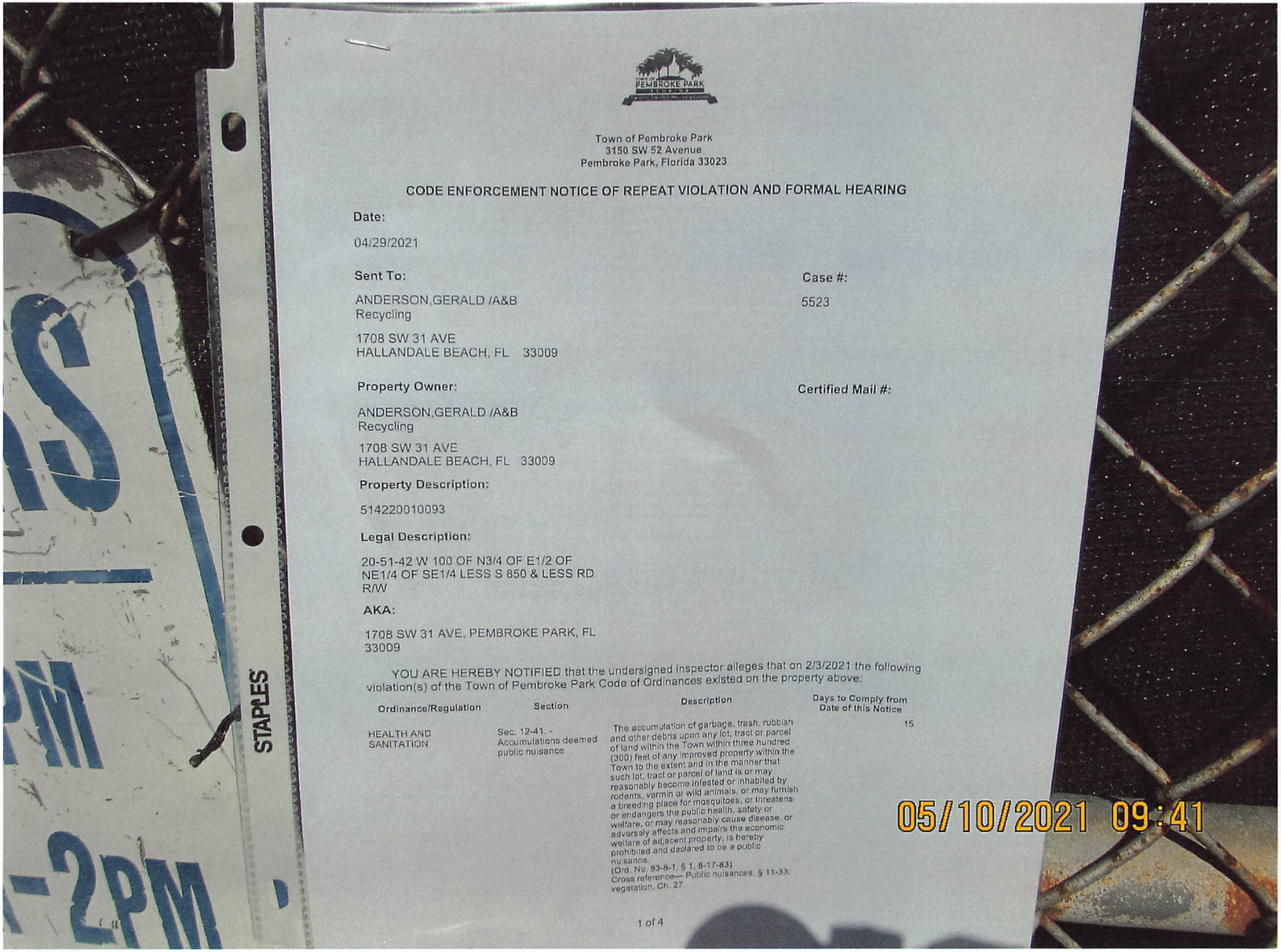
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of MAY, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded Thru Budget Notary Services

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


BUSINESS HOURS
MON-FRI 8AM-5PM
SATURDAY 8AM-2PM
SUNDAY Closed
Emergency
954-209-4433
A&R RECYCLING
05/10/2021 09:41



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/29/2021

Sent To:

ANDERSON,GERALD /A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

5523

Property Owner:

ANDERSON,GERALD /A&B
Recycling

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/3/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

05/10/2021 09:41


BRUTE
05/10/2021 09:40

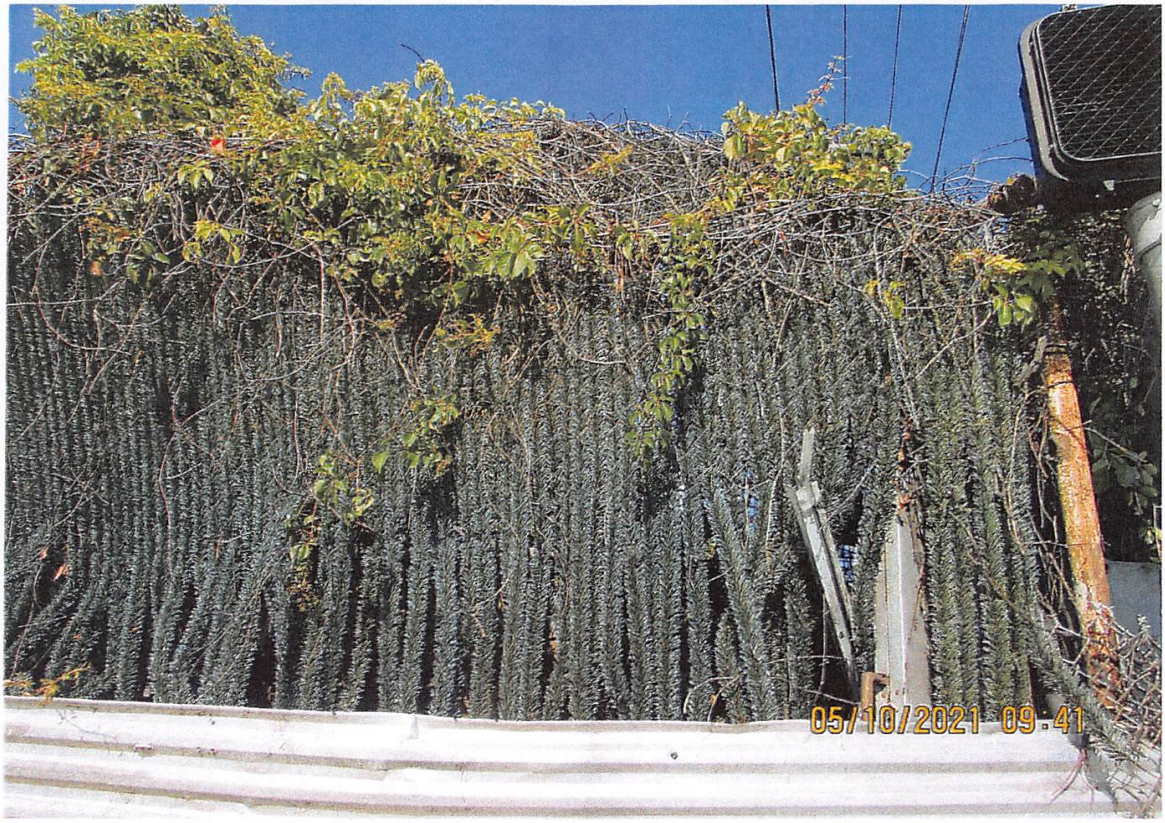

SILVERADO
05/10/2021 09:40


NO STOPPING STANDING OR PARKING
05/10/2021 09:38


See What Team
VIP Heart Care
Feels Like.
05/10/2021 09:38


05/10/2021 09:38


2yd
05/10/2021 09:40


05/10/2021 09:41


05/10/2021 09:41

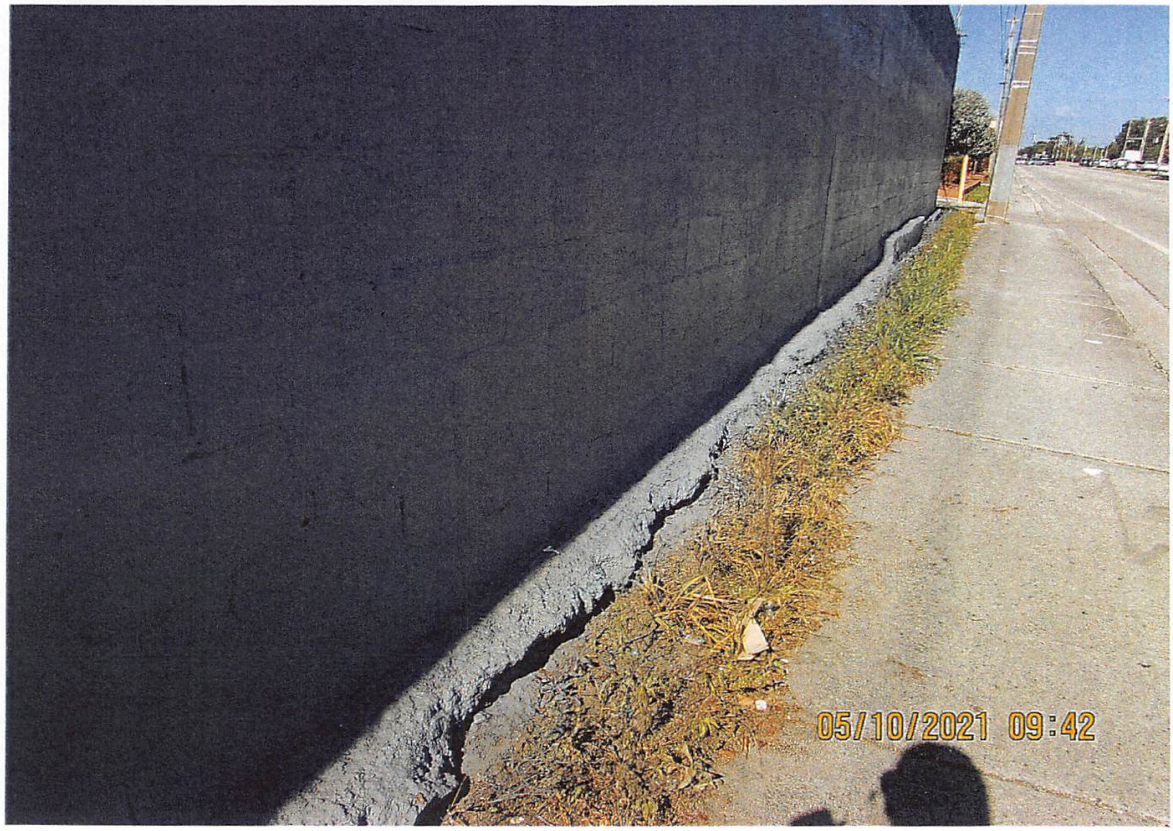

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05/10/2021 09:41


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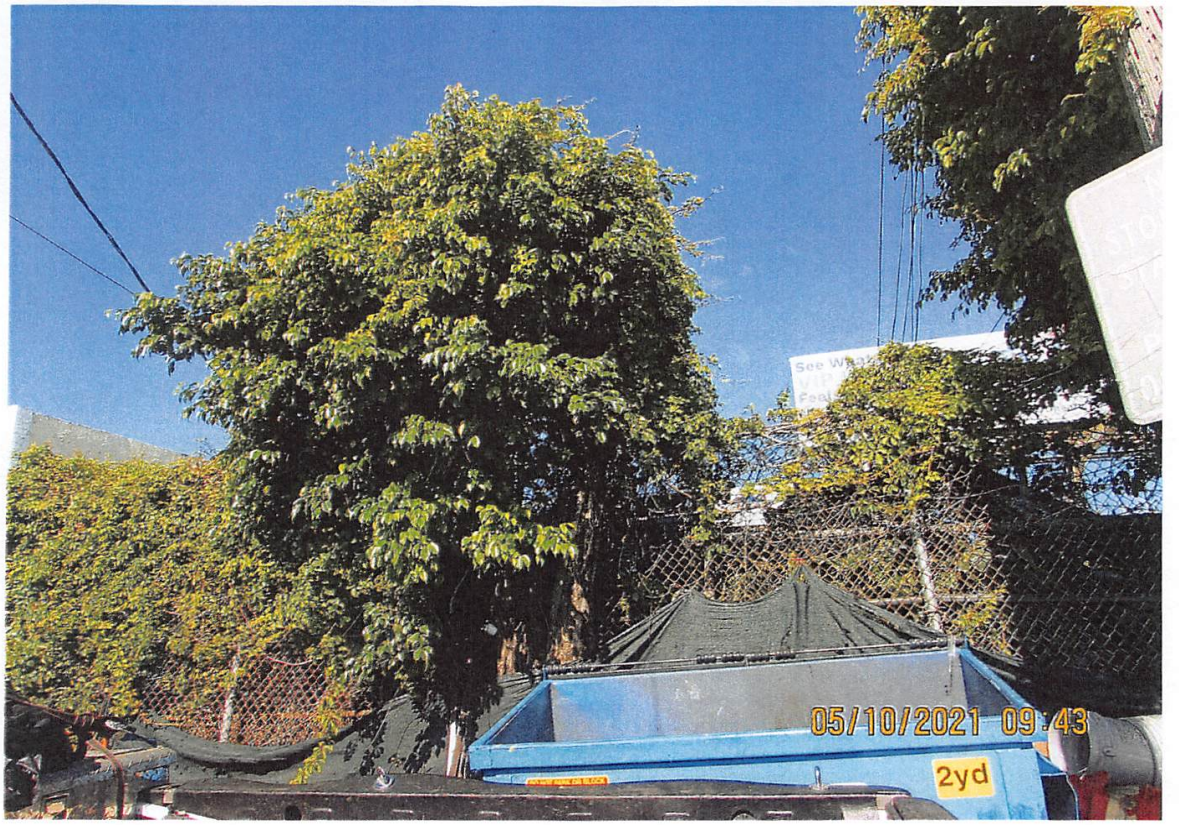

A & B
1708-98 S.W. 31 Ave
954-987-5553
Recycling Makes Cents
05/10/2021 09:41

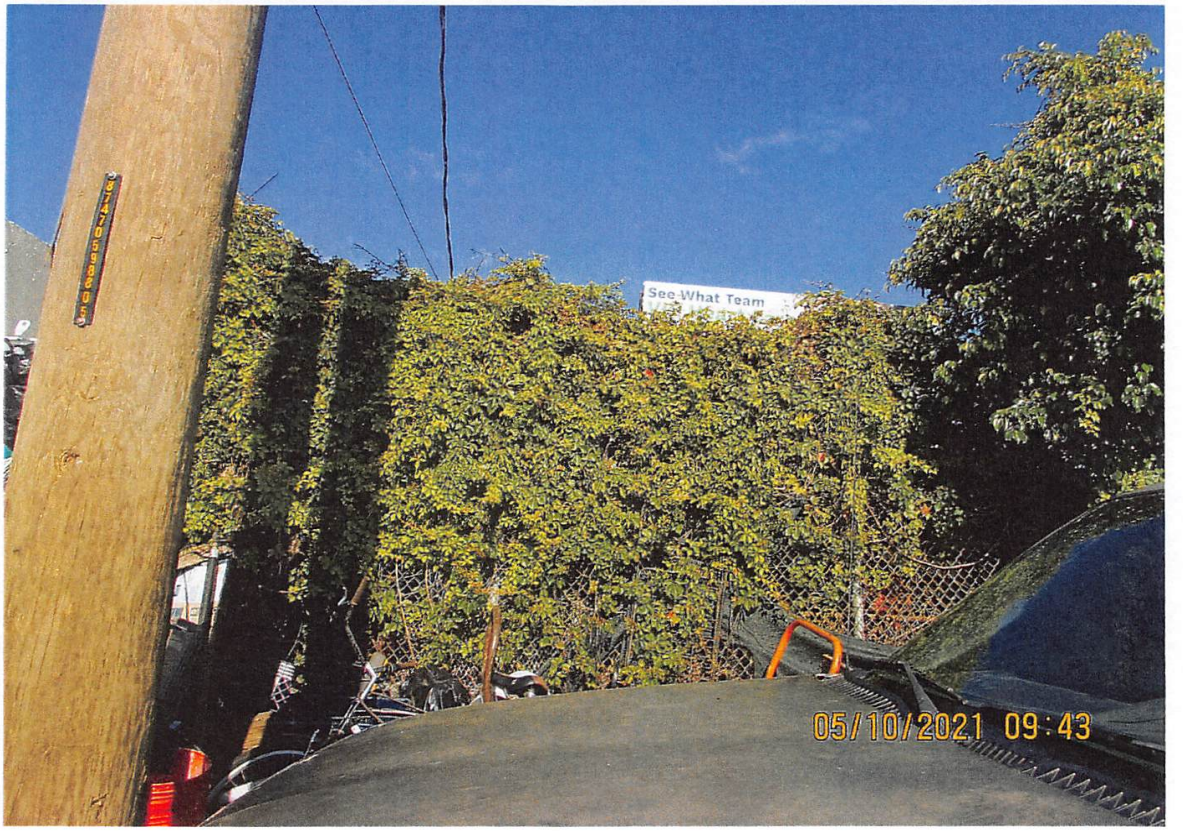

TART CROSSING
Watch For
Vehicles
ON'T START
nish Crossing
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E REMAINING
inish Crossing
'T CROSS
05/10/2021 09:41


05/10/2021 09:42

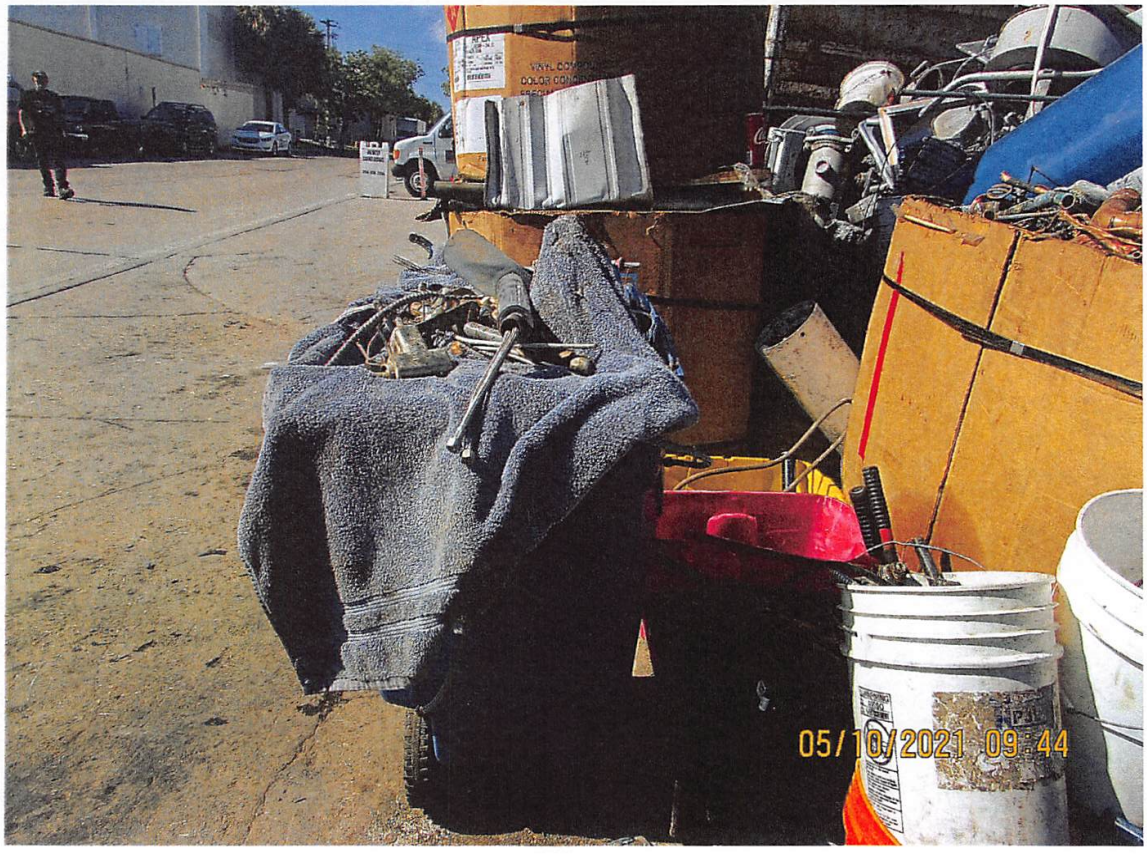

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05/10/2021 09:43

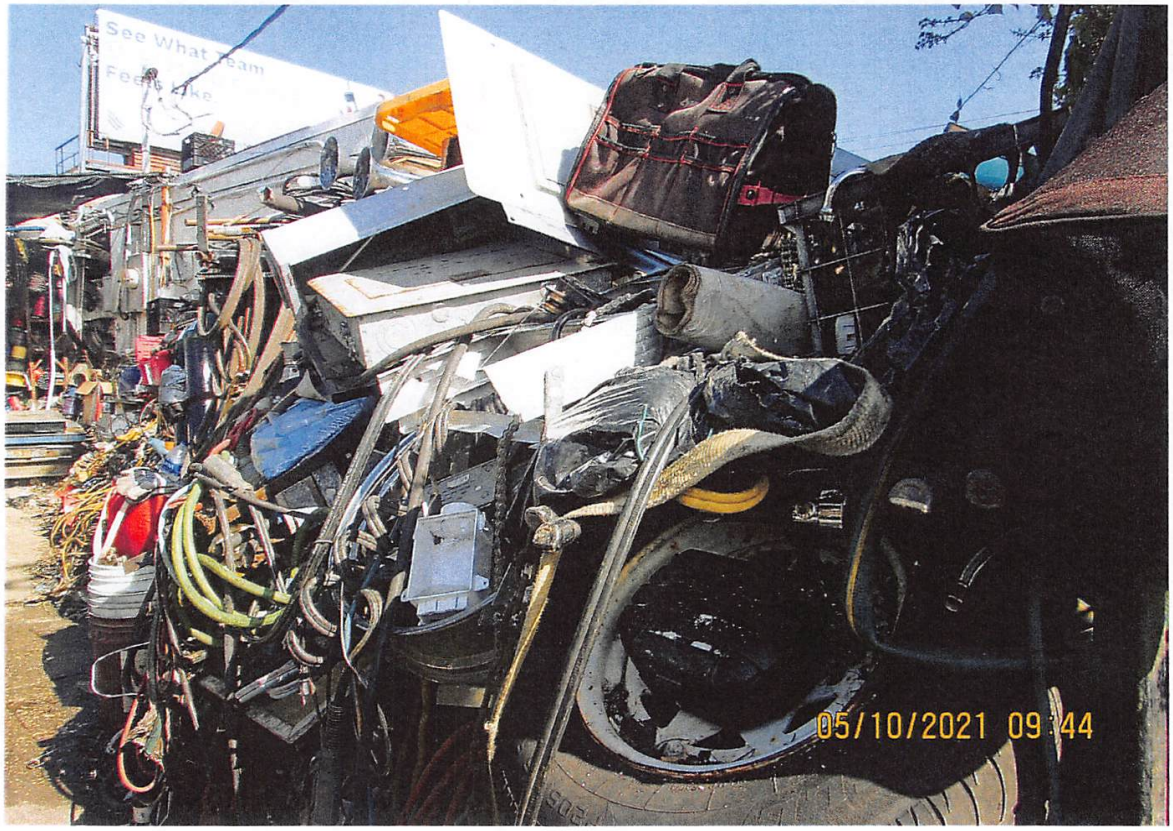

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2yd


05/10/2021 09:43

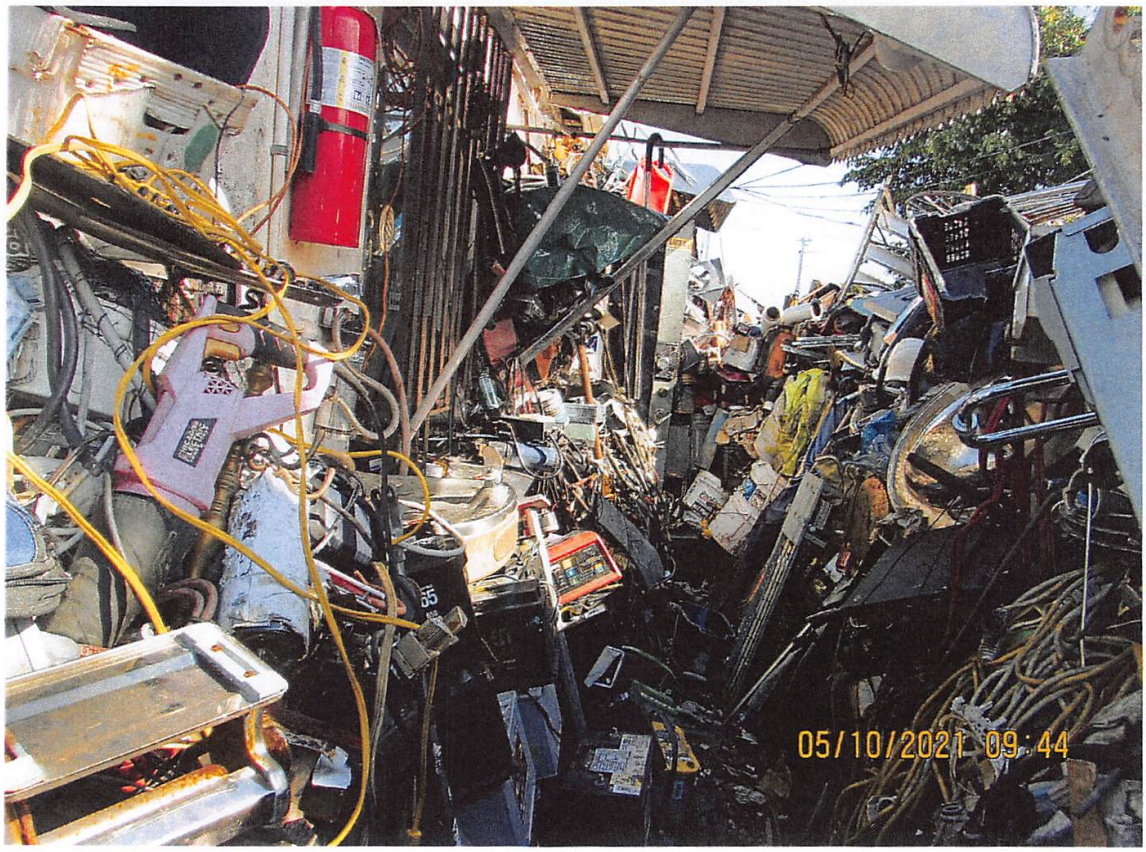

LET'S
DO
THIS.
05/10/2021 09:44

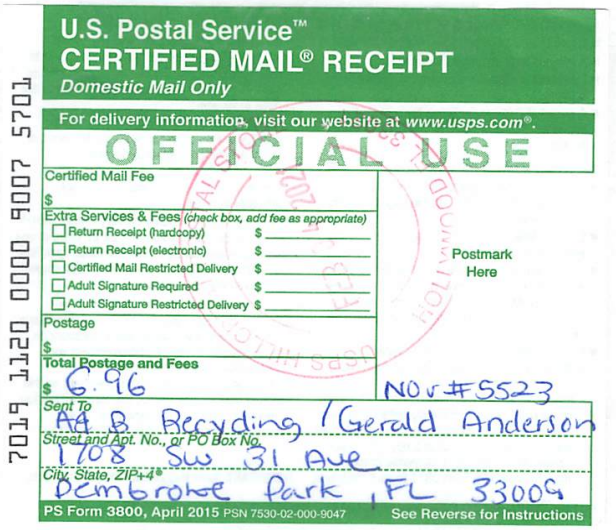

05/10/2021 09:44


05/10/2021 09:44


05/10/2021 09:44


05/10/2021 09:44


05/10/2021 09:44



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Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

Postmark Here

NOv #5523

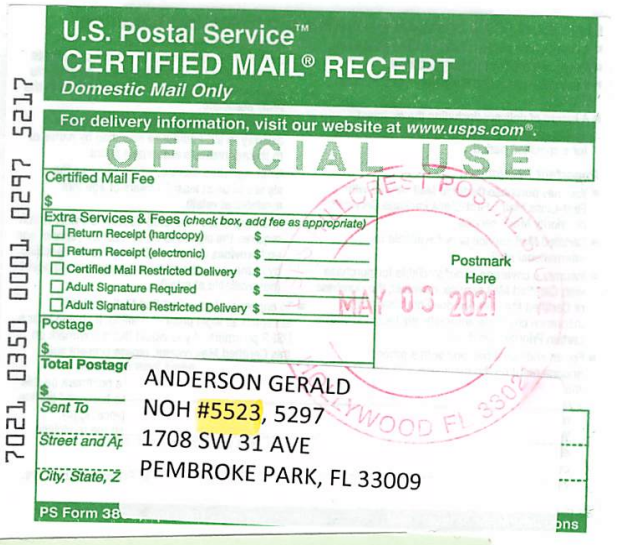
Sent To
A&B Recycling / Gerald Anderson

Street and Apt. No., or PO Box No.
1708 SW 31 Ave

City, State, ZIP+4®
Pembroke Park, FL 33009

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

7019 1120 0000 9007 5701



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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
$

Postmark Here

MAY 03 2021

Sent To

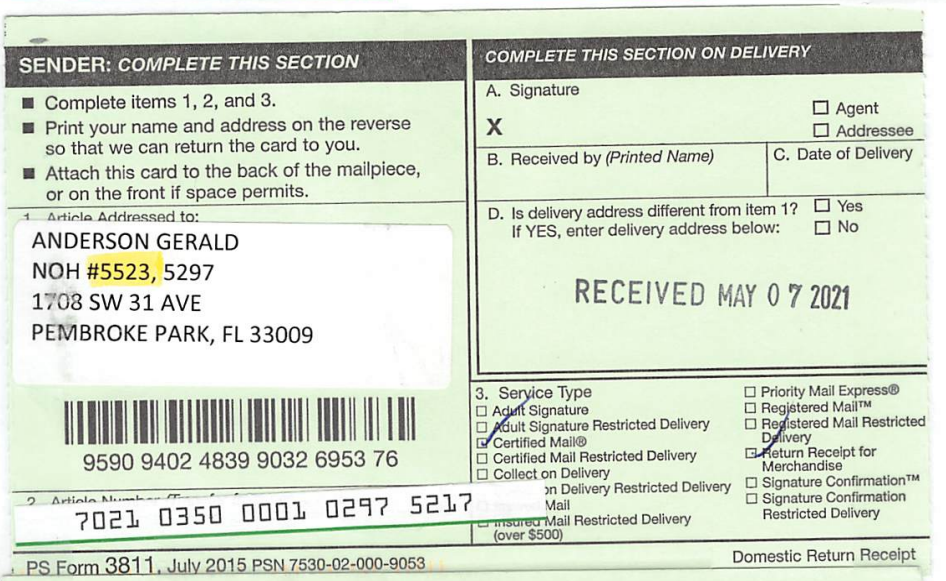
Street and Ap

City, State, Z

PS Form 38

ANDERSON GERALD
NOH #5523, 5297
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

7021 0350 0001 0297 5217



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:

ANDERSON GERALD
NOH #5523, 5297
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6953 76

2. Article Number (Transfer from service label)
7021 0350 0001 0297 5217

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

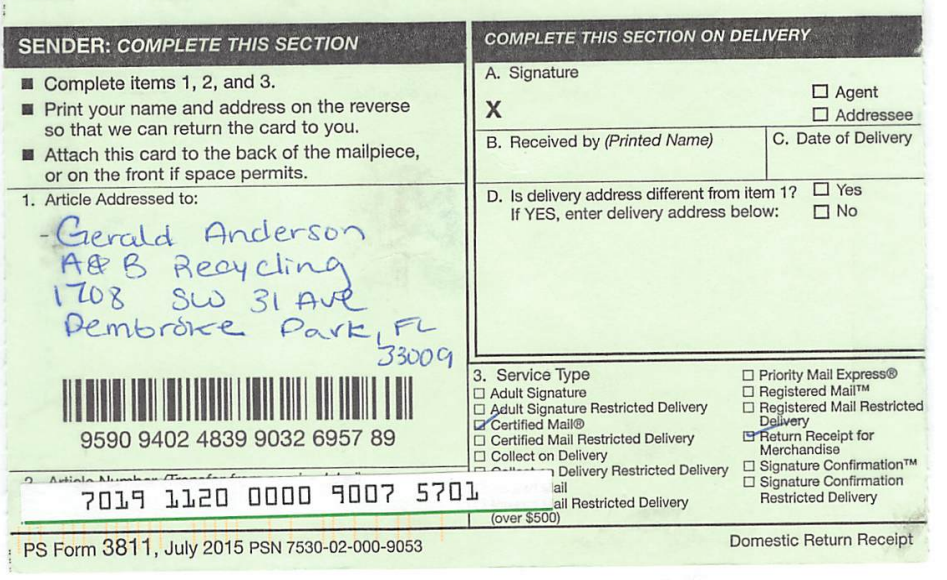
C. Date of Delivery

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

RECEIVED MAY 07 2021

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

-Gerald Anderson
A&B Reaycling
1708 SW 31 Ave
Pembroke Park, FL
33009

9590 9402 4839 9032 6957 89

2. Article Number (Transfer from service label)
7019 1120 0000 9007 5701

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

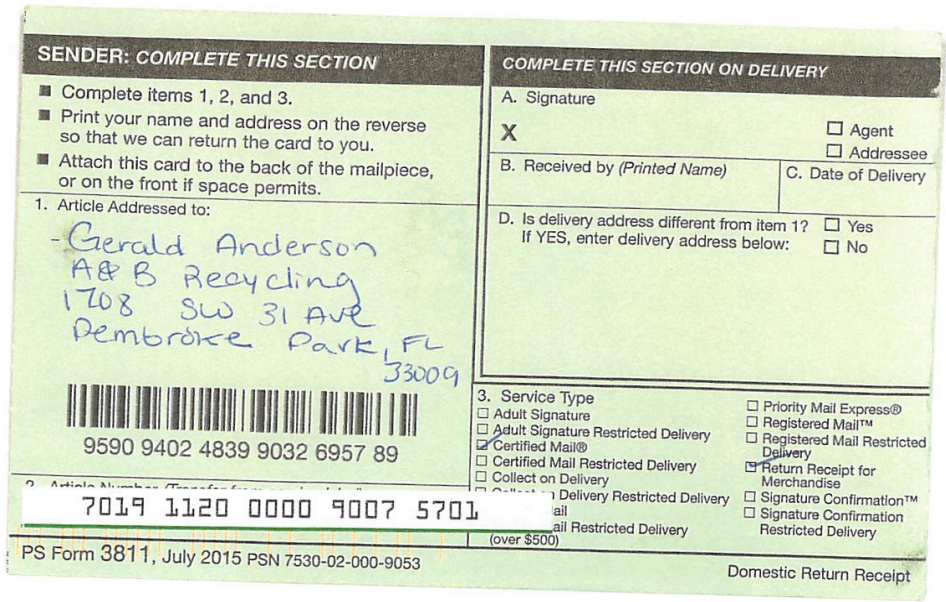
B. Received by (Printed Name)

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
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- ☐ Priority Mail Express®
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- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
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- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 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:

Gerald Anderson
A&B Recycling
1708 SW 31 Ave
Pembroke Park, FL
33009

9590 9402 4839 9032 6957 89

7019 1120 0000 9007 5701

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

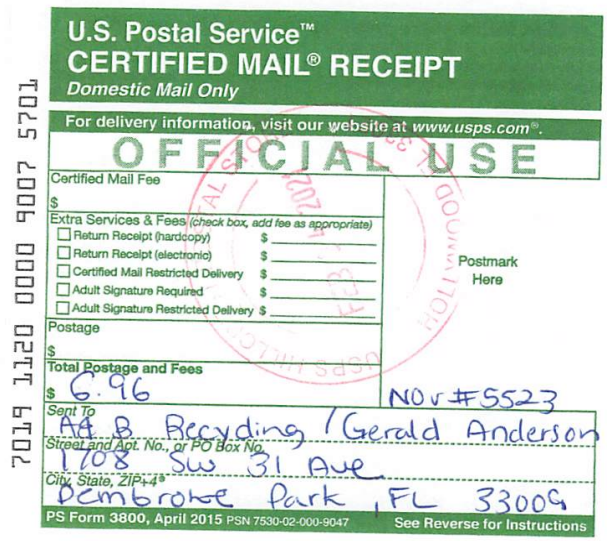
B. Received by (Printed Name) C. Date of Delivery

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
- ☐ ail
- ☐ ail 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



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

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 6.96

Postmark Here

NOV #5523

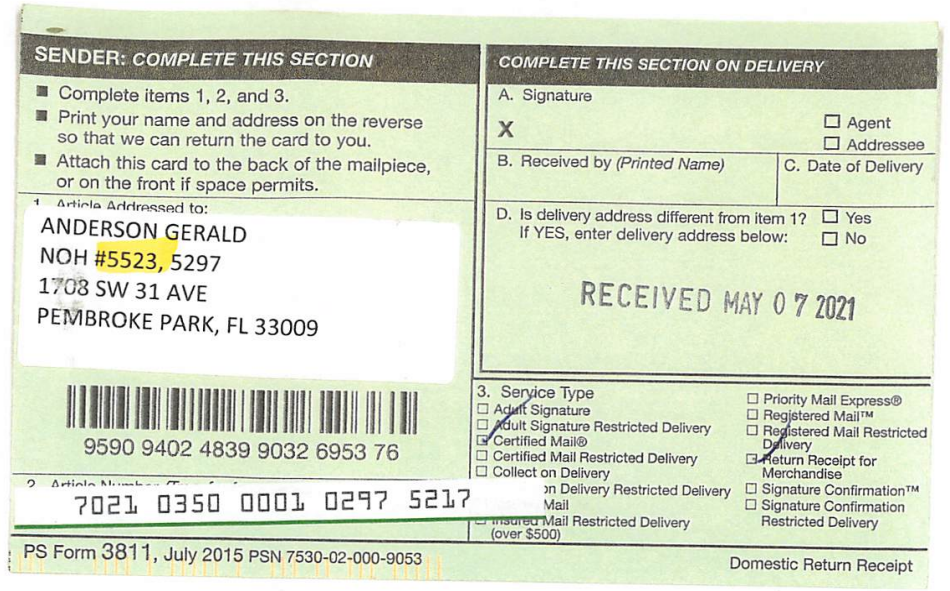
Sent To
A&B Recycling / Gerald Anderson

Street and Apt. No., or PO Box No.
1708 SW 31 Ave

City, State, ZIP+4®
Pembroke Park, FL 33009

7019 1120 0000 9007 5701

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:

ANDERSON GERALD
NOH #5523, 5297
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 4839 9032 6953 76

2. Article Number (Transfer from service label)

7021 0350 0001 0297 5217

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 MAY 0 7 2021

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☑ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage
$

Sent To ANDERSON GERALD
Street and Apt. NOH #5523, 5297
City, State, ZIP 1708 SW 31 AVE
PEMBROKE PARK, FL 33009

PS Form 38

Postmark Here
MAY 03 2021
HOLLYWOOD FL 33021

7021 0350 0001 0297 5217

Detail by Entity Name

Florida Profit Corporation
A&B RECYCLING, INC.

Filing Information

Document Number	P97000021980
FEI/EIN Number	07-3654268
Date Filed	03/11/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2000
Event Effective Date	NONE

Principal Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Mailing Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

ANDERSON, GERALD
1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Officer/Director Detail

Name & Address

Title P

HAYES, MIRIAN
3301 W. LAKE PLACE
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
1998	08/27/1998
1999	10/22/1999

Document Images

10/22/1999 -- ANNUAL REPORT	View image in PDF format
08/27/1998 -- ANNUAL REPORT	View image in PDF format
03/11/1997 -- Domestic Profit Articles	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44
2019	$103,570	$40,470	$144,040	$136,290	$3,027.98

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$10.50	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	5523	02/03/2021

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD /A&B Recycling 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/3/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	15

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	15
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	15

VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	15
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	15

Notes/Means of Correction:

1. Property has scraps metal and various materials on Town's Right of Way. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses and Town's ROW. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal. Business owner is only allowed to operate within 1708 SW 31 AVE.
3. Overgrown vegetation. Trees need trimming.
4. Dirt build up on Town's ROW and property. Maintenance is required (pressure washing).
5. If owner fails to clear Town's Row, the Town of Pembroke Park will remove all obstructing material at the expense of the owner.

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

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

Joseline Ramirez
Code Enforcement Officer


01/27/2021 14:13


01/27/2021 14:12


01/27/2021 14:13


01/27/2021 14:12


01/27/2021 14:13

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 6426 **Date Next Inspection** 10/15/2025

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area.
4. Property owner has abandon truck parked on Town's ROW (in front of property line). Remove abandon vehicle and do not park on Town's ROW for Business Use or for any purpose. Prohibited parking. Town's Row has to be clear.
5. Repeat Violation - Third Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/14/2021		Notice of Violation	Certified Mail
10/15/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Final Order	Certified Mail Hand
5/3/2022	5/18/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/19/2022	5/18/2022	Supplemental Order/Claim of Lien	
9/16/2025	10/15/2025	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/15/2025
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: 10/15/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 10/15/2025
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 10/15/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$711,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$711,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$711,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD	6426	09/16/2025
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD	514220010093	
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of October, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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.)

GERALD ANDERSON CASE NO. 6426

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON

TYPE OF PROCESS: NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: GERALD ANDERSON AT 12: 24 P.M. ON THE 03rd DAY OF OCTOBER 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

(X) INDIVIDUAL: By delivering to (GERALD ANDERSON) 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.

() 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 3rd day of October 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.

9589 0710 5270 3205 4428 18

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

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

OFFICIAL USE

Certified Mail Fee
$

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

SEP 17 2025

Postmark Here

Postage
$

Total Postage and Fees
$10.73

Sent To
Gerald Anderson HAF for 10/15/25: 4400, 4869, 5297
Street and Apt. No., or PO Box No.
1708 SW 31 Ave 5523, 6426, 6905
City, State, ZIP+4®
Hallandale Beach, FL 33009-2023 9257

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:

Gerald Anderson
1708 SW 31 Ave
Hallandale Beach, FL 33009-2023
HAF for 10/15/25
4400, 4869, 5297, 5523, 6426, 6905, 9257

9590 9402 9175 4225 2685 15

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4428 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

SEP 22 2025

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

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

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USPS TRACKING #
MIAMI FL 330
20 SEP 2025 PM 1 L

9590 9402 9175 4225 2685 15

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Compliance Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

23-541350

As of 7/24/2025 A.T.

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 6426

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area.
4. Property owner has abandon truck parked on Town's ROW (in front of property line). Remove abandon vehicle and do not park on Town's ROW for Business Use or for any purpose. Prohibited parking. Town's Row has to be clear.
5. Repeat Violation - Third Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/14/2021		Notice of Violation	Certified Mail
10/15/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Final Order	Certified Mail Hand
5/3/2022	5/18/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/19/2022	5/18/2022	Supplemental Order/Claim of Lien	

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/1/0001
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: 1/1/0001
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 1/1/0001
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 1/1/0001

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$670,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$670,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$670,100.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 6426

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area.
4. Property owner has abandon truck parked on Town's ROW (in front of property line). Remove abandon vehicle and do not park on Town's ROW for Business Use or for any purpose. Prohibited parking. Town's Row has to be clear.
5. Repeat Violation - Third Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/14/2021		Notice of Violation	Certified Mail
10/15/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/22/2021	11/17/2021	Final Order	Certified Mail Hand
5/3/2022	5/18/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/19/2022	5/18/2022	Supplemental Order/Claim of Lien	

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/1/0001
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: 1/1/0001
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 1/1/0001
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 1/1/0001

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$474,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$474,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$474,100.00**

Instr# 119654781 , Page 1 of 5, Recorded 06/27/2024 at 10:56 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANDERSON,GERALD
Respondent(s)

I, [illegible], 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.: 6426

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 18 day of May 2024

Dated at Pembroke Park, Broward County, Florida, on this 27 day of June 2024

By: [signature]
Town Clerk

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on November 17, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANDERSON,GERALD,

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on November 17, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-41; 12-48; 22-85(a) and 28-215. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (5) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED (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 no complied with the Final Order issued on November 17, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$88,148.50** (EIGHTY EIGHT THOUSAND ONE HUNDRED FORTY EIGHT AND FIFTY CENTS 50/100 DOLLARS) as of the date of this hearing.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANDERSON,GERALD
Respondent(s)

I, Judy Marte, 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.: 6426

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 18 day of May 2024.

Dated at Pembroke Park, Broward County, Florida, on this 27 day of June 2024

By: Town Clerk

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on November 17, 2021. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANDERSON,GERALD,

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on November 17, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-41; 12-48; 22-85(a) and 28-215. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (5) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED (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 no complied with the Final Order issued on November 17, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$88,148.50** (EIGHTY EIGHT THOUSAND ONE HUNDRED FORTY EIGHT AND FIFTY CENTS 50/100 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:

PARK-95 106-43 B PARCEL A LESS N 613.85

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 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, 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 Rafael Suarez-Rivas, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: May 18, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of May., ~~2021~~. (2022 NC)

Nazly Dayana CA

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Town of Pembroke Park

INVOICE

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

Bill To:

Gerald Anderson
1708 SW 31 Ave
Pembroke Park, FL 33009

DATE: May 17, 2022
INVOICE # 603
FOR:

Case # 6426
Gerald Anderson

1708 SW 31 Ave, Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a)(c)(h); 21-19		
	Final Order issued 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
176	Day(s) of Per Diem from (11/23/2021-05/18/2022)	$ 500.00	$ 88,000.00
1	Recorded Lien Fee	$ 48.50	$ 48.50
		Balance	$ 88,148.50

Make all checks payable to **TOWN OF PEMBROKE PARK**
If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD	6426	05/03/2022
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD	514220010093	
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of May, 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.)

)

ANDERSON, GERALD CASE NO. 6426

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANDERSON, GERALD AT 11:31 A.M. ON THE 6 DAY OF MAY 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

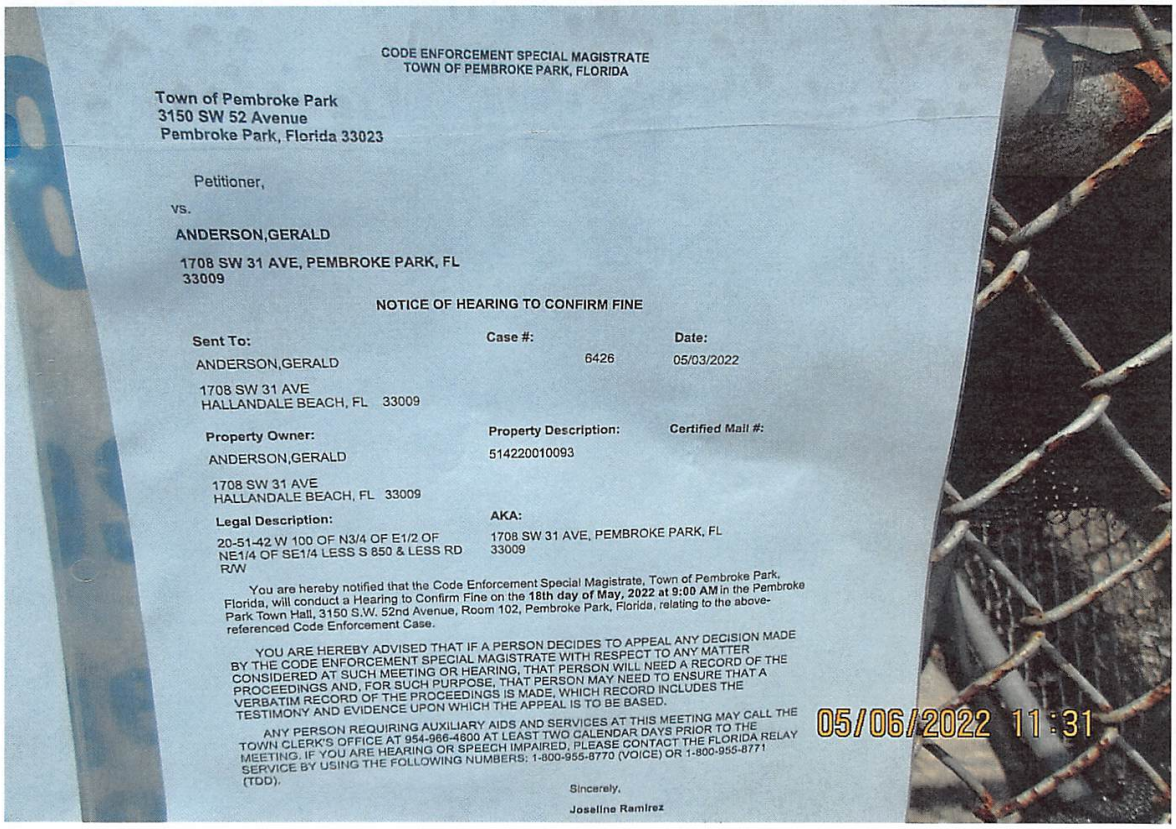
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6426	05/03/2022

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of May, 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).

05/06/2022 11:31

Sincerely,

Joseline Ramirez


05/06/2022 11:34

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ANDERSON, GERALD A&B RECYCLING Respondent(s)	Case No.: 6426

CORRECTED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANDERSON, GERALD, 1708 SW 31 AVE, HALLANDALE BEACH, FL, 33009

FOLIO NO.: 5142 20 01 0093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-48; 22-85(a) and 28-215. 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) 12-41; 12-48; 22-85(a) and 28-215 **WITHIN 5 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service
I the undersigned, 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 25 day of April, 2022

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ANDERSON, GERALD A&B RECYCLING Respondent(s)	Case No.: 6426

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17, 2021, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANDERSON, GERALD, 1708 SW 31 AVE, HALLANDALE BEACH, FL, 33009

FOLIO NO.: 5142 20 01 0093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-48; 22-85(a) and 28-215. 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

12-41; 12-48; 22-85(c) 28-215 JB

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) ~~5-103(a); 5-207~~ **WITHIN** 5 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of November, 2021.

Nazly Cardona GA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/15/2021

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

6426

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/14/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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.	5

HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	5
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	5
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	5

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers on to other businesses on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area.
4. Property owner has abandon truck parked on Town's ROW (in front of property line). Remove abandon vehicle and do not park on Town's ROW for Business Use or for any purpose. Prohibited parking. Town's Row has to be clear.
5. Repeat Violation - Third Offense.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

The purpose of this Hearing is for the Code Enforcement 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

10/15/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANDERSON, GERALD CASE NO. 6426
A & B RECYCLING
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANDERSON, GERALD

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANDERSON, GERALD AT 10:50 A.M. ON THE 4 DAY OF OCTOBER 2021.

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

TYPE OF SERVICE

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

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

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

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

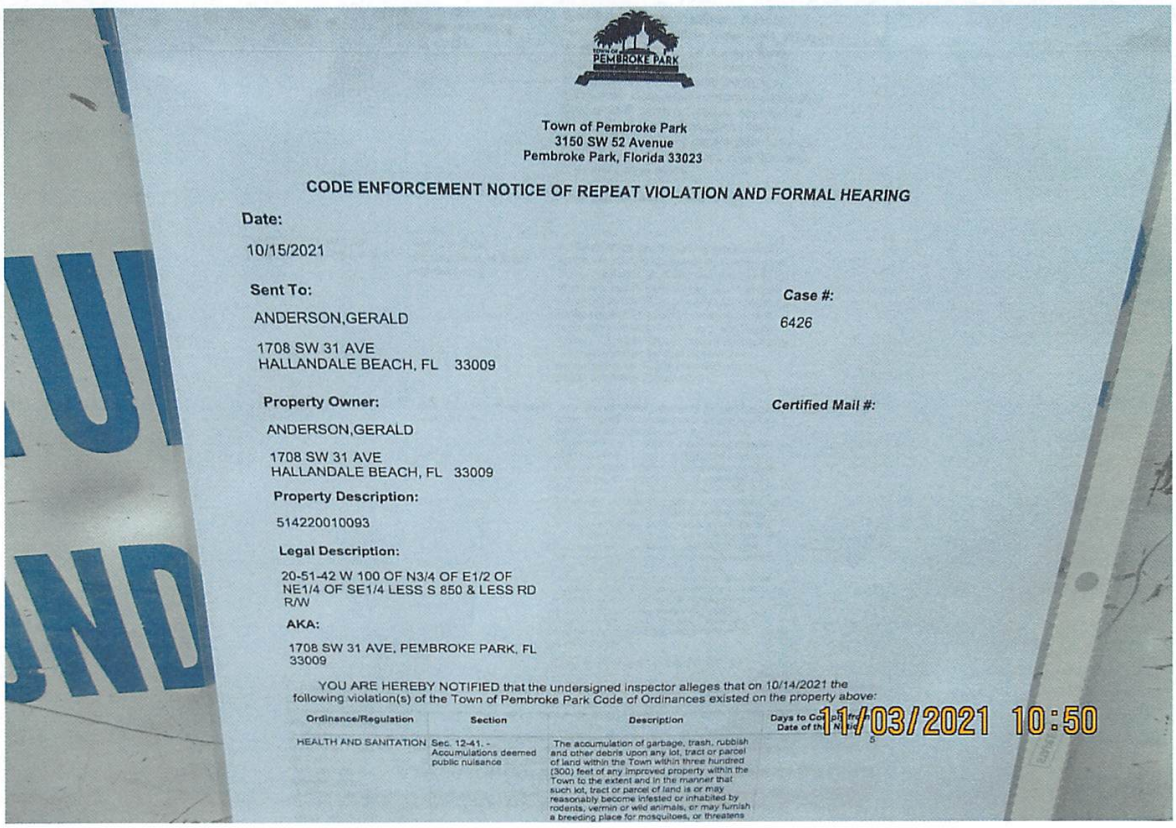
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 5 day of Nov, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

LUCIE MARIE MANZEROLLE
Notary Public - State of Florida
Commission # HH 144012
My Comm. Expires Aug 23, 2025
Bonded through National Notary Assn.



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/15/2021

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

6426

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

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11/03/2021 10:50




BUSINESS HOURS
A&B RECYCLING
11/03/2021 10:50


11/03/2021 10:50


11/03/2021 10:50


11/03/2021 10:51



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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	$120,830	$40,130	$160,960	$160,960	
2021	$120,830	$40,130	$160,960	$160,960	
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$160,960	$160,960	$160,960	$160,960
Portability	0	0	0	0
Assessed/SOH	$160,960	$160,960	$160,960	$160,960
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	$160,960	$160,960	$160,960	$160,960

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$10.50	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc


2yd
-4000
Vale
10/25/2021 10:49


10/25/2021 10:48


10/25/2021 10:48


10/25/2021 10:48

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6426	10/14/2021
Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	
Legal Description:	**AKA:**	
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	

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Notes/Means of Correction:

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Joseline Ramirez
Chief Code Enforcement Officer


UNLIMITED
CABINET DESIGNS
954-326 2256
10/13/2021 12:49


10/13/2021 12:49


UNLIMITED
CABINET DESIGNS
954-326 2256
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UNLIMITED
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954-326 2256
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STOP
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GEON
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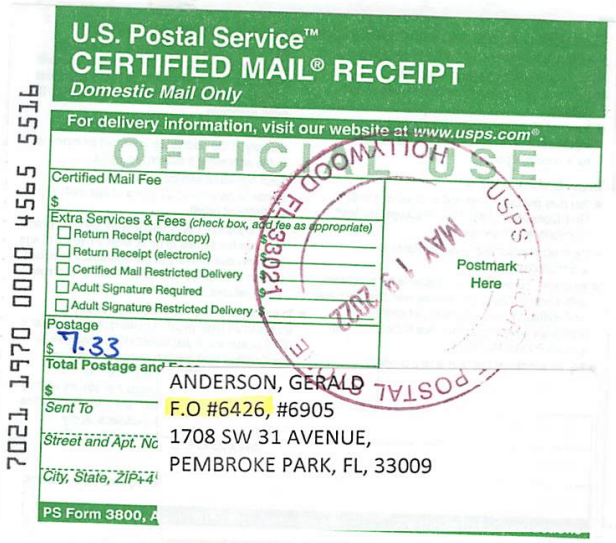

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MYFLORIDA.COM
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10/13/2021 12:54

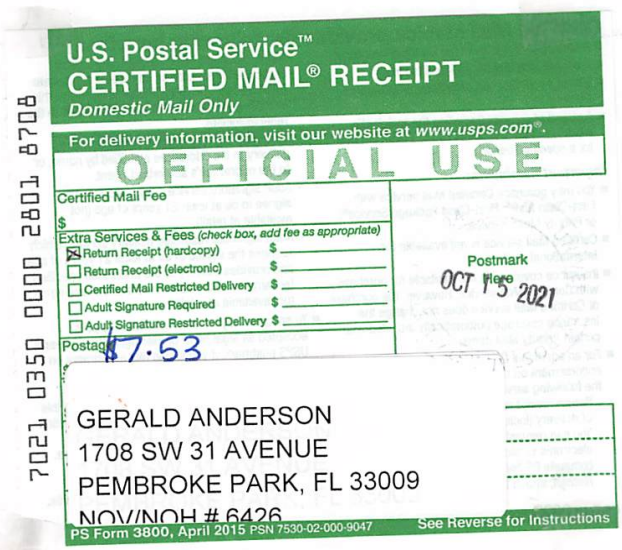

Yale
10/13/2021 12:55


commercial truck
MYFLORIDA.COM
SUNSHINE STATE
10/13/2021 12:55


10/13/2021 12:55


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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
$ 7.33
Total Postage and
Sent To
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City, State, ZIP+4
PS Form 3800,
Postmark Here
HOLLYWOOD FL 33021
MAY 19 2022
7021 1970 0000 4565 5516
ANDERSON, GERALD
F.O #6426, #6905
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009


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ANDERSON, GERALD
H C F#6426, #6905
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009



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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 $ ____

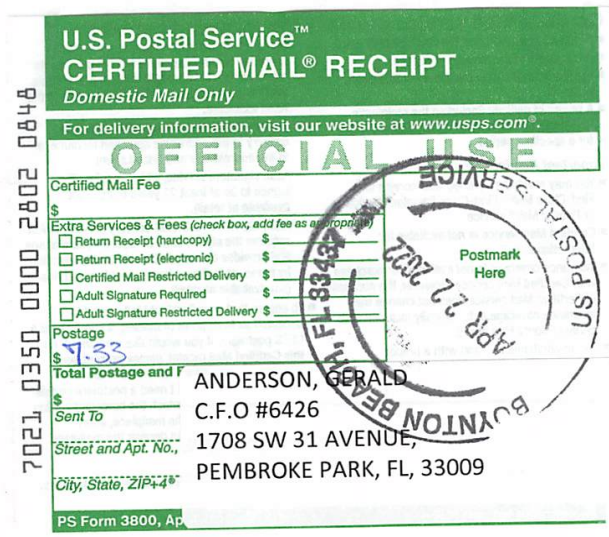
Postage
$7.53

Postmark Here
OCT 15 2021

7021 0350 0000 2801 8708

GERALD ANDERSON
1708 SW 31 AVENUE
PEMBROKE PARK, FL 33009
NOV/NOH # 6426

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



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

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

OFFICIAL USE

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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
$7.33

Total Postage and F
$

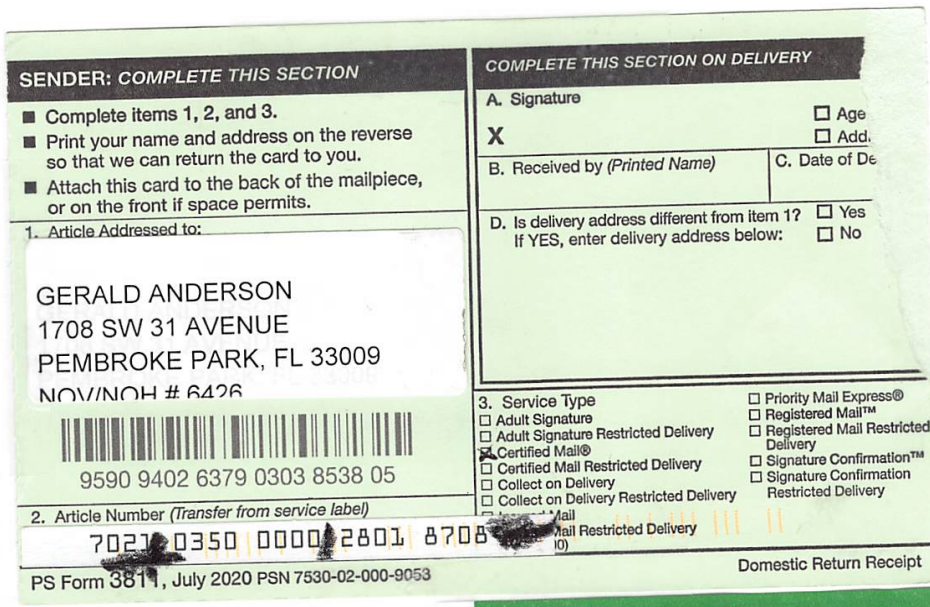
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here
APR 22 2022
BOYNTON BEACH, FL 33435
USPS POSTAL SERVICE

7021 0350 0000 2802 0848

ANDERSON, GERALD
C.F.O #6426
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GERALD ANDERSON
1708 SW 31 AVENUE
PEMBROKE PARK, FL 33009
NOV/NOH # 6426

9590 9402 6379 0303 8538 05

2. Article Number (Transfer from service label)
7021 0350 0000 2801 8708

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Age
☐ Add.

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

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

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$7.33

Total Postage and F
$

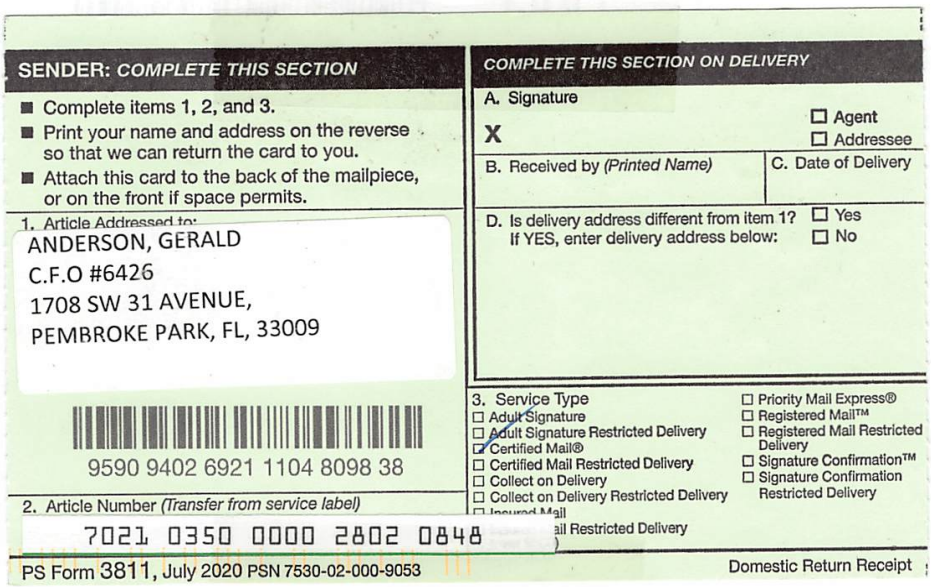
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

7021 0350 0000 2802 0978

ANDERSON, GERALD
F.O #6426
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

PS Form 3800, Ap



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ANDERSON, GERALD
C.F.O #6426
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8098 38

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

7021 0350 0000 2802 0848

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)*

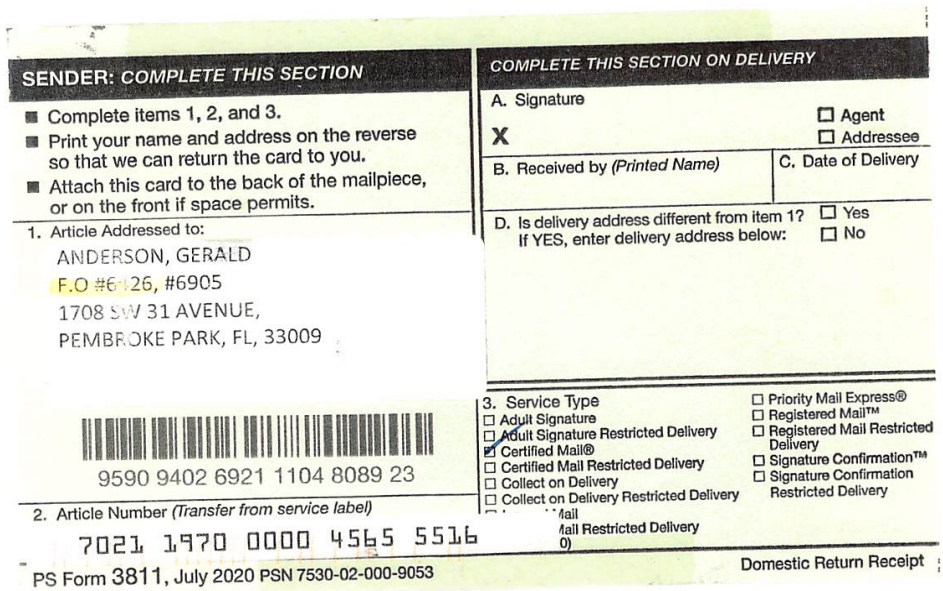
C. Date of Delivery

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



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:

ANDERSON, GERALD
F.O #6426, #6905
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8089 23

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

7021 1970 0000 4565 5516

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)*

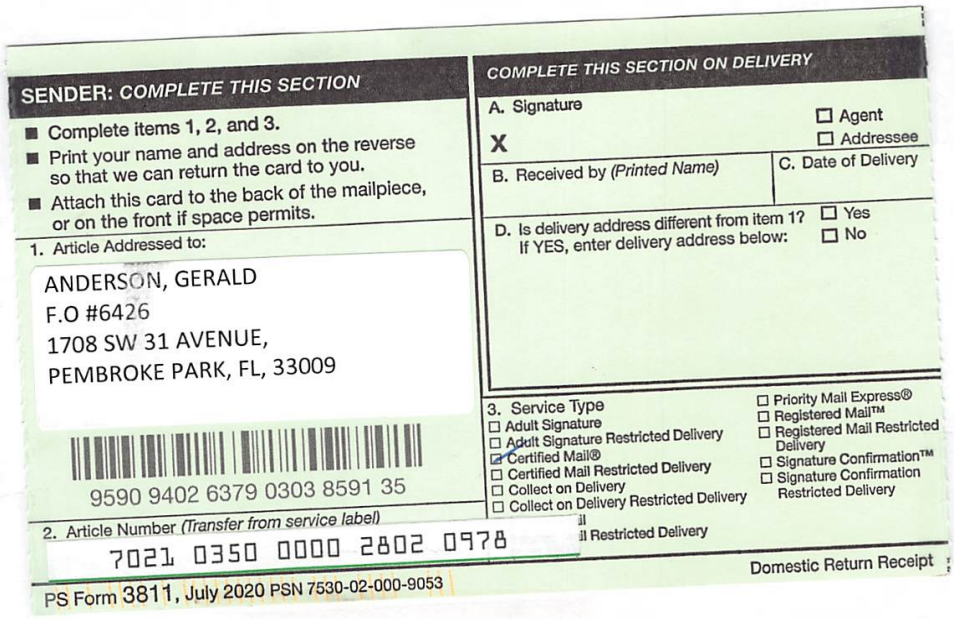
C. Date of Delivery

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

1. Article Addressed to:

ANDERSON, GERALD
F.O #6426
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6379 0303 8591 35

2. Article Number (Transfer from service label)

7021 0350 0000 2802 0978

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

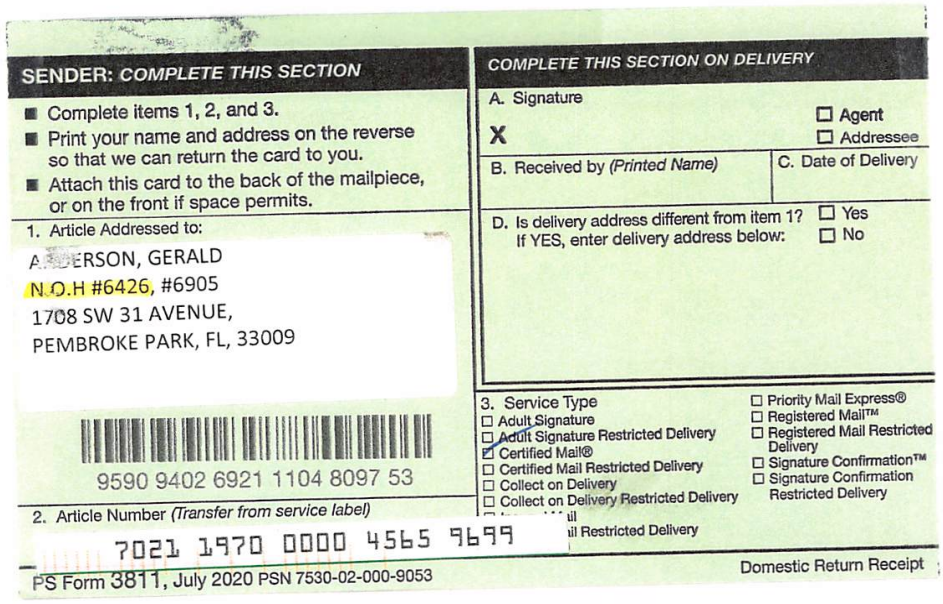
C. Date of Delivery

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

3. Service Type

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

A[illegible]ERSON, GERALD
N.O.H #6426, #6905
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8097 53

2. Article Number (Transfer from service label)

7021 1970 0000 4565 9699

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 6905 **Date Next Inspection** 10/15/2025

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
6. Graffiti on North Wall, remove all graffiti.
Call Code Enforcement for Re-inspection.
Repeat Violation - Fourth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/6/2022		Notice of Violation	Affidavit of Service/Posted to Property Certified Mail
4/6/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/19/2022	5/18/2022	Supplemental Order/Claim of Lien	
7/19/2022		Affidavit of Non-Compliance	Regular Mail
9/16/2025	10/15/2025	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 10/15/2025
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: 10/15/2025
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 10/15/2025
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: 10/15/2025
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: 10/15/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 10/15/2025
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 10/15/2025

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$641,000.00
Individual Violation		Individual Violation		$641,000.00
Individual Violation		Individual Violation		$641,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,923,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,923,100.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6905	09/16/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of October, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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.)

GERALD ANDERSON CASE NO. 6905

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON

TYPE OF PROCESS: NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: GERALD ANDERSON AT 12: 24 P.M. ON THE 03rd DAY OF OCTOBER 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

(X) INDIVIDUAL: By delivering to (GERALD ANDERSON) 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.

() 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 3rd day of October, 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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

9589 0710 5270 3205 4428 18

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

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

OFFICIAL USE

Certified Mail Fee
$

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

SEP 17 2025

Postmark Here

Postage
$

Total Postage and Fees
$10.73

Sent To
Gerald Anderson HAF for 10/15/25: 4400, 4869, 5297, 5523, 6426, 6905, 9257

Street and Apt. No., or PO Box No.
1708 Sw 31 Ave

City, State, ZIP+4®
Hallandale Beach, FL 33009-2023

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

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SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Gerald Anderson
1708 Sw 31 Ave
Hallandale Beach, FL 33009-2023
HAF for 10/15/25
4400, 4869, 5297, 5523, 6426, 6905, 9257

9590 9402 9175 4225 2685 15

2. Article Number *(Transfer from service label)*
9589 0710 5270 3205 4428 18

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
SEP 22 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
- ☐ 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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USPS TRACKING #
MIAMI FL 330
20 SEP 2025 PM 1 L

9590 9402 9175 4225 2685 15

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Compliance Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

23-541350

As of 7/24/2025 AF.

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 6905 **Date Next Inspection** 7/19/2022

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
6. Graffiti on North Wall, remove all graffiti.
Call Code Enforcement for Re-inspection.
Repeat Violation - Fourth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/6/2022		Notice of Violation	Affidavit of Service/Posted to Property Certified Mail
4/6/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/22/2022	4/20/2022	Final Order	Certified Mail
5/3/2022	5/18/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/19/2022	5/18/2022	Supplemental Order/Claim of Lien	
7/19/2022		Affidavit of Non-Compliance	Regular Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 7/19/2022
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: 7/19/2022
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: 7/19/2022
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: 7/19/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/19/2022
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 7/19/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 7/19/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$600,000.00

Case Overview

Individual Violation	Individual Violation	$600,000.00
Individual Violation	Individual Violation	$600,000.00
Admin Fixed	Admin Fixed	$100.00
	Total Fines	**$1,800,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,800,100.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 6905 **Date Next Inspection** 7/19/2022

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
6. Graffiti on North Wall, remove all graffiti.
Call Code Enforcement for Re-inspection.
Repeat Violation - Fourth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/6/2022		Notice of Violation	Affidavit of Service/Posted to Property Certified Mail 4/6/24
4/6/2022	4/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail 4/6/24
4/22/2022	4/20/2022	Final Order	Certified Mail 4/22/24
5/3/2022	5/18/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 5/3/24
5/19/2022	5/18/2022	Supplemental Order/Claim of Lien	
7/19/2022		Affidavit of Non-Compliance	Regular Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 7/19/2022
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: 7/19/2022
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: 7/19/2022
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: 7/19/2022
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/19/2022
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 7/19/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 7/19/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$403,500.00

Case Overview

Individual Violation		Individual Violation		$403,500.00
Individual Violation		Individual Violation		$403,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,210,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$1,210,600.00**

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.

ANDERSON,GERALD
1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 6905

On 7/19/2022 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: ANDERSON,GERALD

Address: 1708 SW 31 AVE HALLANDALE BEACH, FL 33009

Folio: 514220010093

Site Address: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Legal Description: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	Not in Compliance - Reinspection Date: 7/19/2022
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: 7/19/2022

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: 7/19/2022
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/19/2022
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 7/19/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 7/19/2022

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately. Not Corrected.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use. Not Corrected.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials. Not Corrected.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense. Not corrected.
5. 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).
6. Graffiti on North Wall, remove all graffiti. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2022

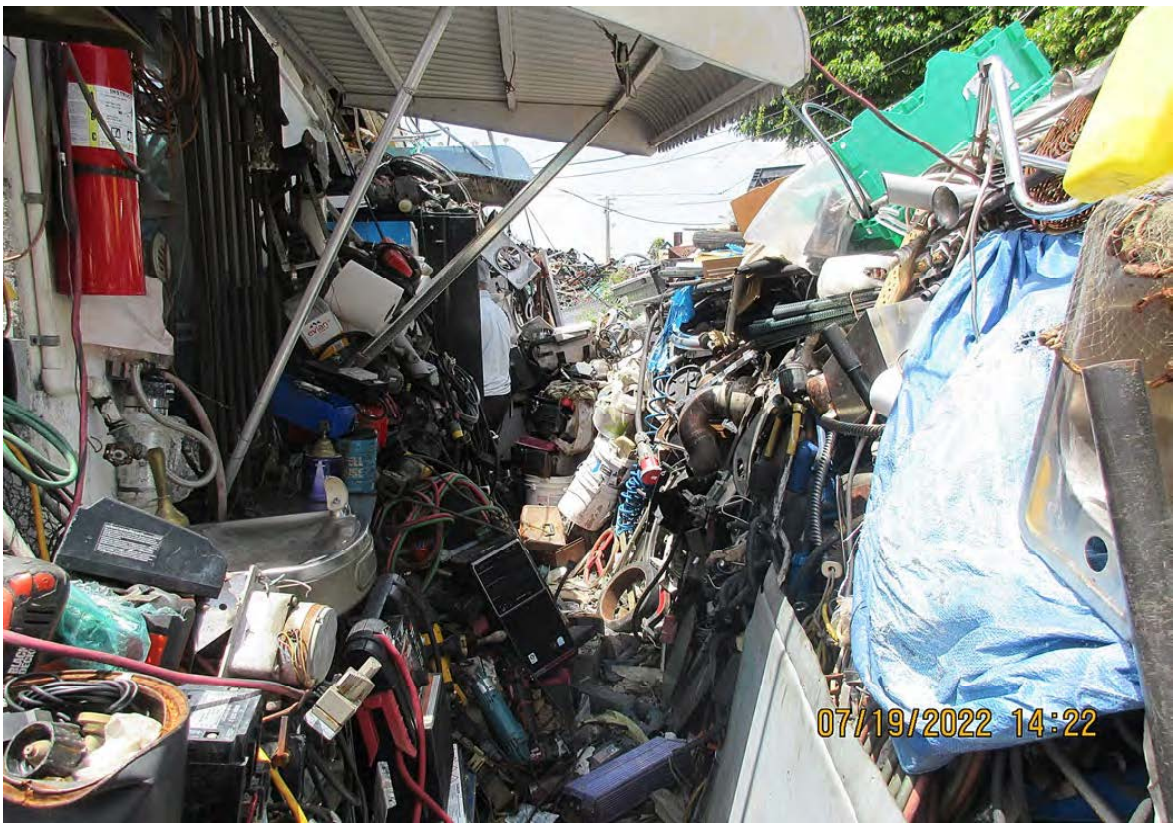
NOTARY PUBLIC, STATE OF FLORIDA

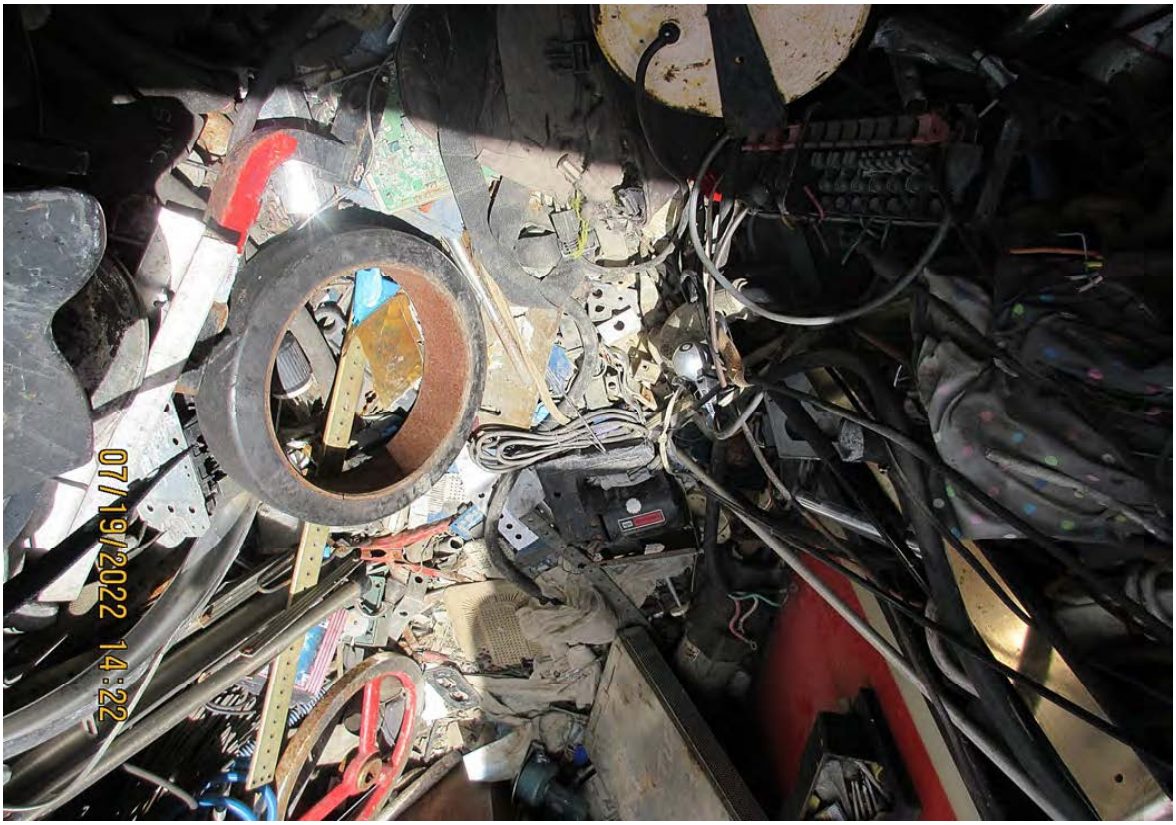
NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

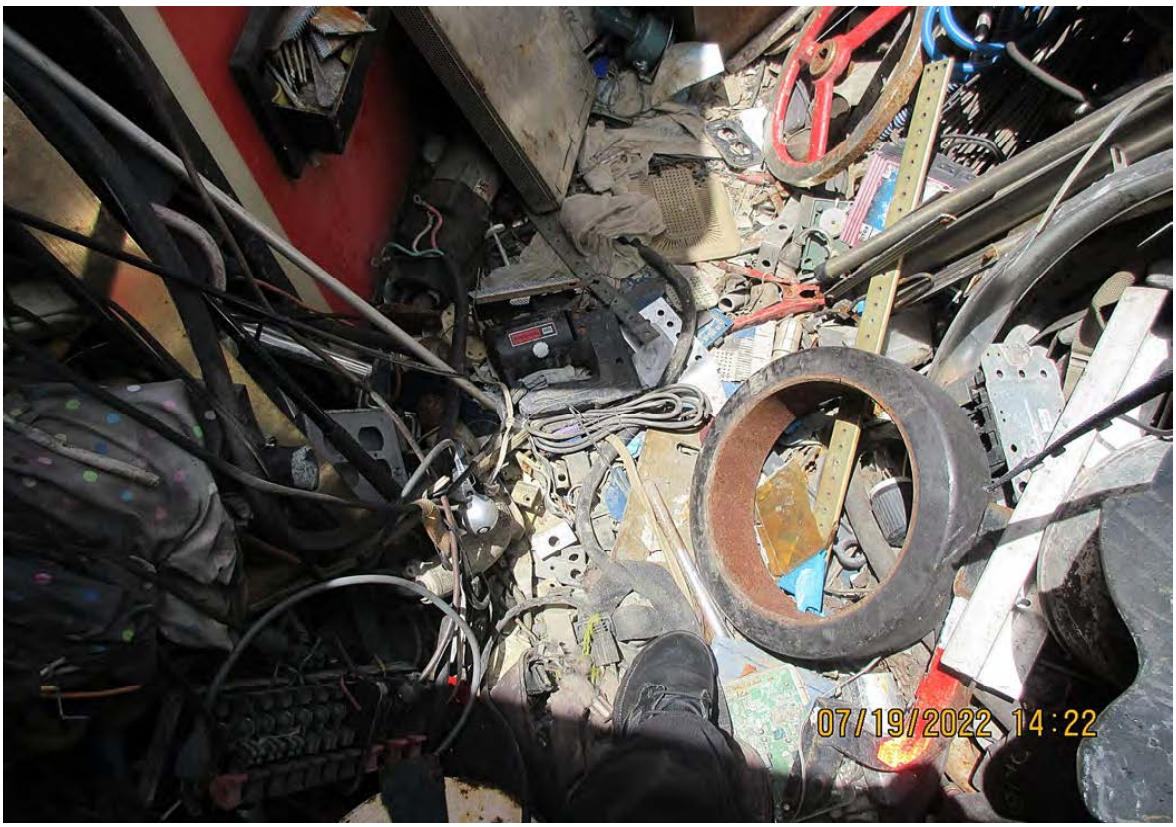

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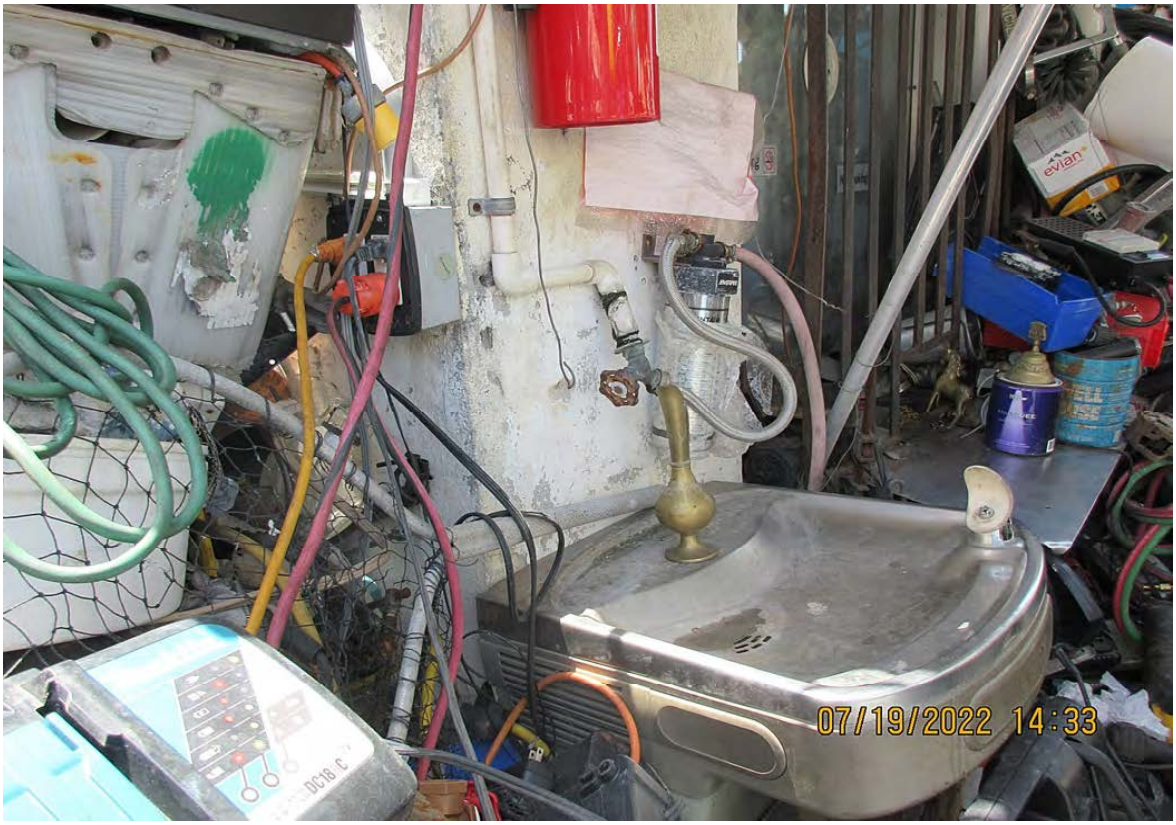

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RE, INC.
C
FIRE RANGER
954/566/5438
EMERGENCY ACTION
UNSAFE BUILDING
cture or Equipment is, in the opinion of the
nsafe, as defined in section 116 of the Florida
Broward County Amendments.
This building SHALL BE VACATED – SHALL NOT BE OCCUPIED.
Action shall be taken by the owner as further prescribed by
written/verbal notice previously served. THIS NOTICE SHALL NOT
BE REMOVED EXCEPT BY THE BUILDING OFFICIAL.
Address: 1708 SW 31st Avenue
Pembroke Park, FL 33009
Date: 04/27/2022
Owner: Anderson, Gerald
Miguel A. Nuñez, Building Official or Designee
Town of Pembroke Park
07/19/2022 14:35


Ford
07/19/2022 14:36


07/19/2022 14:37

Instr# 119654790 , Page 1 of 6, Recorded 06/27/2024 at 10:58 AM
Broward County Commission

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANDERSON,GERALD
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.: 6905

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 18 day of May 2024

Dated at Pembroke Park, Broward County, Florida, on this 27 day of June 2024

By:

Town Clerk

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2022. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANDERSON,GERALD,

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on April 20, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-207; 12-41; 12-42; 12-46; 12-48; 22-85(a) and 28-215. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (5) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED (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 April 20, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$55,600.00** (FIFTY FIVE THOUSAND SIX HUNDRED 00/100 DOLLARS) as of the date of this hearing.

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANDERSON,GERALD
Respondent(s)

Case No.: **6905**

I, Karen Markell, 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 18 day of May 2024

Dated at Pembroke Park, Broward County, Florida, on this 27 day of June, 2024

By: _____

Town Clerk

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on April 20, 2022. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: ANDERSON,GERALD,

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered a Final Order on April 20, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-207; 12-41; 12-42; 12-46; 12-48; 22-85(a) and 28-215. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (5) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$500.00** (FIVE HUNDRED (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 April 20, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$55,600.00** (FIFTY FIVE THOUSAND SIX HUNDRED 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:

PARK-95 106-43 B PARCEL A LESS N 613.85

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 18th day of May 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, 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 Rafael Suarez-Rivas, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date: May 18, 2022.

Notary Public, state of Florida

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of May, ~~2021~~. 2022 (NC)

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
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
$ 7.33

Total Postage and Fees
$

Sent To ANDERSON, GERALD

Street and Apt. No. F.O #6426, #6905
1708 SW 31 AVENUE,

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

PS Form 3800, A

7021 1970 0000 4565 5516

HOLLYWOOD FL 33021
MAY 19 2022
USPS POSTAL SERVICE

Postmark Here

Town of Pembroke Park

INVOICE

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

DATE: June 26, 2024
INVOICE # 438
FOR:

Case #6905
Gerald Anderson
A&B Recycling
1708 SW 31 AVE
Pembroke Park, FL 33009

Bill To:
Gerald Anderson
A&B Recycling
1708 SW 31 AVE
Pembroke Park, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinanc Sec.5-207; 12-41; 12-42; 12-46; 12-48; 22-85; 28-215 Final Order 04/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
807	Sec 5-207 - Day(s) of Per Diem from (04/11/22-5/18/2022)	$ 500.00	$ 403,500.00
807	Sec 12-41; 12-42; 12-46; 12-48 - Day(s) of Per Diem from (04/11/22-5/18/2022)	$ 500.00	$ 403,500.00
807	Sec 22-85; 28-215 - Day(s) of Per Diem from (04/11/22-5/18/2022)	$ 500.00	$ 403,500.00
		Balance	$ 1,210,600.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD	6905	05/03/2022
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD	514220010093	
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **18th day of May, 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.

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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.)

)

ANDERSON, GERALD CASE NO. 6905

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ANDERSON, GERALD AT 11:31 A.M. ON THE 6 DAY OF MAY 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.

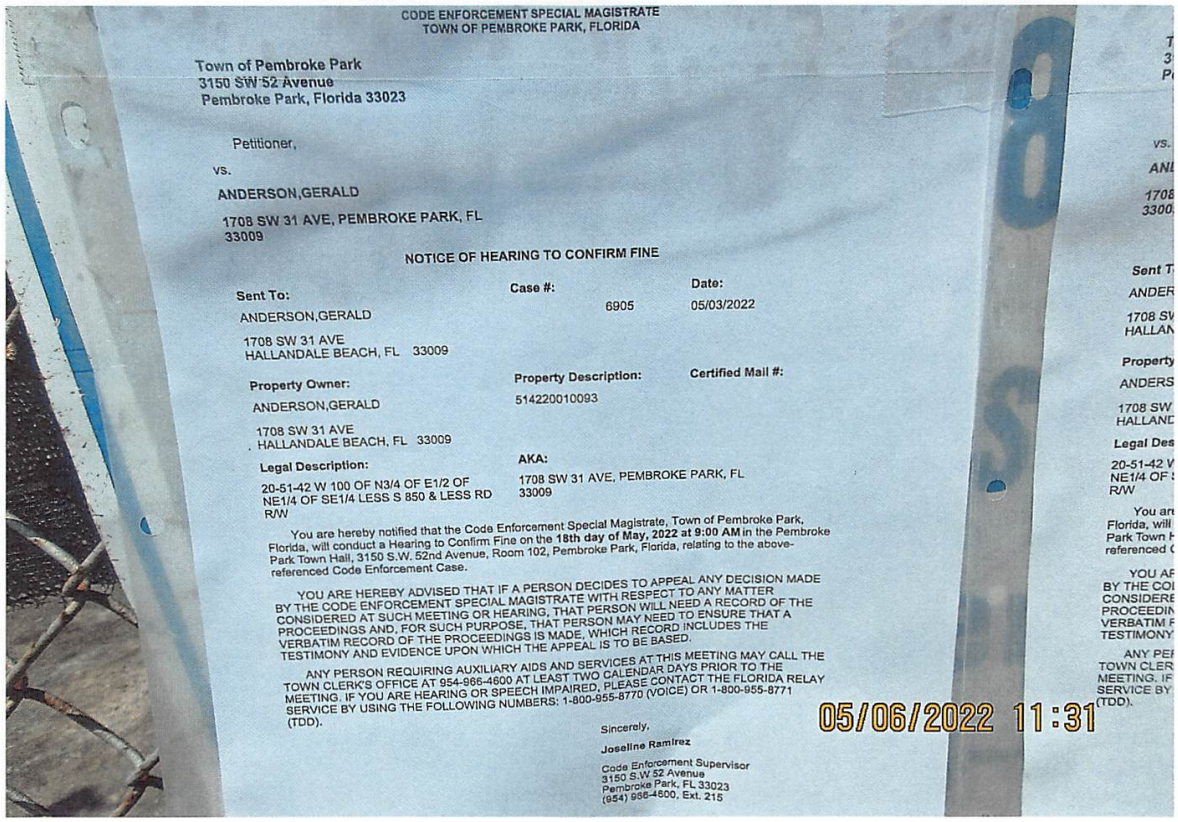
_____
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 10 day of May, 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.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	6905	05/03/2022
Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	
Legal Description:	**AKA:**	
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009	

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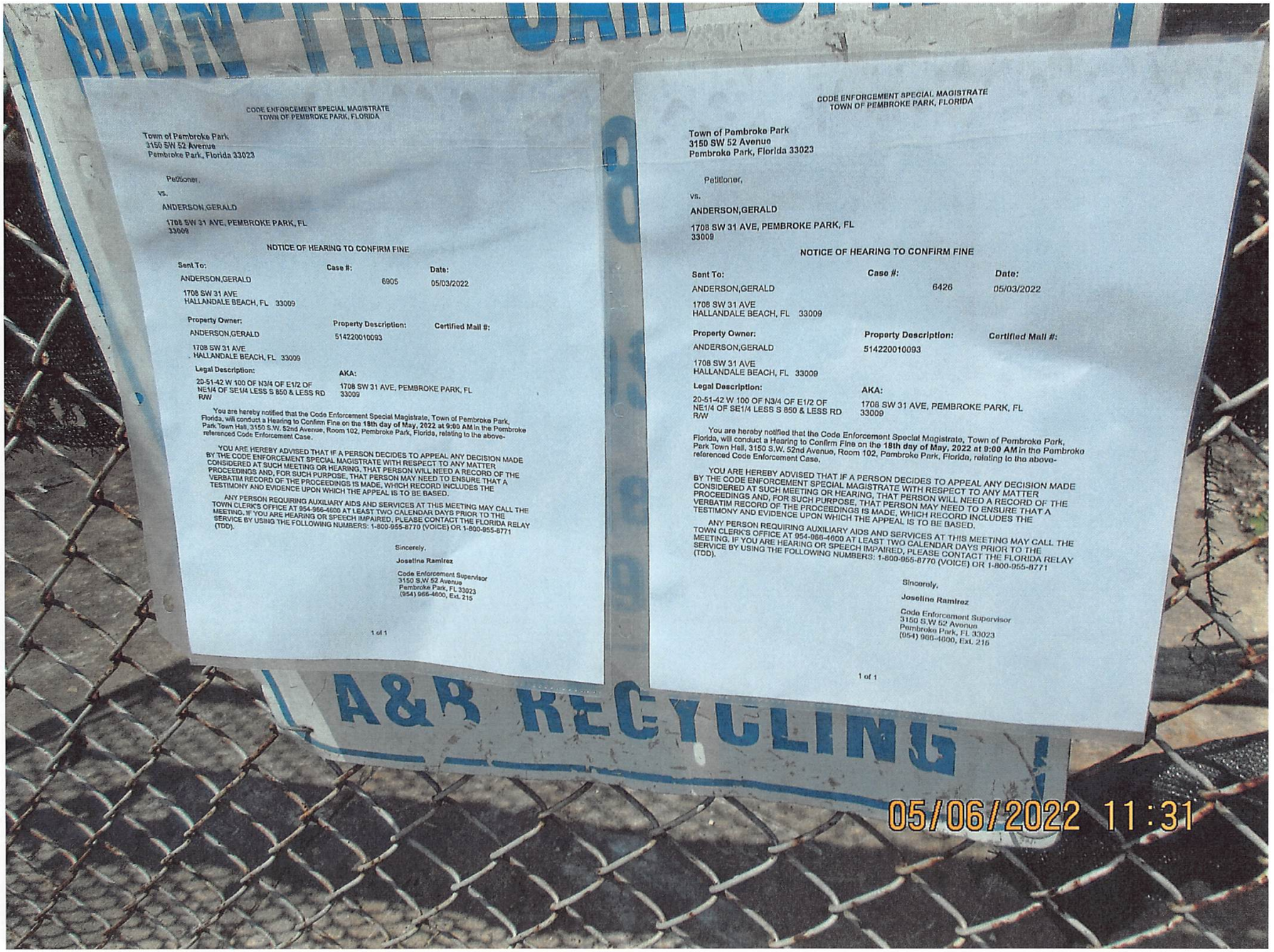
Sincerely,

Joseline Ramirez

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

05/06/2022 11:31




CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ANDERSON,GERALD
1708 SW 31 AVE, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Case #:
6905
Date:
05/03/2022
Property Owner:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Property Description:
514220010093
Certified Mail #:
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20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W
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Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ANDERSON,GERALD
1708 SW 31 AVE, PEMBROKE PARK, FL 33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Case #:
6426
Date:
05/03/2022
Property Owner:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Property Description:
514220010093
Certified Mail #:
Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W
AKA:
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Sincerely,
Joseline Ramirez
Code Enforcement Supervisor
3150 S.W.52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1
A&R RECYCLING
05/06/2022 11:31


05/06/2022 11:34



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49-02
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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*	$161,110	$40,130	$201,240	$177,050	
2021	$120,830	$40,130	$160,960	$160,960	$3,461.40
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$201,240	$201,240	$201,240	$201,240
Portability	0	0	0	0
Assessed/SOH	$177,050	$201,240	$177,050	$177,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$177,050	$201,240	$177,050	$177,050

Sales History

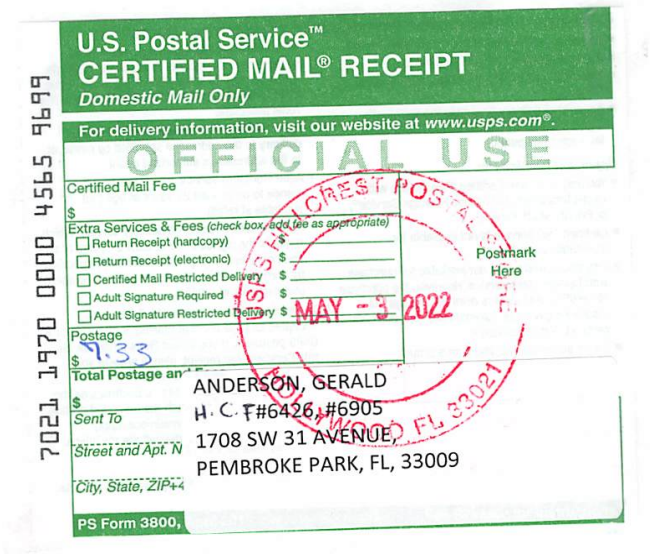
Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$14.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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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
$ 7.33

Total Postage and
$

Sent To
ANDERSON, GERALD
H.C.I. I#6426, #6905

Street and Apt. N
1708 SW 31 AVENUE,

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

PS Form 3800,

Postmark Here
MAY - 3 2022
HOLLYWOOD FL 33021

7021 1970 0000 4565 9699

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. GERALD ANDERSON Respondent(s)	Case No.: 6905

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: GERALD ANDERSON, 1708 SW 31 AVE, PEMBROKE PARK, FL, 33009

FOLIO NO.: 5142 20 01 0093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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) 5-207; 12-41; 12-42; 12-46; 12-48; 22-85 and 28-215. 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):

5-207 **WITHIN** 5 **DAYS OF THE DATE OF THE NOTICE OF VIOLATION** issued on April 06, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY VIOLATION(S) continue to exist beyond the date set for compliance herein.

12-41; 12-42; 12-46; 12-48; **WITHIN** 5 **DAYS OF THE NOTICE OF VIOLATION** issued on April 06, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

22-85; 28-215 **WITHIN** 5 **DAYS OF THE NOTICE OF VIOLATION** issued on April 06, 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein.

The Town of Pembroke Park will clean up Town's Right of Way and install chain-link post (i.e. delineators) to remediate obstruction of Town's Right of Way at the property owner's expense not to exceed 10,000.00 dollars.

IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF TWO HUNDRED AND FIFTY DOLLARS ($250.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of April 2022.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of Apnl, 2022.

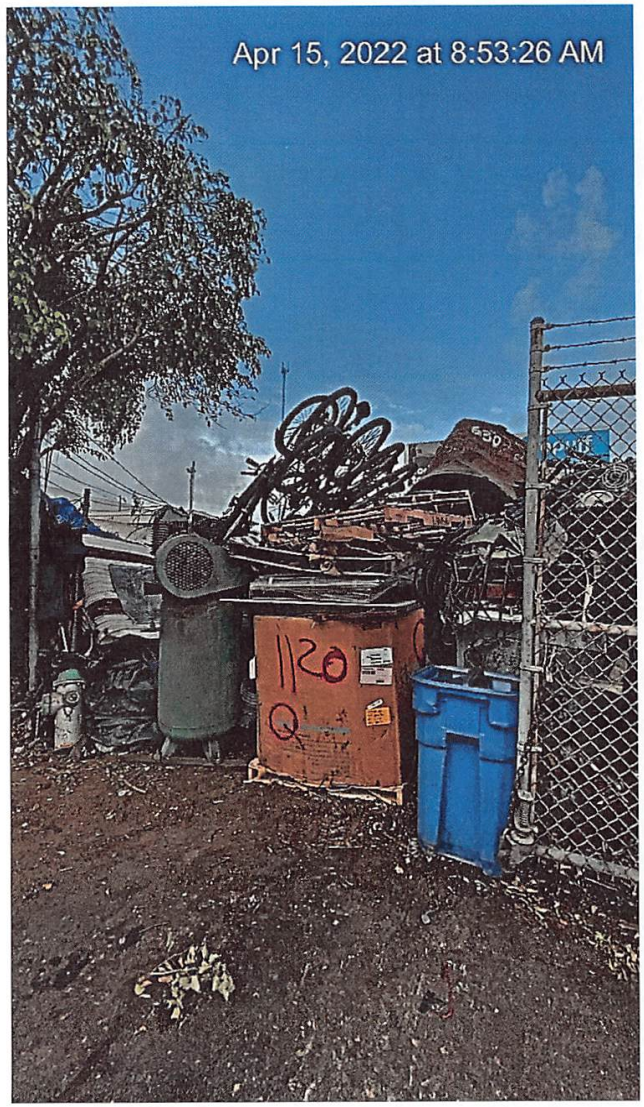
Nazly Dayana G.

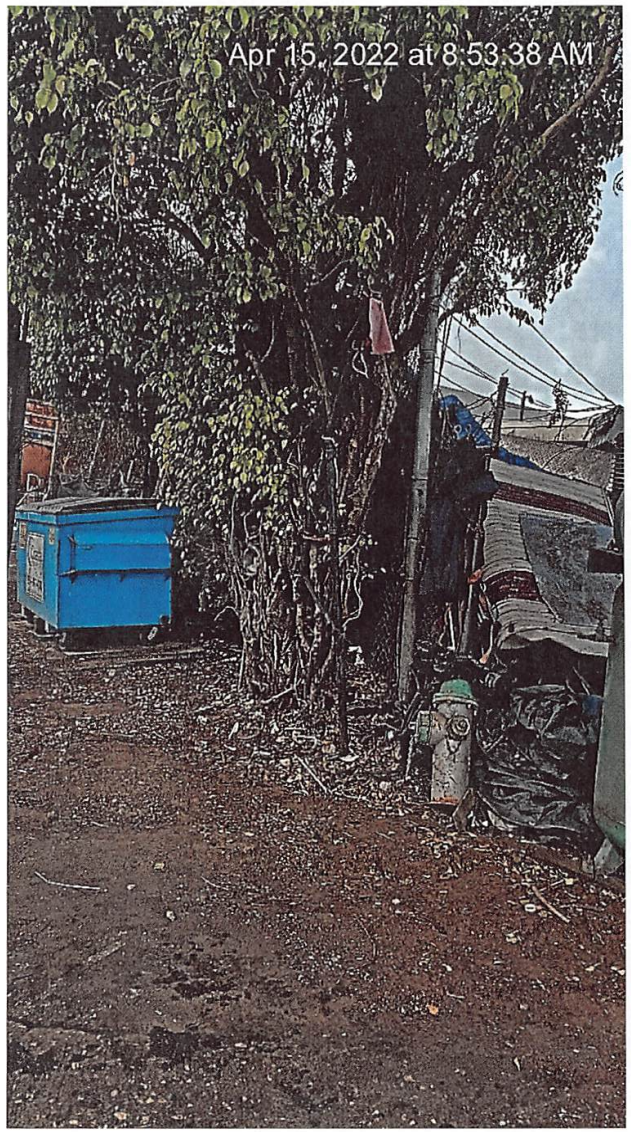
Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

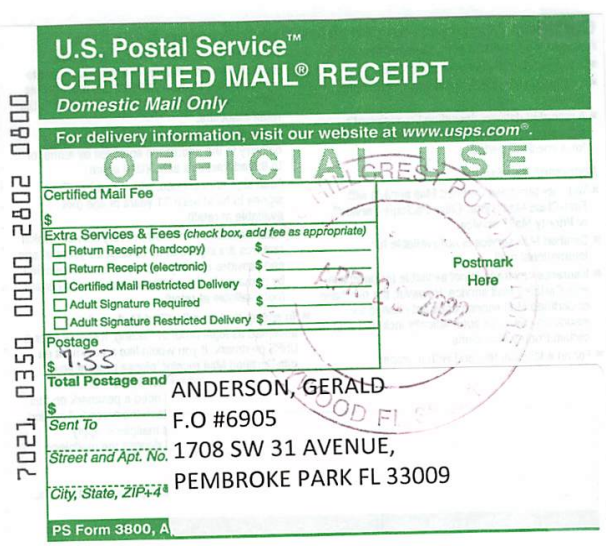

Apr 15, 2022 at 8:52:10 AM


Apr 15, 2022 at 8:52:30 AM


Apr 15, 2022 at 8:53:10 AM


Apr 15, 2022 at 8:53:26 AM
1120


Apr 15, 2022 at 8:53:38 AM



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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
$ 7.33

Total Postage and
$

Sent To ANDERSON, GERALD

Street and Apt. No. F.O #6905 1708 SW 31 AVENUE,

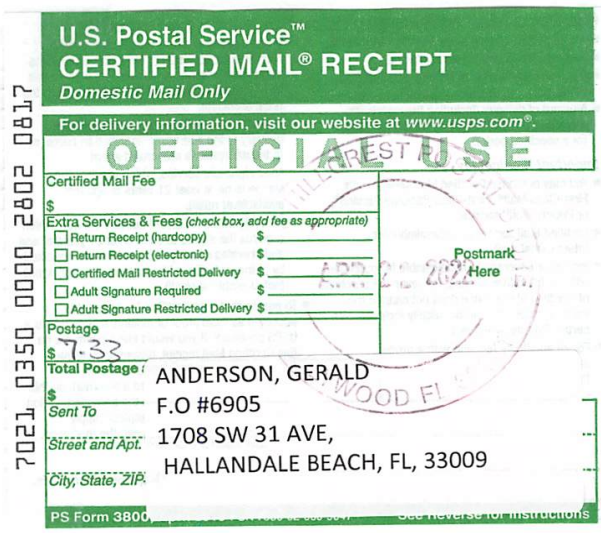
City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, A

Postmark Here

APR 2 2022

7021 0350 0000 2802 0800



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

Postage
$ 7.33

Total Postage
$

Sent To ANDERSON, GERALD

Street and Apt. F.O #6905 1708 SW 31 AVE,

City, State, ZIP HALLANDALE BEACH, FL, 33009

PS Form 3800

Postmark Here

APR 2 2022

7021 0350 0000 2802 0817

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:

ANDERSON, GERALD
F.O #6426, #6905
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8089 23

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

7021 1970 0000 4565 5516

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ANDERSON, GERALD
F.O #6905
1708 SW 31 AVE,
HALLANDALE BEACH, FL, 33009

9590 9402 6921 1104 8006 75

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

7021 0350 0000 2802 0817

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
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- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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F.O #6905
1708 SW 31 AVENUE,
PEMBROKE PARK FL 33009

9590 9402 6921 1104 8006 82

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

7021 0350 0000 2802 0800

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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- ☐ 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 ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/06/2022

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

6905

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 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 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord. No. 99-3-1, 7, 3-9-99)	5

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.	5
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)	5
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	5
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	5
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	5

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	5

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
6. Graffiti on North Wall, remove all graffiti.
Call Code Enforcement for Re-inspection.
Repeat Violation - Fourth Offense.

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

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

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

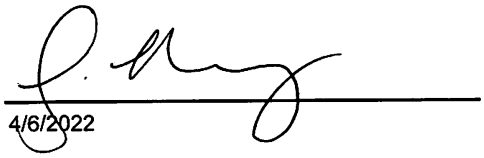
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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



4/6/2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GERALD ANDERSON CASE NO. 6905

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVENUE, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GERALD ANDERSON AT 9:02 A.M. ON THE 7 DAY OF APRIL 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

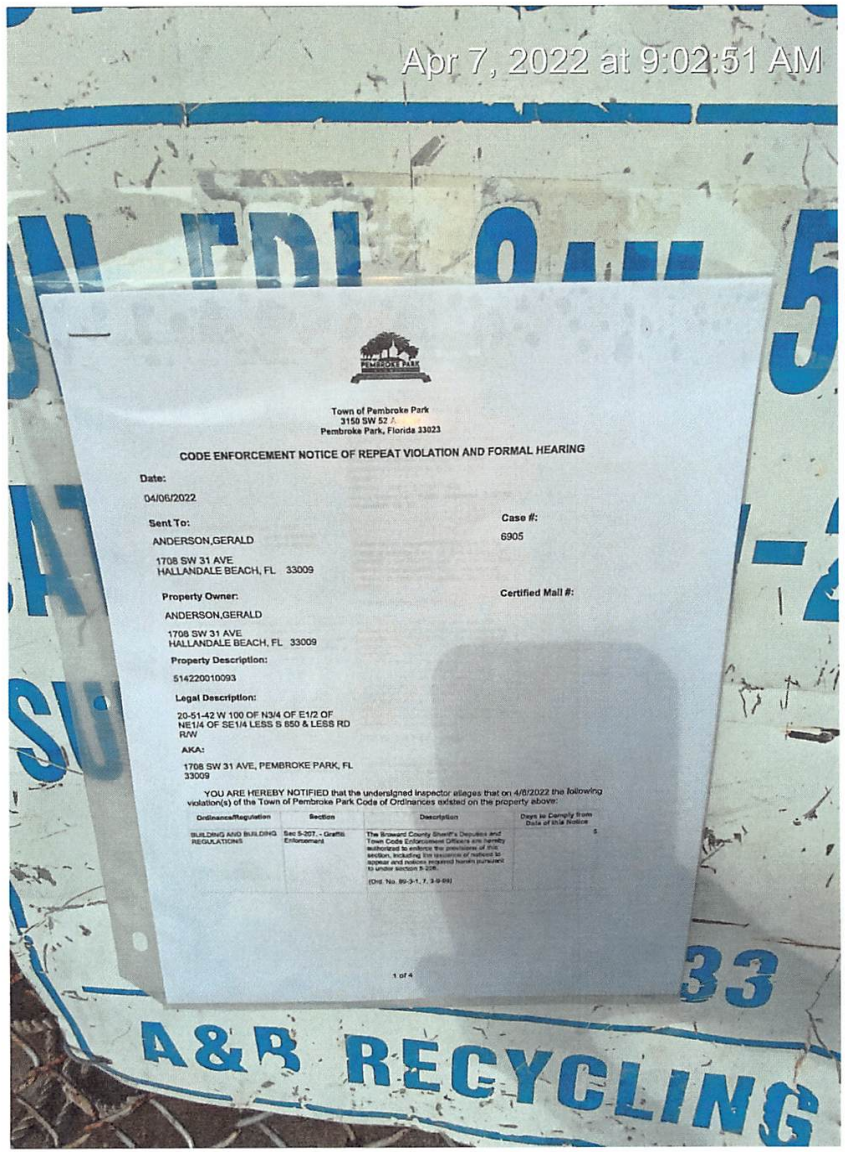
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of April, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

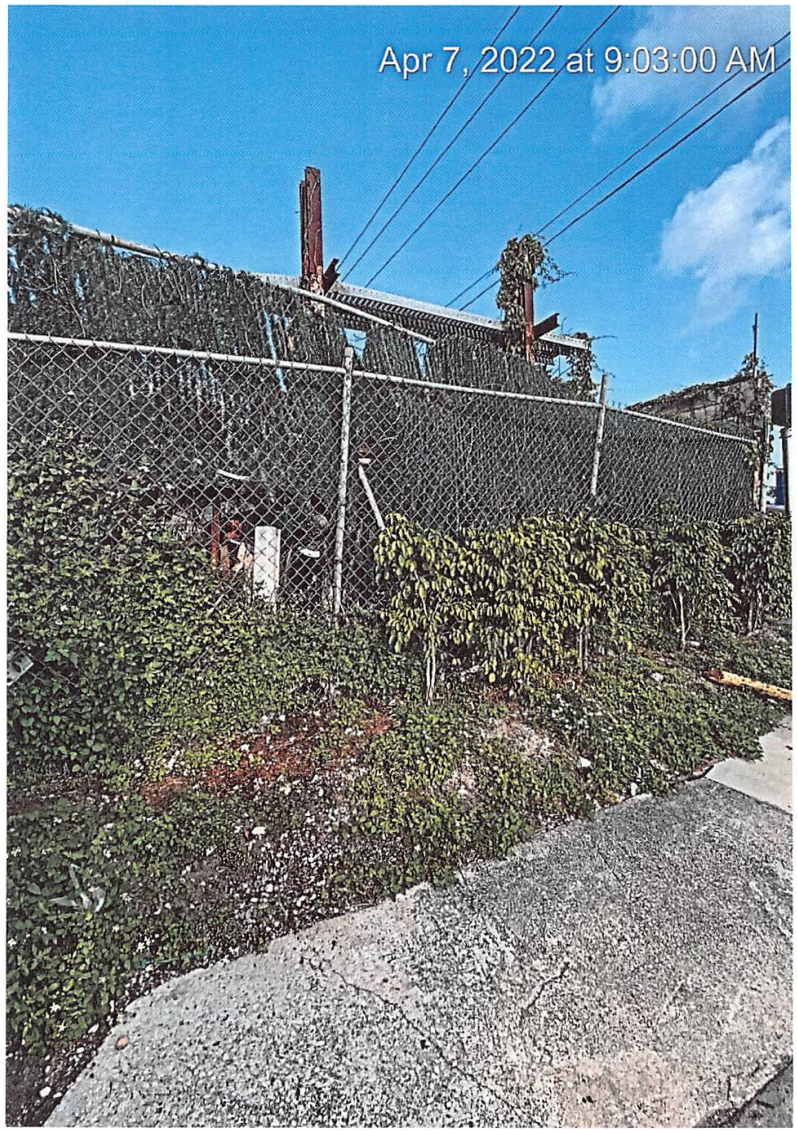
_____
Signature

Personally Known 1 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.

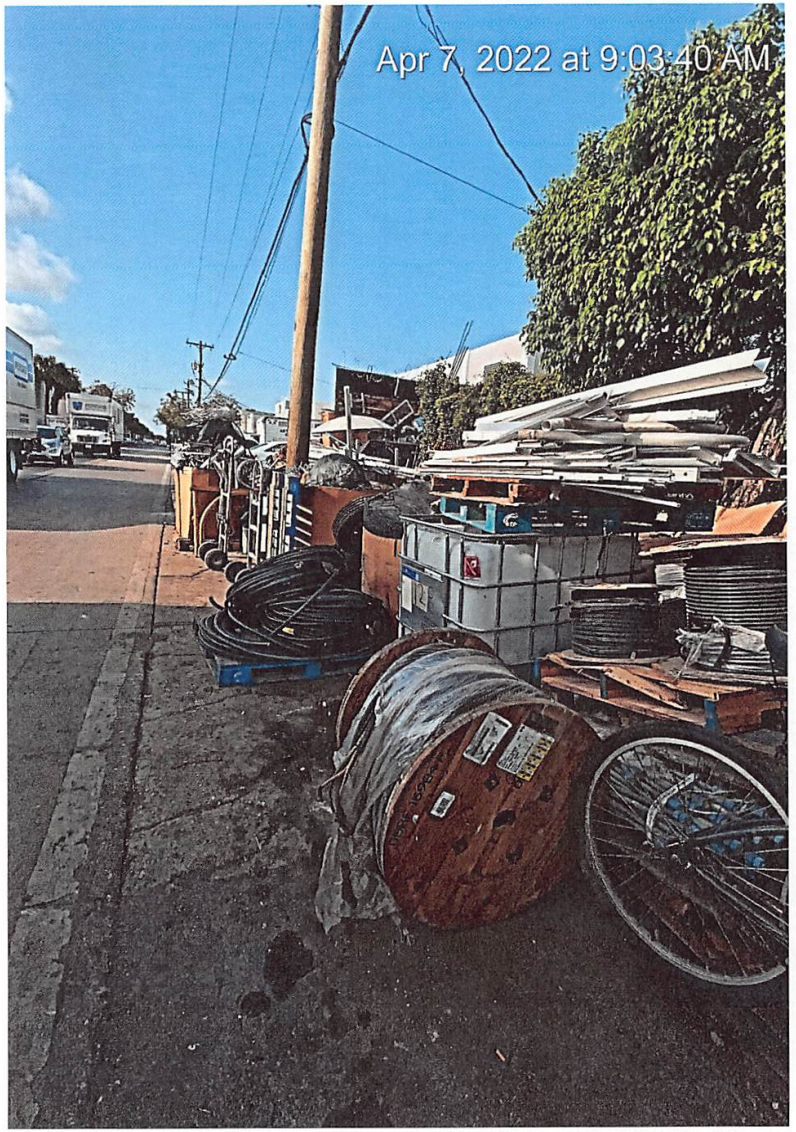

Apr 7, 2022 at 9:02:55 AM
BUSINESS HOURS
5PM
-2PM
A&R RECYCLING


Apr 7, 2022 at 9:02:51 AM
Town of Pembroke Park
3150 SW 52 Ct.
Pembroke Park, Florida 33023
CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
04/06/2022
Sent To:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Case #:
6905
Property Owner:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Certified Mail #:
Property Description:
514220010093
Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 650 & LESS RD R/W
AKA:
1708 SW 31 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2022 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 5-207. - Graffiti Enforcement
The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices to appear hearing pursuant to under section 5-108.
(Ord. No. 80-3-1, ?, 3-5-08)
1 of 4
A&B RECYCLING


Apr 7, 2022 at 9:03:00 AM


Apr 7, 2022 at 9:03:07 AM


Apr 7, 2022 at 9:03:21 AM


Apr 7, 2022 at 9:03:40 AM


Apr 7, 2022 at 9:03:59 AM



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49-02
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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*	$161,110	$40,130	$201,240	$177,050	
2021	$120,830	$40,130	$160,960	$160,960	$3,461.40
2020	$120,830	$40,470	$161,300	$149,910	$3,309.44

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$201,240	$201,240	$201,240	$201,240
Portability	0	0	0	0
Assessed/SOH	$177,050	$201,240	$177,050	$177,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$177,050	$201,240	$177,050	$177,050

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	17476 / 438

Land Calculations

Price	Factor	Type
$14.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Detail by Entity Name

Florida Profit Corporation
A&B RECYCLING, INC.

Filing Information

Document Number	P97000021980
FEI/EIN Number	07-3654268
Date Filed	03/11/1997
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/22/2000
Event Effective Date	NONE

Principal Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Mailing Address

1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

ANDERSON, GERALD
1708 S.W. 31ST AVE.
PEMBROKE PARK, FL 33009

Officer/Director Detail

Name & Address

Title P

HAYES, MIRIAN
3301 W. LAKE PLACE
MIRAMAR, FL 33023

Annual Reports

Report Year	Filed Date
1998	08/27/1998
1999	10/22/1999

Document Images

10/22/1999 -- ANNUAL REPORT	View image in PDF format
08/27/1998 -- ANNUAL REPORT	View image in PDF format
03/11/1997 -- Domestic Profit Articles	View image in PDF format

7021 1970 0000 4565 7596

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$ 7.53

Sent To ANDERSON, GERALD
Street and Apt. No NOV & NOH# 6905
1708 SW 31 AVE
City, State, ZIP+4® PEMBROKE PARK, FL 33009-2023

PS Form 3800, A

APR 6 2022 Postmark Here

7021 1970 0000 4565 7602

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
$ 7.53

Sent To ANDERSON, GERALD
Street and Apt. NOV & NOH# 6905
1708 SW 31 AVE
City, State, ZIP HALLANDALE BEACH, FL 33009-2023

PS Form 380

APR 6 2022 Postmark Here

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:
ANDERSON, GERALD
NOV & NOH# 6905
1708 SW 31 AVE
PEMBROKE PARK, FL 33009-2023

9590 9402 6921 1104 8001 56

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 7596

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

ANDERSON, GERALD
NOV & NOH# 6905
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009-2023

9590 9402 6921 1104 8001 49

7021 1970 0000 4565 7602

COMPLETE THIS SECTION ON DELIVERY

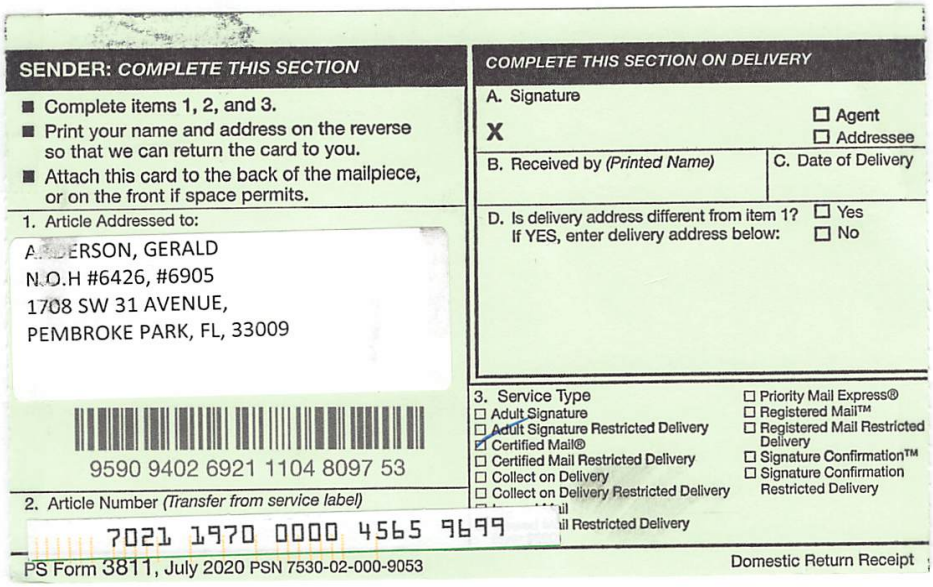
A. Signature
X ☐ Agent ☐ Addressee

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

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

A[illegible]ERSON, GERALD
N.O.H #6426, #6905
1708 SW 31 AVENUE,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 8097 53

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

7021 1970 0000 4565 9699

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ [illegible]il 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 ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

6905

Date:

04/06/2022

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Property Description:

514220010093

Certified Mail #:

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

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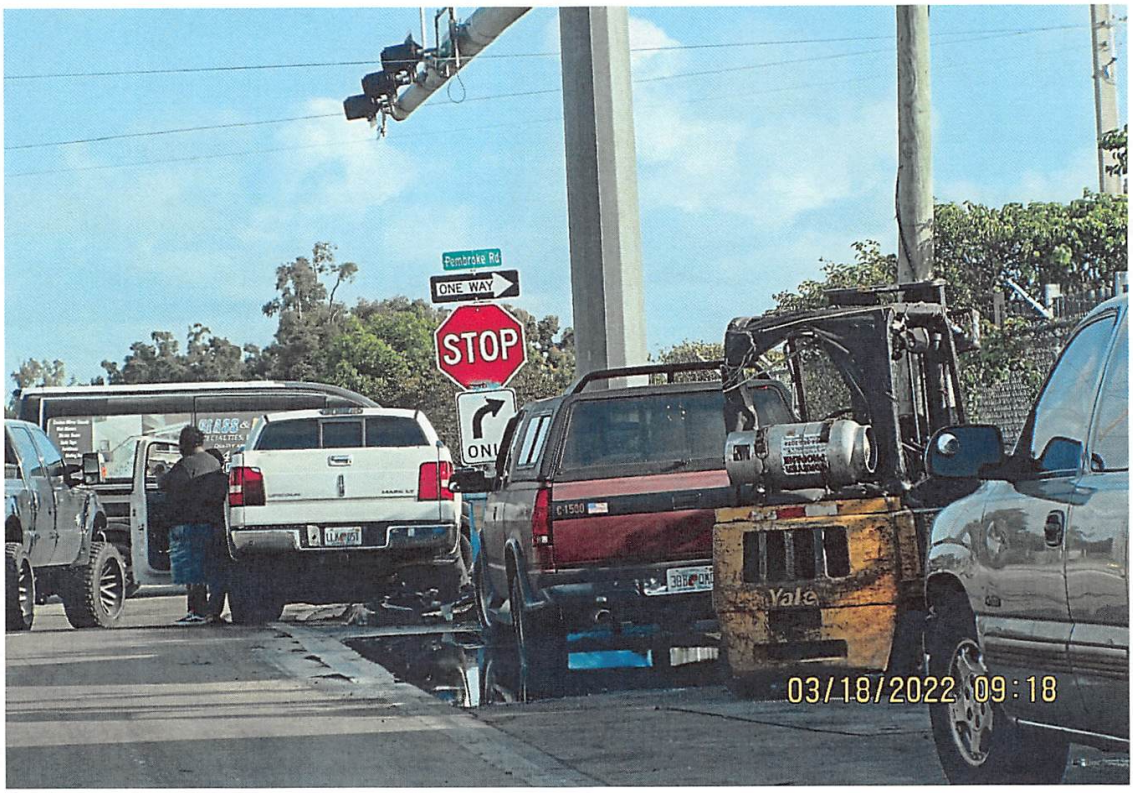
Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
6. Graffiti on North Wall, remove all graffiti.
Call Code Enforcement for Re-inspection.
Repeat Violation - Fourth Offense.

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

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

Joseline Ramirez
Chief Code Enforcement Officer


Pembroke Rd
ONE WAY
STOP
Yale
03/18/2022 09:18

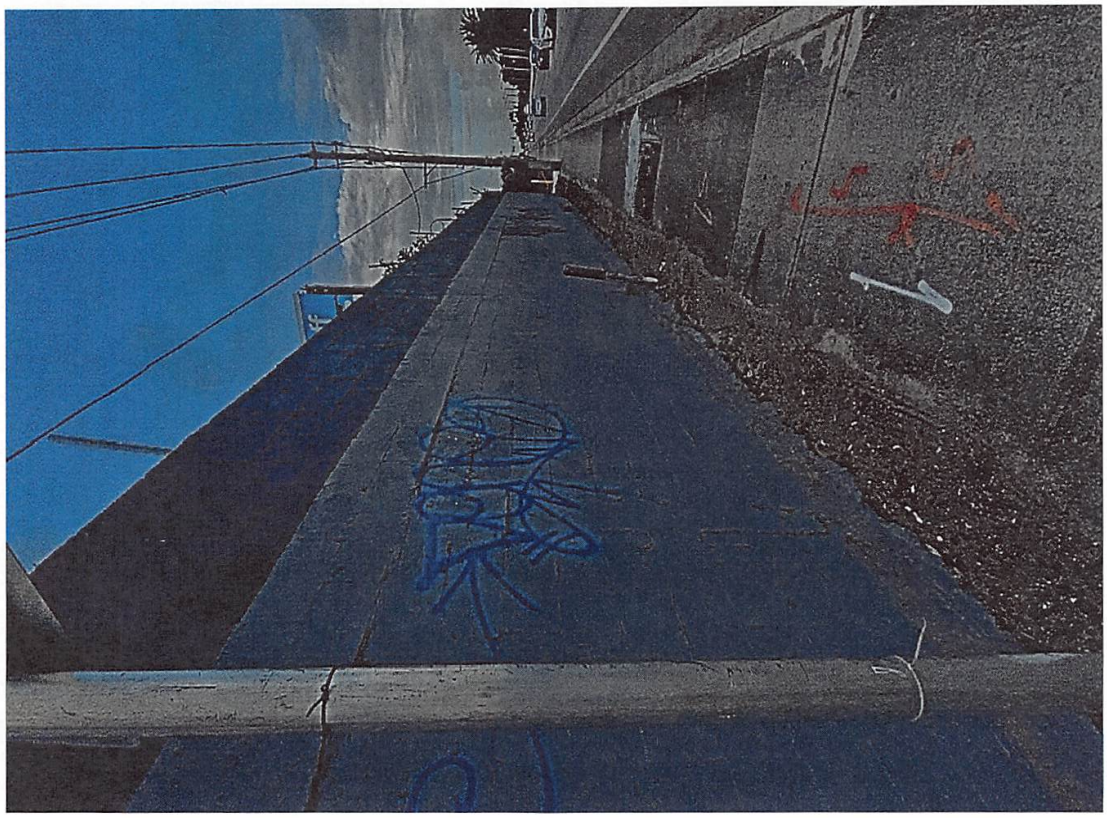

03/18/2022 09:19


Pembroke Rd
ONE WAY
STOP
2yd
Coastal
954-947-4000
03/18/2022 09:19


puff
03/18/2022 09:19


CLEAR CHANNEL
RECYCLING
954-977-5553
03/18/2022 09:20


RECYCLING
1708-98 SW 3 AVE
954-987-55



Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 9257 **Date Next Inspection** 10/15/2025

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2024		Notice of Violation	Regular Mail
6/11/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024		Affidavit of Non-Compliance	Regular Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/19/2025	2/19/2025	Supplemental Order/Claim of Lien	Certified Mail
9/16/2025	10/15/2025	Notice of Formal Hearing - Notice w/ NOV	Hand

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 10/15/2025
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 10/15/2025
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: 10/15/2025
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: 10/15/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 10/15/2025
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 10/15/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$190,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$190,900.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$190,900.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD	9257	09/16/2025
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD	514220010093	
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of October, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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.)

GERALD ANDERSON CASE NO. 9257

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GERALD ANDERSON

TYPE OF PROCESS: NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: GERALD ANDERSON AT 12: 24 P.M. ON THE 03rd DAY OF OCTOBER 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

(X) INDIVIDUAL: By delivering to (GERALD ANDERSON) 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.

() 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 3rd day of October 2025, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

Aimara Fontalva
Signature

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

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

9589 0710 5270 3205 4428 18

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and Fees
$10.73

Postmark Here

SEP 17 2025

Sent To
Gerald Anderson HAF for 10/15/25: 4400, 4869, 5297
Street and Apt. No., or PO Box No.
1708 SW 31 Ave 5523, 6426, 6905
City, State, ZIP+4®
Hallandale Beach, FL 33009-2023 9257

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:
Gerald Anderson
1708 SW 31 Ave
Hallandale Beach, FL 33009-2023
HAF for 10/15/25
4400, 4869, 5297, 5523, 6426, 6905, 9257

9590 9402 9175 4225 2685 15

2. Article Number (Transfer from service label)
9589 0710 5270 3205 4428 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

SEP 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

lail
lail Restricted Delivery

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

USPS TRACKING #
MIAMI FL 330
20 SEP 2025 PM 1 L

9590 9402 9175 4225 2685 15

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

Code Compliance Department
Town of Pembroke Park
3150 SW 52nd Ave
Pembroke Park, FL 33023

23-541350

AS OF 7/24/25 A.F.

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 9257

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2024		Notice of Violation	Regular Mail
6/11/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024		Affidavit of Non-Compliance	Regular Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
2/19/2025	2/19/2025	Supplemental Order/Claim of Lien	Certified Mail

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/1/0001
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: 1/1/0001
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: 1/1/0001
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: 1/1/0001
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 1/1/0001
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 1/1/0001

Fines

Fine Type	Section
Individual Violation	
Admin Fixed	

Fine Type	Date Complied	Total Fine
Individual Violation		$153,900.00
Admin Fixed		$100.00
	Total Fines	**$154,000.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$154,000.00

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 Special Magistrate Case Number 9257

The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 19 day of Feb 2025

Dated at Pembroke Park, Broward County, Florida, on this 25 day of Feb 2025

By:

Town Clerk

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

ANDERSON, GERALD,
Respondent(s),

Case No: 9257

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 19th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on July 17th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ANDERSON, GERALD

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered an Amended Final Order on July 17th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-41, 12-42, 12-46, 12-48, 22-85(a) and 28-215. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 17th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$450.00** (FOUR 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 July 17th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$84,250.00** (EIGHTY-FOUR THOUSAND AND TWO HUNDRED AND 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.

ANDERSON, GERALD,
Respondent(s),

Case No.: 9257

Cynthia Garcia-Lima
I, _____. 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 Special Magistrate Case Number 9257.
The Special Magistrate of the Town of Pembroke Park, Broward County, Florida, adopted this on the 19 day of Feb 2025.
Dated at Pembroke Park, Broward County, Florida, on this 25 day of Feb 2025.
By: _____
Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 19th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on July 17th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ANDERSON, GERALD

FOLIO NO.: 5142 20 01 0093

1. The Special Magistrate entered an Amended Final Order on July 17th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 12-41, 12-42, 12-46, 12-48, 22-85(a) and 28-215. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on July 17th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **$450.00** (FOUR 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 July 17th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$84,250.00** (EIGHTY-FOUR THOUSAND AND TWO HUNDRED AND 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:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of February 2025.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Joseline Ramirez, Chief Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:

19th of February, 2025.

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

Notary Public, state of Florida

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

Certificate of Service

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

Yes ____ No ✓

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

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$

Total Postage and
$ 9.68

Sent To

Street and Apt. No

City, State, ZIP+4

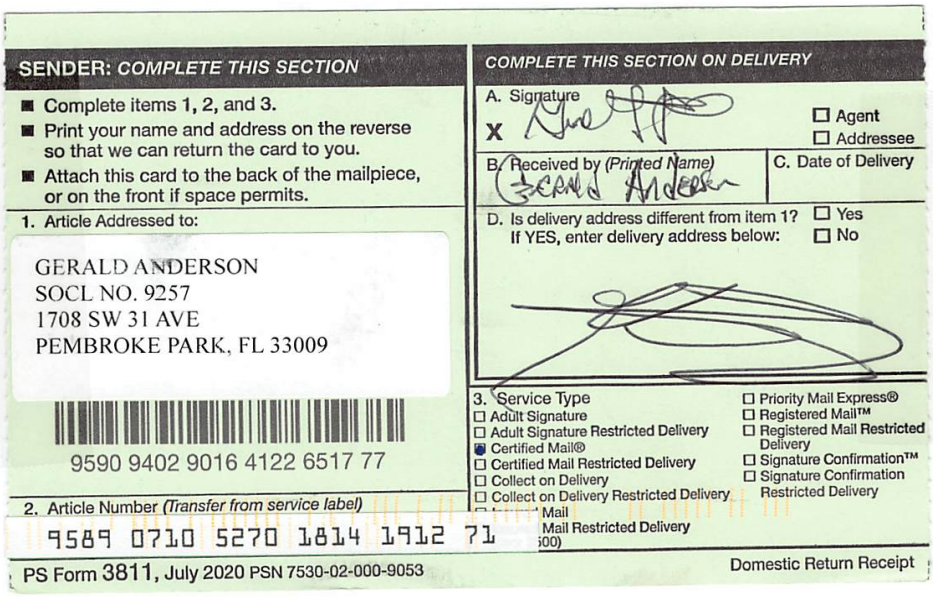
USPS® WEST HOLLYWOOD HILL... FEB 19 2025 HOLLYWOOD, FL

Postmark Here

GERALD ANDERSON
SOCL NO. 9257
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

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

9589 0710 5270 1814 1912 71



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:

GERALD ANDERSON
SOCL NO. 9257
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6517 77

2. Article Number (Transfer from service label)
9589 0710 5270 1814 1912 71

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
- 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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2546 SW 30 Ave Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9226 **Date Next Inspection** 1/30/2025

Notes

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/25/2024		Notice of Violation	Regular Mail
3/26/2024		Affidavit of Non-Compliance	Regular Mail
4/24/2024		Affidavit of Non-Compliance	Certified Mail
4/24/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/15/2024	5/15/2024	Final Order	Certified Mail
8/15/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/30/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/30/2025

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

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$22,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$22,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$22,200.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 9257 **Date Next Inspection** 2/19/2025

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2024		Notice of Violation	Regular Mail
6/11/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024		Affidavit of Non-Compliance	Regular Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 2/19/2025
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 2/19/2025
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: 2/19/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 2/19/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 2/19/2025
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 2/19/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$81,450.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$81,550.00**

Town of Pembroke Park

INVOICE

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

DATE: February 11, 2025
INVOICE NO.: 001
FOR:

Case #9257
GERALD ANDERSON
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

Bill To:
GERALD ANDERSON
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 12-41, 12-42, 12-46, 12-48, 22-85(a), and 28-215.		
1	Final Order 07/17/2024 Admin Fee	$ 100.00	$ 100.00
187	Day(s) of Per Diem from (08/16/2024 - 02/19/2025)	$ 450.00	$ 84,150.00
		Balance	$ 84,250.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD	9257	01/30/2025
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD	514220010093	
1708 SW 31 AVE HALLANDALE BEACH, FL 33009		

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of February, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

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.

ANDERSON,GERALD
1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 9257

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANDERSON,GERALD
Address:	1708 SW 31 AVE HALLANDALE BEACH, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/28/2025
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 1/28/2025
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: 1/28/2025
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: 1/28/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 1/28/2025
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 1/28/2025

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Not Corrected.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Not Corrected.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Not Corrected.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense. Not Corrected.

Repeat Violation - Fifth Offense.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

NOTARY PUBLIC, STATE OF FLORIDA

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


Jan 28, 2025 at 12:06:54 PM


Jan 28, 2025 at 12:07:10 PM
Coastal


Jan 28, 2025 at 12:07:28 PM


Jan 28, 2025 at 12:09:22 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANDERSON, GERALD CASE NO. 9257

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANDERSON, GERALD

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: ANDERSON, GERALD AT 12: 45 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

Jean Gustin
AFFIANT

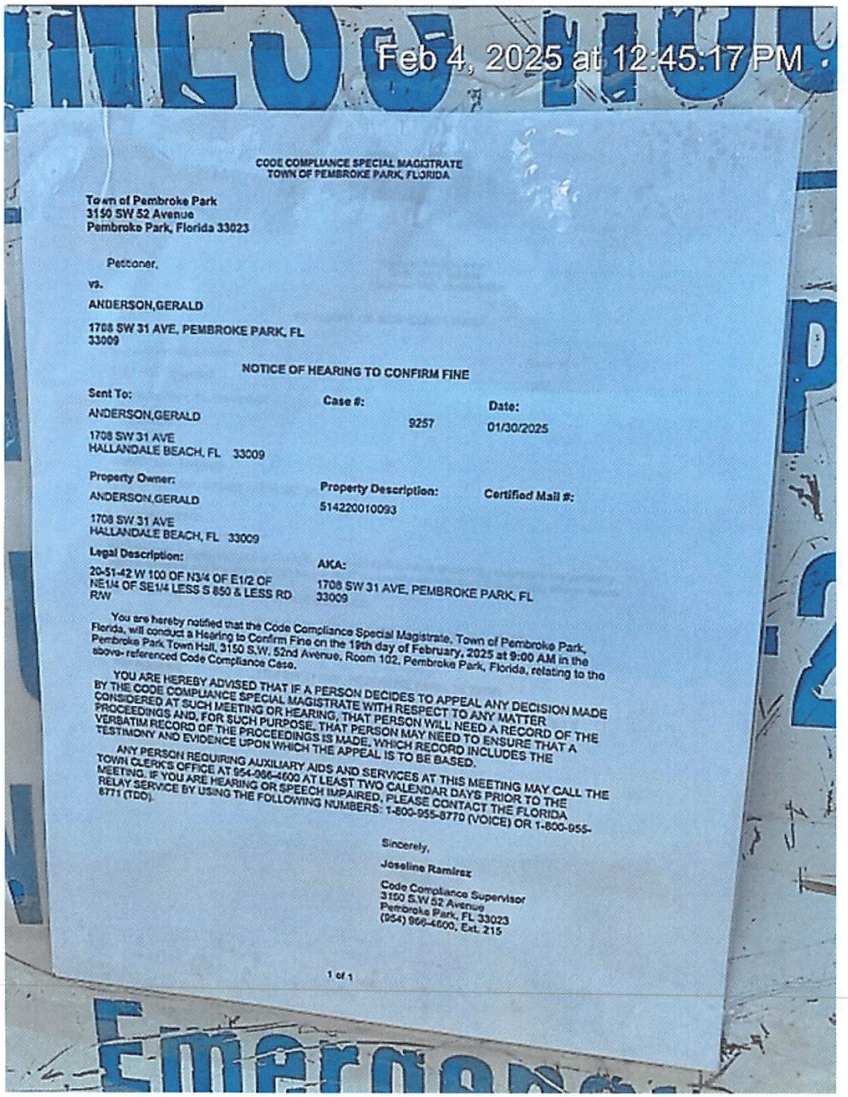
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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


Feb 4, 2025 at 12:45:13 PM
BUSINESS HOURS
Emergency
954-209-4433
A&B RECYCLING


Feb 4, 2025 at 12:45:17 PM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petioner,
vs.
ANDERSON,GERALD
1708 SW 31 AVE, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Case #:
9257
Date:
01/30/2025
Property Owner:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Property Description:
514220010093
Certified Mail #:
Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W
AKA:
1708 SW 31 AVE, PEMBROKE PARK, FL
33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of February, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1



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

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

OFFICIAL USE

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

Postage
$ 9.64

Total Postage a
$

Sent To

Street and Apt.

City, State, ZIP+

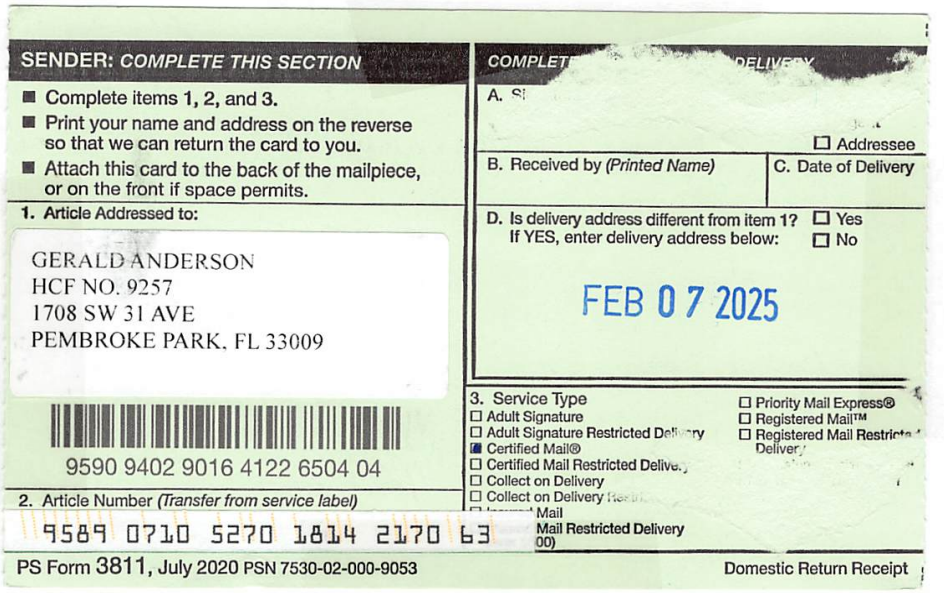
GERALD ANDERSON
HCF NO. 9257
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

USPS HILLCREST PO
JAN 31 2025
HOLLYWOOD FL 33021

Postmark Here

9589 0710 5270 1814 2170 63

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:

GERALD ANDERSON
HCF NO. 9257
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6504 04

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2170 63

COMPLET DELIVERY

A. Si
☐ Addressee

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

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

FEB 07 2025

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ■ Certified Mail®
- ☐ Certified Mail Restricted Delive
- ☐ Collect on Delivery
- ☐ Collect on Delivery
- ☐ Mail
- Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricte Deliver

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.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

9257

On 9/4/2024 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:	ANDERSON,GERALD
Address:	1708 SW 31 AVE HALLANDALE BEACH, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Not Corrected.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Not Corrected.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Not Corrected.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense. Not Corrected.
Repeat Violation - Fifth Offense.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/4/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

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



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FIRST-CLASS MAIL
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09/05/2024 ZIP 33023
043M30245597
US POSTAGE

AONC

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

9257

Property Owner: **Property Descrip**


Sep 4, 2024 at 10:13:44 AM


Sep 4, 2024 at 10:13:56 AM
PRECISION


Sep 4, 2024 at 10:14:03 AM


Sep 4, 2024 at 10:14:38 AM
&B
CYCLING
954·987·5553
Recycling Makes Cents


Sep 4, 2024 at 10:14:50 AM


Sep 4, 2024 at 10:18:16 AM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ANDERSON,GERALD Respondent(s)	Case No.: 9257

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ANDERSON,GERALD

FOLIO NO.: 5142 20 01 0093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-42; 12-46; 12-48; 22-85(a) and 28-215. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-41; 12-42; 12-46; 12-48; 22-85(a) and 28-215 **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of July 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 450 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of July 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of July, 2024.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
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 ar
$

Sent To ANDERSON,GERALD

Street and Apt. N FO #9257
1708 SW 31 AVE,

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

PS Form 3800,

JUL 8 2024

Postmark Here

9589 0710 5270 0673 4015 38

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 9257 **Date Next Inspection** 7/17/2024

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2024		Notice of Violation	Regular Mail
6/11/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 7/17/2024
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 7/17/2024

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

9257

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	7

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	7
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	7
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	7

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	7

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of July, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

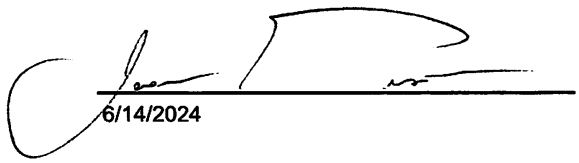
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



6/14/2024

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

ANDERSON,GERALD
1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 9257

On 6/11/2024 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:	ANDERSON,GERALD
Address:	1708 SW 31 AVE HALLANDALE BEACH, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 7/17/2024
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 7/17/2024

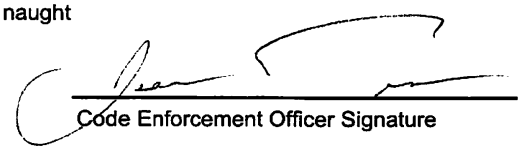
Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Not Corrected.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Not Corrected.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Not Corrected.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense. Not Corrected.
Repeat Violation - Fifth Offense.

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 6/11/2024



NOTARY PUBLIC, STATE OF FLORIDA


Jun 7, 2024 at 1:25:40 PM
PLAY IT
FORWARD


Jun 7, 2024 at 1:25:46 PM
PLAY IT
FORWARD
PRECISION
888-920-5060
Yale


Jun 7, 2024 at 1:25:50 PM
Coastal
954-947-4000
2yd


Jun 7, 2024 at 1:25:54 PM
PLAY IT
FORWARD


Jun 7, 2024 at 1:25:58 PM
PLAY IT
FORWARD

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANDERSON, GERALD CASE NO. 9257

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANDERSON, GERALD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ANDERSON, GERALD AT 11:04 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.

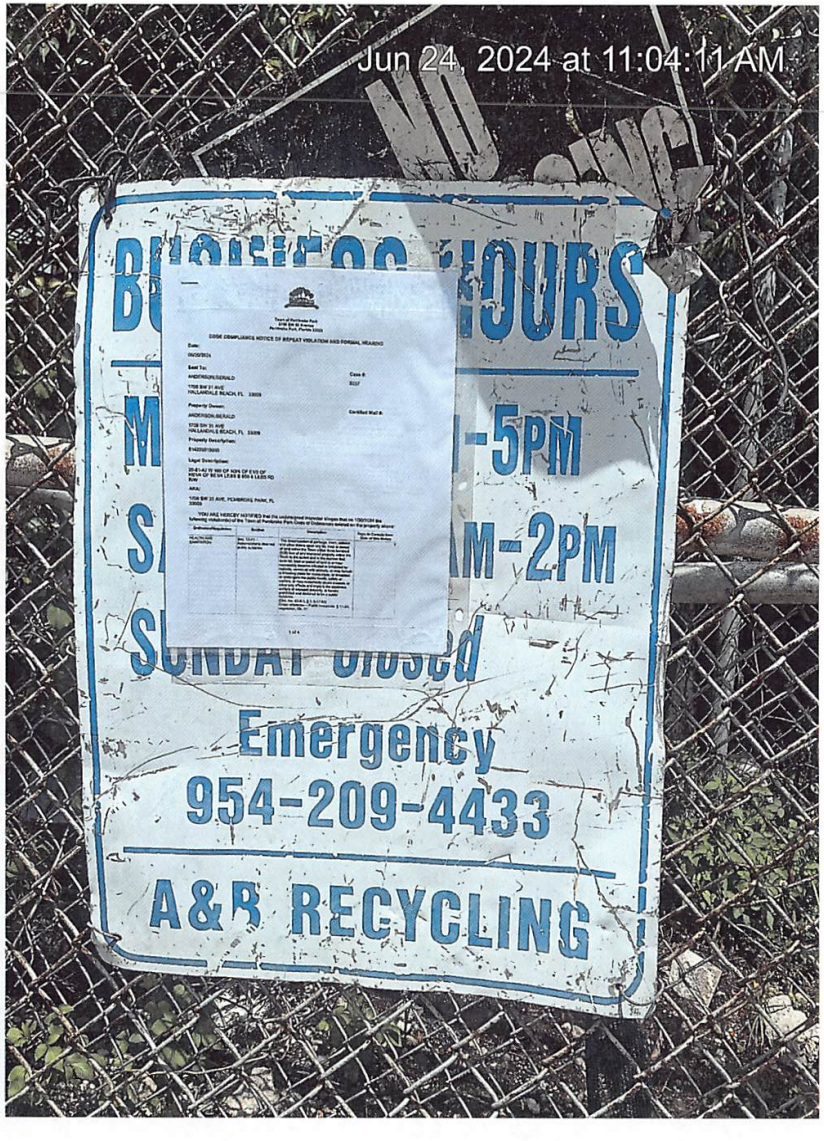
Jean Gustin
AFFIANT

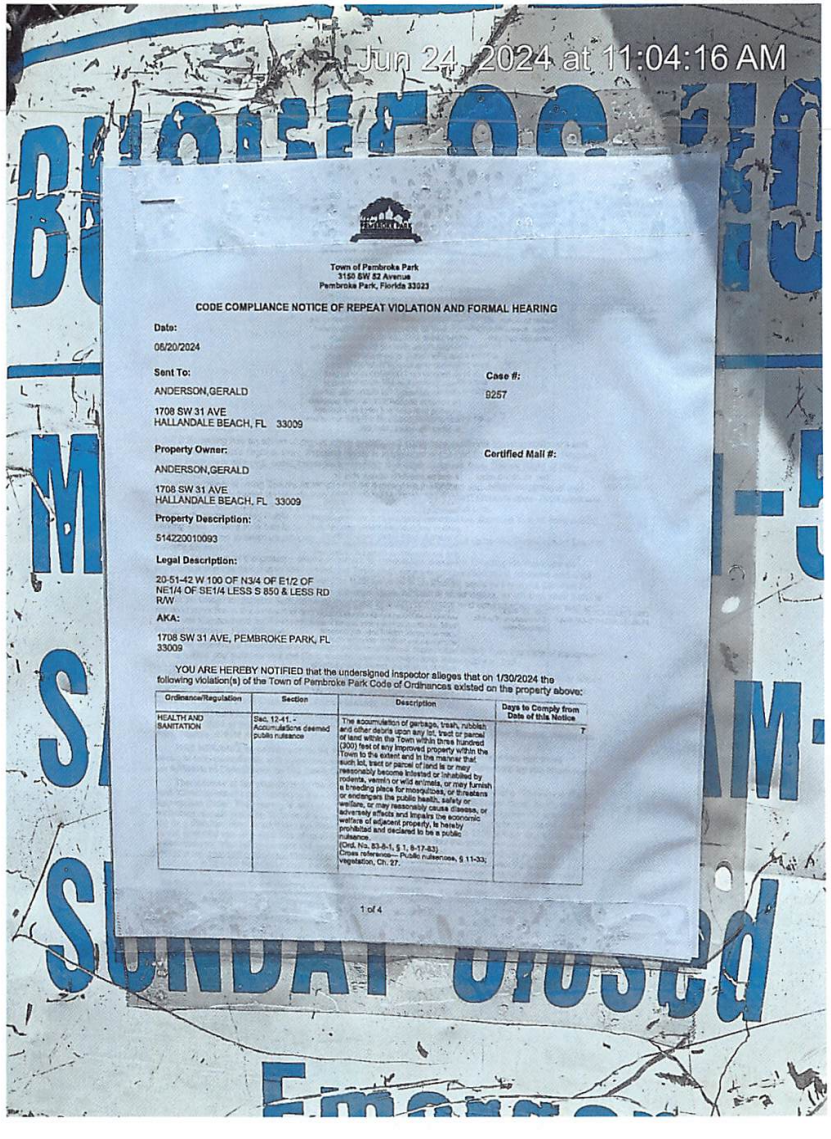
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

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.


Jun 24, 2024 at 11:04:11 AM
A&B RECYCLING
Emergency
954-209-4433


Jun 24, 2024 at 11:04:16 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
06/20/2024
Sent To:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Case #:
9257
Property Owner:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Certified Mail #:
Property Description:
514220010093
Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W
AKA:
1708 SW 31 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
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-I, § 1, 8-17-83)
Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.
7
1 of 4



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.

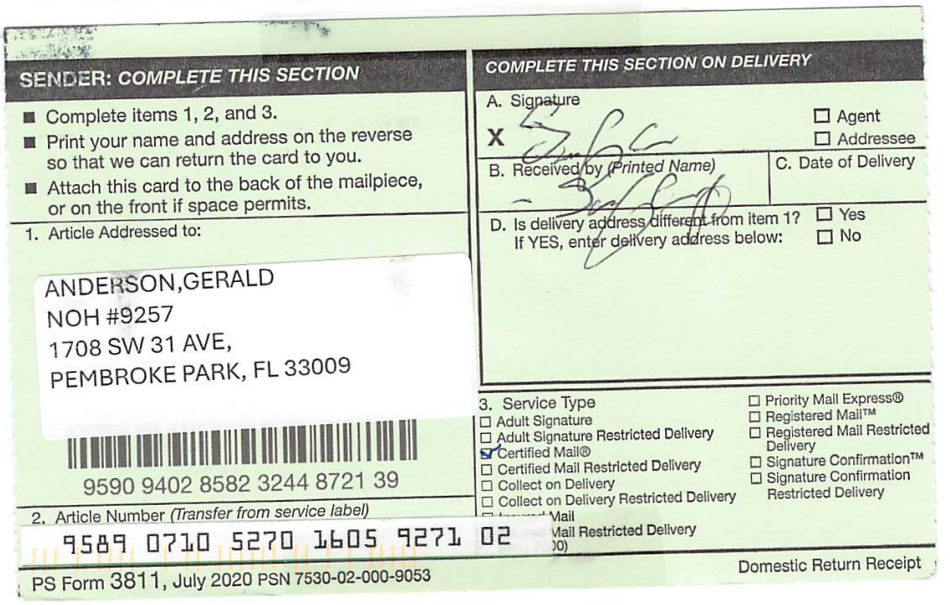
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. No., 1708 SW 31 AVE,
City, State, ZIP+4® PEMBROKE PARK, FL 33009
PS Form 3800, Ja

USPS HILLCREST POSTAL STORE
JUN 21 2024

Postmark Here

ANDERSON,GERALD
NOH #9257

9589 0710 5270 1605 9271 02



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:

ANDERSON,GERALD
NOH #9257
1708 SW 31 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8721 39

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9271 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	9257	01/30/2024

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	7
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	7

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	7
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	7
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	7

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. 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).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

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

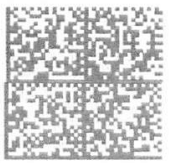
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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

Jean Gustin

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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





quadient

FIRST-CLASS MAIL

IMI

$000.64 0

02/01/2024 ZIP 33023

043M30245597

US POSTAGE

ANDERSON, GERALD.

NORV #92557.

1708 SW 31 AVE,

PEMBROKE PARK, FL 33009.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49-02
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

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*	$230,160	$40,130	$270,290	$214,220	
2023	$230,160	$40,130	$270,290	$194,750	$4,703.86
2022	$161,110	$40,130	$201,240	$177,050	$3,887.85

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$270,290	$270,290	$270,290	$270,290
Portability	0	0	0	0
Assessed/SOH	$214,220	$270,290	$214,220	$214,220
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	$214,220	$270,290	$214,220	$214,220

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	**17476 / 438**

Land Calculations

Price	Factor	Type
$20.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
296								



Detail by Entity Name

Florida Limited Liability Company
A & B RECYCLING, LLC

Filing Information

Document Number	L22000276368
FEI/EIN Number	65-0196394
Date Filed	06/17/2022
Effective Date	06/20/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/14/2022
Event Effective Date	NONE

Principal Address

1708 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 11/14/2022

Mailing Address

1708 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 11/14/2022

Registered Agent Name & Address

ANDERSON, GERALD D
1708 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

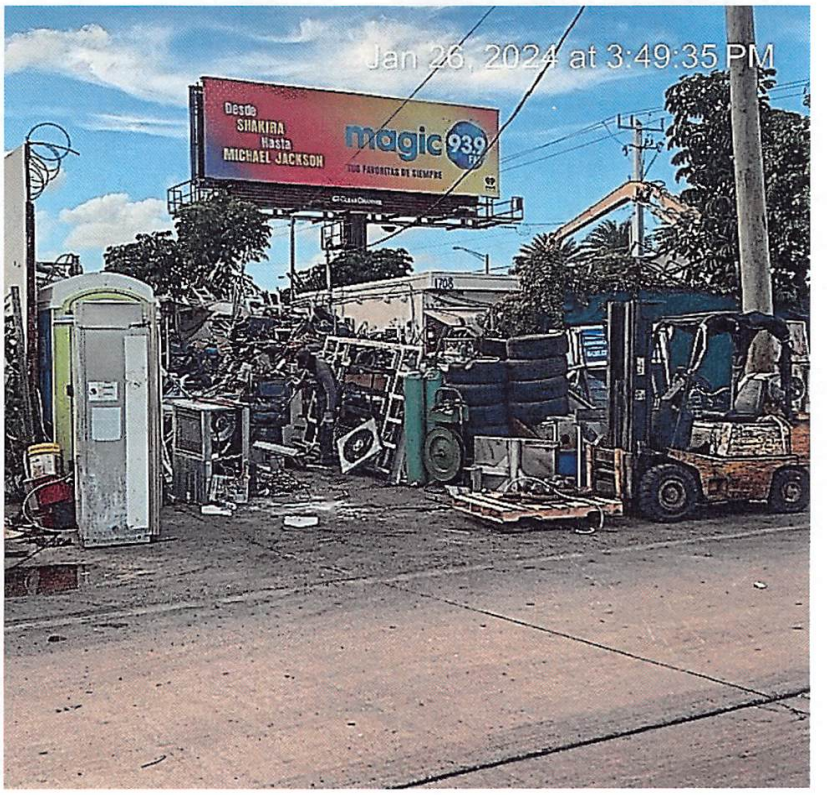
Authorized Person(s) Detail

Name & Address

Title MGR

ANDERSON, GERALD D
1708 SW 31ST AVENUE
PEMBROKE PARK, US 33009

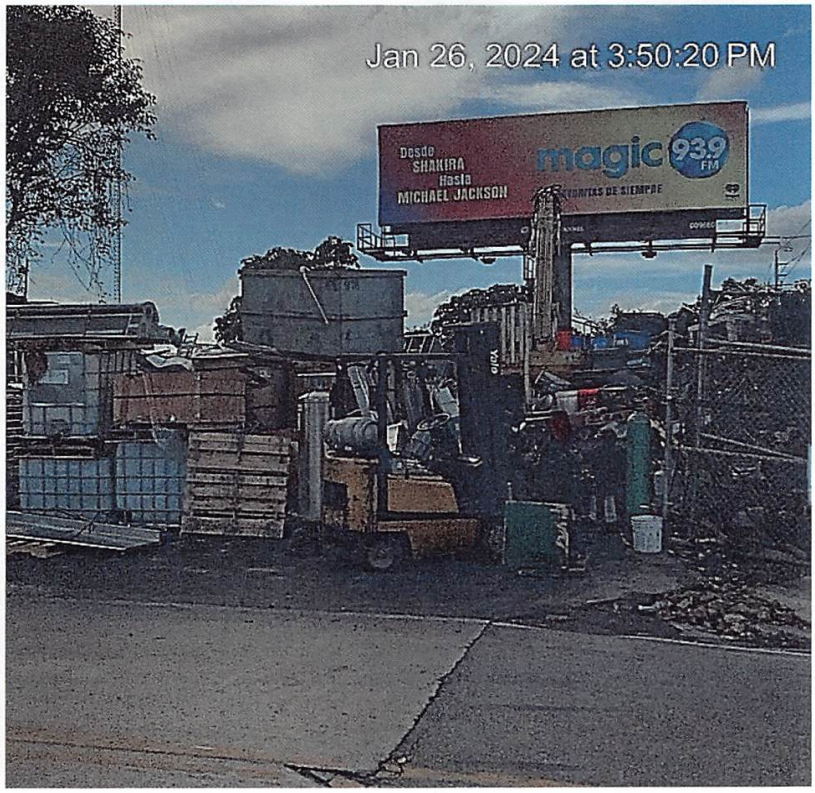
Title AMBR

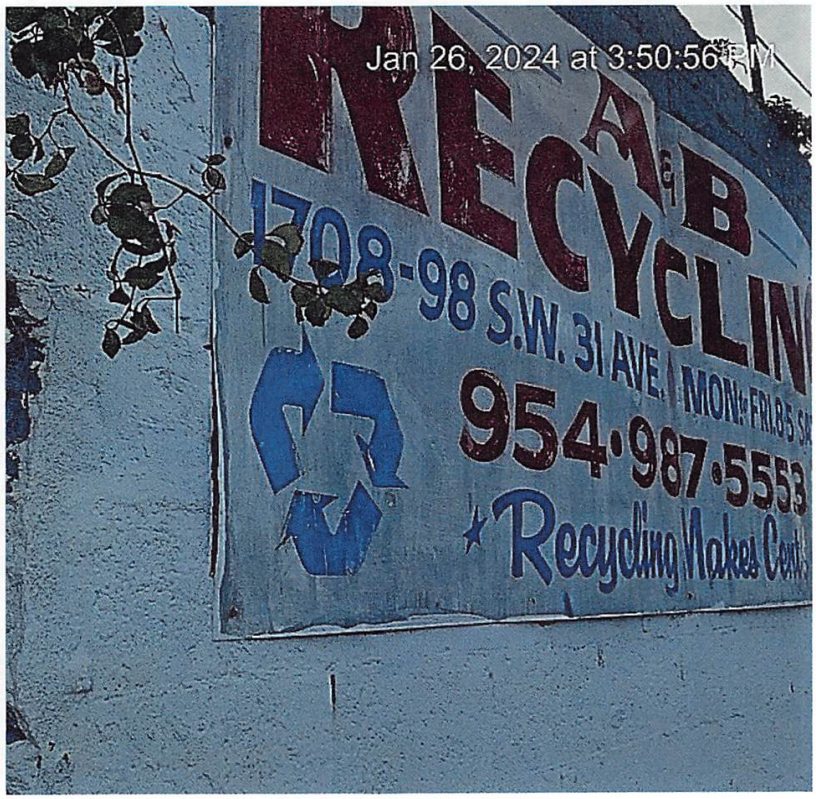

Jan 26, 2024 at 3:49:35 PM
Desde
SHAKIRA
Hasta
MICHAEL JACKSON
magic 93.9
TUS FAVORITAS DE SIEMPRE


Jan 26, 2024 at 3:49:47 PM

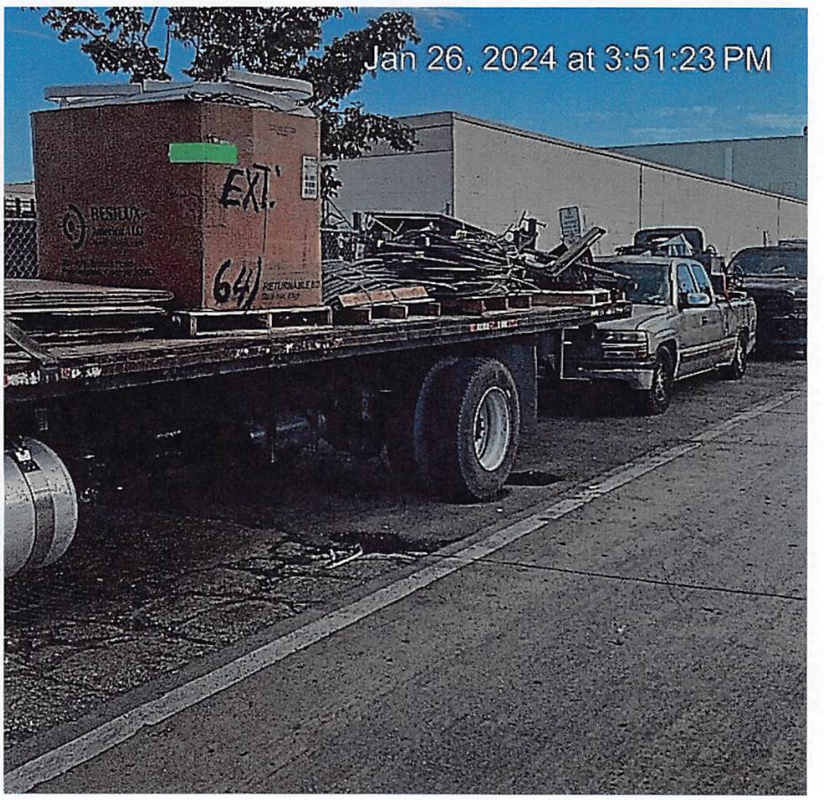

Jan 26, 2024 at 3:49:55 PM
Coastal
954-947-4000


Jan 26, 2024 at 3:50:05 PM


Jan 26, 2024 at 3:50:20 PM
Desde
SHAKIRA
Hasta
MICHAEL JACKSON
magic 939 FM


Jan 26, 2024 at 3:50:56 PM
A&B
RECYCLIN
1708-98 S.W. 31 AVE.
954·987·5553
Recycling Makes Cent


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CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

Vs.

GERALD ANDERSON

Respondent(s)

Case No.: 4400

FINAL ORDER

STREET ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON – 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of June 2019 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48, **WITHIN TEN (10) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of June 2019. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay TWO HUNDRED FIFTY DOLLARS ($250.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINE ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 27th day of June 2019.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD