



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, September 20, 2023
Council Chambers - 3150 SW 52 AVE, PEMBROKE
PARK, FL 33023
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

6 - 13

4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Aug 16 2023 - MINUTES](#)

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 14 - 46 7.1. **CASE 6622** - MIGUEL ROMERO - 131 JANIS BLVD PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLTIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[CASE OVERVIEW 6622](#)
- 47 - 82 7.2. **CASE 6669** - NERIDA FLORES - 3140 W HALLANDALE BEACH BLVD, LOT 232, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(b)(i)(j)(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLTIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[CASE OVERVIEW 6669](#)
- 83 - 116 7.3. **CASE 7003** - PLINIO CAJINA - 2318 CHARLES ROAD PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLTIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[CASE OVERVIEW 7003](#)
- 117 - 136 7.4. **CASE 7312** - OSNILDA CALERO - 3109 SW 23RD STREET PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLTIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[CASE OVERVIEW 7312](#)
- 8. HEARING TO CONFIRM FINE - CHIEF CODE OFFICER JOSELINE RAMIREZ**
- 137 - 179 8.1. **CASE 4887** - ILEANA TARAFATARAFATARAFA - 113 LORI LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLTIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **REPEAT OFFENSE**
[CASE OVERVIEW 4887](#)
- 180 - 227 8.2. **CASE 5014** - YVAN ROLEAU - 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLTIONS - **FIRST OFFENSE**
[CASE OVERVIEW 5014](#)

- 228 - 275 8.3. **CASE 5113** - ISMAEL LOPEZ / ALBERTO QUESADA BARATUTE - 129 JANIS BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLTIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE**
[CASE OVERVIEW 5113](#)
- 276 - 318 8.4. **CASE 5330** - LAURA AND LAZARO JIMENEZ - 3100 W HALLANDALE BEACH BLVD, LOT 504, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLTIONS - **FIRST OFFENSE**
[CASE OVERVIEW 5330](#)
- 319 - 378 8.5. **CASE 5366** - PEMBROKE PARK WAREHOUSE HOLDING - 3152 W PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLTIONS; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDING, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT - **FIRST OFFENSE**
[CASE OVERVIEW 5366](#)
- 379 - 440 8.6. **CASE 5640** - YVAN ROLEAU - 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLTIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[CASEOVERVIEW 5640](#)
- 441 - 490 8.7. **CASE 5827** - ISMAEL LOPEZ / ALBERTO QUESADA BARATUTE - 129 JANIS BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLTIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDING, OWNER'S RESPONSIBILITIES; 12-48 - OUTDOOR STORAGE PROHIBITED - **REPEAT OFFENSE**
[CASE OVERVIEW 5827](#)
- 491 - 526 8.8. **CASE 4962** - ALMISO USA LLC - 5100 SW 41 ST, UNIT 109, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLTIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDING, OWNER'S RESPONSIBILITIES; 9-42 - WHEN REQUIRED; 9-48(a)(b)(1)(2) - **FIRST OFFENSE**
[CASEOVERVIEW 4962](#)

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

527 - 557 9.1. **CASE 5270** - 5311 PARK PROPERTY LLC - 5311 SW 25 CT, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDING, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT - **FIRST OFFENSE**
[CASE OVERVIEW 5270](#)

558 - 617 9.2. **CASE 8076** - INFINITY AZURE LLC - 5425 SW 32 STREET, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[CASE OVERVIEW 8076](#)

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

618 - 654 10.1. **CASE 7587** - JOSE COLMENARAS - 2307 SW 31 CT, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s)5-103(a)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION;12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[CASE OVERVIEW 7587](#)

655 - 694 10.2. **CASE 8352** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(c)(l) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-27 - USE OF CERTAIN GRASS SPECIES; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 28-208.2(a) - SPECIFIC USE REGULATIONS AND LIMITATIONS - **FIRST OFFENSE**
[CASE OVERVIEW 8352](#)

11. ADJOURNMENT

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

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

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



CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES

9:00 AM - Wednesday, August 16, 2023

Council Chambers - 3150 SW 52 AVE, PEMBROKE
PARK, FL 33023

3150 SW 52 AVE, Pembroke Park, FL 33023

Page

1. CALL TO ORDER: 9:07 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL:

SPECIAL MAGISTRATE: Andre McKenney.

INTERIM TOWN ATTORNEY: Brian Sherman.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

CODE COMPLIANCE OFFICER: Jean Gustin.

BUILDING CLERK: Marycari Paz.

CODE CLERK: Nazly Cardona.

4. ADOPTION OF MINUTES

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**4.1. [CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES -
Jun 21 2023](#)**

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

- Case #7225 for an extension of time.
- Case #6313 for an abatement of fine.
- Case #6829 is postponed.

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # - # 7.1. **CASE 8439** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-346(f) - PORTABLE STORGAE UNITS - **REPEAT OFFENSE** [Case Overview 8439](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Roberto Gonzalez.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	10/16/2023

8. HEARING TO ABATE FINE TIME - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # - # 8.1. **CASE 4475** - PEMBROKE PARK WAREHOUSES HOLDING - 3140 SW 19 ST, BAY 658, PEMBROKE PARK, FL 33009 - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE** [Case Overview 4475](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Nancy Romero	Fine Abated to \$9,375.00 Payable 30 in Days or Reverts to \$61,607.00	9/15/2023

- # - # 8.2. **CASE 4933** - LAKESHORE MOBILE HOME PARK LLC - 2701 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(i)(n)(o)(p)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCES; 12-48 - OUTDOOR STORAGE PROHIBITED - **REPEAT OFFENSE** [Case Overview 4933](#)

Respondent or Representative	Agreed Order of Abatement Issued	Date to Comply by
- Attorney Howard Clark	Fine Abated to \$10,967.00 Payable in 30 Days or Reverts to \$72,167.00	9/15/2023

- # - # 8.3. **CASE 5716** - FIRST G R D PROPERTY INC - 5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) - NONRESIDENTIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 11-43(d) - FREQUENCY AND PREPARATION GENERALLY - **FIRST OFFENSE** [Case Overview 5716](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
- Gesen Delva - Rose Gelva	Fine Abated to \$2,025.00 Payable in 30 Days or Reverts to \$27,350.00	9/15/2023

- # - # 8.4. **CASE 5465** - PEMBROKE CROWN III LLC - 2533 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** [Case Overview 5465](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
- Tony Raz - Jeremy	Fine Abated to \$6,275.00 Payable in 120 Days or Reverts to \$54,600.00	12/14/2023

- # - # 8.5. **CASE 6313** - HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT - 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84 - HEARING TO ABATE FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **SECOND OFFENSE** [Case Overview 6313](#)

Respondent or Representative	Agreed Order of Abatement Issued	Date to Comply by
Absent	Fine Abated to \$18,407.00 Payable in 30 Days or Reverts to \$91,407.00	9/15/2023

- # - # 8.6. **CASE 8354** - ENCO LLC - 5411 SW 25 CT, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 22-27 - USE OF CERTAI GRASS SPECIES; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE** [Case Overview 8354](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Wilsom Sanchez	Fine Abated to \$175.00 Payable in 30 Days or Reverts to \$600.00	9/15/2023

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

- # - # 9.1. **CASE 7225** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Unit B - HEARING TO EXTEND TIME - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 7225](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Absent	30 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	9/15/2023

10. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

- # - # 10.1. **CASE 5053** - PEMBROKE ROAD CENTER LLC - 3932 PEMBROKE RD, PEMBROKE PARK, FL 33021- FORMAL HEARING - SECTION(s) 5-2. - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES (a); 21-23(a) - PERMIT - **FIRST OFFENSE** [Case Overview 5053](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	9/15/2023

- # - # 10.2. **CASE 5552** - MARIA G ORTEGA - 3100 W HALLANDALE BEACH BLVD LOT # 203 - FORMAL HEARING - SECTION(s) 5-17.- PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 5552](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Mairely Pujol - Enay Boan - Juan Marques	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	11/14/2023

- # - # 10.3. **CASE 5654** - COLE, YVONNE - 5417 SW 41 ST, PEMBROKE PARK, FL 33023 FORMAL HEARING SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 5654](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	10/16/2023

- # - # 10.4. **CASE 6121** - VICTOR JIMENEZ - 3140 W HALLANDALE BEACH BLVD LOT 526, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17. - PERMIT APPLICATION; 5-105. - REPAIRS AND INSTALLATIONS **FIRST OFFENSE** [Case Overview 6121](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	30 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	9/15/2023

- # - # 10.5. **CASE 6137** - ANGELA EXPOSIETO-2303 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(c)(h)(j). - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105. - REPAIRS AND INSTALLATIONS; 12-48. - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 6137](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Angela Exposito -Maite Almeida	90 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	11/14/2023

- # - # 10.6. **CASE 6522** - CHRISTIAN CHEVALIER - 142 W LAKE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) - 5-17. - PERMIT APPLICATION; 5-105. - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 6522](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	10/16/2023

- # - # 10.7. **CASE 8625** -DANIEL SANCHEZ - 2304 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17. - PERMIT APPLICATION; 5-105. - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 8625](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	10/16/2023

- # - # 10.8. **CASE 8535** -LEESY TAYPE - 2306 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17. - PERMIT APPLICATION; 5-105. - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 8535](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	60 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	10/16/2023

11. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

- # - # 11.1. **CASE 6123** - LEVY, ISAAC -4900 SW 36 CT, PEMBROKE PARK, FL 33023 - CONFIRM FINE - SECTION(s) 5-17. - PERMIT APPLICATION; 5-103 (a). - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105. - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 6123](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Hemy Sapir	Confirmed Fine of \$12,100.00

- # - # 11.2. **CASE 6743** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(p) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-22 - APPLICATION; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH BUSINESS LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 15-25 - SEPARATE VIOLATION FOR EACH DAY OF BUSINESS WITHOUT BUSINESS TAX RECEIPT; 15-26 - DUTIES OF OFFICERS, AGENTS OF CORPORATIONS; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** [Case Overview 6743](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
- Liliana Ramirez - Juan Marquez	Confirmed Fine of \$67,350.00

12. TOWN'S MOTION TO AUTHORIZE FORECLOSURE

12.1.	N o.	CA SE #	NAME	NOV DATE	SITE ADDRE SS	RECORD ING DATE	COMPL IED YES / NO	INSTRUM ENT #	HOMEST EAD EXCEPTI ON
	1	4763	JESUS JAIME RODRIG UEZ LYDIA RODRIG UEZ	11/12/2019	115 LORI LANE, PEMBR OKE PARK, FL 33009 22 TRACI TERR W, PEMBR OKE PARK, FL, 33009	3/29/2023	NO AS 7/8/2023	118759523	NO
	2	4795	JALIN PUELLO	12/4/2019	4945 SW 41 ST, PEMBR OKE PARK, FL 33023	8/18/2022	NO AS 7/8/2023	118347936	NO
	3	6829	PEMBR OKE PARK VILLAS LLC/PIQ UET LAW FIRM PA	3/18/2022	PEMBR OKE PARK, FL 33023	3/29/2023	NO AS 7/8/2023	118760143	NO

- Case #4763 – Jesus Jaime Rodriguez - Present

13. ADJOURNMENT: 11:14 A.M.

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

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

Case Overview

Property/Incident Information

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

Folio

514229000030

Legal Description

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

Case Status	Open	Case #	6622	Date Next Inspection	8/31/2023
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Notes

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

Documents Issued

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

Violations

Case Overview

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
6622

Petitioner,
vs.

Miguel Romero
2701 S PARK RD, PEMBROKE PARK, FL
33009 #131 Janis Blvd
Respondent(s)

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

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/31/2023
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Notes/Mean of Correction:

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

Further, Affiant sayeth naught

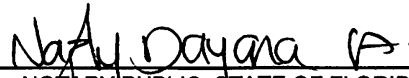


Code Enforcement Officer Signature

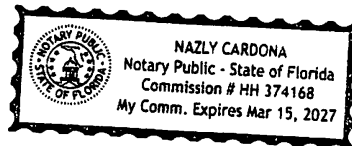
STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023



NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

AFFIDAVIT OF SERVICE

TO BE SERVED: MIGUEL ROMERO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 131 JANIS BLVD, PEMBROKE PARK, FL 33009

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

(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.

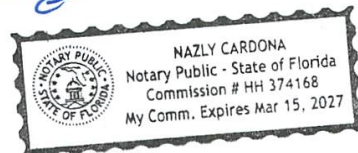
Josefine Ramirez 9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana CA
Signature

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622

Property Owner:

Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

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

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

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

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

(Ord. No. 13-09-01, § 2, 9-11-13)

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

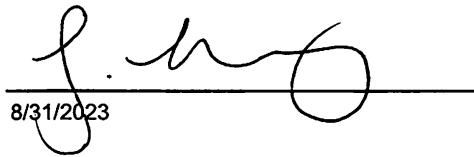
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



8/31/2023



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: LAKESHORE MOBILE HOME
PARK LLC/ Miguel Romero
131 Janis Blvd
Pembroke Park, FL 33009

Case #: 6622

Date: 01/12/2022

Property Owner: LAKESHORE MOBILE HOME
PARK LLC/ Miguel Romero
131 Janis Blvd
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

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

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

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

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2. Installed new doors without a building permit. Obtain plans for an after the fact permit and inspections.
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7. Installed steps without a permit. Obtain plans for an after the fact permit and inspections.
8. Prohibited outdoor storage. Remove all miscellaneous items and all construction materials.
9. Installed wooden fence without a building permit. Obtain plans for an after the fact permit and inspections.
10. Exterior maintenance of the common areas required (i. e. pressure wash, treatment, etc.) double permit fee assessed.

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

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



Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

NOV #6622

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

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

TOWN OF PEMBROKE PARK

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

NOV #6622

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

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

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 \$

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

Postage
 \$ 8.53

Total Postage and
 \$

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

City, State, ZIP+4®

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

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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
 \$ 8.53

Total Postage and
 \$

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

City, State, ZIP+4®

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

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

Postage
 \$ 8.53

Total Postage and
 \$

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

City, State, ZIP+4®

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

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

OFFICIAL USE

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 \$

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

Postage
 \$ 8.71

Total Postage and
 \$

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

City, State, ZIP+4®

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NOH #6622 2701 S PARK ROAD, PEMBROKE PARK FL 33009 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6688	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) CAROL ADAMS C. Date of Delivery 9/5/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

9590 9402 7581 2098 7748 22

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

NOV #6622

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

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

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

01/12/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

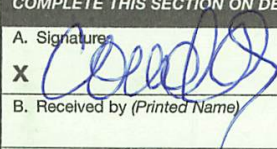
LAKESHORE MOBILE HOME
PARK LLC/ Miguel Romero

131 Janis Blvd
Pembroke Park, FL 33009

Case #:

6622

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X 	
1. Article Addressed to: LAKESHORE MOBILE HOME PARK LLC NOH #6622 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6671		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	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4		

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

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

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

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

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

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **187480-0**

Job Address:

131 JANIS

Job Name: PATOW, KATIA

Permit Status: Permit Complete

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

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

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

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

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

Required Disciplines

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



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5810 FAX



BUILDING PERMIT APPLICATION

187480

PERMIT NO.

B-84092

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

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

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



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5810 FAX



BUILDING PERMIT APPLICATION

187480

PERMIT NO.

E-84091

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

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

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



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

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



BUILDING PERMIT APPLICATION

187480

PERMIT NO.

ZON-84090

APPLICATION NO.

2020 Florida Building Code In Effect

AMT DUE

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

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



R203 Permit Messages For Permit (187480-0)

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

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

Zoning Inspection

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



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

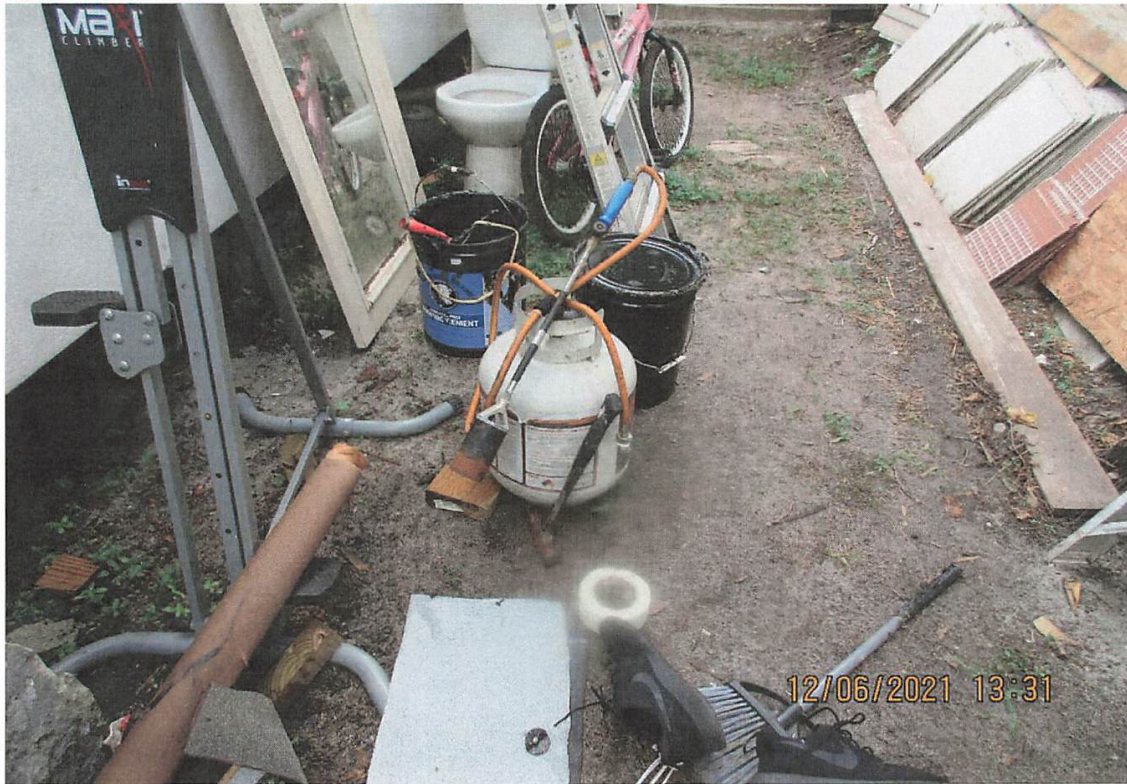
Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilities	View image in PDF format

















Case Overview

Property/Incident Information

Owner	Address	Site Address
Nerida Flores	3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232

Folio

514229000300

Legal Description

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

Case Status	Open	Case #	6669	Date Next Inspection	8/31/2023
-------------	------	--------	------	----------------------	-----------

Notes

1. Exterior maintenance required. Pressure wash common areas.
 2. Add grass/sod on bare spots.
 3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
 4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
 5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections.
 6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning.
 7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall.
 8. Prune and trim trees away from mobile roof for safety purposes.
 9. Exterior maintenance of roof required. Wash or treatment.
- Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

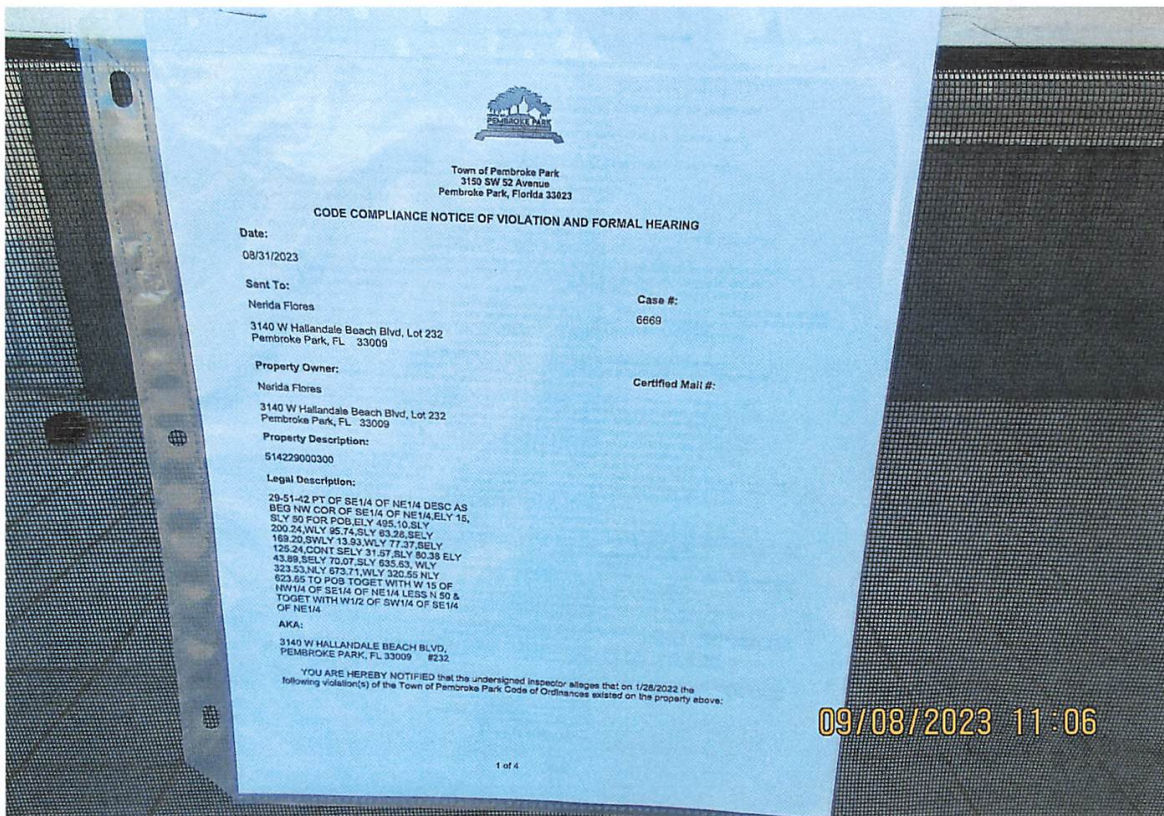
Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/28/2022		Notice of Violation	Regular Mail
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/31/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Compiled
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/31/2023



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NERIDA FLORES)

CASE NO. 6669

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NERIDA FLORES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NERIDA FLORES AT 11:06 A.M. ON THE 09
DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

Josefine Ramirez 9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana
Signature

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

Property Owner:

Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
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.	31
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.	31

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Exterior maintenance required. Pressure wash common areas.
 2. Add grass/sod on bare spots.
 3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
 4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
 5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections.
 6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning.
 7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall.
 8. Prune and trim trees away from mobile roof for safety purposes.
 9. Exterior maintenance of roof required. Wash or treatment.
- Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 6:30 p.m..

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



8/31/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

6669

Petitioner,

vs.

Nerida Flores

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #232

Respondent(s)

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

Owner Name: Nerida Flores

Address: 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/31/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/31/2023

Notes/Mean of Correction:

1. Exterior maintenance required. Pressure wash common areas. Call for re-inspection.
2. Add grass/sod on bare spots. Call for re-inspection.
3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections. No corrected.
4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections. Not corrected.
5. Remove and installed drywall in mobile home without a building permit. Obtain plans for permit and inspections. Not corrected.
6. Remove shutters from mobile home for safety purposes, only put on when there is an emergency hurricane warning. Call for re-inspection.
7. Exterior maintenance of four walls required. Pressure wash and paint. Free paint at Town Hall. Call for re-inspection.
8. Prune and trim trees away from mobile roof for safety purposes. Call for re-inspection.
9. Exterior maintenance of roof required. Wash or treatment.

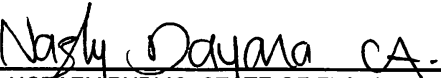
Further, Affiant sayeth naught

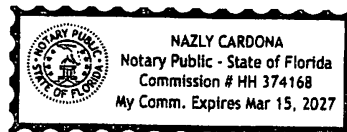
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLIDAY HALLANDALE MHC LLC/Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	6669	01/28/2022
Property Owner:	Property Description:	Certified Mail #:
HOLIDAY HALLANDALE MHC LLC/Nerida Flores 3140 W Hallandale Beach Blvd, Lot 232 Pembroke Park, FL 33009	514229000300	
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #232	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	31
BUILDING AND BUILDING REGULATIONS	Sec 5-103(k). - Exterior maintenance of structures and premises	Ground surface hazard such as holes, excavations, breaks, projections, obstructions and excretion of pets and other animals on paths, walks, driveways, parking lots and parking areas, and other portions of the premises shall be repaired or removed.	31
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.	31
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.	31

(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Exterior maintenance required. Pressure wash common areas.
 2. Add grass/sod on bare spots.
 3. Installed a shed without a building permit. Obtain an architect or engineer for permit and inspections.
 4. Mobile has cinder blocks as vents without a building permit. Install proper mobile home ventilation and remove all cinder blocks. Obtain plans for permit and inspections.
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 9. Exterior maintenance of roof required. Wash or treatment.
- Double permit fee assessed for unpermitted work.
To obtain a permit contact the Building Dept. at 954-966-4600, ext. 182.

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

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


Joseline Ramirez
Chief Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

NOV 6669

Hasler

FIRST CLASS MAIL

01/28/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV 6669

Hasler

FIRST CLASS MAIL

01/28/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Holiday Hallandale MHC LLC
8800 North Bronx Ave, 2nd floor
Skokie, IL 60077

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY															
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee															
1. Article Addressed to: NERIDA FLORES NOH #6669 3140 W HALLANDALE BEACH BLVD #232, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) _____ C. Date of Delivery <u>9/15/03</u>															
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6619		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No															
9590 9402 7581 2098 7747 54		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Mail Restricted Delivery																	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt															

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY															
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee															
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #6669 3140 W HALLANDALE BEACH BLVD , PEMBROKE PARK, FL 33009		B. Received by (Printed Name) _____ C. Date of Delivery <u>9/15/03</u>															
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6640		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No															
9590 9402 7581 2098 7747 85		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
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☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
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PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt															

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

NOV 666 9

Hasler

FIRST-CLASS MAIL

01/28/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Sent To:

HOLIDAY HALLANDALE MHC
LLC/Nerida Flores

3140 W Hallandale Beach Blvd, Lot 232
Pembroke Park, FL 33009

Case #:

6669

7022 2410 0001 1497 6640

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

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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 \$0.53
 Total Postage and \$
 Sent To HOLIDAY HALLANDALE MHC LLC
 NOH #6669
 Street and Apt. No 3140 W HALLANDALE BEACH BLVD,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009
 PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 6639

**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 \$8.71
 Total Postage and \$
 Sent To NERIDA FLORES
 NOH #6669
 Street and Apt. No 3140 W HALLANDALE BEACH BLVD
 City, State, ZIP+4® #232,
 PEMBROKE PARK, FL 33009
 PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 6633

**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 \$8.53
 Total Postage and \$
 Sent To HOLIDAY HALLANDALE MHC LLC
 NOH #6669
 Street and Apt. No 8800 NORTH BRONX AVE 2ND FLOOR
 City, State, ZIP+4® SKOKIE IL 60077
 PS Form 3800, April 2019 PSN 7530-02-000-9053

7022 2410 0001 1497 6626

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
 Postage \$8.53
 Total Postage and \$
 Sent To CORPORATION SERVICE COMPANY
 NOH #6669
 Street and Apt. No 1201 HAYS STREET
 City, State, ZIP+4® TALLAHASSEE, FL 32301
 PS Form 3800, April 2019 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ <i>Howard Hanna</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) <i>HOWARD HANNA</i> C. Date of Delivery <i>9-5-23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: HOLIDAY HALLANDALE MHC LLC NOH #6669 8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6633	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail ☐ Registered Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
9590 9402 7581 2098 7747 78	Domestic Return Receipt



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\(8\)](#).

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/25/2014	DRR-T		112430220	\$7.00	746,606	SF
7/7/2014	SWD-D	\$5,035,000	112397766			
7/14/2006	QC*	\$100	42486 / 1671			
				Adj. Bldg. S.F. (Card, Sketch)		4655
				Eff./Act. Year Built: 1978/1969		

* Denotes Multi-Parcel Sale (See Deed)

Page 65 of 694



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2019	04/25/2019
2020	04/22/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
04/22/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
01/08/2018 -- ANNUAL REPORT	View image in PDF format
04/08/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
04/21/2015 -- ANNUAL REPORT	View image in PDF format
06/04/2014 -- Foreign Limited	View image in PDF format














MODEL NO.
PAC030H1322A
SERIAL NO.
A0M8441871

IL 1065/CSA-C22.2 CENTRAL COOLING MAXIMUM UNIT STATIC 0.60 I.W.C.

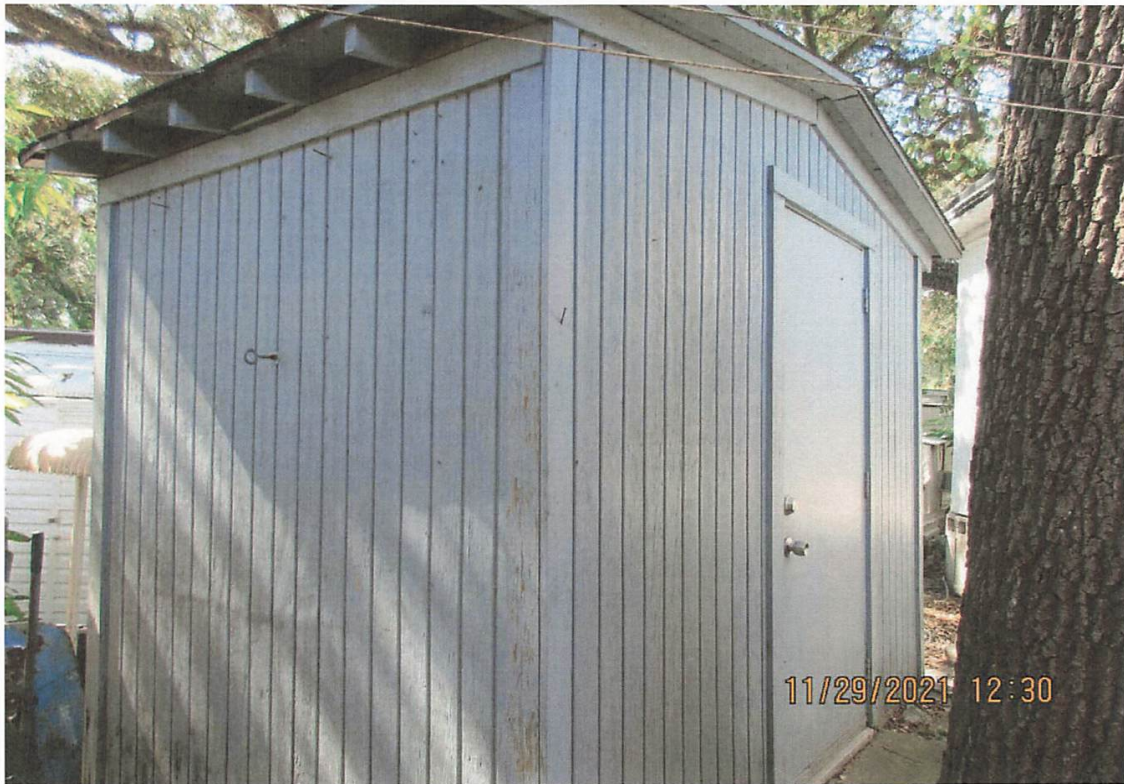
TOTAL SYSTEM CHARGE 6 LBS. 6 OZ. R-22		MAXIMUM FUSE OR HACR TYPE CIRCUIT BREAKER AMPS 25	
ELECTRICAL	VOLTS AC HZ PH LRA RLA FLA HP	MINIMUM CIRCUIT AMPACITY 19.8	
COMPRESSOR	230 60 1 60 11.7 -	DESIGN PRESSURE-PSIG HIGH 350 LOW 300	
FAN MOTOR	230 60 1 - 1.1 1/4		
BLOWER MOTOR	230 60 1 - 4.1 1/2		

Mark E. Heat Option Installed by "X" in Box

Model No.	KW	Dual Point	Upper Circuit Amps	Max Fuse/HACR Type Breaker Amps	Lower Circuit Amps	Max Fuse/HACR Type Breaker Amps	Single Point	Circuit Amps	Max Fuse/HACR Type Breaker Amps
☐ 2PH08510506	4.8	☐	30.0	30	15.7	20	☐	30.0	30
☒ 2PH08510706	6.5	☒	39.0	40	15.7	20	☐	39.0	40
☐ 2PH08511006	9.6	☐	54.9	60	15.7	20	☐	54.9	60
☐ 2PH08511506	14.3	☐	54.9	60	24.9	25	☐	79.8	80

UNITARY PRODUCTS GROUP
 POST OFFICE BOX 19014
 WICHITA, KS, USA 67206-0014
 R-123
 MADE IN MEXICO

11/29/2021 12:30







11/29/2021 12:31



11/29/2021 12:32

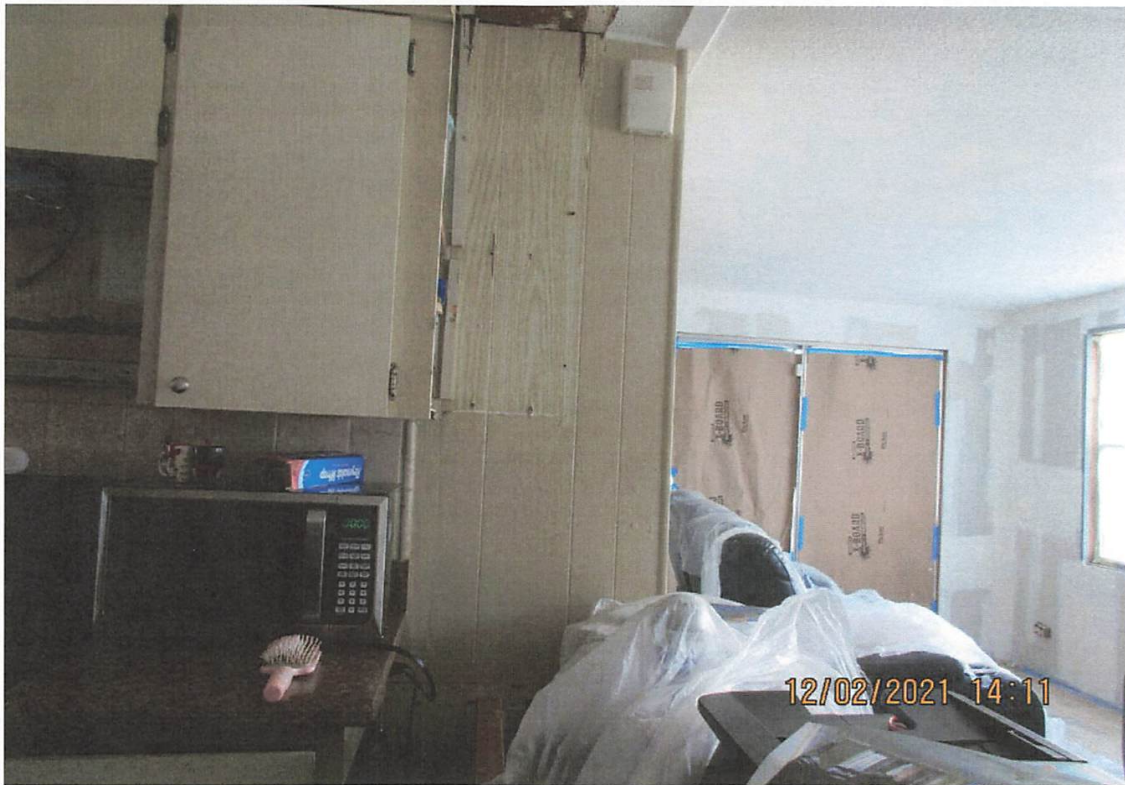












Case Overview

Property/Incident Information

Owner	Address	Site Address
PLINIO CAJINA	2318 CHARLES ROAD PEMBROKE PARK, FL 33009	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2318

Folio

514220030020

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Case Status	Open	Case #	7003	Date Next Inspection	9/20/2023
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Notes

1. Installed addition without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for permit and inspections.
 3. Installed a slab without a permit. Obtain plans for permit and inspections.
 4. Installed steps without a permit. Obtain plans for permit and inspections.
 5. Installed cameras without a permit. Obtain plans for permit and inspections.
 6. Exterior maintenance required. Pressure wash mobile home and common areas.
- Double permit fee assessed
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.
Applied for amnesty as of 05/27/2022

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/29/2022		Notice of Violation	Posted to Property
8/28/2023		Affidavit of Non-Compliance	Certified Mail
8/28/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/28/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/20/2023

Case Overview

BUILDING AND
BUILDING
REGULATIONS

Sec. 5-17. - Permit
application.

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

Not in Compliance -
Reinspection Date:
9/20/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PLINIO CAJINA) CASE NO. 7003
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PLINIO CAJINA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2318 CHARLES RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PLINIO CAJINA AT 11:30 A.M. ON THE 09
DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

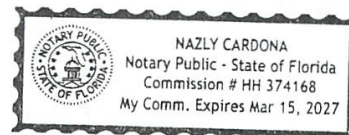
9/13/23
AFFIANT

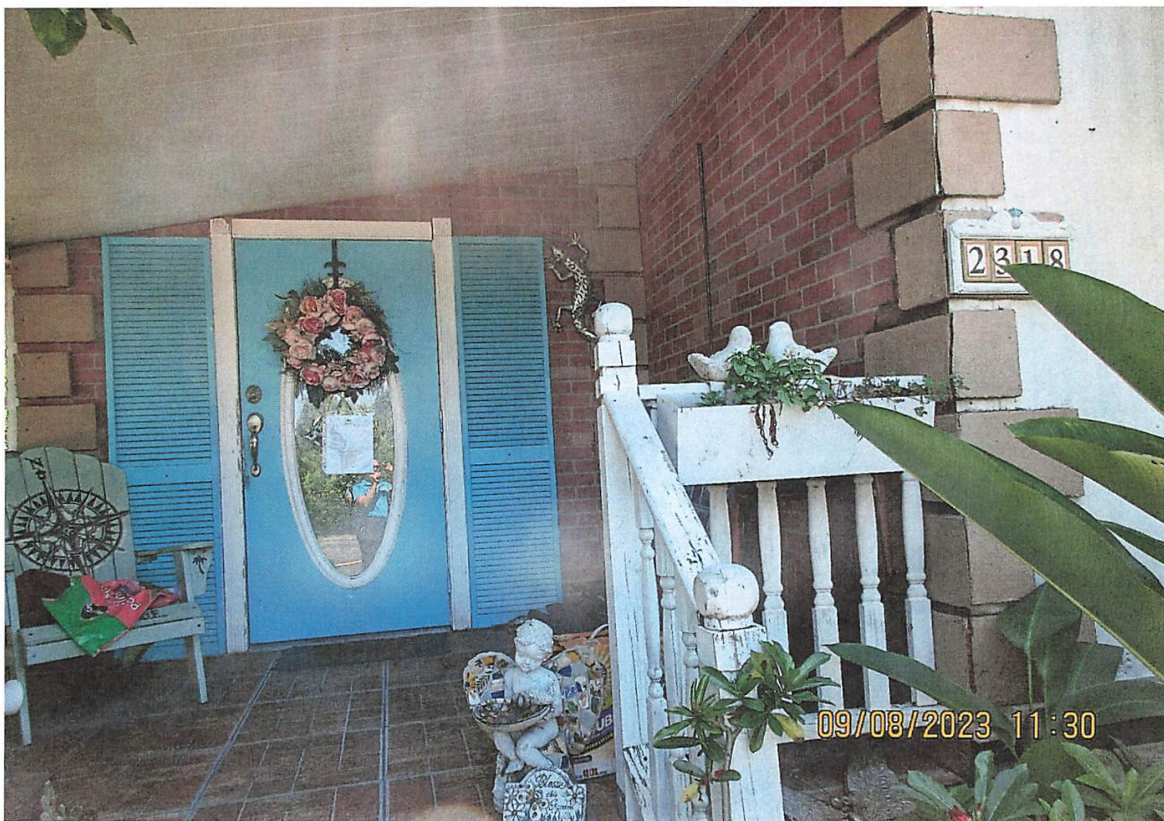
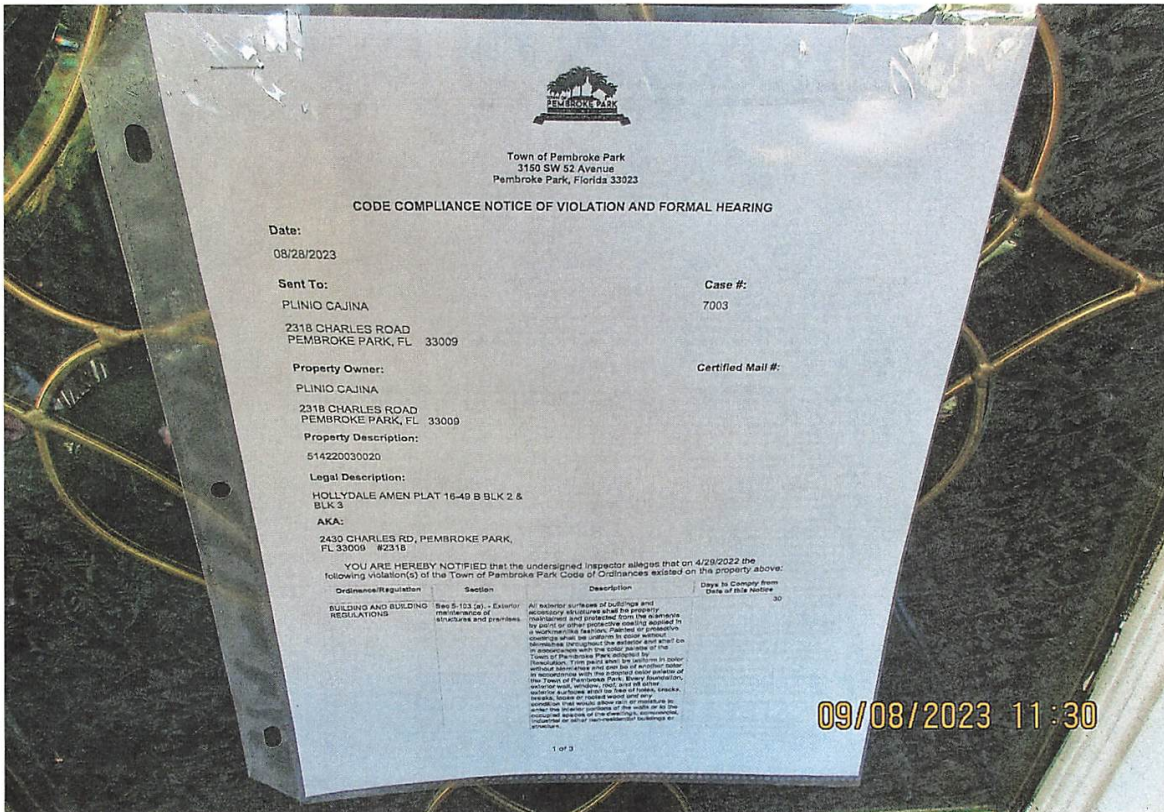
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/28/2023

Sent To:

PLINIO CAJINA

2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

Case #:

7003

Property Owner:

PLINIO CAJINA

2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030020

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 2 &
BLK 3

AKA:

2430 CHARLES RD, PEMBROKE PARK,
FL 33009 #2318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Installed addition without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for permit and inspections.
 3. Installed a slab without a permit. Obtain plans for permit and inspections.
 4. Installed steps without a permit. Obtain plans for permit and inspections.
 5. Installed cameras without a permit. Obtain plans for permit and inspections.
 6. Exterior maintenance required. Pressure wash mobile home and common areas.
- Double permit fee assessed
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.
Applied for amnesty as of 05/27/2022

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

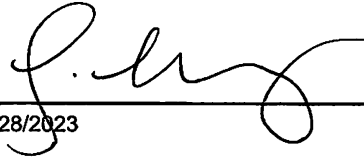
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

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

8/28/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7003

Petitioner,

vs.

PLINIO CAJINA

2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2318

Respondent(s)

On 8/28/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

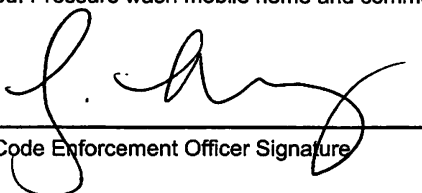
Owner Name:	PLINIO CAJINA
Address:	2318 CHARLES ROAD PEMBROKE PARK, FL 33009
Folio:	514220030020
Site Address:	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2318
Legal Description:	HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	8/28/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/28/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/28/2023

Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections. Screen room was existing since 2006 on Broward County property Appraiser, enclosed screen room without permits in 2016.
2. Installed shed without a permit. Obtain plans for permit and inspections. Existing since 2006 on Broward County property Appraiser, no modifications observed.
3. Installed a slab without a permit. Obtain plans for permit and inspections. Existing since 2006 on Broward County property Appraiser, no modifications observed.
4. Installed steps without a permit. Obtain plans for permit and inspections. Steps were removed without permits. Obtain permits to install new steps.
5. Installed cameras without a permit. Obtain plans for permit and inspections. No permits obtained.
6. Exterior maintenance required. Pressure wash mobile home and common areas. Corrected.

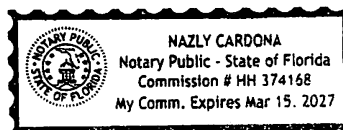
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: BAM MHC LLC/ PLINIO CAJINA
2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

Case #: 7003

Date: 04/29/2022

Property Owner: BAM MHC LLC/ PLINIO CAJINA
2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

Property Description: 514220030020

Certified Mail #:

Legal Description: HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3

AKA: 2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2318

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/29/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
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BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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Notes/Mean of Correction:

1. Installed addition without a permit. Obtain plans for permit and inspections.
 2. Installed shed without a permit. Obtain plans for permit and inspections.
 3. Installed a slab without a permit. Obtain plans for permit and inspections.
 4. Installed steps without a permit. Obtain plans for permit and inspections.
 5. Installed cameras without a permit. Obtain plans for permit and inspections.
 6. Exterior maintenance required. Pressure wash mobile home and common areas.
- Double permit fee assessed
Contact the Building Dept at 954-966-4600, ext. 182 to obtain permits.

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

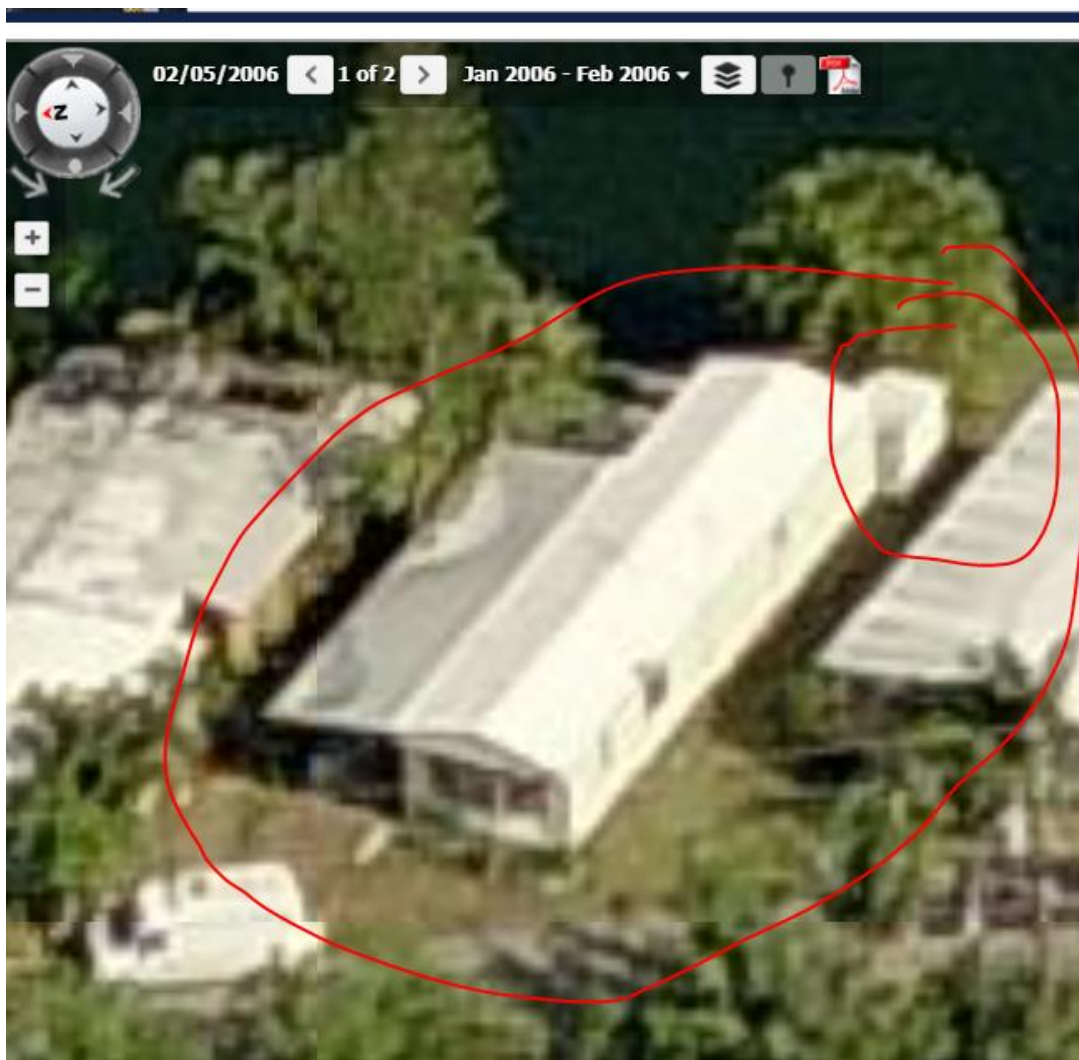
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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


Joseline Ramirez
Chief Code Enforcement Officer





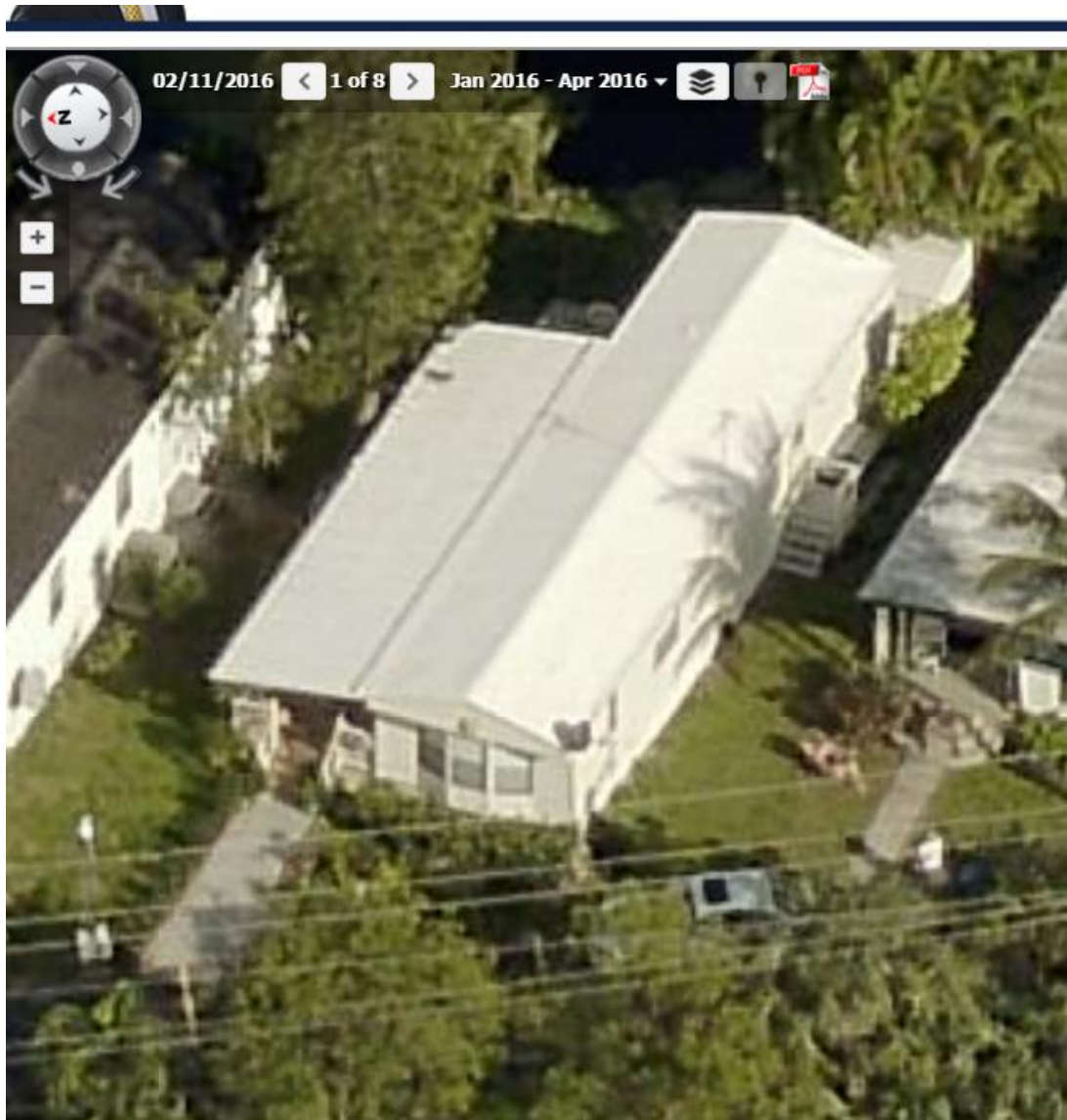




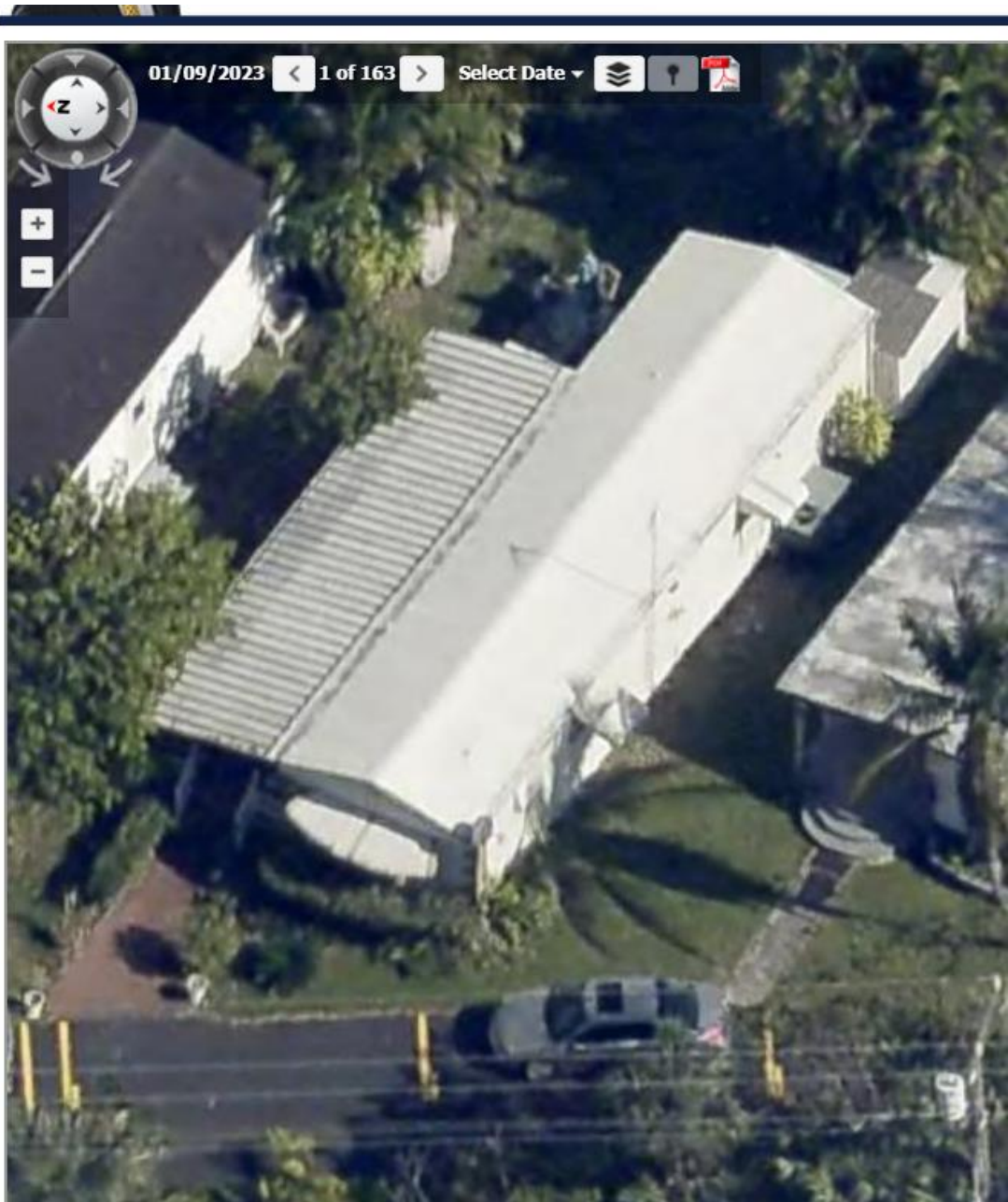








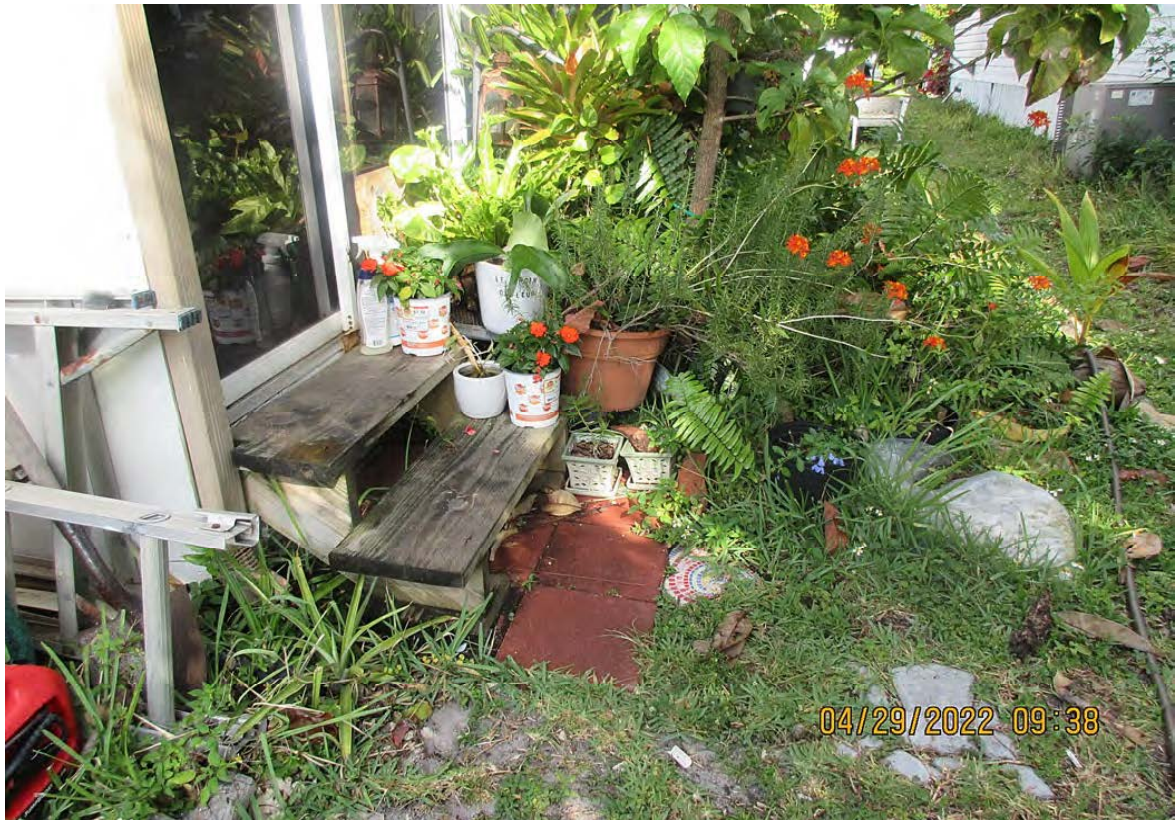














Town of Pembroke Park
Notice of Violation Notice
 3150 SW 32 Avenue Pembroke Park, FL 33023
 Office Phone: 954-966-1600

Name _____ Date 4/25/22
 Site Address 3318 Charles Rd Case # _____
Pembroke Park, FL Sub Park 3307 MHP
 Permit # _____

☐ ***STOP ALL WORK**
☐ No Building Permit
☐ Violation of Florida Building Code #
☐ Violation of Town Ordinance # 5-105-5-17-5-103
☐ NEPA #
 Violation (s) Installed addition, shed, slab, concrete & steps without a building permit. Exterior maintenance required.
 Corrective Action(s) Obtain plans, permit and inspection. Pressure mobile home and common areas.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other _____

☐ **DOUBLE PERMIT FEE** CORRECT VIOLATION BY (Days) 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

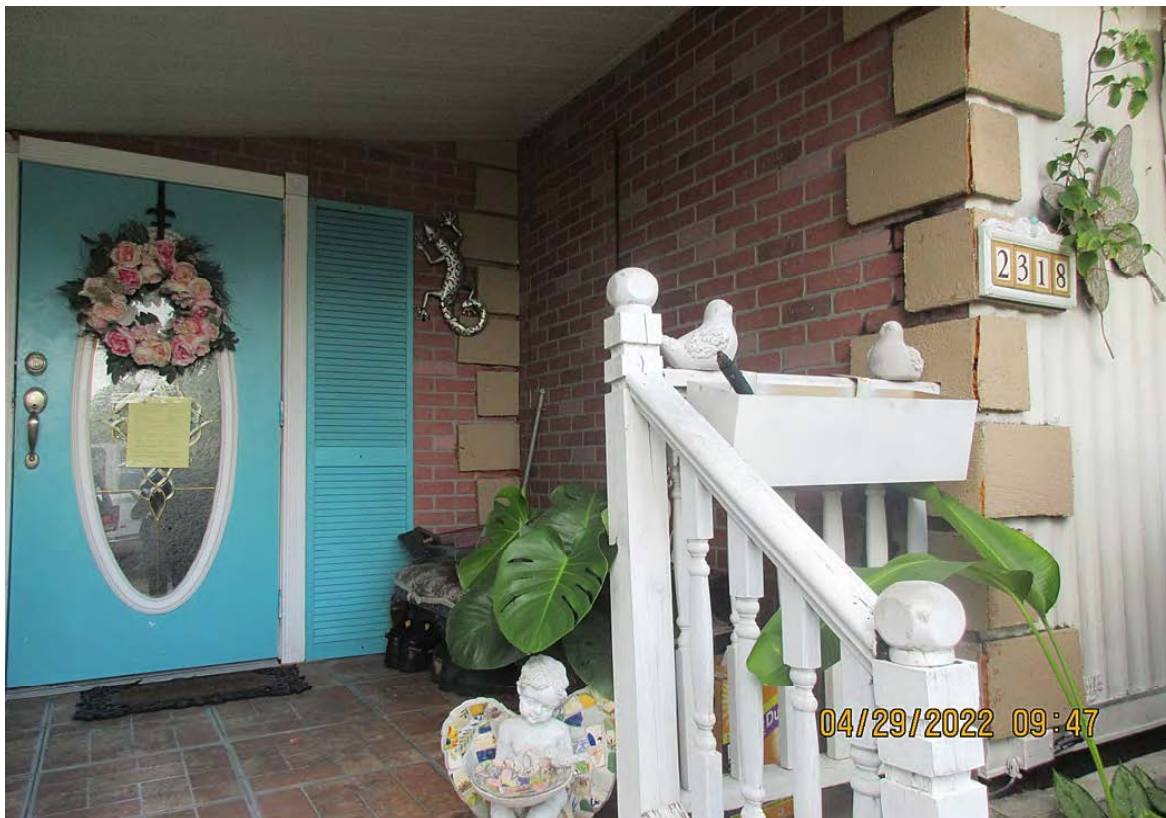
REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuant of Chapter 7-1 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, do contact us or call for inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext. 213 ☐ Planning Dept. Ext. 212 ☐ Public Works Ext. 214 ☐ Business Tax Receipt Ext. 214

Jacques Ramirez Patricia Lopez
 Code Enforcement Officer Received by

04/29/2022 09:47





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
2022*	\$1,896,520		\$1,896,520	\$1,896,520	
2021	\$1,896,520		\$1,896,520	\$1,896,520	\$40,783.90
2020	\$1,896,520		\$1,896,520	\$1,896,520	\$40,930.32

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520
Portability	0	0	0	0
Assessed/SOH	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,896,520	\$1,896,520	\$1,896,520	\$1,896,520

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/7/2019	SWD-Q	\$2,117,400	115886505	\$9.00	209,102	SF
3/29/2001	WD*	\$1,250,000	31454 / 173	\$0.10	146,000	SF
8/2/2000	QC*	\$38,500	30739 / 771			
3/25/1991	QCD	\$100	18278 / 742			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

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

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

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **8.17**
Total Postage and Fees
\$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2013 PSN 7530-02-000-9053

PLINIO CAJINA
NOH #7003
2318 CHARLES RD,
PEMBROKE PARK, FL 33009

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

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

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **8.53**
Total Postage and Fees
\$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2013 PSN 7530-02-000-9053

COBBLESTONE II BMB LLC
NOH #7003
17W220 22 ST #220
OAKBROOK TERRACE IL 60181

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

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

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **8.53**
Total Postage and Fees
\$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2013 PSN 7530-02-000-9053

COBBLESTONE II BMB LLC
NOH #7003
2430 CHARLES RD,
PEMBROKE PARK, FL 33009

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

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

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **8.53**
Total Postage and Fees
\$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, April 2013 PSN 7530-02-000-9053

C T CORPORATION SYSTEM
NOH #7003
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

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:

C T CORPORATION SYSTEM
NOH #7003
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324



9590 9402 7912 2234 7762 59

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6749

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

RECEIVED

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

SEP 05 2023

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

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

Hasler

FIRST CLASS MAIL

07/14/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

CODE ENFORCEMENT NO

Sent To:

Case #:

BAM MHC LLC/ PLINIO CAJINA

7003

2318 CHARLES ROAD
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

NOV 7003

BAM NHC LLC
302 Knight Run Ave #1108
Tampa, FL 33602

Hasler

FIRST-CLASS MAIL

07/14/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

NOV 7003.

BAM NHC LLC
2430 Charles Road
Pembroke Park, FL 33009

Hasler

FIRST-CLASS MAIL

07/14/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name _____

Date 4/25/22

Site Address 2318 Charles Rd
Pembroke Park, FL

Case # 7003

Sub/Park BAM MHP

Permit # _____

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17; 5-103

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Installed addition, shed, slab, cameras
& Steps without a Building permit.
Exterior maintenance required.

Corrective Action(s)

Obtain plans, permits and inspections.
Pressure mobile home and common areas

☒ Structural

☒ Plumbing

☒ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

TOWN OF PEMBROKE PARK

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

NOV 7003

MIAMI FL 330

14 11 2022 PM 51

Hasler

FIRST-CLASS MAIL

07/14/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

BAM MHC LLC
302 Knight Run Ave #1108
Tampa, FL 33602

NIXIE

339 DE 1

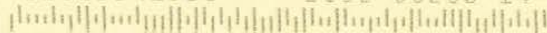
0007/24/22

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

33602-59878
33023>5413

BC: 33023541350

*2606-00268-14-41



Case Overview

Property/Incident Information

Owner	Address	Site Address
OSNILDA CALERO	3109 SW 23RD STREET PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3109 SW 23rd Street, Pembroke Park, FL 33009

Folio

514220000520

Legal Description

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

Case Status	Open	Case #	7312	Date Next Inspection	9/20/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed an addition and fence without a permit. Obtain plans for permit and inspections.
 2. Installed two a/c mini splits without a permit. Obtain plans for permit and inspections.
 3. Installed cameras without a permit. Obtain plans for permit and inspections.
 4. Verify if washer and dryer was added to shed with a permit. Obtain plans for permit and inspections.
 5. Mobile home exterior requires maintenance. Pressure wash and paint.
- Double permit fee assessed.
Contact the Building Dept for permit question at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/21/2022		Notice of Violation	Hand Posted to Property
8/31/2023	9/20/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/31/2023		Affidavit of Non-Compliance	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/20/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

OSNILDA CALERO)

CASE NO. 7312

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: OSNILDA CALERO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3109 SW 23RD STREET, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: OSNILDA CALERO AT 11:34 A.M. ON THE 09 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

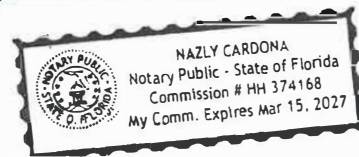
J. Ramirez 9/13/23
AFFIANT

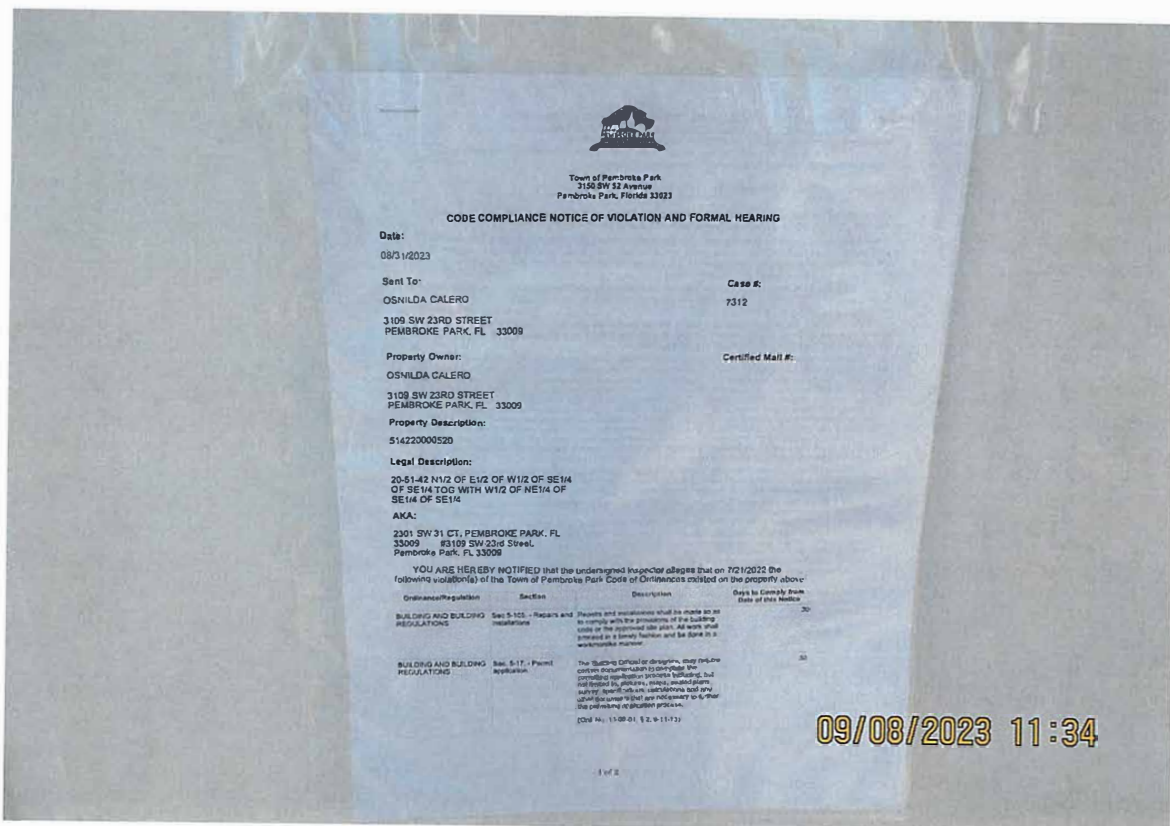
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/31/2023

Sent To:

OSNILDA CALERO

3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Case #:

7312

Property Owner:

OSNILDA CALERO

3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3109 SW 23rd Street,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed an addition and fence without a permit. Obtain plans for permit and inspections.
 2. Installed two a/c mini splits without a permit. Obtain plans for permit and inspections.
 3. Installed cameras without a permit. Obtain plans for permit and inspections.
 4. Verify if washer and dryer was added to shed with a permit. Obtain plans for permit and inspections.
 5. Mobile home exterior requires maintenance. Pressure wash and paint.
- Double permit fee assessed.
Contact the Building Dept for permit question at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 20th day of September, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


8/31/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7312

Petitioner,

vs.

OSNILDA CALERO

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #3109 SW 23rd Street, Pembroke
Park, FL 33009

Respondent(s)

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

Owner Name: OSNILDA CALERO

Address: 3109 SW 23RD STREET PEMBROKE PARK, FL 33009

Folio: 514220000520

Site Address: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3109 SW
23rd Street, Pembroke Park, FL 33009

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/20/2023

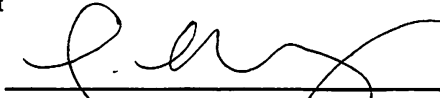
Notes/Mean of Correction:

1. Installed an addition and fence without a permit. Obtain plans for permit and inspections. Master Process #575639 in plan review, not corrected.
2. Installed two a/c mini splits without a permit. Obtain plans for permit and inspections. Not corrected.
3. Installed cameras without a permit. Obtain plans for permit and inspections. Not corrected.
4. Verify if washer and dryer was added to shed with a permit. Obtain plans for permit and inspections. Not Corrected.
5. Mobile home exterior requires maintenance. Pressure wash and paint. Call for re-inspection.

Further, Affiant sayeth naught

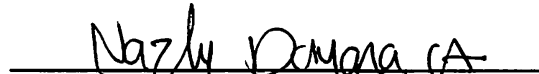
STATE OF FLORIDA

COUNTY OF BROWARD

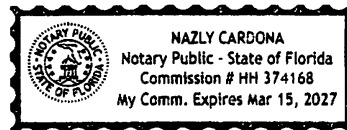


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/31/2023



NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: OSNILDA CALERO
3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Case #: 7312

Date: 07/21/2022

Property Owner: OSNILDA CALERO
3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Property Description: 514220000520

Certified Mail #:

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

AKA: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3109 SW 23RD STREET

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/21/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

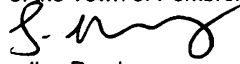
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed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

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 2. Installed two a/c mini splits without a permit. Obtain plans for permit and inspections.
 3. Installed cameras without a permit. Obtain plans for permit and inspections.
 4. Verify if washer and dryer was added to shed with a permit. Obtain plans for permit and inspections.
 5. Mobile home exterior requires maintenance. Pressure wash and paint.
- Double permit fee assessed.
Contact the Building Dept for permit question at 954-966-4600, ext 182.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name _____
Site Address 3109 SW ^{23 Street +} Hallandale
Pembroke Park, FL 33009

Date 7/21/22
Case # _____
Sub/Park Bamboo MHP

Permit # _____

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Installed addition, shed, ^{two} ~~three~~ a/c & fence
mini splits without a permit. Installed

cameras without a permit. Contractors surveying
wooden fence or deck. Washer & dryer in shed

Corrective Action(s)

Obtain plans for permit and inspections

☒ Structural

☒ Plumbing

☒ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext.215

☒ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

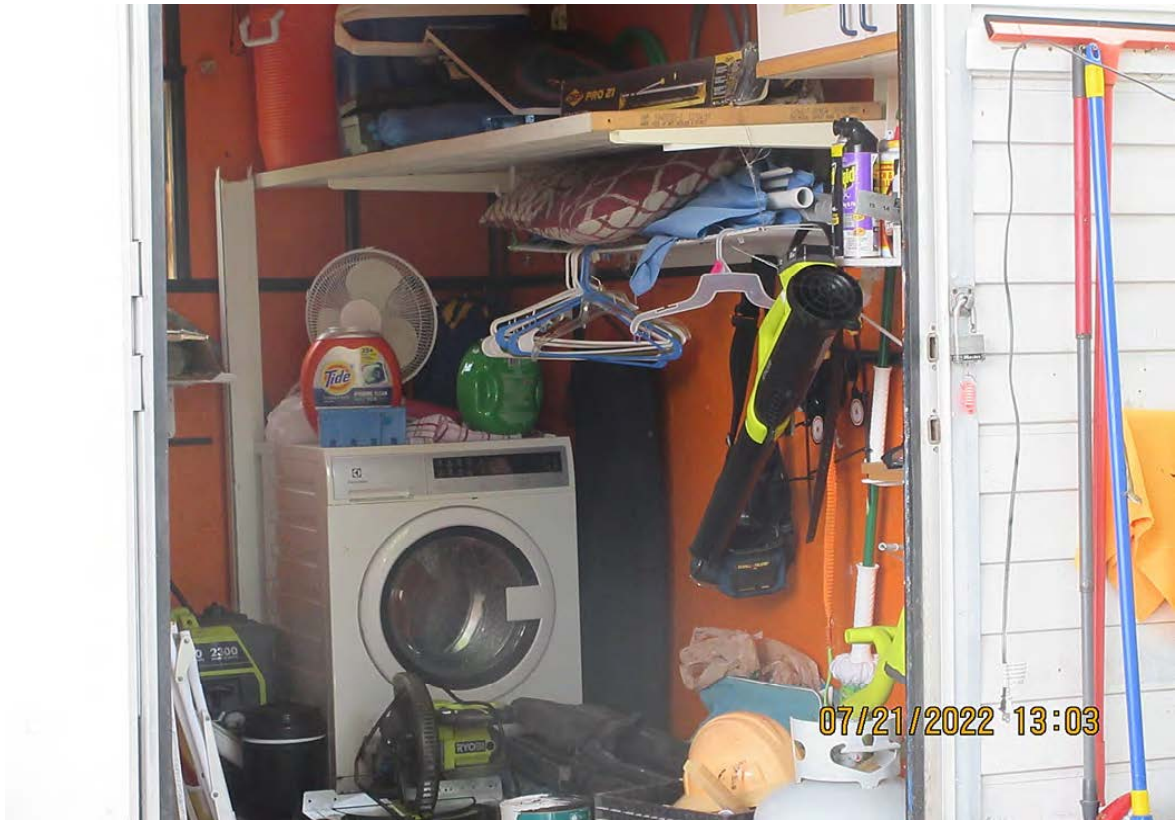
White: Officer's Copy

Yellow: Office Copy

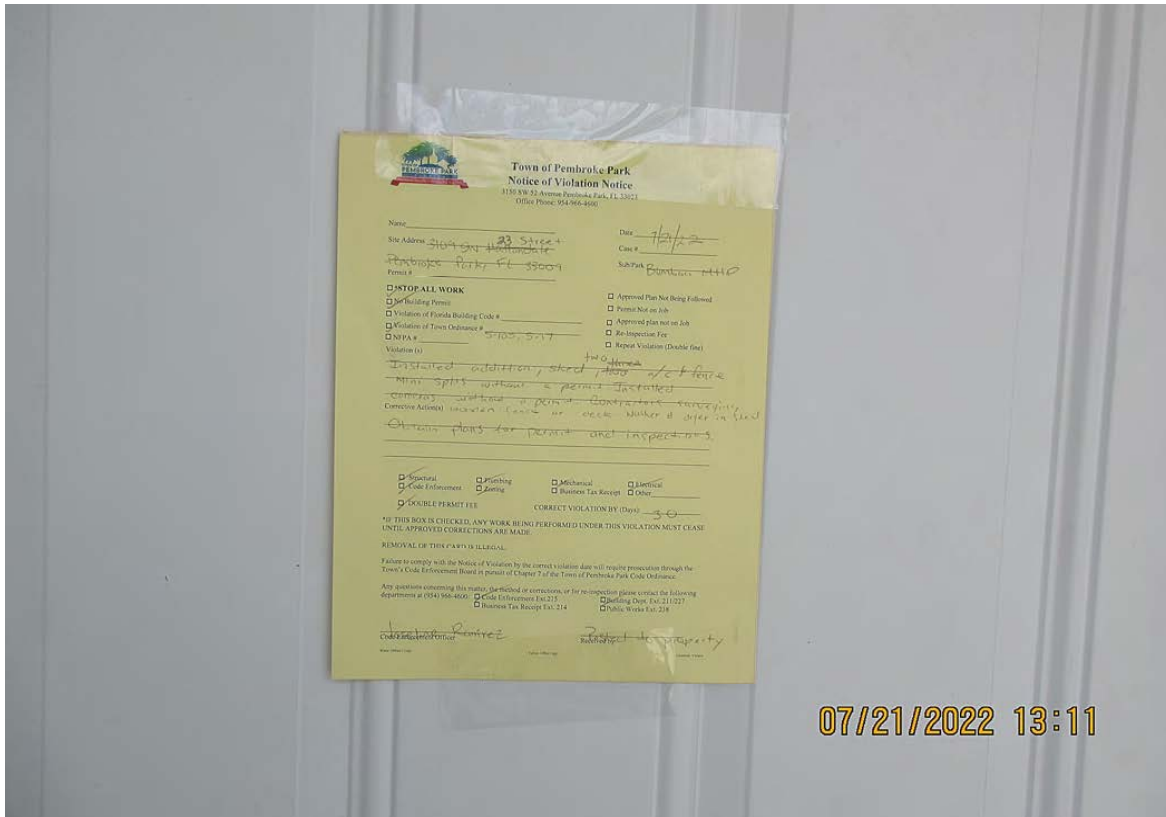
Cardstock: Violator















Application / Permit Data

[New Search](#)

[Application/Permit Data](#)

[Plan Review Status](#)

[Inspection Results](#)

[Back to the Previous Page](#)

Process #: 3277

Permit #: B0400301

Master Permit:
B0400301

Status: Closed

Site Information

Address: 3109 SW 23 ST

Folio#: 514220000520

Sub-division: TOWN OF PEMBROKE PARK 00

Value: \$1,664.00

Lot: 6

Block:

Sq Ft: 0

Permit Information

Application Type: UTILITY SHED - PRE-FAB

Application Date:

11/12/04

Job Name: GILBERT LAROCHE

Permit Date: 11/17/04

Permit Fee: \$82.66

Applicant / Contact Information

Name: ZELL,DAVID TR

Address: 141 GREENS RD HOLLYWOOD FL 33021-2840

Property Owner Information

Name: ZELL,DAVID TR

Address: 141 GREENS RD HOLLYWOOD FL 33021-2840

[Back to the Previous Page](#)



Town of Pembroke Park

3150 S.W. 52nd Avenue
Pembroke Park, Florida 33023-5499

Sent To:

OSNILDA CALERO

3109 SW 23RD STREET
PEMBROKE PARK, FL 33009

Case #:

7312

TOWN OF PEMBROKE PARK

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

Osnilda Calero
N.O.V. #7312
2301 SW 31 CT,
Pembroke Park, FL, 33009

Hasler

FIRST CLASS MAIL

07/29/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Hasler

FIRST CLASS MAIL

07/29/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

7022 2410 0001 1497 6695

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 OSNILDA CALERO
 NOH #7312
 Street and Apt. No. 3109 SW 23RD STREET
 City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, April 2012

7022 2410 0001 1497 6701

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.53**

Total Postage and Fees
 \$

Sent To
 DAVID E ZELL TR / ZELL, DAVID E TRS
 NOH #7312
 Street and Apt. No., or 140 GREENS RD
 City, State, ZIP+4® HOLLYWOOD FL 33021

PS Form 3800, April 2012

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Postage
 \$ **8.53**

Total Postage and Fees
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Sent To
 DAVID E ZELL TR / ZELL, DAVID E TRS
 NOH #7312
 Street and Apt. No. 2301 SW 31 COURT
 City, State, ZIP+4® PEMBROKE PARK FL 33009

PS Form 3800, April 2012

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ X ☐ Agent ☐ Addressee	
1. Article Addressed to: DAVID E ZELL TR / ZELL, DAVID E TRS NOH #7312 140 GREENS RD HOLLYWOOD FL 33021		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6701		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 7581 2098 7748 46		☐ Mail Restricted Delivery	

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ X ☐ Agent ☐ Addressee	
1. Article Addressed to: DAVID E ZELL TR / ZELL, DAVID E TRS NOH #7312 2301 SW 31 COURT, PEMBROKE PARK FL 33009		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6718		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	
9590 9402 7581 2098 7748 53		☐ Mail Restricted Delivery	

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ILEANA TARAFATA TARAFATA	113 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #113 Lori Lane

Folio
514229000030

Legal Description

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

Case Status	Open	Case #	4887	Date Next Inspection	9/20/2023
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Notes Multiple additions, shed, multiple alterations (plumbing, electrical, doors, windows, fence, steps). Multiple roofs, a/c mini split, a/c central unit. Verify Occupancy. Prohibited outdoor storage. Owner must go to the Building Dept. & obtain permits for all work done. Must remove all loose items (put inside).

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/30/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/21/2021	6/16/2021	Final Order	Certified Mail
9/7/2023		Affidavit of Non-Compliance	Certified Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/20/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/20/2023

Case Overview

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 9/20/2023
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$38,050.00
Admin Fixed		Admin Fixed		\$1.00
			Total Fines	\$38,051.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$38,051.00

Town of Pembroke Park

INVOICE

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



DATE: September 14, 2023
INVOICE # 435
FOR:

Case # 4887
ILEANA TARAFI TARAFI
113 LORI LANE,
PEMBROKE PARK, FL 33023

Bill To:
ILEANA TARAFI TARAFI
113 LORI LANE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 12-48 and 12-49.		
	Final Order 06/16/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
766	Day(s) of Per Diem from (08/15/2021 - 9/20/2023)	\$ 50.00	\$ 38,300.00
Balance			\$ 38,400.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Ileana Tarafa Tarafa

2701 S PARK RD, PEMBROKE PARK, FL
33009 #113 Lori Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Ileana Tarafa Tarafa
113 Lori Lane
Pembroke Park, FL 33009

Case #:

4887

Date:

09/07/2023

Property Owner:

Ileana Tarafa Tarafa
113 Lori Lane
Pembroke Park, FL 33009

Property Description:

514229000030

Certified Mail #:

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #113 Lori Lane

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4887

Petitioner,

vs.

Ileana Tarafa Tarafa
2701 S PARK RD, PEMBROKE PARK, FL
33009 #113 Lori Lane

Respondent(s)

On 9/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Ileana Tarafa Tarafa
Address:	113 Lori Lane Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #113 Lori Lane
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/7/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/7/2023
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 9/7/2023

Notes/Mean of Correction:

Multiple additions, shed, multiple alterations (plumbing, electrical, doors, windows, fence, steps). Multiple roofs, a/c mini split, a/c central unit. Verify Occupancy. Prohibited outdoor storage. Owner must go to the Building Dept. & obtain permits for all work done. Must remove all loose items (put inside).

No permits obtained, call for re-inspection.

Further, Affiant sayeth naught

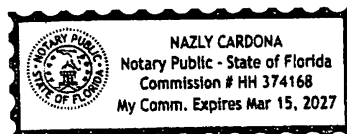
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/7/2023


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ILEANA TARAFATARAFA) CASE NO. 4887
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ILEANA TARAFATARAFA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 113 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ILEANA TARAFATARAFA AT 11:25 A.M.
ON THE 09 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

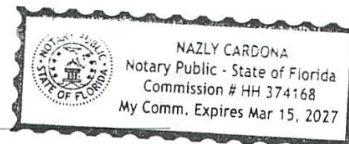
9/13/23
AFFIANT

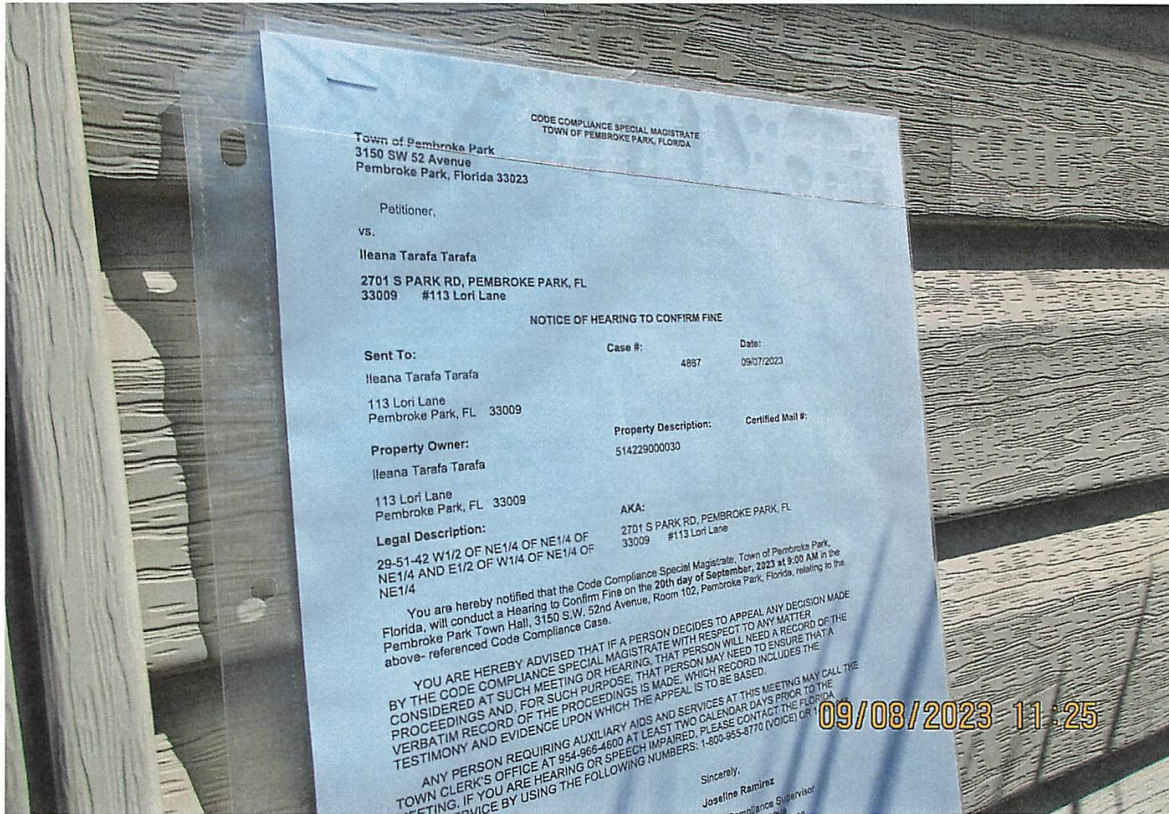
STATE OF FLORIDA
COUNTY OF BROWARD

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

Signature

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





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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4887
Petitioner,)
vs.)
ILLEANA TARAFA TARAFA)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 113 LORI LANE, PEMBROKE PARK FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC, 2701 S PARK RD, PEMBROKE PARK, FL 33009

FOLIO NO.: 514229000030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 12-48; 12-49. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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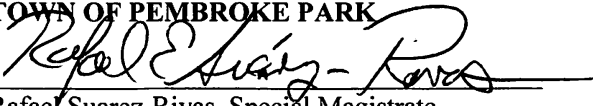
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 12-48; 12-49 WITHIN 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of June 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$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 16TH day of June 2021.

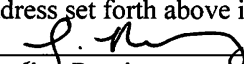
TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2021.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 7012

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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ **8.77**

Total Postage and Fees
 \$

Sent To
 LAKESHORE MOBILE HOME PARK LLC
 HCF #5827, #5113, #4887
 2701 S PARK ROAD,
 PEMBROKE PARK FL 33009

City, State, ZIP+4®

PS Form 3800, Apr 2012 See Reverse for Instructions

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

Postage
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Total Postage and Fees
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Sent To
 VCORP SERVICES, LLC
 HCF #5827, #5113, #4887
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324

City, State, ZIP+4®

PS Form 3800, Apr 2012 See Reverse for Instructions

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

Postage
 \$ **8.77**

Total Postage and Fees
 \$

Sent To
 LAKESHORE MOBILE HOME PARK LLC
 HCF #5827, #5113, #4887
 6400 TELEGRAPH RD #2000
 BLOOMFIELD TOWNSHIP MI 48301

City, State, ZIP+4®

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

Postage
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Total Postage and Fees
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Sent To
 ILEANA TARAFI TARAFI
 HCF #4887
 113 LORILANE
 PEMBROKE PARK, FL 33009

City, State, ZIP+4®

PS Form 3800, Apr 2012 See Reverse for Instructions

7021 0350 0001 0298 0730

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

Postage

\$

Total Postage and

\$6.98

Sent To

Illeana Tarafa Tarafa/Ignacio

F.O. #4887

Street and Apt. #

113 Lori Lane

City, State, ZIP+4®

Pembroke Park, FL 33009

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

Postage

\$

Total Postage and

\$8.27

Sent To

Riverstone Communities, LLC

F.O. #4887

Street and Apt. #

 4880, 4881, 4884, 4885, 4887,
 4938, 4939, 4940, 4941, 4942, 4965
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301

PS Form 3800



7019 2280 0002 0486 1495

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

Postage

\$

Total Postage and

\$

Sent To

Illeana Tarafa Tarafa/Ignacio

NOH #4887

Street and Apt. #

113 Lori Lane

City, State, ZIP+4®

Pembroke Park, FL 33009

PS Form 3800



7021 0350 0001 0297 6672

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

Postage

\$

Total Postage and

\$8.27

Sent To

Lakeshore Mobile Home Park, LLC

F.O. #4887

Street and Apt. No.

 4880, 4881, 4884, 4885, 4887,
 4938, 4939, 4940, 4941, 4942, 4965
 2701 S Park Rd
 Pembroke Park, FL 33009

City, State, ZIP+4®

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.

Illeana Tarafa Tarafa/Ignacio

NOH #4887

113 Lori Lane

Pembroke Park, FL 33009



9590 9402 5384 9189 1571 63

Article Number (Transfer from service label)

7019 2280 0002 0486 1495

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
Ileana Tarafa Tarafa	113 Lori Lane Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #113 Lori Lane

Legal Description

Case Status Open **Case #** 4887 **Date Next Inspection** 6/16/2021

Notes Multiple additions, shed, multiple alterations (plumbing, electrical, doors, windows, fence, steps). Multiple roofs, a/c mini split, a/c central unit. Verify Occupancy. Prohibited outdoor storage. Owner must go to the Building Dept. & obtain permits for all work done. Must remove all loose items (put inside).

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/30/2020		Notice of Violation	Hand Regular Mail
5/27/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service 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: 6/16/2021
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: 6/16/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 6/16/2021

TOWN OF PEMBROKE PARK

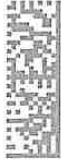
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV CASE # 4887

Hasler

02/04/2020

US POSTAGE \$000.95



ZIP 33023

011D10656696

LAKESHORE MOBILE HOME PARK LLC

2701 SPARK RD

PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

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

NOV CASE # 4887

Hasler

02/04/2020

US POSTAGE \$000.95



ZIP 33023

011D10656696

ILLEANA TARAFAT

IGNACIO TARAFAT

113 LOZIE LANE

PEMBROKE PARK, FL 33009

7019 2280 0002 0486 1495

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 **Illeana Tarafa Tarafa/Ignacio**
NOH #4887
113 Lori Lane
Pembroke Park, FL 33009

City, State, ZIP+4®
 PS Form 3800

WEST HILLS
MAY 28 2021
WOOD FL 33093

7019 2280 0002 0486 1525

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$ **8.47**

Sent To **Riverstone Communities, LLC**
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942, 4965
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

City, State, ZIP+4®
 PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HILLS
MAY 28 2021
WOOD FL 33093

7019 2280 0002 0486 1518

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and
 \$ **8.47**

Sent To **Lakeshore Mobile Home Park LLC**
NOH 4880, 4881, 4884, 4885, 4487,
4938, 4939, 4940, 4941, 4942 4965
2701 S Park Rd
Pembroke Park, FL 33009

City, State, ZIP+4®
 PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

WEST HILLS
MAY 28 2021
WOOD FL 33093

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY															
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee															
Illeana Tarafa Tarafa/Ignacio NOH #4887 113 Lori Lane Pembroke Park, FL 33009		B. Received by (Printed Name)	C. Date of Delivery														
9590 9402 5384 9189 1571 63		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No															
Article Number (Transfer from service label) 7019 2280 0002 0486 1495		3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☒ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Mail Restricted Delivery</td> <td></td> </tr> </table>		☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☒ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☒ Return Receipt for Merchandise																
☐ Collect on Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Mail Restricted Delivery																	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt															

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Lakeshore Mobile Home Park LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 2701 S Park Rd Pembroke Park, FL 33009  9590 9402 5384 9189 1571 87 2. Article Number (Transfer from service label) 7019 2280 0002 0486 1518		A. Signature X <u>RYC19</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>Lakeshore mobile</u> C. Date of Delivery <u>6-1-2011</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ 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 THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Riverstone Communities, LLC NOH 4880, 4881, 4884, 4885, 4487, 4938, 4939, 4940, 4941, 4942, 4965 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301  9590 9402 5384 9189 1571 94 2. Article Number (Transfer from service label) 7019 2280 0002 0486 1525		A. Signature X <u>af</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>C-19</u> C. Date of Delivery <u>6-1-11</u> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ 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	



Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKE SHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4		

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

* 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*	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450		
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39	
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42	
2021* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960		
Portability	0	0	0	0		
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/2/2002	SW*	\$220,000	33474 / 1458	\$7.00	355,645	SF
9/10/2001	CE*	\$1,100,000	32122 / 1108	\$0.10	95,400	SF
8/20/1997	WD*	\$3,262,200	26945 / 137			
2/22/1989	CP*	\$100	16299 / 977			
				Adj. Bldg. S.F. (Card, Sketch)		550
				Eff./Act. Year Built: 1973/1972		
* Denotes Multi-Parcel Sale (See Deed)						

* Denotes Multi-Parcel Sale (See Deed)

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ILLENA TARAFKA)

Respondent

CASE NO. 4887

AFFIDAVIT OF SERVICE

TO BE SERVED: ILLENA TARAFKA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 113 LORI LANE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ILLENA TARAFKA AT 1:06 P.M. ON THE 3 DAY OF JUNE 2021.

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

TYPE OF SERVICE

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

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

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

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of JUNE 2021, by JOSELINE RAMIREZ as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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



LUCIE MARIE MANZEROLLE
Commission # GG 102807
Expires August 23, 2021
Bonded thru Budget Notary Services




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/27/2021

Sent To:
Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Case #:
4887

Property Owner:
Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000030

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

AKA:
2701 S PARK RD, PEMBROKE PARK, FL
33009 #Ileana Tarafa 113 Lori Lane

06/03/2021 01:06

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 the
violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/27/2021

Sent To:

Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Case #:

4887

Property Owner:

Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Ileana Tarafa 113 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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)	30

Multiple additions, shed, multiple alterations (plumbing, electrical, doors, windows, fence, steps). Multiple roofs, a/c mini split, a/c central unit. Verify Occupancy. Prohibited outdoor storage. Owner must go to the Building Dept. & obtain permits for all work done. Must remove all loose items (put inside).

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of June, 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


5/27/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Case #: 4887

Date: 01/30/2020

Property Owner: Ileana Tarafa Tarafa/Ignacio
113 Lori Lane
Pembroke Park, FL 33009

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Ileana Tarafa 113 Lori Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2020 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 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
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)	30

HEALTH AND SANITATION Sec. 12-49. - Storm
event debris.

All allowable items stored, placed or
maintained outdoors at any location in the
Town, including items stored in carports for
single family homes, mobile homes, or
recreational vehicles shall be either secured
as required by the Building Official or removed
during the period between June 1 through
November 30 of each year. By way of
example, this shall include, but is not limited
to, operable appliances (i.e.
refrigerator/freezer/washer/dryer), flower pots,
barbecue grills and lawn furniture.

(Ord. No. 12-06-01, § 2, 6-13-12)

30

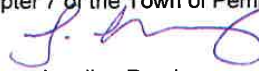
Notes/Mean of Correction:

Multiple additions, shed, multiple alterations (plumbing, electrical, doors, windows, fence, steps). Multiple roofs, a/c mini split, a/c central unit. Verify Occupancy. Prohibited outdoor storage. Owner must go to the Building Dept. & obtain permits for all work done. Must remove all loose items (put inside).

Double permit fee has been assessed.

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

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



Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Ileana Tarafa Tarafa/Ignacio
 Site Address 113 Lori Lane
 Permit # _____

Date 1/30/20
 Case # 4887
 Sub/Park Lakeshore M.H.P

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 5-105

☐ Re-Inspection Fee

☐ NFPA # _____ 12-48

☐ Repeat Violation (Double fine)

Violation (s)

Multiple additions, shed, multiple alterations
(plumbing, electrical, doors, windows, fence, steps).
Multiple roofs p/a/c units. Verify occupancy. Prohibited
outdoor storage.

Corrective Action(s)

Owner must go to the Building Dept & obtain permits
for all work done. Must remove all loose items (put inside)

☒ Structural
☒ Code Enf.

☒ Plumbing
☒ Zoning

☒ Mechanical
☐ Business Tax Receipt

☒ Electrical
☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext.215

☐ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Joseline Ramirez
 Code Enforcement Officer

Ignacio
 Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



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).

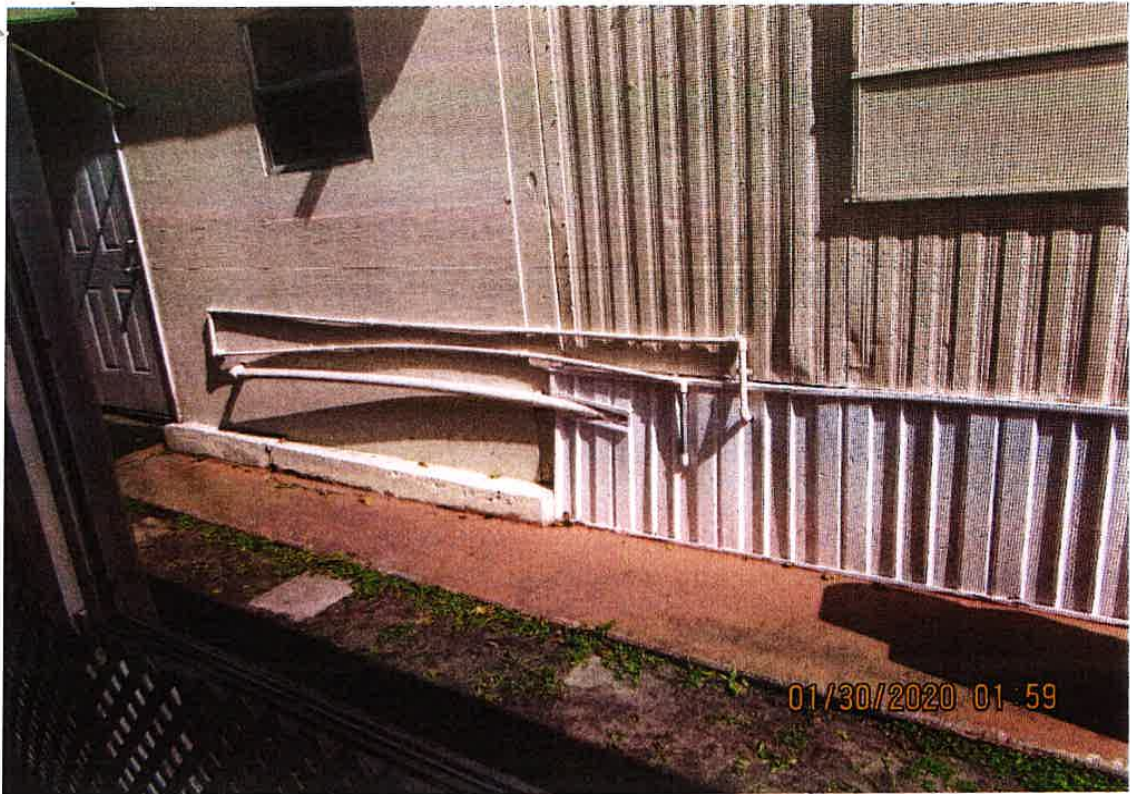
2020 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

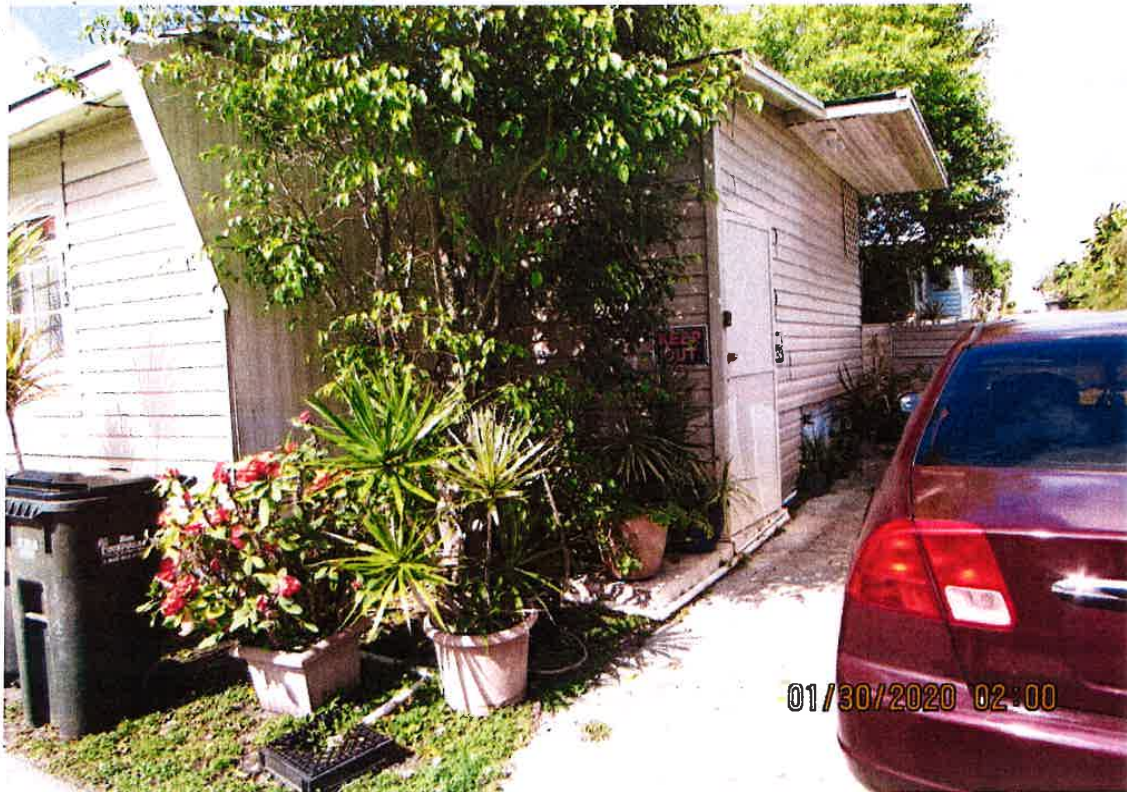
* Denotes Multi-Parcel Sale (See Deed)

Special Assessments















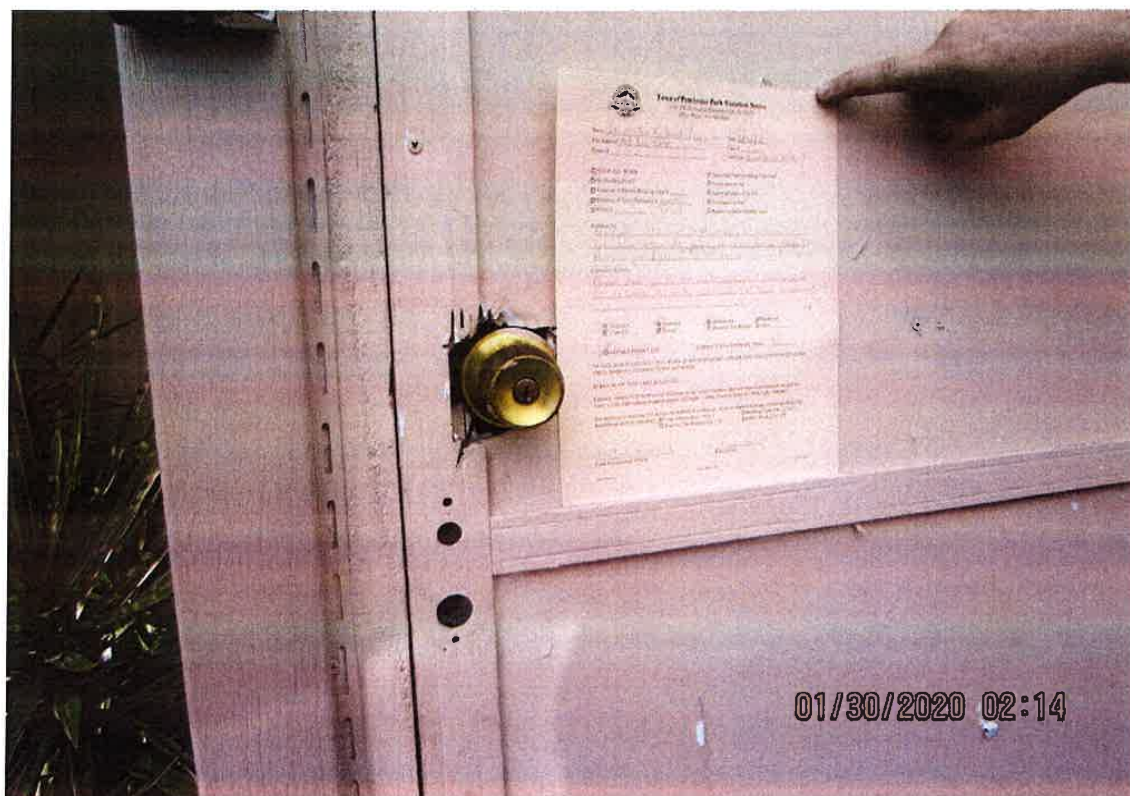


















Case Overview

Property/Incident Information

Owner	Address	Site Address
YVAN ROLEAU	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Folio
514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status Closed **Case #** 5014

Notes Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.
Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/12/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/22/2021	7/20/2021	Final Order	Certified Mail
6/30/2022		Affidavit of Compliance	Regular Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/30/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	6/30/2022	\$14,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$14,350.00

Case Overview

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$14,350.00

Town of Pembroke Park

INVOICE

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



DATE: September 18, 2023
INVOICE # 435
FOR:

Case # 5014
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

Bill To:

YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105		
	Final Order 07/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
285	Day(s) of Per Diem from (09/18/2021 - 06/30/2022)	\$ 50.00	\$ 14,250.00
Balance			\$ 14,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
YVAN ROLEAU) CASE NO. 5014
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 11:00 A.M. ON THE 09
DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

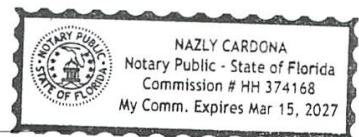
f. Ramirez 9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
Yvan Roleau
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W Lake
Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Yvan Roleau	5014	09/07/2023
134 W Lake Drive Pembroke Park, FL 33009	Property Description:	Certified Mail #:
Property Owner: Yvan Roleau	514229000223	
134 W Lake Drive Pembroke Park, FL 33009	AKA:	
Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB N ALG W LINE TO PT OF SE1/4 FOR POB N ALG W LINE TO PT 50 S OF NW OR OF SW1/4 OF NE1/4 E 250 S 150 W 100 S 520 E 210 SE1/4 ALG CURVE 188.5 S 80 SWLY ALG CURVE 188.5 W 210 S 2539 N TO PT 180 N OF S/L OF SEC W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of September, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 SW 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 954-955-4800 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).

09/08/2023 11:00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Yvan Roleau

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W Lake
Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Yvan Roleau	5014	09/07/2023
134 W Lake Drive Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Yvan Roleau	514229000223	
134 W Lake Drive Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive	

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Sincerely,

Joseline Ramirez

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

7021 0350 0001 0298 0969

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☐ Adult Signature Required \$
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Postage
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Total Postage \$ **6.96**

Sent To **Allan M. Glaser, ESQ.**
F.O. #5014, #5640
11900 Biscayne Blvd. #807
Miami, FL 33181

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JUL 21 2021
WEST HOLLYWOOD FL 33023

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7021 0350 0001 0298 0976

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Postage
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Total Postage \$ **6.96**

Sent To **Pembroke Park Lakes, INC**
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P.O. Box 260490
Pembroke Pines, FL 33026

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WEST HOLLYWOOD FL 33023

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Total Postage \$ **6.96**

Sent To **Yvan Roleau**
F.O. #5014, #5640
134 W Lake Drive
Pembroke Park, FL 33009

Postmark Here
JUL 21 2021
WEST HOLLYWOOD FL 33023

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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on so that we can return it to you. ■ Attach this receipt to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Allan M. Glaser, ESQ. NOH #5014, #5640 11900 Biscayne Blvd. #807 Miami, FL 33181 2. Article Number (from barcode): 7021 0350 0001 0297 6801		A. Signature X B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

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☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**

Total Postage and Fees \$ **8.53**

Sent To **YVAN ROLEAU**
HCF #5014, #5640
134 W LAKE DRIVE
PEMBROKE PARK FL 33009

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

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☐ Adult Signature Restricted Delivery \$

Postage \$ **8.53**

Total Postage and Fees \$ **8.53**

Sent To **PEMBROKE PARK LAKES INC**
HCF #5014, #5640
PO BOX 260490
PEMBROKE PINES FL 33026

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

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Postage \$ **8.53**

Total Postage and Fees \$ **8.53**

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HCF #5014, #5640
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

Street and Apt. No.
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11201 SW 55TH STREET BOX 1
MIRAMAR, FL 33025

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 City, State, ZIP+4®

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TOWN OF PEMBROKE PARK

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

Nov # 5014

Hasler

FIRST-CLASS MAIL

03/26/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

03/26/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

7021 0350 0001 0297 6888

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

Total Postage and
 \$ 7.16

Sent To
 Yvan Roleau
 NOH #5014, #5640
 134 W Lake Drive
 Street and Apt. No.
 Pembroke Park, FL 33009
 City, State, ZIP+4

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PS Form 3800, April 2019 PSN 7530-02-000-9057

7021 0350 0001 0297 6801

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

Postage
 \$

Total Postage and
 \$ 7.16

Sent To
 Allan M. Glaser, ESQ.
 NOH #5014, #5640
 11900 Biscayne Blvd. #807
 Street and Apt. No.
 Miami, FL 33181
 City, State, ZIP+4

Postmark
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PS Form 3800, April 2019 PSN 7530-02-000-9057

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☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and
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Sent To
 Pembroke Park Lakes, INC.
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 P.O. Box 260490
 Street and Apt. No.
 Pembroke Pines, FL 33026
 City, State, ZIP+4

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PS Form 3800, April 2019 PSN 7530-02-000-9057

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■ Complete items 1, 2, and 3. ■ Print your name and address on so that we can return it to you. ■ Attach this receipt to the front of the mail piece, or on the front if space permits. 1. Article Addressed to: Allan M. Glaser, ESQ. NOH #5014, #5640 11900 Biscayne Blvd. #807 Miami, FL 33181 2. Article Number (from barcode) 7021 0350 0001 0297 6801	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) ☐ C. Date of Delivery ☐ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Certified Mail Restricted Delivery with Signature Confirmation ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

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

Postmark
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Postage

Total Postage and

\$ 7.16

Sent To

Street and Apt. No.,

City, State, Zip+4®

Pembroke Park Lakes, INC.
 NOH #5014, #5640
 P.O. Box 260490
 Pembroke Pines, FL 33026

PS Form 3800, April 2013

7021 0350 0001 0297 6801

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

Postmark
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Postage

Total Postage and

\$ 7.16

Sent To

Street and Apt. No.

City, State, Zip+4

Allan M. Glaser, ESQ.
 NOH #5014, #5640
 11900 Biscayne Blvd. #807
 Miami, FL 33181

PS Form 3800, April 2013

7021 0350 0001 0297 6788

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

Postmark
 Here

Postage

Total Postage and

\$ 7.16

Sent To

Street and Apt. No.

City, State, Zip+4

Yvan Roleau
 NOH #5014, #5640
 134 W Lake Drive
 Pembroke Park, FL 33009

PS Form 3800, April 2013

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5014
Petitioner,)
)
vs.)
)
YVAN ROLEAU)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 134 W LAKE DRIVE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

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

CONCLUSIONS OF LAW

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

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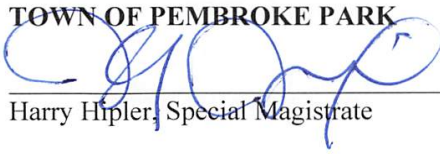
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 2021.

TOWN OF PEMBROKE PARK



Harry Hippler, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 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
Yvan Roleau	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Legal Description

Case Status Open **Case #** 5014 **Date Next Inspection** 7/20/2021

Notes Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit. Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/12/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021

TOWN OF PEMBROKE PARK

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

NOV # 5014

Hasler

FIRST-CLASS MAIL

03/26/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

03/26/2020

US POSTAGE \$000.50⁰⁰



ZIP 33023
011D10656696

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

7021 0350 0001 0297 6788

**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
\$ 7.16

Sent To
Yvan Roleau

Street and Apt. No.
NOH #5014, #5640

City, State, ZIP+4®
134 W Lake Drive
Pembroke Park, FL 33009

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9053

7021 0350 0001 0297 6801

**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
\$ 7.16

Sent To
Allan M. Glaser, ESQ.

Street and Apt. No.
NOH #5014, #5640

City, State, ZIP+4®
11900 Biscayne Blvd. #807
Miami, FL 33181

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9053

7021 0350 0001 0297 6818

**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
\$ 7.16

Sent To
Pembroke Park Lakes, INC.

Street and Apt. No.
NOH #5014, #5640

City, State, ZIP+4®
P.O. Box 260490
Pembroke Pines, FL 33026

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the back so that we can return it to you. ■ Attach this receipt to the back of the mail piece, or on the front if space is not available. 1. Article Addressed to: Allan M. Glaser, ESQ. NOH #5014, #5640 11900 Biscayne Blvd. #807 Miami, FL 33181 2. Article Number (from barcode) 7021 0350 0001 0297 6801		A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Certified Mail Restricted Delivery Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

9590 9402 6610 1028 6961 53

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



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	
2020	\$6,800,510		\$6,800,510	\$3,927,290	\$103,448.85
2019	\$3,570,270		\$3,570,270	\$3,570,270	\$77,953.29
2021* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$6,875,500	\$6,875,500	\$6,875,500	\$6,875,500	
Portability	0	0	0	0	
Assessed/SOH	\$4,395,000	\$6,875,500	\$4,395,000	\$4,395,000	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$4,395,000	\$6,875,500	\$4,395,000	\$4,395,000	

Special Assessments

Page 197 of 694



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number 267214
FEI/EIN Number 59-1038941
Date Filed 02/15/1963
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/27/2015

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YVAN ROLEAU)
Respondent)

CASE NO. 5014

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 12:34 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.

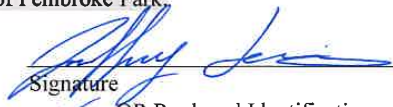
TYPE OF SERVICE

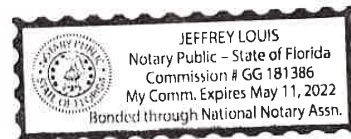
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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 ☒ physical presence or ☐ online notarization this 13 day of 7, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


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




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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/22/2021

Sent To: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #: 5014

Property Owner: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description: 514228500223

Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR OF SE 1/4 FOR POB N ALG W LINE TO PT 50 S OF NW CR OF SW 1/4 OF NE 1/4 E 250 S 150 W 100 S 520 E 210 SE 1/4 ALG CURVE 188 S 5 S 60 SWLY ALG CURVE 188 S W 210 S 2839 M/L TO PT 180 N OF SW OF SEC W 150 TO POB

AKA: 3186 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - 4134 W

07/06/2021 12:34


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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 06/22/2021

Sent To: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #: 5014

Property Owner: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description: 514228500223

Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR OF SE 1/4 FOR POB N ALG W LINE TO PT 50 S OF NW CR OF SW 1/4 OF NE 1/4 E 250 S 150 W 100 S 520 E 210 SE 1/4 ALG CURVE 188 S 5 S 60 SWLY ALG CURVE 188 S W 210 S 2839 M/L TO PT 180 N OF SW OF SEC W 150 TO POB

AKA: 3186 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - 4134 W Lake Drive

07/06/2021 12:34



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

Property Owner:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W
Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/12/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.
Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 July, 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


6/22/2021

COVID-19



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

Antenna was
done by Association
A/C permit
1910588-0

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5014

Date:

03/12/2020

Property Owner:

Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Property Description:

514229000223

Certified Mail #:**Legal Description:**

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Yvan
Roleau-134 W Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/12/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

Owner/tenant built concrete steps, concrete storage and repaired shed roof and antenna (has lights/wire wrapped around) without permits. Owner installed new door without permits. Property has broken down a/c unit and needs demo permit.

Owner must go to the Building Dept. and obtain/complete all required permits.

Double permit fee has been assessed.

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

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



Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023 ✓
Office Phone: 954-966-4600

Name Yvan Rouleau
Site Address 134 W Lake Drive
Permit # _____

Date 3/12/20
Case # _____
Sub/Par Pembroke Park Lakes MHP

- | | |
|--|---|
| ☒ STOP ALL WORK | ☐ Approved Plan Not Being Followed |
| ☒ No Building Permit | ☐ Permit Not on Job |
| ☐ Violation of Florida Building Code # _____ | ☐ Approved plan not on Job |
| ☒ Violation of Town Ordinance # <u>5-105</u> | ☐ Re-Inspection Fee |
| ☐ NFPA # _____ | ☐ Repeat Violation (Double fine) |

Violation(s) Door installed without permits
Owner/tenant is building concrete storage/steps
and repairing shed roof & antenna without
permits. The antenna has lights wrapped around.
Owner must remove & protect a/c unit w/ permit
Corrective Action(s) Owner must repair damages on ventilation required.
Owner/tenant must go to the Building Dept
and obtain permits for work done.
Owner must obtain and complete all required permit
inspections.

- | | | | |
|--|-----------------------------------|---|--|
| ☒ Structural | ☐ Plumbing | ☐ Mechanical | ☒ Electrical |
| ☒ Code Enf. | ☐ Zoning | ☐ Business Tax Receipt | ☐ Other _____ |

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☒ Code Enforcement Ext.215 ☒ Building Dept. Ext. 211/227 ☒ Public Works Ext. 238
☐ Business Tax Receipt Ext. 214

Josefine Ramirez
Code Enforcement Officer

954-551-7147

Received by [Signature]

Lucie
Leitch
(Parle French)

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



















TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

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



BUILDING PERMIT APPLICATION

1910588

PERMIT NO.

M-91890

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL					
JOB NAME: ROULEAU, YVAN					
JOB ADDRESS: 134 W LAKE DR					
OWNER NAME: PEMBROKE PARK LAKES INC					
OWNER ADDRESS: PO BOX 260490					
CITY: PEMBROKE PINES					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: A CUSTOMER FIRST REFR					
MAIL ADDRESS: 5740 SW 58 CT					
CITY STATE ZIP: DAVIE FL 33314					
PHONE: 9543216212		FAX: 9543216223		EMAIL: ACUSTOMERFIRST@PELLSOUTHFL	
CERT. COMPETENCY: CAC181399			STATE REGISTRATION: N/A		
LOT: 134	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000223			SUBDIVISION: PEMBROKE PARK LAKES		
NO. OF STORIES: 1		OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1
TYPE OF WORK:		N/A	N/A	N/A	REPAIR
JOB COST: 3650		SQ.FT. / L.F.: 0			
DESCRIBE WORK: PACKAGE UNIT REPLACEMENT : RUUD RSPMA030JK000AUA - 5KW					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



R203 Permit Messages For Permit (1910588-0)

Event ID	Inspection	Inspection Date	Status
----------	------------	-----------------	--------

Mechanical Inspection

86385	Condensate Lines	8/11/2020	Pass
86386	Final Mechanical	8/11/2020	Pass
86384	Rough Duct Insulation	8/11/2020	Pass



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910588-0**

Job Address: **134 W LAKE DR**

Job Name: ROULEAU, YVAN

Permit Status: Permit Complete

Permit Issued Date: 7/23/2020 2:42:27 PM

Submitted Into Plan Review Date: 7/23/2020 11:06:48 AM

Application Date: 7/22/2020 3:45:04 PM

Difference Between Application to Plan Review: 1 Day(s)

Difference Between Plan Review to Permit Issued: 0 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	7/22/2020 5:52:07 PM



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910588-0**

Job Address: **134 W LAKE DR**

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Difference Between PlanReview to Permit Issued: 0 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	7/22/2020 5:52:07 PM



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

134 W LAKE DR

Job Name: ROULEAU, YVAN

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 2/8/2021 11:43:59 AM

Application Date: 2/8/2021 11:42:37 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Denied	3/24/2021 8:06:53 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5310 FAX



Indefinite 93617

BUILDING PERMIT APPLICATION

PERMIT NO.

ZON-93617

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ZONING					
JOB NAME: ROULEAU, YVAN					
JOB ADDRESS: 134 W LAKE DR					
OWNER NAME: ROULEAU, YVAN					
OWNER ADDRESS: 134 W LAKE DR					
CITY: PEMBROKE PARK					
PHONE: 5145745635		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: ELITE AMERICAN BUILDERS INC					
MAIL ADDRESS: 4443 BELLEGROVE DR					
CITY STATE ZIP: FORT PIERCE FL 34981					
PHONE: 3052408177		FAX:		EMAIL: francoismacl@gmail.com	
CERT. COMPETENCY: CBC1258618			STATE REGISTRATION: N/A		
LOT: 134	BLOCK: 000	PRESENT USE: MOBILE HOME		PROPOSED USE: MOBILE HOME	
FOLIO NUMBER: 514229000223			SUBDIVISION: PEMBROKE PARK LAKE		
NO. OF STORIES: 1	OFFICES: 0	FAMILIES: 1	BEDROOMS: 1	BATHS: 1	
TYPE OF WORK:	ADD	N/A	N/A	N/A	N/A
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION : REAR PATIO WITH UNDER STORAGE, STEPS AT ENTRANCE DOOR IN DRIVEWAY					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

134 W LAKE DR

Job Name: ROULEAU, YVAN

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 6/21/2021 8:50:14 AM

Application Date: 6/21/2021 8:47:07 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Pending	
ZONING	Pending	











Case Overview

Property/Incident Information

Owner	Address	Site Address
ISMAEL LOPEZ / ALBERTO QUESADA BARATUTE	129 Janis Blvd Pembroke Park, FL 330009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd
Folio		
514229000030		

Legal Description

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

Case Status	Open	Case #	5113	Date Next Inspection	9/20/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes New bathroom, wooden deck/patio, plumbing, indoor/outdoor electrical, wooden fence, and doors done without permits. Renting mobile home to two families prohibited, only one family per mobile home. Prohibited outdoor storage (wooden panels on floor). Mobile home needs maintenance (roof, wooden steps). Mobile home must revert back to single family home.

Owner/tenant must obtain permit for work done. Remove prohibited outdoor storage. Maintenance mobile home.
Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/2/2020		Notice of Violation	Posted to Property Regular Mail
7/29/2021		Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/24/2021	8/19/2021	Final Order	Certified Mail
9/7/2023		Affidavit of Non-Compliance	Certified Mail
9/7/2023	9/20/2023	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: 9/20/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/20/2023

Case Overview

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 9/20/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 9/20/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$35,050.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$35,150.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$35,150.00

Town of Pembroke Park

INVOICE

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



DATE: September 13, 2023
INVOICE # 435
FOR:

Case # 5113
ISMAEL LOPEZ
ALBERTO QUESADA
BARATUTE
129 JANIS BLVD,
PEMBROKE PARK, FL 33009

Bill To:
ISMAEL LOPEZ
ALBERTO QUESADA
BARATUTE
129 JANIS BLVD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105;12-48; 12-49 and 28-272.		
	Final Order 08/19/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
701	Day(s) of Per Diem from (10/19/2021 - 9/20/2023)	\$ 50.00	\$ 35,050.00
Balance			\$ 35,150.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ISMAEL LOPEZ) CASE NO. 5113
ALBERTO QUESADA BARATUTE
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ISMAEL LOPEZ / ALBERTO QUESADA BARATUTE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 129 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ISMAEL LOPEZ / ALBERTO QUESADA BARATUTE AT 11:22 A.M. ON THE 09 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

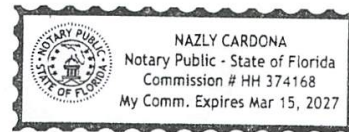
J. Ramirez 9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE TOWN OF PEMBROKE PARK, FLORIDA		
Town of Pembroke Park 3150 SW 52 Avenue Pembroke Park, Florida 33023		
Petitioner,		
vs.		
Ismael Lopez/Alberto Quesada Baratute		
2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd		
NOTICE OF HEARING TO CONFIRM FINE		
Sent To:	Case #:	Date:
Ismael Lopez/Alberto Quesada Baratute	5113	09/07/2023
129 Janis Blvd Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Ismael Lopez/Alberto Quesada Baratute	514229000030	
129 Janis Blvd Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd	
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of September, 2023 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 MATTER 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 PROCEEDING RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.		
AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.		

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Ismael Lopez/Alberto
Quesada Baratute

2701 S PARK RD, PEMBROKE PARK, FL
33009 #129 Janis Blvd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Ismael Lopez/Alberto Quesada Baratute	5113	09/07/2023
129 Janis Blvd Pembroke Park, FL 330009		
Property Owner:	Property Description:	Certified Mail #:
Ismael Lopez/Alberto Quesada Baratute	514229000030	
129 Janis Blvd Pembroke Park, FL 330009		
Legal Description:	AKA:	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd	

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5113

Petitioner,
vs.

Ismael Lopez/Alberto
Quesada Baratute
2701 S PARK RD, PEMBROKE PARK, FL
33009 #129 Janis Blvd

Respondent(s)

On 9/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Ismael Lopez/Alberto Quesada Baratute
Address:	129 Janis Blvd Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd
Legal Description:	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/7/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/7/2023
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 9/7/2023
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 9/7/2023

Notes/Mean of Correction:

New bathroom, wooden deck/patio, plumbing, indoor/outdoor electrical, wooden fence, and doors done without permits. Renting mobile home to two families prohibited, only one family per mobile home. Prohibited outdoor storage (wooden panels on floor). Mobile home needs maintenance (roof, wooden steps). Mobile home must revert back to single family home.

No permits obtained. Call for re-inspection.

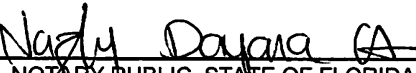
Further, Affiant sayeth naught

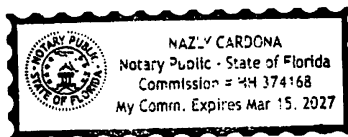
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/7/2023


NOTARY PUBLIC, STATE OF FLORIDA



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:

Ismael Lopez
F.O. #5113, #5827
129 Janis Blvd
Pembroke Park, FL 33009



9590 9402 6610 1028 6985 15

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8287

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery
()

Domestic Return Receipt

7022 2410 0001 1497 7012

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.77**

Total Postage and Fee
 \$

Sent To
 LAKESHORE MOBILE HOME PARK LLC
 HCF #5827, #5113, #4887
 2701 S PARK ROAD,
 PEMBROKE PARK FL 33009

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

PS Form 3800, April 2012

7022 2410 0001 1497 7005

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.77**

Total Postage and Fee
 \$

Sent To
 VCORP SERVICES, LLC
 HCF #5827, #5113, #4887
 1200 S PINE ISLAND ROAD
 PLANTATION, FL 33324

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

PS Form 3800, April 2012

7022 2410 0001 1497 6985

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.77**

Total Postage and Fee
 \$

Sent To
 ISMAEL LOPEZ
 ALBERTO QUESADA BARATUTE
 HCF #5827, #5113
 129 JANIS BLVD
 PEMBROKE PARK, FL 33009

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

PS Form 3800, April 2012

7022 2410 0001 1497 6992

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$ **8.77**

Total Postage and Fee
 \$

Sent To
 LAKESHORE MOBILE HOME PARK LLC
 HCF #5827, #5113, #4887
 6400 TELEGRAPH RD #2000
 BLOOMFIELD TOWNSHIP MI 48301

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

PS Form 3800, April 2012

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Lakeshore Mobile Home Park
 F.O. #5109, #5110 #5111, #5112, #5113
 #5827
 2701 S Park Rd
 Pembroke Park, FL 33009



9590 9402 6610 1028 6985 46

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8317

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X J. CR+7019

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Lakeshore mobile

C. Date of Delivery

9-1-21

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

- ☐ Yes
☐ No

3. Service Type

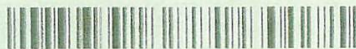
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|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Lakeshore Mobile Home Park
 F.O. #5109, #5110 #5111, #5112, #5113
 #5827
 2701 S Park Rd
 Pembroke Park, FL 33009



9590 9402 6610 1028 6985 46

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8317

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Y. CRT 7019 ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Lakeshore mobile

C. Date of Delivery

9-1-21

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

3. Service Type

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3: ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>C-19</u> ☐ Agent ☒ Addressee	
1. Article Addressed to: Riverstone Communities, LLC F.O. #5109, #5110 #5111, #5112, #5113 #5827 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301		B. Received by (Printed Name) <u>MJ RT 65</u> C. Date of Delivery <u>8/27/21</u>	
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No	
9590 9402 6610 1028 6985 53		☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 7021 0350 0001 0297 8324		Domestic Return Receipt	

7021 0350 0001 0297 8317

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 \$	 Postmark Here
Extra Services & Fees (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	Lakeshore Mobile Home Park
Street and Apt. No.,	F.O. #5109, #5110 #5111, #5112, #5113
City, State, Zip+4®	#5827 2701 S Park Rd Pembroke Park, FL 33009
PS Form 3800, Apr 2010	

7021 0350 0001 0297 8317

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 \$	 Postmark Here
Extra Services & Fees (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	Riverstone Communities, LLC
Street and Apt. No.,	F.O. #5109, #5110 #5111, #5112, #5113
City, State, Zip+4®	#5827 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301
PS Form 3800, Apr 2010	

7021 0350 0001 0298 1287

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
\$ 1.60
Total Postage and Fees \$ 8.56

Sent To
Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827
Street and Apt. No. 6400 Telegraph Road, Suite 2000
City, State, ZIP+4® Bloomfield Township, MI 48301

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 1294

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
\$ 1.60
Total Postage and Fees \$ 8.56

Sent To
Lakeshore Mobile Home Park
NOH #5109, #5110 #5111, #5112,
#5113 #5827
Street and Apt. No. 2701 S Park Rd
City, State, ZIP+4® Pembroke Park, FL 33009

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 1263

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 and Fees \$ 7.67

Sent To
Ismael Lopez
NOH #5113, #5827
129 Janis Blvd
Pembroke Park, FL 33009
Street and Apt. No.
City, State, ZIP+4®

Postmark Here
AUG 2 - 2021

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0001 1497 6985

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 8.77
Total Postage and Fees \$

Sent To
ISMAEL LOPEZ
ALBERTO QUESADA BARATUTE
HCF #5827, #5113
129 JANIS BLVD
PEMBROKE PARK, FL 33009
Street and Apt. No., or
City, State, ZIP+4®

Postmark Here
SEP 8 2023

PS Form 3800, April

7021 0350 0001 0297 8287

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
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Total Postage and Fees \$

Sent To
Ismael Lopez
F.O. #5113, #5827
129 Janis Blvd
PEMBROKE PARK, FL 33009
Street and Apt. No., or
City, State, ZIP+4®

Postmark Here
AUG 23 2021

PS Form 3800, April

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature x <u>Covid 19</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: Riverstone Communities, LLC NOH #5109, #5110 #5111, #5112, #5113 #5827 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7021 0350 0001 0298 1287		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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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5113
Petitioner,)
)
vs.)
)
ISMAEL LOPEZ)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 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: 129 JANIS BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S PARK ROAD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105;12-48; 12-49; 28-272. 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.

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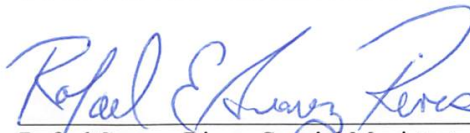
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105;12-48; 12-49; 28-272 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of August 2021.

TOWN OF PEMBROKE PARK



Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 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
Ismael Lopez	129 Janis Blvd Pembroke Park, FL 330009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd

Legal Description

Case Status Open **Case #** 5113

Notes New bathroom, wooden deck/patio, plumbing, indoor/outdoor electrical, wooden fence, and doors done without permits. Renting mobile home to two families prohibited, only one family per mobile home. Prohibited outdoor storage (wooden panels on floor). Mobile home needs maintenance (roof, wooden steps). Mobile home must revert back to single family home.

Owner/tenant must obtain permit for work done. Remove prohibited outdoor storage. Maintenance mobile home.
Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/2/2020		Notice of Violation	Posted to Property Regular Mail
7/29/2021		Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/1/0001
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
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 1/1/0001
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	Not in Compliance - Reinspection Date: 1/1/0001

7021 0350 0001 0298 1287

U.S. Postal Service™
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 Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 1.60

Total Postage and
 \$ 8.50

Sent To
Riverstone Communities, LLC
NOH #5109, #5110 #5111, #5112,
#5113 #5827
6400 Telegraph Road, Suite 2000
Bloomfield Township, MI 48301

City, State, ZIP+4
Bloomfield Township, MI 48301

PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

7021 0350 0001 0298 1294

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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
 \$ 1.60

Total Postage and
 \$ 8.50

Sent To
Lakeshore Mobile Home Park
NOH #5109, #5110 #5111, #5112,
#5113 #5827
2701 S Park Rd
Pembroke Park, FL 33009

City, State, ZIP+4
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

7021 0350 0001 0298 1263

U.S. Postal Service™
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 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ 0.71

Total Postage and
 \$ 7.69

Sent To
Ismael Lopez
NOH #5113, #5827
129 Janis Blvd
Pembroke Park, FL 33009

City, State, ZIP+4
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9047 See reverse for instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <u>Covd 19</u> ☐ Agent ☐ Addressee	
Article Addressed to: Riverstone Communities, LLC NOH #5109, #5110 #5111, #5112, #5113 #5827 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301		B. Received by (Printed Name) _____ C. Date of Delivery _____	
1. Article Addressed to: Riverstone Communities, LLC NOH #5109, #5110 #5111, #5112, #5113 #5827 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from carrier label) 7021 0350 0001 0298 1287		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

TOWN OF PEMBROKE PARK

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

Nov #5113, #5112, #5111, #5110, #5109

Lakeshore MHP
2701 S Park Rd
Pembroke Park, FL 33009

Hasler

06/05/2020

US POSTAGE \$000.65



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Hasler

06/05/2020

US POSTAGE \$000.50



ZIP 33023
011D10656696

Sent To:

Roxanne Rodriguez

129 Janis Blvd
Pembroke Park, FL 330009

Case #:

5113



MARTY KIAR
BR **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKE SHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450	
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960
Portability	0	0	0	0
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450

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

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

7/30/2021

Detail by Entity Name

SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

<u>01/11/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/23/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/21/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/17/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/19/2014 -- LC Amendment</u>	View image in PDF format
<u>02/17/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/13/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>12/12/2012 -- LC Amendment</u>	View image in PDF format
<u>02/10/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/16/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/06/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/27/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>06/07/2002 -- Florida Limited Liabilities</u>	View image in PDF format

Florida Department of State, Division of Corporations

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ISMAEL LOPEZ)

CASE NO. 5113

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ISMAEL LOPEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 129 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ISMAEL LOPEZ AT 11:03 A.M. ON THE 3 DAY OF AUGUST 2021.

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

TYPE OF SERVICE

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

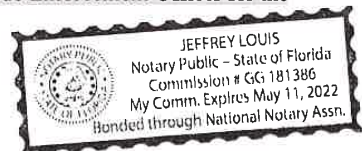
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 8, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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




 Town of Pembroke Park
 3150 SW 52 Avenue
 Pembroke Park, Florida 33022

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 07/29/2021

Sent To:
 Ismael Lopez
 129 Janis Blvd
 Pembroke Park, FL 33009

Case #:
 5113

Property Owner:
 Ismael Lopez
 129 Janis Blvd
 Pembroke Park, FL 33009

Certified Mail #:

Property Description:
 514229000030

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

AKA:
 2701 S PARK RD, PEMBROKE PARK, FL
 33009 #129 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/29/2020 the following
 violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property address:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING - Sec 5-105 - Repairs and	Repairs and installations shall be made to the		08/03/2021 11:03 AM





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

Ismael Lopez
129 Janis Blvd
Pembroke Park, FL 330009

Case #:

5113

Property Owner:

Ismael Lopez
129 Janis Blvd
Pembroke Park, FL 330009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #129 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60
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)	60

HEALTH AND
SANITATION

Sec. 12-49. - Storm
event debris.

All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture.

(Ord. No. 12-06-01, § 2, 6-13-12)

60

ZONING

Sec. 28-272 - Number of
occupants per mobile
home or recreational
vehicle

(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated.

(b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family.

(Ord. No. 63-5-1, § 15(c), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)

60

New bathroom, wooden deck/patio, plumbing, indoor/outdoor electrical, wooden fence, and doors done without permits. Renting mobile home to two families prohibited, only one family per mobile home. Prohibited outdoor storage (wooden panels on floor). Mobile home needs maintenance (roof, wooden steps). Mobile home must revert back to single family home.

Owner/tenant must obtain permit for work done. Remove prohibited outdoor storage. Maintenance mobile home.

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 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


7/29/2021













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

11/3/20
No permit

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Roxanne Rodriguez
129 Janis Blvd
Pembroke Park, FL 330009

Case #:

5113

Date:

06/02/2020

Property Owner:

Roxanne Rodriguez
129 Janis Blvd
Pembroke Park, FL 330009

Property Description:

514229000030

Certified Mail #:**Legal Description:**

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #129 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	30
ZONING	Sec. 28-272 - Number of occupants per mobile home or recreational vehicle	(a) The number of occupants of a mobile home or recreational vehicle, shall be limited to the sleeping accommodations for which the mobile home or recreational vehicle was designated. (b) No mobile home or recreational vehicle shall be occupied by persons other than the members of one (1) family. (Ord. No. 63-5-1, § 15(o), 5-1-63; Ord. No. 00-4-4, § 17, 4-26-00)	30

Notes/Mean of Correction:

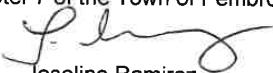
New bathroom, wooden deck/patio, plumbing, indoor/outdoor electrical, wooden fence, and doors done without permits. Renting mobile home to two families prohibited, only one family per mobile home. Prohibited outdoor storage (wooden panels on floor). Mobile home needs maintenance (roof, wooden steps). Mobile home must revert back to single family home.

Owner/tenant must obtain permit for work done. Remove prohibited outdoor storage. Maintenance mobile home.

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Roxanna Rodriguez
Site Address 129 Janis Blvd
Permit # _____

Date 6/2/20
Case # _____
Sub/Park Lakeshore MHP

☐ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-103
5-2(a)

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

New Bathroom
Wooden deck/Patio, plumbing, indoor/outdoor
electrical, wooden fence & door done without
permits. Renting mobile home. Prohibited outdoor storage
Mobile home needs maintenance (Roof, wooden steps).
Corrective Action(s) Prohibited out door storage (wooden panels)
Owner/tenant must obtain permit for work
done. Remove prohibited outdoor storage.
Maintenance mobile home.

☒ Structural
☒ Code Enf.

☒ Plumbing
☒ Zoning

☒ Mechanical
☐ Business Tax Receipt

☒ Electrical
☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Josefine Ramirez
Code Enforcement Officer

Posted on door
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator





















Case Overview

Property/Incident Information

Owner	Address	Site Address
LAURA AND LAZARO JIMENEZ	3100 W Hallandale Beach Blvd, Lot 504 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##504

Folio

514229000331

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

Case Status	Open	Case #	5330	Date Next Inspection	9/20/2023
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Notes

STOP WORK ORDER.

1. Demolition of ceiling trust without permit. Obtain structural permit and inspections.
2. Central a/c unit installed without permit. Obtain mechanical permit and inspections.
3. Installation of shed without permit. Obtain structural permit and inspections.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2020		Notice of Violation	Hand Regular Mail
1/4/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Final Order	Certified Mail
9/7/2023		Affidavit of Non-Compliance	Certified Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/20/2023

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$27,400.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$27,500.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$27,500.00

Town of Pembroke Park

INVOICE

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



DATE: September 13, 2023
INVOICE # 435
FOR:

Case # 5330
LAURA AND LAZARO JIMENEZ
3100 W HALLANDALE BEACH
BLVD #504,
PEMBROKE PARK, FL 33009

Bill To:

LAURA AND LAZARO JIMENEZ
3100 W HALLANDALE BEACH
BLVD #504,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105.		
	Final Order 02/16/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
550	Day(s) of Per Diem from (03/19/2022 - 09/20/2023)	\$ 50.00	\$ 27,500.00
Balance			\$ 27,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LAURA AND LAZARO JIMENEZ)

CASE NO. 5330

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAURA AND LAZARO JIMENEZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3100 W HALLANDALE BEACH BLVD #504, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAURA AND LAZARO JIMENEZ AT 11:11
A.M. ON THE 09 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

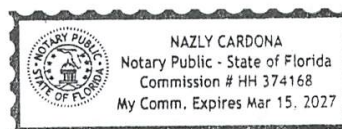
9/13/23
AFFIANT

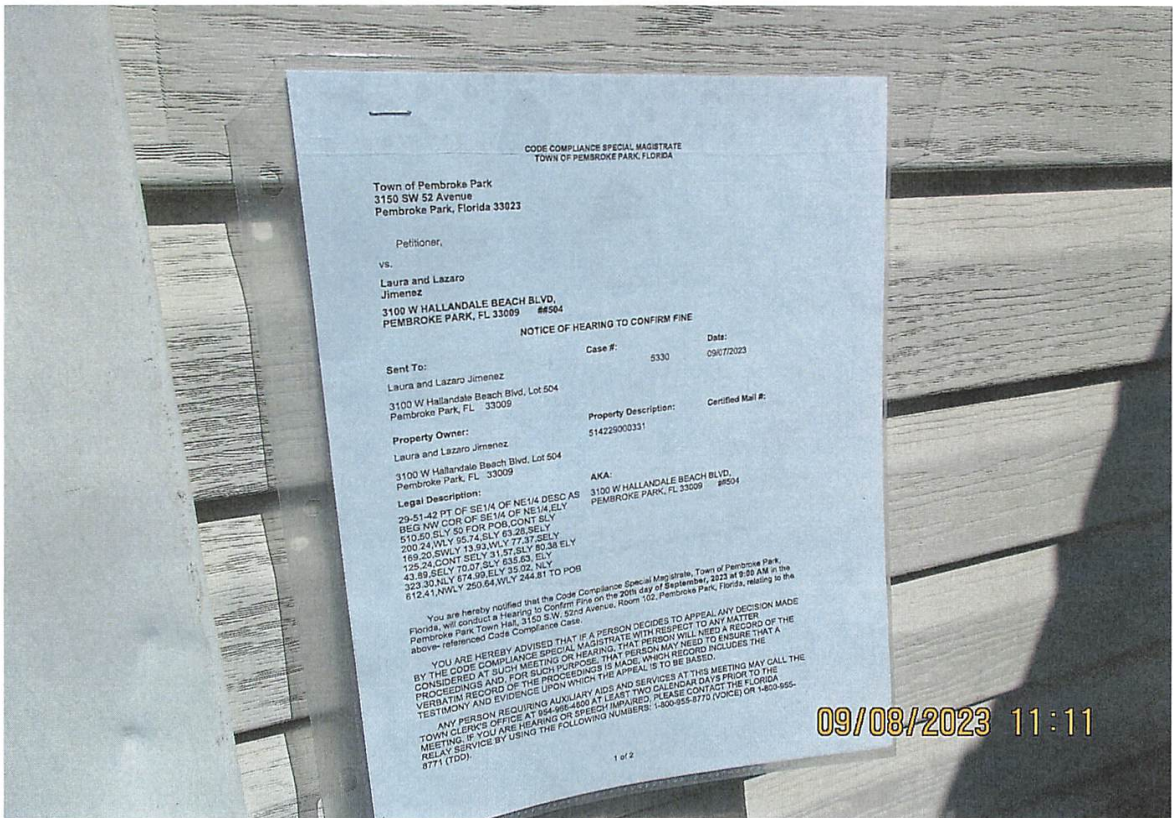
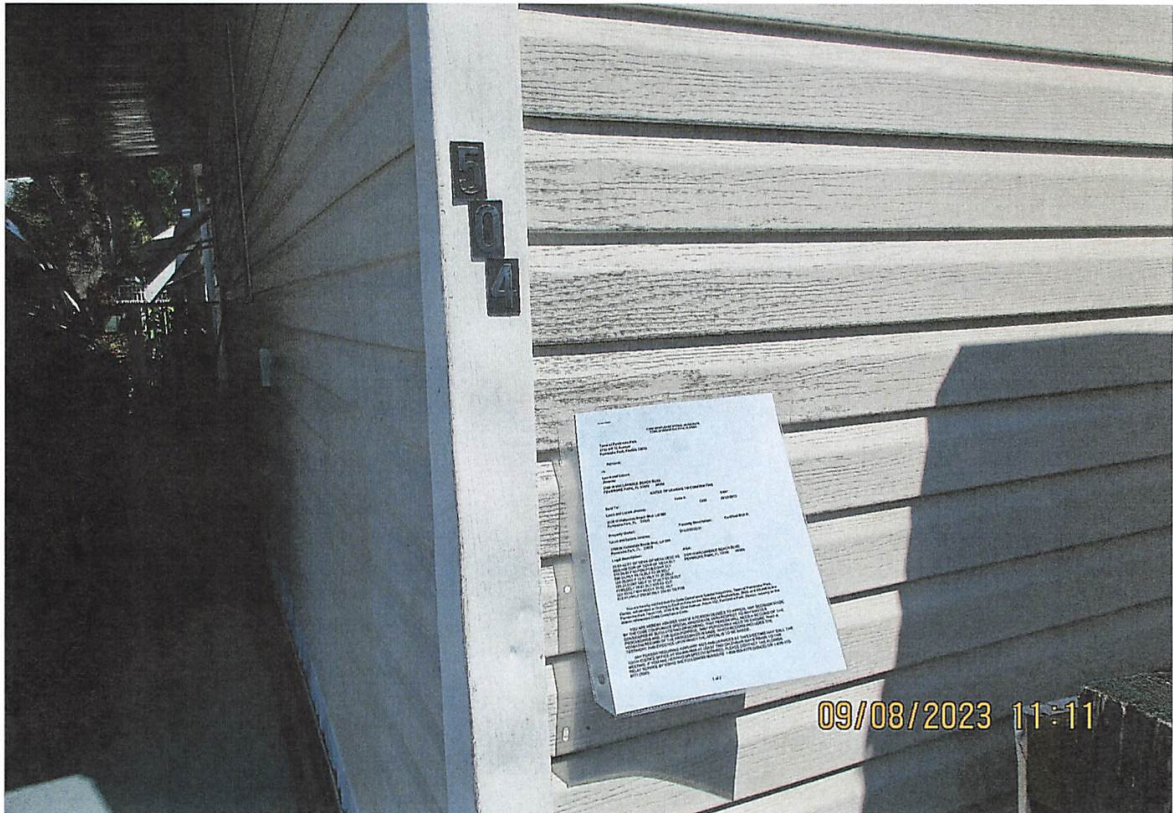
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona GA
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Laura and Lazaro
Jimenez

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##504

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Laura and Lazaro Jimenez	5330	09/07/2023
3100 W Hallandale Beach Blvd, Lot 504 Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
Laura and Lazaro Jimenez	514229000331	
3100 W Hallandale Beach Blvd, Lot 504 Pembroke Park, FL 33009		
Legal Description:	AKA:	
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##504	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5330

Petitioner,
vs.
Laura and Lazaro Jimenez
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##504
Respondent(s)

On 9/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Laura and Lazaro Jimenez
Address: 3100 W Hallandale Beach Blvd, Lot 504 Pembroke Park, FL 33009
Folio: 514229000331
Site Address: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##504
Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/7/2023

Notes/Mean of Correction:

1. Demolition of ceiling trust without permit. Obtain structural permit and inspections. Not corrected.
2. Central a/c unit installed without permit. Obtain mechanical permit and inspections. Not corrected.
3. Installation of shed without permit. Obtain structural permit and inspections. Not corrected.

Further, Affiant sayeth naught

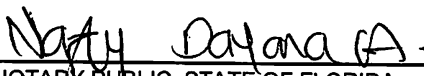


Code Enforcement Officer Signature

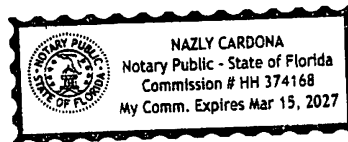
STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/7/2023



NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5330
Petitioner,)
)
vs.)
)
)
LAURA AND LAZARO JIMENEZ)
GREEN ACRES PEMBROKE MHC LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3100 W HALLANDALE BEACH BLVD, LOT 504
PEMBROKE PARK, FL 33009

PROPERTY OWNER: GREEN ACRES PEMBROKE MHC LLC, 3100 W HALLANDALE
BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0331

LEGAL DESCRIPTION: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4
OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY
70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY
244.81 TO POB

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of February 2022.

TOWN OF PEMBROKE PARK

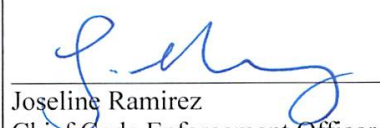


Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0000 2802 2491

**U.S. Postal Service™
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	Green Acres Pembroke Park MHC LLC
Street and Apt. No.	Holiday Manger, LLC
City, State, Zip+4	F.O. #5329, #5330, A.O. #5021 8800 N Bronx Ave 2 FL Skokie, IL 60077

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

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
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USPS

5272 2092 0000 2802 2125

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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	\$
Sent To	Green Acres Pembroke MHC LLC
Street and Apt. No.	F.O. #5329, #5330
City, State, Zip+4	3100 W Hallandale Beach Blvd Pembroke Park, FL 33009

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

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
FEB 18 2022
USPS

7021 0350 0000 2802 3047

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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	\$
Sent To	Laura and Lazaro Jimenez
Street and Apt. No.	Green Acres Pembroke MHC LLC
City, State, Zip+4	F.O. #5330 3100 W Hallandale Beach Blvd, Lot 504 Pembroke Park, FL 33009

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

UNIVERSITY POSTAL RETAIL STORE 33024
Postmark Here
FEB 18 2022
USPS

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 4. Article Addressed to: Corporation Service Company NOH #5329, #5330 1201 Hays Street Tallahassee, FL 32301-2525 Barcode: 9590 9402 6379 0303 8587 25 Article Number (Transfer from service label): 7021 0350 0000 2802 1319	A. Signature X <i>Kaitlyn Mannix</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>Kaitlyn Mannix</i> C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 4. Article Addressed to: Green Acres Pembroke Park MHC LLC Holiday Manger, LLC NOH #5329, #5330 8800 N Bronx Ave 2 FL Skokie, IL 60077 Barcode: 9590 9402 6379 0303 8586 57 Article Number (Transfer from service label): 7021 0350 0000 2802 1272	A. Signature X <i>WJ</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery

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

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

Postage \$ **8.53**
 Total Postage and Fees \$
 Sent To
 Street and Apt. No.,
 City, State, ZIP+4®

CORPORATION SERVICE COMPANY
HCF #5330
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, Apr

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OFFICIAL USE

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

Postage \$ **8.53**
 Total Postage and Fees \$
 Sent To
 Street and Apt. No.,
 City, State, ZIP+4®

GREEN ACRES PEMBROKE MHC LLC
HCF #5330
8800 N BRONX AVE 2 FL
SKOKIE IL 60077

PS Form 3800, Apr

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OFFICIAL POSTAL USE

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

Postage \$ **8.53**
 Total Postage and Fees \$
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

LAURA AND LAZARO JIMENEZ
HCF #5330
3100 W HALLANDALE BEACH BLVD
#504
PEMBROKE PARK, FL 33009

PS Form 3800, April 2019

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OFFICIAL POSTAL USE

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

Postage \$ **8.53**
 Total Postage and Fees \$
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

GREEN ACRES PEMBROKE MHC LLC
HCF #5330
3100 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

PS Form 3800, April 2019

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Corporation Service Company
NOH #5329, #5330
1201 Hays Street
Tallahassee, FL 32301-2525

2. Article Number (Transfer from service label)
7021 0350 0000 2802 1319

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Kaitlyn Mannix* ☐ Agent ☒ Addressee

B. Received by (Printed Name) **Kaitlyn Mannix** C. Date of Delivery **SEP 08 2023**

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
Laura and Lazaro Jimenez
Green Acres Pembroke MHC LLC
F.O. #5330
3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009

2. Article Number (Transfer from service label)
7021 0350 0000 2802 3047

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *MC19* ☐ Agent ☒ Addressee

B. Received by (Printed Name) **MC19** C. Date of Delivery **SEP 08 2023**

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

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

Domestic Return Receipt

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Certified Mail Fee

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

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

Postage

\$

Total Postage and

\$ 7.33

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 1-10-10

Laura and Lazaro Jimenez
 Green Acres Pembroke MHC LLC
 NOH #5330
 3100 W Hallandale Beach Blvd, Lot 504
 Pembroke Park, FL 33009



7021 0350 0000 2802 2682

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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

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Total Postage and

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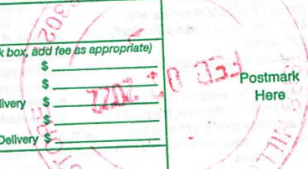
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 1-10-10

Laura and Lazaro Jimenez
 Green Acres Pembroke MHC LLC
 NOH #5330
 3100 W Hallandale Beach Blvd, Lot 504
 Pembroke Park, FL 33009



7021 0350 0000 2802 2699

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

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Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 1-10-10

Green Acres Pembroke MHC LLC
 NOH #5329, #5330
 3100 W Hallandale Beach Blvd
 Pembroke Park, FL 33009



7021 0350 0000 2802 2675

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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

\$

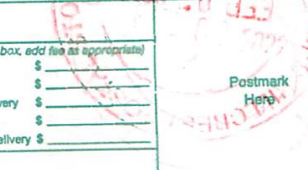
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, 1-10-10

Green Acres Pembroke Park MHC LLC
 Holiday Manger, LLC
 NOH #5329, #5330, HAF #5021
 8800 N Bronx Ave 2 FL
 Skokie, IL 60077



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.

Laura and Lazaro Jimenez
 Green Acres Pembroke MHC LLC
 NOH #5330
 3100 W Hallandale Beach Blvd, Lot 504
 Pembroke Park, FL 33009



9590 9402 6379 0303 8586 88

Article Number (Transfer from service label)

7021 0350 0000 2802 1302

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Venerable C.A.

B. Received by (Printed Name)

C. Date of Delivery

1/11/22

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7021 0350 0000 2802 1326

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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
 \$ 7.53

Sent To
 Green Acres Pembroke MHC LLC
 NOH #5329, #5330
 3100 W Hallandale Beach Blvd
 Pembroke Park, FL 33009
 City, State, Zip+4®

PS Form 3800, Apr 2019

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 JAN - 5 2022
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7021 0350 0000 2802 1272

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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
 \$ 7.53

Sent To
 Green Acres Pembroke Park MHC LLC
 Holiday Manger, LLC
 NOH #5329, #5330
 8800 N Bronx Ave 2 FL
 Skokie, IL 60077
 City, State, Zip+4®

PS Form 3800, Apr 2019

UNIVERSITY POSTAL RETAIL STORE
 JAN - 5 2022
 Postmark Here

7021 0350 0000 2802 1319

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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
 \$ 7.53

Sent To
 Corporation Service Company
 NOH #5329, #5330
 1201 Hays Street
 Tallahassee, FL 32301-2525
 City, State, Zip+4®

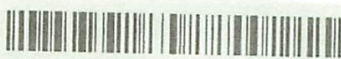
PS Form 3800, Apr 2019

UNIVERSITY POSTAL RETAIL STORE
 JAN - 5 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.

Article Addressed to:
Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8587 01

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1326

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

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

3. Service Type

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

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:
Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 65

7021 0350 0000 2802 2699

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

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

3. Service Type

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

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:
Laura and Lazaro Jimenez
Green Acres Pembroke MHC LLC
NOH #5330
3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 58

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2682

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
Laura and Lazaro Jimenez/GREEN ACRES PEMBROKE MHC LLC	3100 W Hallandale Beach Blvd, Lot 504 Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##504

Legal Description

Case Status Open **Case #** 5330 **Date Next Inspection** 2/16/2022

Notes STOP WORK ORDER.

1. Demolition of ceiling trust without permit. Obtain structural permit and inspections.
2. Central a/c unit installed without permit. Obtain mechanical permit and inspections.
3. Installation of shed without permit. Obtain structural permit and inspections.
4. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/27/2020		Notice of Violation	Hand <i>Unsafe Structure</i> Regular Mail <i>8/27/2020</i>
1/4/2022	1/19/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to <i>1/6/22</i> Property <i>- Cancelled</i> Certified Mail <i>1/6/22</i>
2/1/2022	2/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to <i>- 2/3/22</i> Property Certified Mail <i>2/2/22</i>

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: 2/16/2022

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <u>W/19</u> ☐ Agent ☐ Addressee	
1. Article Addressed to: Green Acres Pembroke Park MHC LLC Holiday Manger, LLC NOH #5329, #5330 8800 N Bronx Ave 2 FL Skokie, IL 60077		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0000 2802 1272		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery			

9590 9402 6379 0303 8586 57

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent X <i>Kaitlyn Mannix</i> Addressee B. Received by (Printed Name) C. Date of Delivery <i>Kaitlyn Mannix</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
4. Addressee Address Corporation Service Company NOH #5329, #5330 1201 Hays Street Tallahassee, FL 32301-2525	
 9590 9402 6379 0303 8587 25	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
5. Tracking Number (Transfer from service label) 7021 0350 0000 2802 1319	☐ Mail Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt

7021 0350 0000 2802 1302

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage on

\$ 7.33

Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800

Laura and Lazaro Jimenez
 Green Acres Pembroke MHC LLC
 NOH #5330
 3100 W Hallandale Beach Blvd, Lot 504
 Pembroke Park, FL 33009



7021 0350 0000 2802 2682

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage on

\$

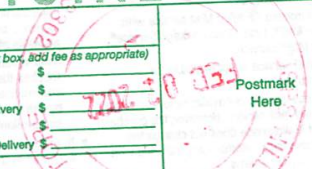
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800

Laura and Lazaro Jimenez
 Green Acres Pembroke MHC LLC
 NOH #5330
 3100 W Hallandale Beach Blvd, Lot 504
 Pembroke Park, FL 33009



7021 0350 0000 2802 2699

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage on

\$

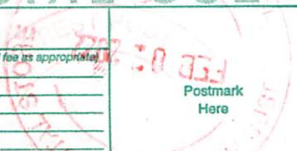
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800

Green Acres Pembroke MHC LLC
 NOH #5329, #5330
 3100 W Hallandale Beach Blvd
 Pembroke Park, FL 33009



7021 0350 0000 2802 2675

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$

Total Postage on

\$

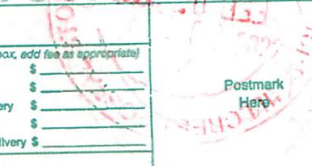
Sent To

Street and Apt. No.

City, State, ZIP+4

PS Form 3800

Green Acres Pembroke Park MHC LLC
 Holiday Manger, LLC
 NOH #5329, #5330, HAF #5021
 8800 N Bronx Ave 2 FL
 Skokie, IL 60077



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.

Laura and Lazaro Jimenez
 Green Acres Pembroke MHC LLC
 NOH #5330
 3100 W Hallandale Beach Blvd, Lot 504
 Pembroke Park, FL 33009



9590 9402 6379 0303 8586 88

Article Number (Transfer from service label)

7021 0350 0000 2802 1302

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Venerable C...*

B. Received by (Printed Name)

☐ Agent

☐ Addressee

C. Date of Delivery

1/11/22

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

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

Article Addressed to:
Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8587 01

2. Article Number (Transfer from service label)

7021 0350 0000 2802 1326

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

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

3. Service Type

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

Mail

Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt

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:
Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 65

7021 0350 0000 2802 2699

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

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

3. Service Type

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

Mail

Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt

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:
Laura and Lazaro Jimenez
Green Acres Pembroke MHC LLC
NOH #5330
3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009



9590 9402 6379 0303 8479 58

2. Article Number (Transfer from service label)

7021 0350 0000 2802 2682

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

☐ Agent☐ Addressee

C. Date of Delivery

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

3. Service Type

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

Mail

Mail Restricted Delivery

(over \$500)

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

Domestic Return Receipt

7021 0350 0000 2802 1326

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
Green Acres Pembroke MHC LLC
NOH #5329, #5330
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

City, State, ZIP+4®
PS Form 3800, Apr 2019

UNIVERSITY POSTAL RETAIL STORE
 JAN - 5 2022
 Postmark Here
 USPS - 13055

7021 0350 0000 2802 1272

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

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OFFICIAL USE

Certified Mail Fee
 \$

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

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

Postage
 \$

Total Postage and Fees
 \$ 7.53

Sent To
Green Acres Pembroke Park MHC LLC
Holiday Manger, LLC
NOH #5329, #5330
8800 N Bronx Ave 2 FL
Skokie, IL 60077

City, State, ZIP
PS Form 3800, Apr 2019

UNIVERSITY POSTAL RETAIL STORE
 JAN - 5 2022
 Postmark Here
 USPS - 13055

7021 0350 0000 2802 1319

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
Corporation Service Company
NOH #5329, #5330
1201 Hays Street
Tallahassee, FL 32301-2525

City, State, ZIP
PS Form 3800, Apr 2019

UNIVERSITY POSTAL RETAIL STORE
 JAN - 5 2022
 Postmark Here
 USPS - 13055

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.

Corporation Service Company
 NOH #5329, #5330
 1201 Hays Street
 Tallahassee, FL 32301-2525



9590 9402 6379 0303 8587 25

Article Number (Transfer from service label)

7021 0350 0000 2802 1319

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

TOWN OF PEMBROKE PARK

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

NOV# 5329 / # 5330

Green Acres MHP
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009

FIRST CLASS MAIL
04/27/2020
ZIP 33012
014010053300

TOWN OF PEMBROKE PARK

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

NOV # 5330

FIRST CLASS MAIL
04/27/2020
ZIP 33012
014010053300

Sent To:

Laura and Lazaro Jimenez

3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009

Case #:

5330



Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0331
Property Owner	GREEN ACRES PEMBROKE MHC LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077	Use	28
Abbr Legal Description	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 510.50, SLY 50 FOR POB, CONT SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, ELY 323.30, NLY 674.99, ELY 35.02, NLY 612.41, NWLY 250.64, WLY 244.81 TO POB		

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

* 2022 values are considered "working values" and are subject to change.						
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2022*	\$3,001,950	\$205,610	\$3,207,560	\$3,207,560		
2021	\$3,001,950	\$205,610	\$3,207,560	\$3,207,560	\$68,977.29	
2020	\$2,729,050	\$194,030	\$2,923,080	\$2,923,080	\$63,085.33	
2022* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$3,207,560	\$3,207,560	\$3,207,560	\$3,207,560		
Portability	0	0	0	0		
Assessed/SOH	\$3,207,560	\$3,207,560	\$3,207,560	\$3,207,560		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$3,207,560	\$3,207,560	\$3,207,560	\$3,207,560		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/30/2017	SW*-E	\$4,938,000	114182283	\$5.50	545,809	SF
10/1/1970	WD	\$5,000				
				Adj. Bldg. S.F. (Card, Sketch)		3136
				Eff./Act. Year Built: 1978/1977		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
GREEN ACRES PEMBROKE MHC, LLC

Filing Information

Document Number M17000000264
FEI/EIN Number 81-4775870
Date Filed 01/10/2017
State DE
Status ACTIVE

Principal Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Mailing Address

8800 NORTH BRONX AVENUE 2ND FLOOR
SKOKIE, IL 60077

Changed: 04/30/2019

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title Manager

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

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	05/04/2020
2021	04/07/2021

Document Images

04/07/2021 -- ANNUAL REPORT	View image in PDF format
05/04/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
07/04/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- Foreign Limited	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA

)

Petitioner

)

vs.

)

)

GREEN ACRES PEMBROKE MHC LLC
LAURA AND LAZARO JIMENEZ

CASE NO. 5330

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 3100 W HALLANDALE BEACH BLVD, LOT 504, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD, LOT 504, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: GREEN ACRES PEMBROKE MHC LLC/ LAURA AND LAZARO JIMENEZ 12:32 P.M. ON THE 3 DAY OF FEBRUARY 2022.

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

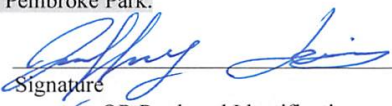
T Y P E O F S E R V I C E

- () 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.

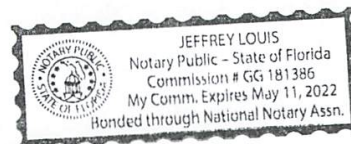

AFFIANT

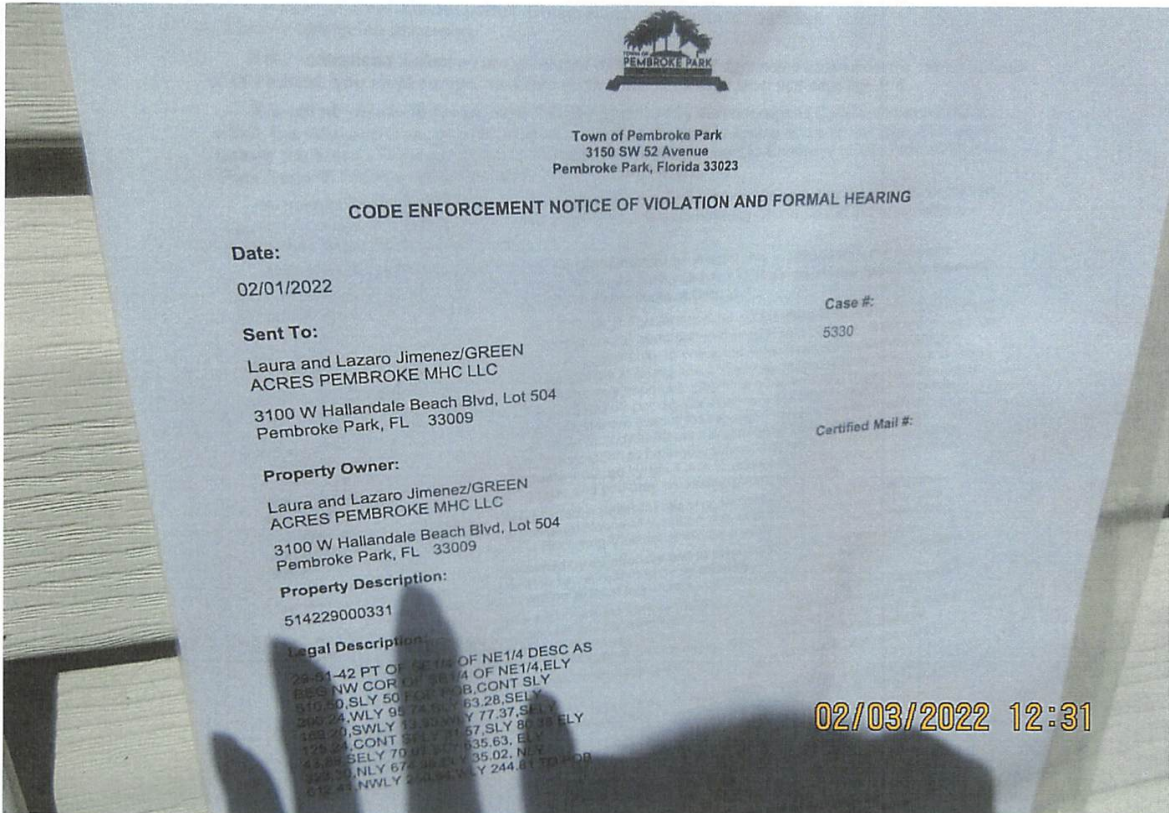
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/01/2022

Sent To:

Laura and Lazaro Jimenez/GREEN
ACRES PEMBROKE MHC LLC

3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009

Case #:

5330

Property Owner:

Laura and Lazaro Jimenez/GREEN
ACRES PEMBROKE MHC LLC

3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, ELY
323.30, NLY 674.99, ELY 35.02, NLY
612.41, NWLY 250.64, WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##504

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

STOP WORK ORDER.

1. Demolition of ceiling trust without permit. Obtain structural permit and inspections.
2. Central a/c unit installed without permit. Obtain mechanical permit and inspections.
3. Installation of shed without permit. Obtain structural permit and inspections.
4. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of February, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

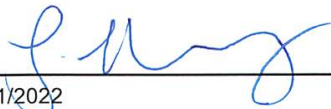
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


2/1/2022



11/3/20
Process # 92080

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: Laura and Lazaro Jimenez
3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009

Case #: 5330

Date: 08/27/2020

Property Owner: Laura and Lazaro Jimenez
3100 W Hallandale Beach Blvd, Lot 504
Pembroke Park, FL 33009

Property Description: 514229000331

Certified Mail #:

Legal Description: 29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4, ELY
510.50, SLY 50 FOR POB, CONT SLY
200.24, WLY 95.74, SLY 63.28, SELY
169.20, SWLY 13.93, WLY 77.37, SELY
125.24, CONT SELY 31.57, SLY 80.38 ELY
43.89, SELY 70.07, SLY 635.63, ELY
323.30, NLY 674.99, ELY 35.02, NLY
612.41, NWLY 250.64, WLY 244.81 TO POB

AKA: 3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 ##504

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/27/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Demolition of ceiling trust without permit. Obtain structural permit and inspections.
2. Central a/c unit installed without permit. Obtain mechanical permit and inspections.
3. Installation of shed without permit. Obtain structural permit and inspections.
4. Double permit fee assessed.

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

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



Joseline Ramirez
Code Enforcement Officer





















TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address:

3100 W HALLANDALE BEACH
BLVD, LOT # 504

Job Name: JIMENEZ, LAURA

Permit Status: Voided

Permit Issued Date:

Submitted Into Plan Review Date: 9/11/2020 10:05:30 AM

Application Date: 9/11/2020 10:04:05 AM

Difference Between Application to Plan Review: 0 Day(s)

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

Required Disciplines

Discipline	Status	Date
STRUCTURAL	Denied	11/10/2020 6:07:49 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding	3152 W Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

Folio

514220000300

Legal Description

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

Case Status	Open	Case #	5366	Date Next Inspection	9/20/2023
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Notes

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/1/2020		Notice of Violation	Hand Regular Mail
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/15/2022	6/15/2022	Amended Final Order	Certified Mail Hand
9/7/2023		Affidavit of Non-Compliance	Certified Mail
9/7/2023	9/20/2023	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: 9/20/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/20/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$99,000.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$99,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$99,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 5366
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 11:44 A.M. ON THE 09 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

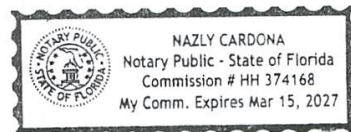
9/13/23
AFFIANT

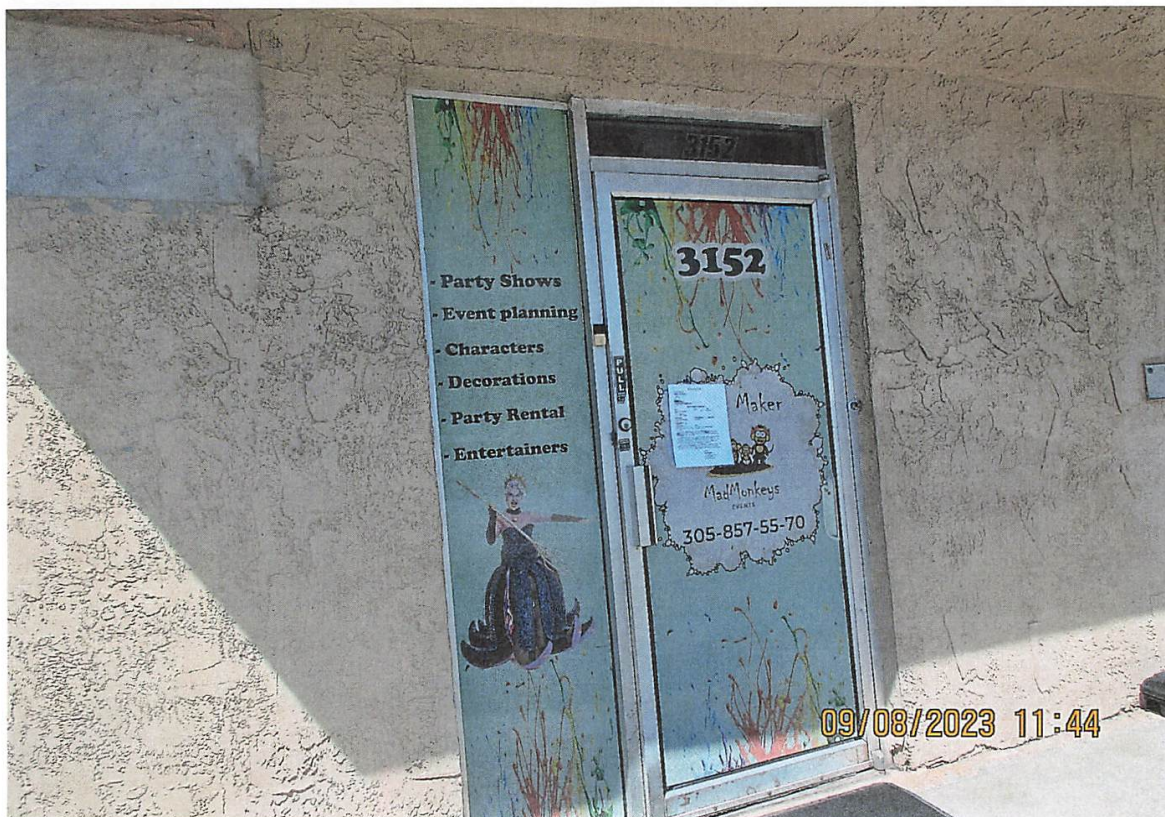
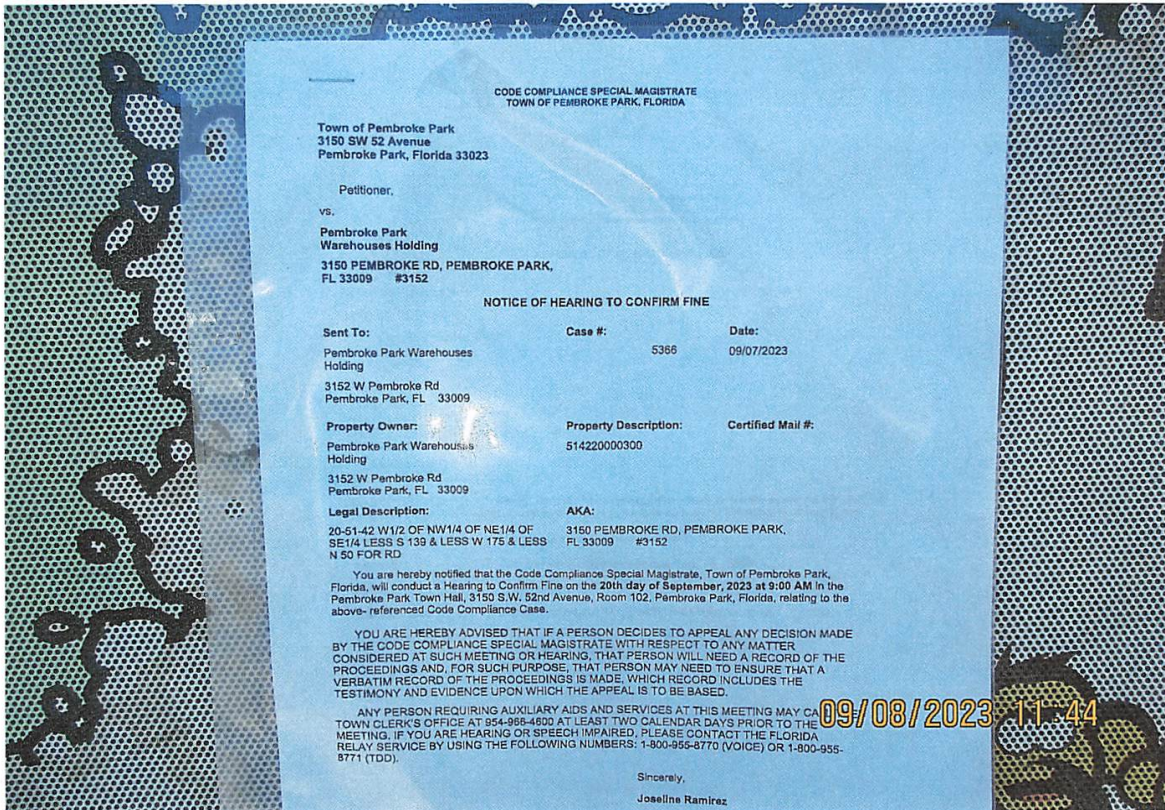
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana A.
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.

Pembroke Park
Warehouses Holding
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding 3152 W Pembroke Rd Pembroke Park, FL 33009	5366	09/07/2023
Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding 3152 W Pembroke Rd Pembroke Park, FL 33009	514220000300	
Legal Description:	AKA:	
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5366

Petitioner,

vs.

Pembroke Park
Warehouses Holding
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

Respondent(s)

On 9/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Pembroke Park Warehouses Holding
Address:	3152 W Pembroke Rd Pembroke Park, FL 33009
Folio:	514220000300
Site Address:	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152
Legal Description:	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/7/2023

Notes/Mean of Correction:

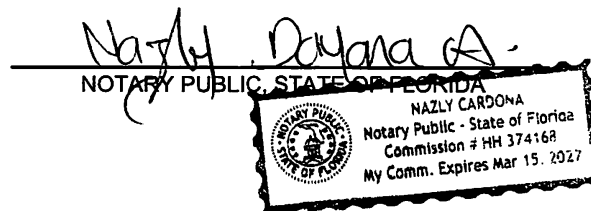
1. No Business Tax Receipts. Obtain Business Tax Receipts. Not corrected.
 2. Tenant build out. Obtain permit and inspections. Permit #23353285-0 in progress.
 3. Unpermitted loft. Obtain permit and inspections. Permit #23353285-0 in progress.
 4. Unpermitted A/C. Obtain permit and inspections. Permit #23353285-0 in progress.
 5. Electrical panel. Obtain permit and inspections. Permit #23353285-0 in progress.
- Must complete permit for item #2-5 and obtain BTR.

Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/7/2023





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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number	P92000009334
FEI/EIN Number	65-0373621
Date Filed	12/04/1992
State	FL
Status	ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
3850 HOLLYWOOD BLVD # 400
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5366
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 3152 W PEMBROKE PARK RD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) and 15-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of June 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

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

Yes X No _____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2022.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 3178

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ <u>8.36</u>
Total Postage and Fee	\$ <u>8.36</u>
Sent To	Pembroke Park Warehouses Holding
Street and Apt. No.	/Air Concepts A/C Services Inc.
City, State, ZIP+4®	A.F.O #5387, 5366,#5376,#4746,#5379 3850 HOLLYWOOD BLVD STE 400, HOLLYWOOD, FL, 33021
PS Form 3800, April 2010 Edition	

7021 1970 0000 4565 3208

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For delivery information, visit our website at www.usps.com ®.	
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☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ <u>8.36</u>
Total Postage and Fee	\$ <u>8.36</u>
Sent To	FRANKLIN L ZEMEL C/O ARNSTEIN
Street and Apt. No.	& LEHR LLP
City, State, ZIP+4®	A.F.O #5387, 5366,#5376,#4746,#5379 200 EAST LAS OLAS BLVD. SUITE 1000, FORT LAUDERDALE, FL, 33301
PS Form 3800, April 2010 Edition	

7021 1970 0000 4565 3192

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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	\$ <u>8.36</u>
Total Postage and Fee	\$ <u>8.36</u>
Sent To	Pembroke Park Warehouses
Street and Apt. No.	Holding/Air Concepts A/C Services Inc.
City, State, ZIP+4®	A.F.O #5387, 5366,#5376,#4746,#5379 3150 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009
PS Form 3800, April 2010 Edition	

7021 1970 0000 4565 3215

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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	\$ <u>0.36</u>
Total Postage and Fee	\$ <u>0.36</u>
Sent To	Claudia Pinzon/ Pembroke Park
Street and Apt. No.	Warehouses Holding /Air Concepts A/C
City, State, ZIP+4®	Services Inc./A.F.O #5387,#5366, #5376, #4746, #5379 3170 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009
PS Form 3800, April 2010 Edition	

7021 1970 0000 4565 5981

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

Postage \$ 8.16

Total Postage and \$

Sent To Pembroke Park Warehouses Holding
/Air Concepts A/C Services Inc.
H.E.T #5387, #5366, #5376, #4746, #5379
3850 HOLLYWOOD BLVD STE 400,
City, State, ZIP+4® HOLLYWOOD, FL, 33021

PS Form 3800, A

7021 1970 0000 4565 6001

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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 \$ 8.16

Total Postage and \$

Sent To Claudia Pinzon/ Pembroke Park
Warehouses Holding /Air Concepts A/C
Services Inc./H.E.T #5387, #5366, #5376,
#4746, #5379
3170 PEMBROKE ROAD,
City, State, ZIP+4® PEMBROKE PARK, FL, 33009

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

Postage \$ 8.16

Total Postage and \$

Sent To FRANKLIN L ZEMEL C/O ARNSTEIN
& LEHR LLP
H.E.T #5387, #5366, #5376, #4746, #5379
200 EAST LAS OLAS BLVD SUITE 1000,
City, State, ZIP+4® FORT LAUDERDALE, FL, 33301

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7021 1970 0000 4565 5998

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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 \$ 8.16

Total Postage and \$

Sent To Pembroke Park Warehouses
Holding /Air Concepts A/C Services Inc.
H.E.T #5387, #5366, #5376, #4746, #5379
3150 PEMBROKE ROAD,
City, State, ZIP+4® PEMBROKE PARK, FL, 33009

PS Form 3800, A

7021 0350 0000 2802 4624

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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
\$

Sent To
PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

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

7021 0350 0000 2802 4617

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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
\$

Sent To
PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746

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

7021 0350 0000 2802 4600

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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
\$

Sent To
ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

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

7021 0350 0000 2802 4488

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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
\$

Sent To
PEMBROKE PARK WAREHOUSES
HLDG/MAD MONKEYS EVENT INC
SHVETS, VOLODYMYR/NOH #5366
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

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

7021 0350 0000 2802 4853

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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
\$ 7.33

Sent To
PEMBROKE PARK WAREHOUSES
HLDG/MAD MONKEYS EVENT INC
SHVETS, VOLODYMYR/F.O. #5366
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

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

7022 2410 0001 1497 6930

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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 \$8.53
 Sent To PEMBROKE PARK WAREHOUSES HOLDING
 HCF #5366
 Street and Apt. No. 3152 PEMBROKE RD,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009
 PS Form 3800, April 2013 PSN 7530-02-000-9001

7022 2410 0001 1497 6954

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OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$8.53
 Total Postage and Fees \$8.53
 Sent To ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 HCF #5366
 Street and Apt. No. 200 EAST LAS OLAS BLVD., SUITE 1000
 City, State, ZIP+4® FORT LAUDERDALE, FL 33301
 PS Form 3800, April 2013 PSN 7530-02-000-9001

7022 2410 0001 1497 6961

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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 \$8.53
 Total Postage and Fees \$8.53
 Sent To PEMBROKE PARK WAREHOUSES HOLDING
 HCF #5366
 Street and Apt. No. 3850 HOLLYWOOD BLVD STE 400
 City, State, ZIP+4® HOLLYWOOD FL 33021
 PS Form 3800, April 2013 PSN 7530-02-000-9001

7022 2410 0001 1497 6947

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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 \$8.53
 Total Postage and Fees \$8.53
 Sent To PEMBROKE PARK WAREHOUSES HOLDING
 HCF #5366
 Street and Apt. No. 3150 PEMBROKE RD,
 City, State, ZIP+4® PEMBROKE PARK, FL 33009
 PS Form 3800, April 2013 PSN 7530-02-000-9001

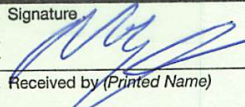
7021 1970 0000 4565 7558

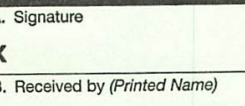
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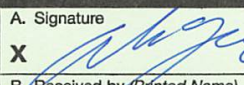
OFFICIAL USE

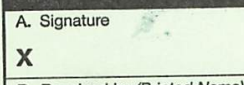
Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
 Sent To PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #5387/ S.O.C.L #4475
 Street and Apt. No. 3150 PEMBROKE ROAD,
 City, State, ZIP+4® PEMBROKE PARK FL 33009
 PS Form 3800, April 2013 PSN 7530-02-000-9001

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5377, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4600		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: PEMBROKE PARK WAREHOUSES HLDG/MAD MONKEYS EVENT INC SHVETS, VOLODYMYR/F.O. #5366 3152 W PEMBROKE RD HALLANDALE BEACH, FL 33009		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 4853		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: FRANKLIN L ZEMEL C/O ARNSTEIN & LEHR LLP A.F.O #5387, 5366, #5376, #4746, #5379 200 EAST LAS OLAS BLVD. SUITE 1000, FORT LAUDERDALE, FL, 33301		B. Received by (Printed Name) C. Date	
2. Article Number (Transfer from service label) 7021 1970 0000 4565 3208		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.		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	
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366 #5376, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery	
9590 9402 6921 1104 8019 17		7021 1970 0000 4565 7572	
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.		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	
Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery	
9590 9402 6921 1104 8019 62		7021 1970 0000 4565 7558	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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OFFICIAL USE	
Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and \$ Sent To Street and Apt. No. City, State, ZIP+4®	Postmark Here MAR 17 2022
PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	
PS Form 3800, April 2013 PSN 7530-02-000-9047	

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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 \$ Sent To Street and Apt. No. City, State, ZIP+4®	Postmark Here MAR 17 2022
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301	
PS Form 3800, April 2013 PSN 7530-02-000-9047	

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc.	3152 W Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

Legal Description

Case Status	Open	Case #	5366	Date Next Inspection	6/15/2022
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Notes

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/1/2020		Notice of Violation	Hand Regular Mail
3/2/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,000.00
		Total Fines		\$7,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,000.00

7021 1970 0000 4565 5981

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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
\$ 8.16

Total Postage and
\$

Sent To
Pembroke Park Warehouses Holding
/Air Concepts A/C Services Inc.
H.E.T #5387, #5366, #5376, #4746, #5379
3850 HOLLYWOOD BLVD STE 400,
HOLLYWOOD, FL, 33021

City, State, ZIP+4®
PS Form 3800, A

Postmark Here

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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
\$ 8.16

Total Postage and
\$

Sent To
Claudia Pinzon/ Pembroke Park
Warehouses Holding /Air Concepts A/C
Services Inc./H.E.T #5387, #5366, #5376,
#4746, #5379
3170 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009

City, State, ZIP+4®
PS Form 3800, A

Postmark Here

7021 1970 0000 4565 6018

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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
\$ 8.16

Total Postage and
\$

Sent To
FRANKLIN L ZEMEL C/O ARNSTEIN
& LEHR LLP
H.E.T #5387, #5366, #5376, #4746, #5379
200 EAST LAS OLAS BLVD SUITE 1000,
FORT LAUDERDALE, FL, 33301

City, State, ZIP+4®
PS Form 3800, A

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7021 1970 0000 4565 5998

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

Postage
\$ 8.16

Total Postage and
\$

Sent To
Pembroke Park Warehouses
Holding/Air Concepts A/C Services Inc.
H.E.T #5387, #5366, #5376, #4746, #5379
3150 PEMBROKE ROAD,
PEMBROKE PARK, FL, 33009

City, State, ZIP+4®
PS Form 3800, A

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7021 0350 0000 2802 4624

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OFFICIAL USE	
Certified Mail Fee \$	Postmark Here 
Extra Services & Fees (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	PEMBROKE PARK WAREHOUSES
Sent To	HOLDING/ NOH #5366, #5376,
Street and Apt. No.	#5377, #5387/ HCF #4475
City, State, Zip+4	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4617

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 \$	Postmark Here 
Extra Services & Fees (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	PEMBROKE PARK WAREHOUSES
Sent To	HOLDING/ NOH #5366, #5376,
Street and Apt. No.	#5377, #5387/ HCF #4475
City, State, Zip+4	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4600

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 \$	Postmark Here 
Extra Services & Fees (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	ZEMEL, FRANKLIN L
Sent To	C/O ARNSTEIN & LEHR LLP/HCF #4475
Street and Apt. No.	NOH #5366, #5376, #5377, #5387
City, State, Zip+4	200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4488

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 \$	Postmark Here 
Extra Services & Fees (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	PEMBROKE PARK WAREHOUSES
Sent To	HLDG/MAD MONKEYS EVENT INC
Street and Apt. No.	SHVETS, VOLODYMYR/NOH #5366
City, State, Zip+4	3152 W PEMBROKE RD HALLANDALE BEACH, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4853

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 \$	Postmark Here 
Extra Services & Fees (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	PEMBROKE PARK WAREHOUSES
Sent To	HLDG/MAD MONKEYS EVENT INC
Street and Apt. No.	SHVETS, VOLODYMYR/F.O. #5366
City, State, Zip+4	3152 W PEMBROKE RD HALLANDALE BEACH, FL 33009
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:
ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 6921 1104 8025 01

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4600

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery

(0)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:
PEMBROKE PARK WAREHOUSES
HLDG/MAD MONKEYS EVENT INC
SHVETS, VOLODYMYR/F.O. #5366
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009



9590 9402 6921 1104 8020 20

2. Article Number (Transfer from service label)

7021 0350 0000 2802 4853

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

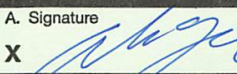
3. Service Type

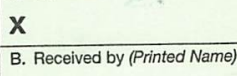
☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail

Mail Restricted Delivery

(0)

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☒ Agent ☐ Addressee	
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery	
7021 1970 0000 4565 7572		7021 1970 0000 4565 7572	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☒ Agent ☐ Addressee	
2. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009		B. Received by (Printed Name) _____ C. Date of Delivery _____	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery	
7021 1970 0000 4565 7558		7021 1970 0000 4565 7558	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

7021 1970 0000 4565 7541

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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 _____

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4® _____

PS Form 3800, April 2019 PSN 7530-02-000-9053

PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746

Postmark Here

7021 1970 0000 4565 7572

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

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OFFICIAL USE

Certified Mail Fee \$ _____

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

☐ Return Receipt (hardcopy) \$ _____

☐ Return Receipt (electronic) \$ _____

☐ Certified Mail Restricted Delivery \$ _____

☐ Adult Signature Required \$ _____

☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and _____

Sent To _____

Street and Apt. No. _____

City, State, ZIP+4® _____

PS Form 3800, April 2019 PSN 7530-02-000-9053

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

Postmark Here

7021 1970 0000 4565 7558

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark

Hand

MAR 17 2022

Postage

\$

Total Postage at PEMBROKE PARK WAREHOUSES

\$ Sent To HOLDING/ F.O. #5366, #5376, #

Street and Apt. #5387/ S.O.C.L #4475

City, State, Zip+ 3150 PEMBROKE ROAD,

PEMBROKE PARK FL 33009

PS Form 3800

TOWN OF PEMBROKE PARK

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

Hasler

10/02/2020

US POSTAGE \$C



0

Sent to:

Mad Monkeys Events

3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Property Owner:

TOWN OF PEMBROKE PARK

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

NOV # 5366

Hasler

10/02/2020

US POSTAGE \$0



01

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009



Site Address	3148-3188 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0300
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-01
Abbr Legal Description	20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD		

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*	\$153,770	\$3,471,620	\$3,625,390	\$1,016,980		
2021	\$153,770	\$2,892,090	\$3,045,860	\$924,530	\$33,589.90	
2020	\$153,770	\$2,674,240	\$2,828,010	\$840,490	\$31,068.51	
2022* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$3,625,390	\$3,625,390	\$3,625,390	\$3,625,390		
Portability	0	0	0	0		
Assessed/SOH	\$1,016,980	\$3,625,390	\$1,016,980	\$1,016,980		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$1,016,980	\$3,625,390	\$1,016,980	\$1,016,980		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/1/1992	TD*	\$100	20656 / 143	\$2.00	76,884	SF
8/1/1990	TD*	\$100				
				Adj. Bldg. S.F. (Card, Sketch)		38550
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1969/1968		

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Florida Profit Corporation
MAD MONKEYS EVENT INC

Filing Information

Document Number P15000092797
FEI/EIN Number 47-5601581
Date Filed 11/12/2015
Effective Date 11/12/2015
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/14/2021

Principal Address

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Changed: 10/14/2021

Mailing Address

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Changed: 10/14/2021

Registered Agent Name & Address

SHVETS , VOLODYMYR
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Name Changed: 02/15/2019

Address Changed: 10/14/2021

Officer/Director Detail

Name & Address

Title P

SHVETS, VOLODYMYR

3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Title VP

SHVETS, ANASTASIIA
3152 W PEMBROKE RD
HALLANDALE BEACH, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/31/2020
2021	10/14/2021
2022	01/11/2022

Document Images

01/11/2022 -- ANNUAL REPORT	View image in PDF format
10/14/2021 -- REINSTATEMENT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
02/21/2017 -- ANNUAL REPORT	View image in PDF format
12/08/2016 -- Amendment	View image in PDF format
02/25/2016 -- ANNUAL REPORT	View image in PDF format
11/12/2015 -- Domestic Profit	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 5366

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3152 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

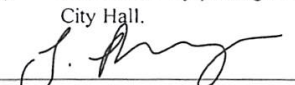
ADDRESS: 3152 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 10:44 A.M. ON THE 3 DAY OF JUNE 2022.

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

TYPE OF SERVICE

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


AFFIANT

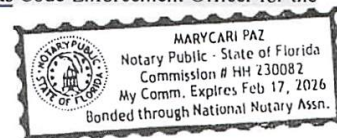
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 13 day of June, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
Pembroke Park
Warehouses Holding/Mad
Monkeys Events Inc.
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc. 3152 W Pembroke Rd Pembroke Park, FL 33009	5366	05/26/2022

Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding/Mad Monkeys Events Inc. 3152 W Pembroke Rd Pembroke Park, FL 33009	514220000300	

Legal Description: 20-51-42 W/1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

AKA: 3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3152

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the 15th day of June, 2022 at 9:00 AM in the 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.

06/03/2022 10:44



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/02/2022

Sent To:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Property Owner:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(a)

Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:

30

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

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(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 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.

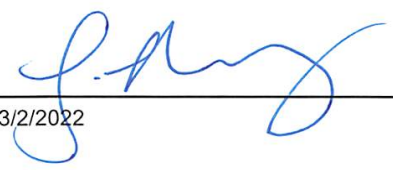
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


3/2/2022

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5366
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
MAD MONKEY EVENTS INC.)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD, STE 400, HOLLYWOOD FL 33021-6746

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) WITHIN 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.



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.)

PEMBROKE PARK WAREHOUSES HOLDING
MAD MONKEYS EVENTS INC.)

CASE NO. 5366

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3152 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/MAD MONKEYS EVENTS INC. AT 12:20 P.M. ON THE 4 DAY OF MARCH 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.

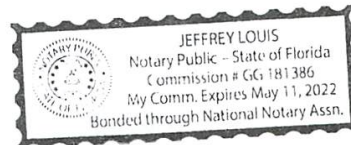
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joeline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/02/2022

Sent To:
Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.
3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:
5366

Property Owner:
Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.
3152 W Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220000300

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property:

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

03/04/2022 12:20





11/3/20
No permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Mad Monkeys Events
3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Date:

10/01/2020

Property Owner:

Mad Monkeys Events
3152 W Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220000300

Certified Mail #:**Legal Description:**

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #Pembroke Park Warehouses

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/1/2020 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
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:	30
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(1)

The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)

The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)

The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.	30
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(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

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

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



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Pembroke Park Warehouses
Mad Monkeys Events Inc.
Site Address 3152 W Pembroke Rd
Permit # _____

Date 10/1/20

Case # _____

Sub/Park Pembroke Park Warehouses

☐ *STOP ALL WORK

☒ No Building Permit

☒ Violation of Florida Building Code # 5-105

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 5-2(a)(6)
15-17

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

1. No Business Tax Receipts. 2. Unpermitted loft.
3. Tenant Build out. 4. Verify permit for electrical
and a/c central unit.

Corrective Action(s)

1. Obtain Business Tax Receipt. 2. Obtain permit
and inspections for all work done

☒ Structural
☒ Code Enf.

☐ Plumbing
☒ Zoning

☒ Mechanical

☒ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext. 215

☒ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Iseline Ramirez
Code Enforcement Officer

[Signature]
Received by

White: Original Copy

Yellow: Officer's Copy

Pink: Violator

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Pembroke Park
Warehouses Holding/Mad
Monkeys Events Inc.

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Case #:

5366

Date:

05/26/2022

Property Owner:

Pembroke Park Warehouses
Holding/Mad Monkeys Events Inc.

3152 W Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220000300

Certified Mail #:

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3152

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time 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, relating to the above-referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

Joseline Ramirez

From: Joseline Ramirez
Sent: Tuesday, March 8, 2022 8:36 AM
To: Volodymyr Shvets
Cc: nancy.romero@absolutemgmt.com
Subject: RE: Code enforcement notice for Mad Monkeys Events 3152 W Pembroke road - Case 5366

Good morning Volodymyr,

Thank you for your email, the violation notice that you all received, stated that permits had to be obtained as follows:

1. No Business Tax Receipts. Obtain Business Tax Receipts.
2. Tenant build out. Obtain permit and inspections.
3. Unpermitted loft. Obtain permit and inspections.
4. Unpermitted A/C unit. Obtain permit and inspections.
5. Electrical. Obtain permit and inspections.
6. Double permit fee assessed.

For all the items removed, a demolition permit is required. You may contact the Building Dept at 954-966-4600, ext 182.

Case 5366 has been open since 10/01/2020, more than one year. Therefore, an extension will not be granted, you may ask the Special Magistrate(Judge) for an extension on 3/16/22.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Volodymyr Shvets <m.monkeys2015@gmail.com>
Sent: Monday, March 7, 2022 5:34 PM
To: Joseline Ramirez <jramirez@tppfl.gov>
Cc: nancy.romero@absolutemgmt.com
Subject: Code enforcement notice for Mad Monkeys Events 3152 W Pembroke road

Joseline Good day!

We did fix all the issues, that you asked us to fix before

1. tenant build-out - we removed a costume room
2. A/C unit - we removed an additional A/C unit
3. unpermitted loft - we removed everything from the office roof, and do not use it as a loft

also, we installed exit signs and bought 2 new fire extinguishers according to the business needs (contractor will install them this Friday, Mar. 11

The only problem with office build-out permits. When we met with you last time, we did not know that the office is unpermitted, and Mrs. Nancy V. Romero did not know it as well.

Right now we work closely with the leasing office and Mrs. Nancy will take care of the permits obtained, but she will be on the vacation starting tomorrow.

Please give us at least 60 days to obtain all the permits

We really want to get all the necessary licenses and tax receipts and do all our best to make it.

Sorry for the inconvenience.

Best regards

Vladimir and Anastasia Shvets
Mad Monkeys Event
(305) 857-55-70
(206) 218-49-95



MadMonkeys
EVENTS

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Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:51 AM
To: Nancy Romero
Subject: RE: Extension needed - Pembroke Business Park

Good morning Nancy,

Please see my response below:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on – Case 4746, has been open since 10/30/2019, today it makes over 2 years that the unit is not in compliance. There is also a recorded lien on the property since 4/25/2021. An extension cannot be granted.

3172-3178 - former Zeppelin's unit - we are preparing the plans to submit them for permitting. – Case 5376, has been open since 10/07/2020 will be scheduled for a one time extension at the 06/15/2022.

3152 - Mad Monkey's same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5366, has been open since 10/02/2020 will be scheduled for a one time extension at the 06/15/2022.

3170 - Air Concept same comment as above - This case will be scheduled for an extension at the 06/15/2022.

Case 5387, has been open since 10/14/2020 will be scheduled for a one time extension at the 06/15/2022.

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval. Case 5379, has been open since 10/06/2020 will be scheduled for a one time extension at the 06/15/2022.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

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From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

Good afternoon Nancy,

It was also nice seeing you, I am in receipt of your email and will follow up with you on Monday.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Nancy Romero <nancy.romero@absolutemgmt.com>

Sent: Friday, April 22, 2022 1:56 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Extension needed - Pembroke Business Park

Hi Joseline, it was nice seeing on Wednesday.

I wanted to follow up with you to see when we (David and I) can meet with you?

Also, we will be needing an extension on the following units to completely comply with your request, below are the address:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on

3172-3178 - former Zeppelin's unit - we are preparing the plans to submit them for permitting.

3152 - Mad Monkey's same comment as above

3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy



PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

A 3150 Pembroke Road, Pembroke Park, FL 33009

P 954.989.2208

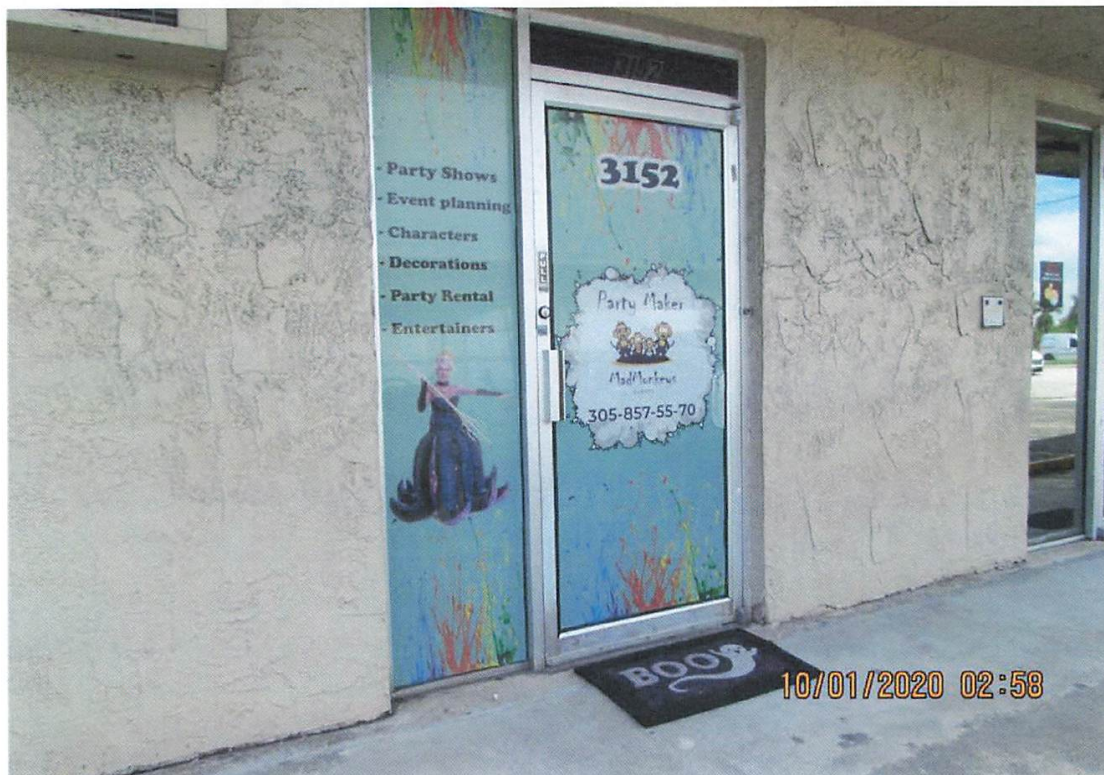
E PembrokePark@absolutemgmt.com

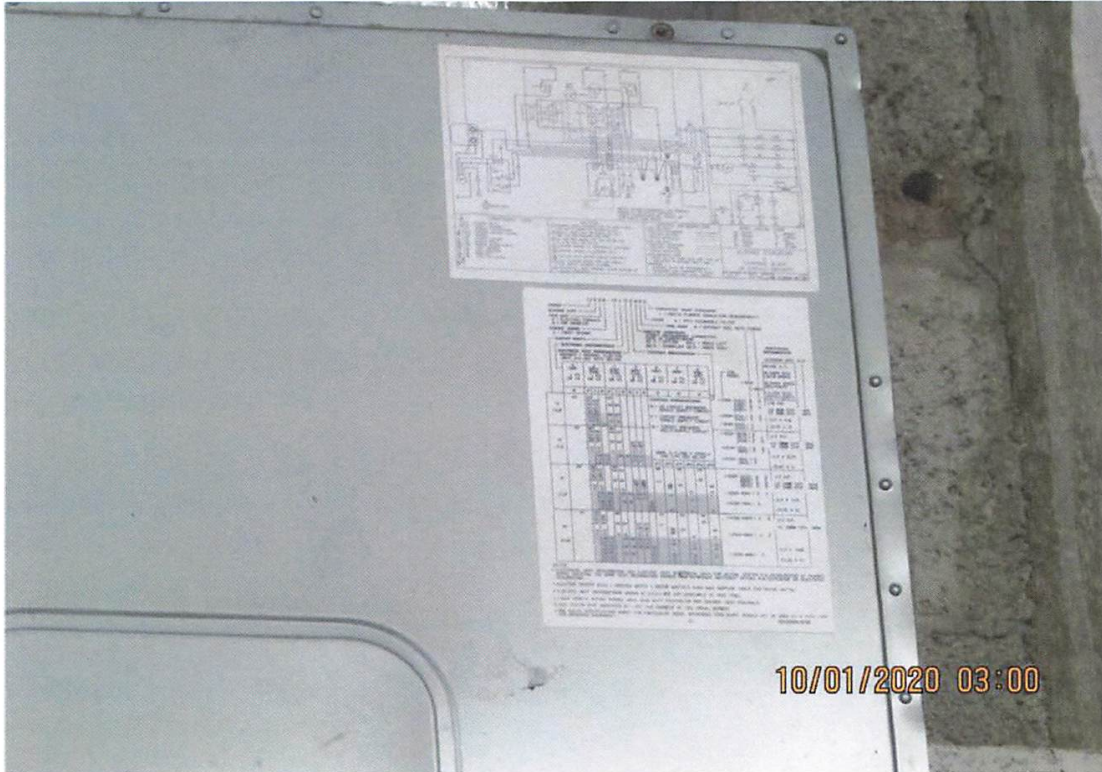
W www.PembrokeSelfStorage.com

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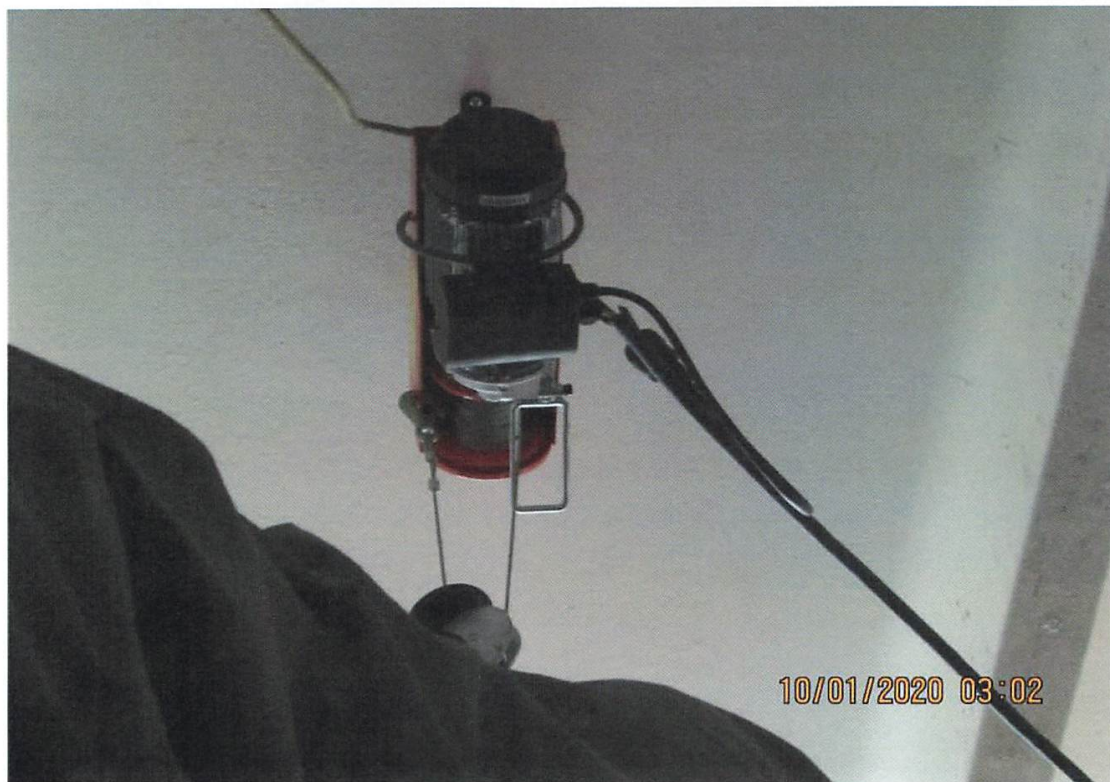




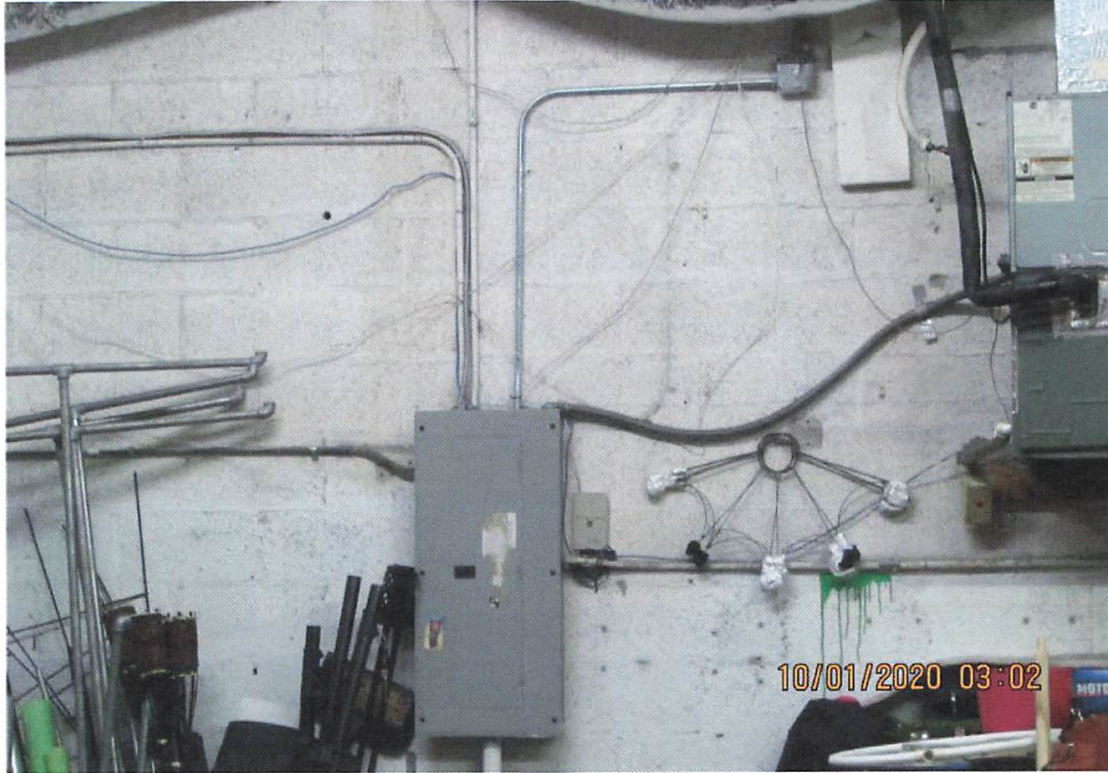














Case Overview

Property/Incident Information

Owner	Address	Site Address
YVAN ROLEAU	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Folio

514229000223

Legal Description

29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Case Status Closed **Case #** 5640

Notes

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/13/2021		Notice of Violation	Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/22/2021	7/20/2021	Final Order	Certified Mail
12/16/2021		Affidavit of Compliance	Certified Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Compiled
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.	12/16/2021
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)	12/16/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	12/16/2021
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/16/2021	\$8,900.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$9,000.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$9,000.00

Town of Pembroke Park

INVOICE

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



DATE: September 13, 2023
INVOICE # 435
FOR:

Case # 5640
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

Bill To:
YVAN ROLEAU
134 W LAKE DRIVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 5-2(a).		
	Final Order 07/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
89	Day(s) of Per Diem from (09/18/2021 - 12/16/2021)	\$ 100.00	\$ 8,900.00
Balance			\$ 9,000.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YVAN ROLEAU)

CASE NO. 5640

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 11:00 A.M. ON THE 09
DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

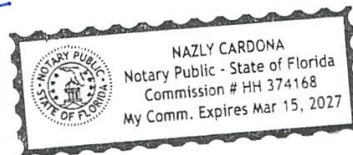
J. Ramirez 9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona CA
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
Yvan Roleau
3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W Lake
Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #: 5640

Date: 09/07/2023

Property Owner: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Property Description: 3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W
Lake Drive

Certified Mail #: 514229000223

Legal Description: 29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB, N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250.5 150 W 100 S 220 E 210 SE1/4 ALG
CURVE 188.5 S 50 SWLY ALG CURVE
188.5 W 210 S 2839 M/L TO PT 180 N OF
S/L OF SEC W 150 TO POB

AKA: 3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W
Lake Drive

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of September, 2023 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).

09/08/2023 11:00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Yvan Roleau

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W Lake
Drive

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5640

Date:

09/07/2023

Property Owner:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Property Description:

514229000223

Certified Mail #:

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
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3196 W HALLANDALE BEACH BLVD,
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Sincerely,

Joseline Ramirez

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

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$
 Sent To
 Street and Apt. No.
 City, State, ZIP+4®

PEMBROKE PARK LAKES INC
 HCF #5014, #5640
 3196 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9001

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

PEMBROKE PARK LAKES INC
 HCF #5014, #5640
 PO BOX 260490
 PEMBROKE PINES FL 33026

PS Form 3800, April 2019 PSN 7530-02-000-9001

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 City, State, ZIP+4®

LEESON, LEIGH
 HCF #5014, #5640
 11201 SW 55TH STREET BOX 1
 MIRAMAR, FL 33025

PS Form 3800, April 2019 PSN 7530-02-000-9001

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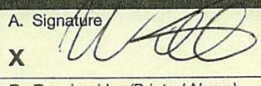
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YVAN ROLEAU
 HCF #5014, #5640
 134 W LAKE DRIVE
 PEMBROKE PARK FL 33009

PS Form 3800, April 2019 PSN 7530-02-000-9001

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Pembroke Park Lakes, INC. F.O. #5014, #5640 P.O. Box 260490 Pembroke Pines, FL 33026	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) W. Castellanos C. Date of Delivery 07/28/21 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0976	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
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SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Allan M. Glaser, ESQ. F.O. #5014, #5640 11900 Biscayne Blvd. #807 Miami, FL 33181	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
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0969	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5640
Petitioner,)
)
vs.)
)
YVAN ROLEAU)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 134 W LAKE DRIVE, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE PARK LAKES INC, 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0223

LEGAL DESCRIPTION: 29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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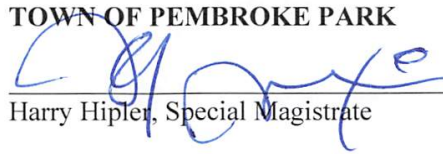
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105, 5-17; 5-2(b) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$100.00 PER DIEM (PER DAY)** FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 2021.

TOWN OF PEMBROKE PARK



Harry Hiplet, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2021.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0001 0298 0976

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☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$

Total Postage: \$ 6.96

Sent To: Allan M. Glaser, ESQ.
 F.O. #5014, #5640
 11900 Biscayne Blvd. #807
 Miami, FL 33181

Postmark Here
 JUL 21 2021
 WEST HOLLYWOOD FL 33023

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage: \$ 6.96

Sent To: Pembroke Park Lakes, INC
 F.O. #5014, #5640
 P.O. Box 260490
 Pembroke Pines, FL 33026

Postmark Here
 JUL 21 2021
 WEST HOLLYWOOD FL 33023

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0298 0891

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☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage: \$ 6.96

Sent To: Yvan Roleau
 F.O. #5014, #5640
 134 W Lake Drive
 Pembroke Park, FL 33009

Postmark Here
 JUL 21 2021
 WEST HOLLYWOOD FL 33023

PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee	
1. Article Addressed to: Allan M. Glaser, ESQ. F.O. #5014, #5640 11900 Biscayne Blvd. #807 Miami, FL 33181		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0969		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6610 1028 6968 49		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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1. Article Addressed to: Pembroke Park Lakes, INC. F.O. #5014, #5640 P.O. Box 260490 Pembroke Pines, FL 33026		B. Received by (Printed Name) W. Castellow	C. Date of Delivery 07/28/21
2. Article Number (Transfer from service label) 7021 0350 0001 0298 0976		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 6610 1028 6968 56		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

Case Overview

Property/Incident Information

Owner	Address	Site Address
Yvan Roleau	134 W Lake Drive Pembroke Park, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive

Legal Description

Case Status Open **Case #** 5640 **Date Next Inspection** 7/20/2021

Notes

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/13/2021		Notice of Violation	Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021

Code Dept.

OF PEMBROKE PARK

RD AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5640

Hasler

FIRST-CLASS MAIL

03/22/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5640

Code Dept.

OF PEMBROKE PARK

D AVENUE • PEMBROKE PARK, FLORIDA 33023

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FIRST-CLASS MAIL

03/22/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Pembroke Park Lakes Inc.
P.O. Box 260490
Pembroke Pines, FL 33026

7021 0350 0001 0297 6801

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☐ Return Receipt (electronic)
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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$
Total Postage and
\$ 7.16
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here

Yvan Roleau
NOH #5014, #5640
134 W Lake Drive
Pembroke Park, FL 33009

PS Form 3800, April 2015 PSN 7530-02-000-9001

7021 0350 0001 0297 6801

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☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$
Total Postage and
\$ 7.16
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here

Allan M. Glaser, ESQ.
NOH #5014, #5640
11900 Biscayne Blvd. #807
Miami, FL 33181

PS Form 3800, April 2015 PSN 7530-02-000-9001

7021 0350 0001 0297 6816

U.S. Postal Service™
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☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$
Total Postage and
\$ 7.16
Sent To
Street and Apt. No.
City, State, ZIP+4
Postmark Here

Pembroke Park Lakes, INC.
NOH #5014, #5640
P.O. Box 260490
Pembroke Pines, FL 33026

PS Form 3800, April 2015 PSN 7530-02-000-9001

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on so that we can return this receipt to you. ■ Attach this receipt to the front of space provided. 1. Article Addressed to: Allan M. Glaser, ESQ. NOH #5014, #5640 11900 Biscayne Blvd. #807 Miami, FL 33181 2. Article Number: 7021 0350 0001 0297 6801	A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Certified Mail Restricted Delivery Restricted Delivery ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

9590 9402 6610 1028 6961 53

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



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$6,800,510	\$74,990	\$6,875,500	\$4,395,000	
2020	\$6,800,510		\$6,800,510	\$3,927,290	\$103,448.85
2019	\$3,570,270		\$3,570,270	\$3,570,270	\$77,953.29

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/1965	WD	\$270,000		\$10.00	680,051	SF
				Adj. Bldg. S.F. (Card, Sketch)		303
				Eff./Act. Year Built: 2021/2020		

Page 395 of 694



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

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

Document Number	267214
FEI/EIN Number	59-1038941
Date Filed	02/15/1963
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2015

Principal Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Mailing Address

1701 W HILLSBORO BLVD #201
DEERFIELD BEACH, FL 33442

Changed: 03/31/2008

Registered Agent Name & Address

GLASER, ALLAN M., ESQ.
11900 BISCAYNE BLVD.
#807
MIAMI, FL 33181

Name Changed: 01/27/2015

Address Changed: 04/04/1995

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK
1701 W HILLSBORO BLVD, # 201
DEERFIELD BEACH, FL 33442

Title PSD

CASTELLANO, WILLIAM
1701 W HILLSBORO BLVD. #201
DEERFIELD BEACH, FL 33442

Annual Reports

Report Year	Filed Date
2019	02/21/2019
2020	01/22/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YVAN ROLEAU)
Respondent)

CASE NO. 5640

A F F I D A V I T O F S E R V I C E

TO BE SERVED: YVAN ROLEAU

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 134 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YVAN ROLEAU AT 12:36 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.

T Y P E O F S E R V I C E

- () 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.

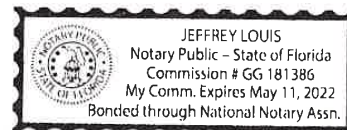

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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




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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date: 06/22/2021

Sent To: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #: 5640

Certified Mail #:

Property Owner: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Property Description: 514229000223

Legal Description:
23-51-42 BEG AT PT 180 N OF SW COR
OF SE 1/4 FOR POB, N ALG W LINE TO PT
50 S OF NW CR OF SW 1/4 OF NE 1/4 E
250 S 150 W 100 S 520 E 210 SE 1/4 ALG
CURVE 188 S 5 S 60 SWLY ALG CURVE
188 S W 210 S 2839 WIL TO PT 180 N OF
SAL OF SEC W 159 TO POB

AKA:
3195 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #124 W

07/06/2021 12:35


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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/22/2021

Sent To: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Case #: 5640

Certified Mail #:

Property Owner: Yvan Roleau
134 W Lake Drive
Pembroke Park, FL 33009

Property Description: 514229000223

Legal Description:
23-51-42 BEG AT PT 180 N OF SW COR
OF SE 1/4 FOR POB, N ALG W LINE TO PT
50 S OF NW CR OF SW 1/4 OF NE 1/4 E
250 S 150 W 100 S 520 E 210 SE 1/4 ALG
CURVE 188 S 5 S 60 SWLY ALG CURVE
188 S W 210 S 2839 WIL TO PT 180 N OF
SAL OF SEC W 159 TO POB

AKA:
3195 W HALLANDALE BEACH BLVD.
PEMBROKE PARK, FL 33009 #124 W
Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/18/2021 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Violation/Allegation	Section	Description	Date to Comply from Date of this Notice
1. Vehicle And Boat Storage	Sec. 5-102 - General And	Vehicle and boat storage shall be made on the property and the vehicle and boat shall be removed from the property within 10 days of the date of the notice unless the vehicle and boat are used for the purpose of the business of the property owner.	10

07/06/2021 12:34



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Case #:

5640

Property Owner:

Yvan Roleau

134 W Lake Drive
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

29-51-42 BEG AT PT 180 N OF SW COR
OF SE1/4 FOR POB,N ALG W LINE TO PT
50 S OF NW CR OF SW1/4 OF NE1/4 E
250,S 150,W 100,S 520,E 210, SE1/4 ALG
CURVE 188.5,S 60 SWLY ALG CURVE
188.5,W 210,S 2839 M/L TO PT 180 N OF
S/L OF SEC,W 150 TO POB

AKA:

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #134 W
Lake Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS Sec. 5-17. - Permit application.

The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.

30

(Ord. No. 13-09-01, § 2, 9-11-13)

BUILDING AND BUILDING REGULATIONS Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

30

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

Cross reference— Code enforcement, Ch. 7.

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. Double permit fee assessed.

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

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

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

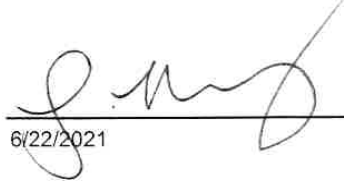
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


6/22/2021



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
Yvan Roleau 134 W Lake Drive Pembroke Park, FL 33009	5640	03/13/2021
Property Owner:	Property Description:	Certified Mail #:
Yvan Roleau 134 W Lake Drive Pembroke Park, FL 33009	514229000223	
Legal Description:	AKA:	
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #134 W Lake Drive	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/13/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	30

(Ord. No. 13-09-01, § 2, 9-11-13)

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

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Cross reference— Code enforcement, Ch. 7.

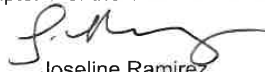
30

Notes/Mean of Correction:

1. Stop Work Order.
2. Interior renovations done without permits. Obtain plans, permit and inspections.
3. Installed new windows without permits. Obtain plans, permit and inspections.
4. Installed new plywood and insulation board underneath mobile home. Obtain plans, permit and inspections.
5. Installed new plumbing pvc pipes underneath mobile home. Obtain plans, permit and inspections.
6. Installed washer and dryer inside shed. Obtain plans, permit and inspections.
7. Double permit fee assessed.

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

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



Joseline Ramirez
Chief Code Enforcement Officer











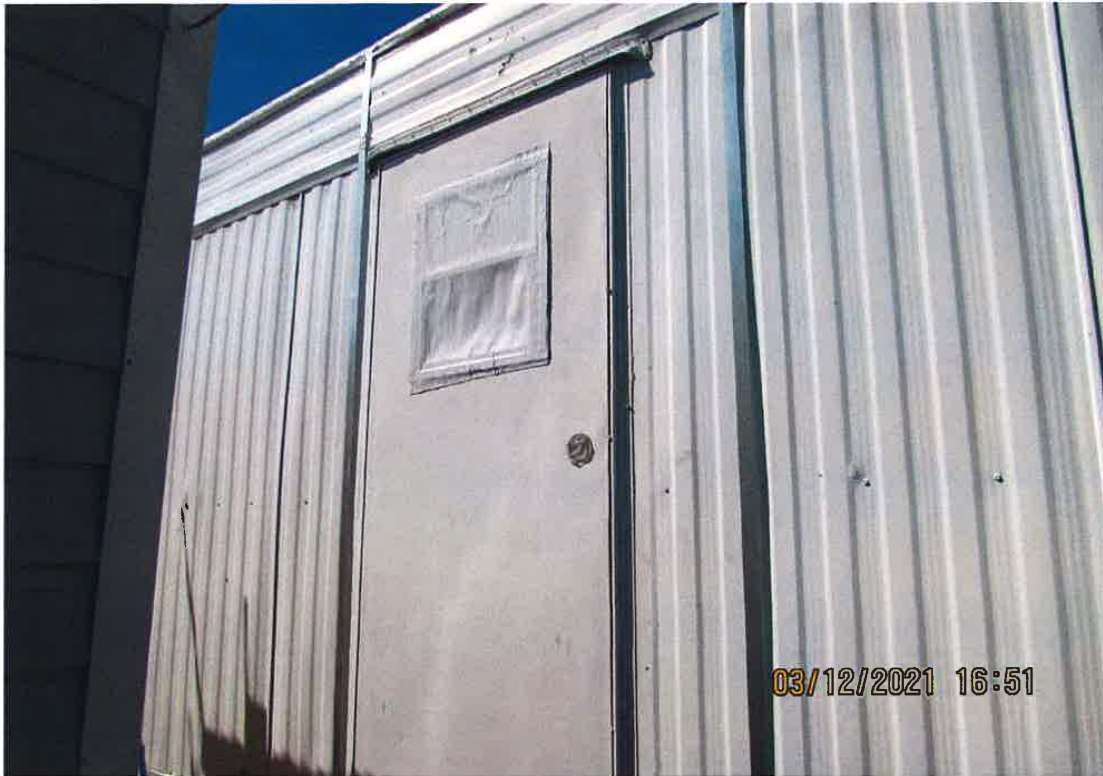


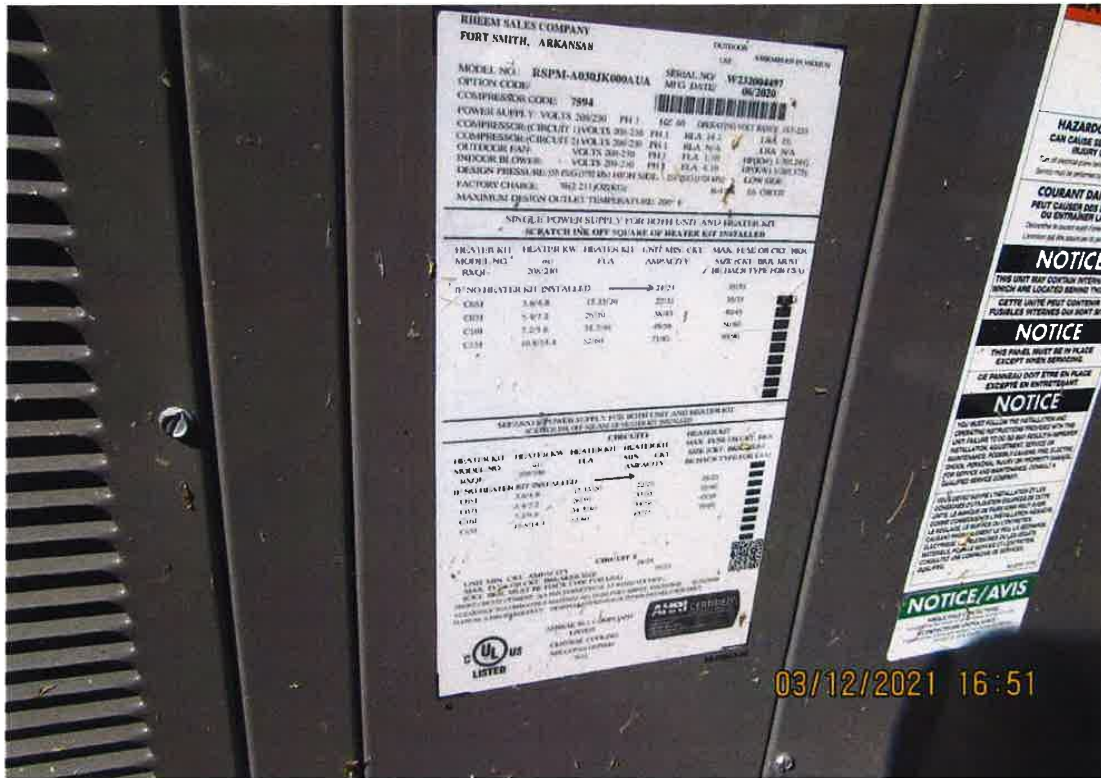














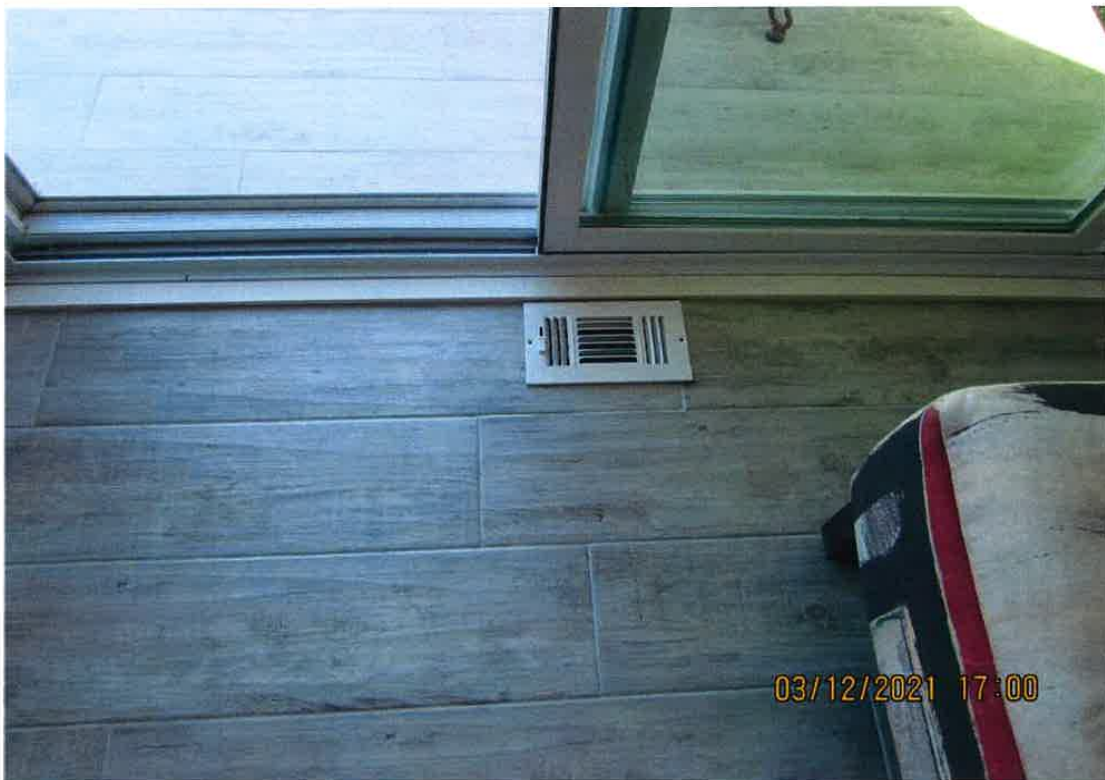






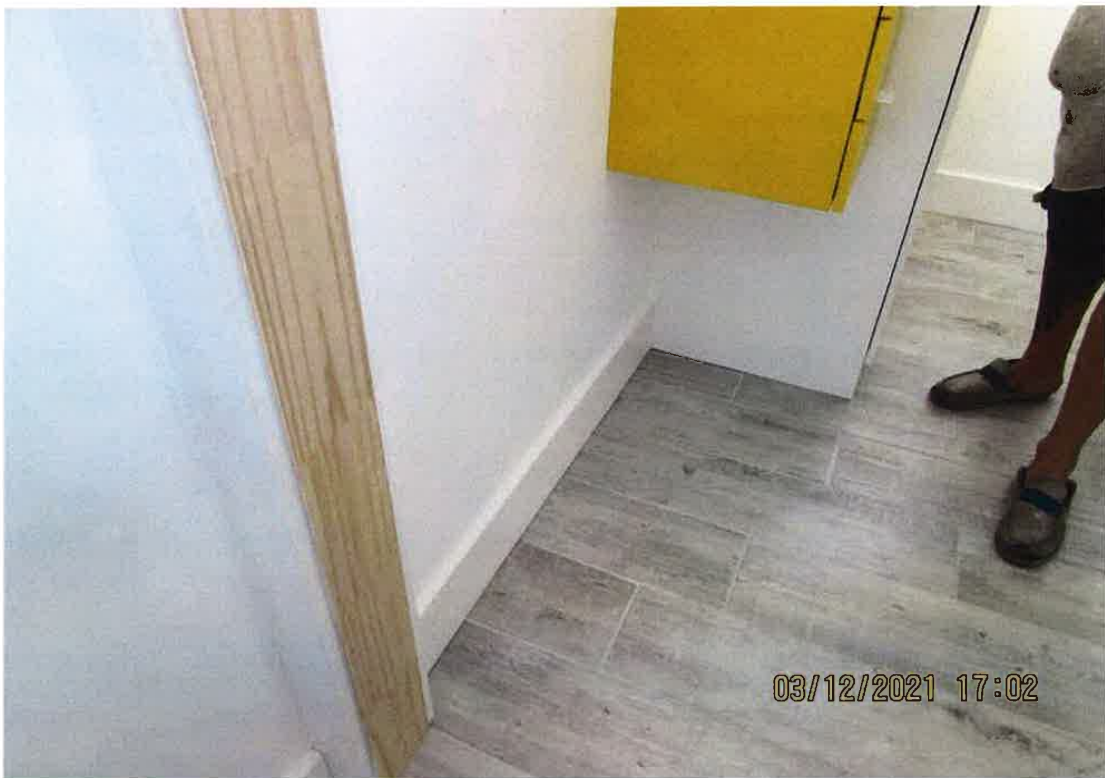








































Case Overview

Property/Incident Information

Owner	Address	Site Address
ISMAEL LOPEZ/ALBERTO QUESADA BARATUTE	129 Janis Blvd Pembroke Park , FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd

Folio

514229000030

Legal Description

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

Case Status	Open	Case #	5827	Date Next Inspection	9/20/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed dry wall without a permit. Obtain plans, permit and inspections.
2. Demolished interior walls and subfloors. Obtain plans, permit and inspections.
3. Continued repairing unpermitted deck. Obtain plans, permit and inspections.
4. Prohibited outdoor storage (construction materials and miscellaneous items). Remove all materials with the exception of patio furniture.
5. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/5/2021		Notice of Violation	Hand Regular Mail
7/29/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/23/2021	8/19/2021	Final Order	Certified Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/7/2023		Affidavit of Non-Compliance	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: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/20/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/20/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/20/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$35,050.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$35,150.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$35,150.00

Town of Pembroke Park

INVOICE

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



DATE: September 14, 2023
INVOICE # 435
FOR:

Case # 5827
ISMAEL LOPEZ
ALBERTO QUESADA
BARATUTE
129 JANIS BLVD,
PEMBROKE PARK, FL 33009

Bill To:
ISMAEL LOPEZ
ALBERTO QUESADA
BARATUTE
129 JANIS BLVD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105;12-48; 12-49 and 28-272.		
	Final Order 08/19/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
701	Day(s) of Per Diem from (10/19/2021 - 9/20/2023)	\$ 50.00	\$ 35,050.00
Balance			\$ 35,150.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ISMAEL LOPEZ
ALBERTO QUESADA BARATUTE
Respondent)

CASE NO. 5827

AFFIDAVIT OF SERVICE

TO BE SERVED: ISMAEL LOPEZ / ALBERTO QUESADA BARATUTE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 129 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ISMAEL LOPEZ / ALBERTO QUESADA BARATUTE AT 11:22 A.M. ON THE 09 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

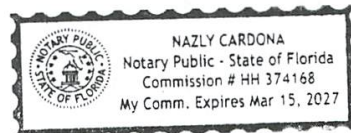
Joeline Ramirez 9/13/23
AFFIANT

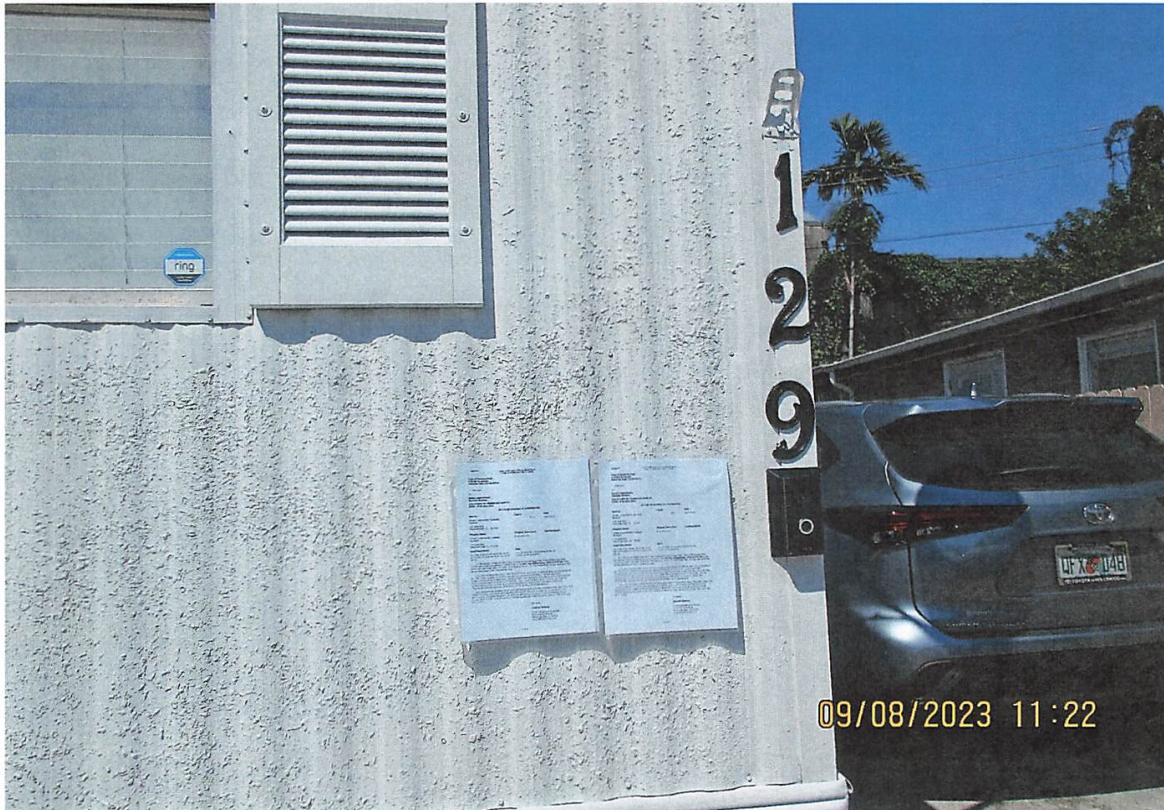
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
Ismael Lopez/Alberto
Quesada Baratuta
2701 S PARK RD, PEMBROKE PARK, FL
33009 #129 Janis Blvd

NOTICE OF HEARING TO CONFIRM FINE

Sent To: Ismael Lopez/Alberto Quesada Baratuta 129 Janis Blvd Pembroke Park, FL 33009	Case #: 5827	Date: 09/07/2023
Property Owner: Ismael Lopez/Alberto Quesada Baratuta 129 Janis Blvd Pembroke Park, FL 33009	Property Description: 514229000030	Certified Mail #:
Legal Description: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 20th day of September, 2023 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 SHOULD CONTACT THE TOWN CLERK'S OFFICE AT 954-986-4800 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-

Sincerely,

09/08/2023 11:22

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Ismael Lopez/Alberto
Quesada Baratute

2701 S PARK RD, PEMBROKE PARK, FL
33009 #129 Janis Blvd

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Ismael Lopez/Alberto Quesada
Baratute

129 Janis Blvd
Pembroke Park , FL 33009

Case #:

5827

Date:

09/07/2023

Property Owner:

Ismael Lopez/Alberto Quesada
Baratute

129 Janis Blvd
Pembroke Park , FL 33009

Property Description:

514229000030

Certified Mail #:

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #129 Janis Blvd

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
5827

Petitioner,

vs.

Ismael Lopez/Alberto
Quesada Baratute
2701 S PARK RD, PEMBROKE PARK, FL
33009 #129 Janis Blvd

Respondent(s)

On 9/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Ismael Lopez/Alberto Quesada Baratute
Address: 129 Janis Blvd Pembroke Park , FL 33009
Folio: 514229000030
Site Address: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd
Legal Description: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/7/2023
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/7/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/7/2023

Notes/Mean of Correction:

1. Installed dry wall without a permit. Obtain plans, permit and inspections. Not corrected.
 2. Demolished interior walls and subfloors. Obtain plans, permit and inspections. Not corrected.
 3. Continued repairing unpermitted deck. Obtain plans, permit and inspections. Not corrected.
 4. Prohibited outdoor storage (construction materials and miscellaneous items). Remove all materials with the exception of patio furniture. Call for re-inspection.
- No permits for item 1-3, call for re-inspection.

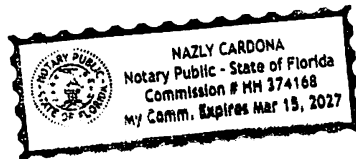
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/7/2023


NOTARY PUBLIC, STATE OF FLORIDA



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Lakeshore Mobile Home Park
F.O. #5109, #5110 #5111, #5112, #5113
#5827
2701 S Park Rd
Pembroke Park, FL 33009



9590 9402 6610 1028 6985 46

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8317

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X J. CRT 7019

☐ Agent☐ Addressee

B. Received by (Printed Name)

Lakeshore mobile

C. Date of Delivery

9-1-21

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

3. Service Type

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

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.77**

Total Postage and Fee
\$

Sent To
LAKESHORE MOBILE HOME PARK LLC
HCF #5827, #5113, #4887
2701 S PARK ROAD,
PEMBROKE PARK FL 33009
City, State, ZIP+4®

PS Form 3800, April 2019

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.77**

Total Postage and Fee
\$

Sent To
LAKESHORE MOBILE HOME PARK LLC
HCF #5827, #5113, #4887
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301
City, State, ZIP+4®

PS Form 3800, April 2019

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.77**

Total Postage and Fee
\$

Sent To
VCORP SERVICES, LLC
HCF #5827, #5113, #4887
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324
City, State, ZIP+4®

PS Form 3800, April 2019

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **8.77**

Total Postage and Fee
\$

Sent To
ISMAEL LOPEZ
ALBERTO QUESADA BARATUTE
HCF #5827, #5113
129 JANIS BLVD
PEMBROKE PARK, FL 33009
City, State, ZIP+4®

PS Form 3800, April 2019

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:

Riverstone Communities, LLC
 F.O. #5109, #5110 #5111, #5112, #5113
 #5827
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301



9590 9402 6610 1028 6985 53

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8324

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X C-19

☐ Agent
☒ Addressee

B. Received by (Printed Name)

M3 R+65

C. Date of Delivery

8/27/21

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below:

☒ No

☐ Signature Confirmation™
☐ Signature Confirmation
☐ Restricted Delivery

☐ Collect on Delivery Restricted Delivery

☐ Mail Restricted Delivery

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5827
Petitioner,)
)
vs.)
)
ISMAEL LOPEZ)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19, 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: 129 JANIS BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK, 2701 S PARK ROAD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0030

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 5-2(a)(b); 12-48. 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.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 5-2(a)(b); 12-48 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held 19th day of August 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of August 2021.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2021.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0001 0297 8317

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (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	Lakeshore Mobile Home Park
Street and Apt. No.,	F.O. #5109, #5110 #5111, #5112, #5113
City, State, ZIP+4®	#5827 2701 S Park Rd Pembroke Park, FL 33009
PS Form 3800, Apr 2010	

7021 0350 0001 0297 8324

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	 Postmark Here
Extra Services & Fees (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	Riverstone Communities, LLC
Street and Apt. No.,	F.O. #5109, #5110 #5111, #5112, #5113
City, State, ZIP+4®	#5827 6400 Telegraph Road, Suite 2000 Bloomfield Township, MI 48301
PS Form 3800, Apr 2010	

7021 0350 0001 0297 8287

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and Fee

Sent To **Ismael Lopez**
F.O. #5113, #5827

Street and Apt. No., c

129 Janis Blvd
Pembroke Park, FL 33009

City, State, ZIP+4®

PS Form 3800, April 2010



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:

Ismael Lopez
F.O. #5113, #5827
129 Janis Blvd
Pembroke Park, FL 33009



9590 9402 6610 1028 6985 15

2. Article Number (Transfer from service label)

7021 0350 0001 0297 8287

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
☐ Registered Mail Restricted Delivery

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
Ismael Lopez	129 Janis Blvd Pembroke Park , FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #129 Janis Blvd

Legal Description

Case Status Open **Case #** 5827 **Date Next Inspection** 8/19/2021

Notes

1. Installed dry wall without a permit. Obtain plans, permit and inspections.
2. Demolished interior walls and subfloors. Obtain plans, permit and inspections.
3. Continued repairing unpermitted deck. Obtain plans, permit and inspections.
4. Prohibited outdoor storage (construction materials and miscellaneous items). Remove all materials with the exception of patio furniture.
5. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/5/2021		Notice of Violation	Hand Regular Mail
7/29/2021	8/19/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/19/2021

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 8/19/2021
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: 8/19/2021

7021 0350 0001 0298 1287

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
 \$ 1.60

Total Postage and
 \$ 8.50

Sent To
 Riverstone Communities, LLC
 NOH #5109, #5110 #5111, #5112,
 #5113 #5827
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 1294

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
 \$ 1.60

Total Postage and
 \$ 8.50

Sent To
 Lakeshore Mobile Home Park
 NOH #5109, #5110 #5111, #5112,
 #5113 #5827
 2701 S Park Rd
 Pembroke Park, FL 33009

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

7021 0350 0001 0298 1263

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 and
 \$ 7.67

Sent To
 Ismael Lopez
 NOH #5113, #5827
 129 Janis Blvd
 Pembroke Park, FL 33009

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to
 Riverstone Communities, LLC
 NOH #5109, #5110 #5111, #5112,
 #5113 #5827
 6400 Telegraph Road, Suite 2000
 Bloomfield Township, MI 48301

2. Article Number (Transfer from service label)
 7021 0350 0001 0298 1287

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

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

5. Signature
 x Covid 19

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

7. 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

J OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5827

Hasler

FIRST-CLASS MAIL

05/06/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Lakeshore MHP
2701 S Park Rd
Pembroke Park, FL 33009

J OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5827

Hasler

FIRST-CLASS MAIL

05/06/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

Ismael Lopez

129 Janis Blvd

Pembroke Park, FL 33009

Case #:

5827

Property Owner:

N OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV # 5827

Hasler

FIRST-CLASS MAIL

05/06/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Riverstone Communities LLC
6400 Telegraph Road, Suite 2000
Bloomfield TWP, MI 48301



MARTY KIAR
BR **WARD**
COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKE SHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28
Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4		

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

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$2,499,060	\$217,900	\$2,716,960	\$2,389,450	
2020	\$2,321,230	\$217,900	\$2,539,130	\$2,172,230	\$49,267.39
2019	\$1,876,680	\$217,900	\$2,094,580	\$1,974,760	\$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,716,960	\$2,716,960	\$2,716,960	\$2,716,960
Portability	0	0	0	0
Assessed/SOH	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,389,450	\$2,716,960	\$2,389,450	\$2,389,450

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

* Denotes Multi Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2019	03/21/2019
2020	01/23/2020
2021	01/11/2021

Document Images

01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
03/21/2019 -- ANNUAL REPORT	View image in PDF format
03/13/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
08/19/2014 -- LC Amendment	View image in PDF format
02/17/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
12/12/2012 -- LC Amendment	View image in PDF format
02/10/2012 -- ANNUAL REPORT	View image in PDF format
02/16/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/24/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
03/23/2006 -- ANNUAL REPORT	View image in PDF format
04/15/2005 -- ANNUAL REPORT	View image in PDF format
04/13/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
06/07/2002 -- Florida Limited Liabilities	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ISMAEL LOPEZ)

CASE NO. 5827

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ISMAEL LOPEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 129 JANIS BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ISMAEL LOPEZ AT 11:03 A.M. ON THE 3 DAY OF AUGUST 2021.

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

TYPE OF SERVICE

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

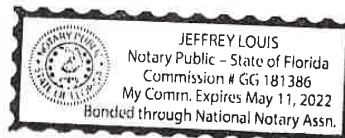
AFFIANT

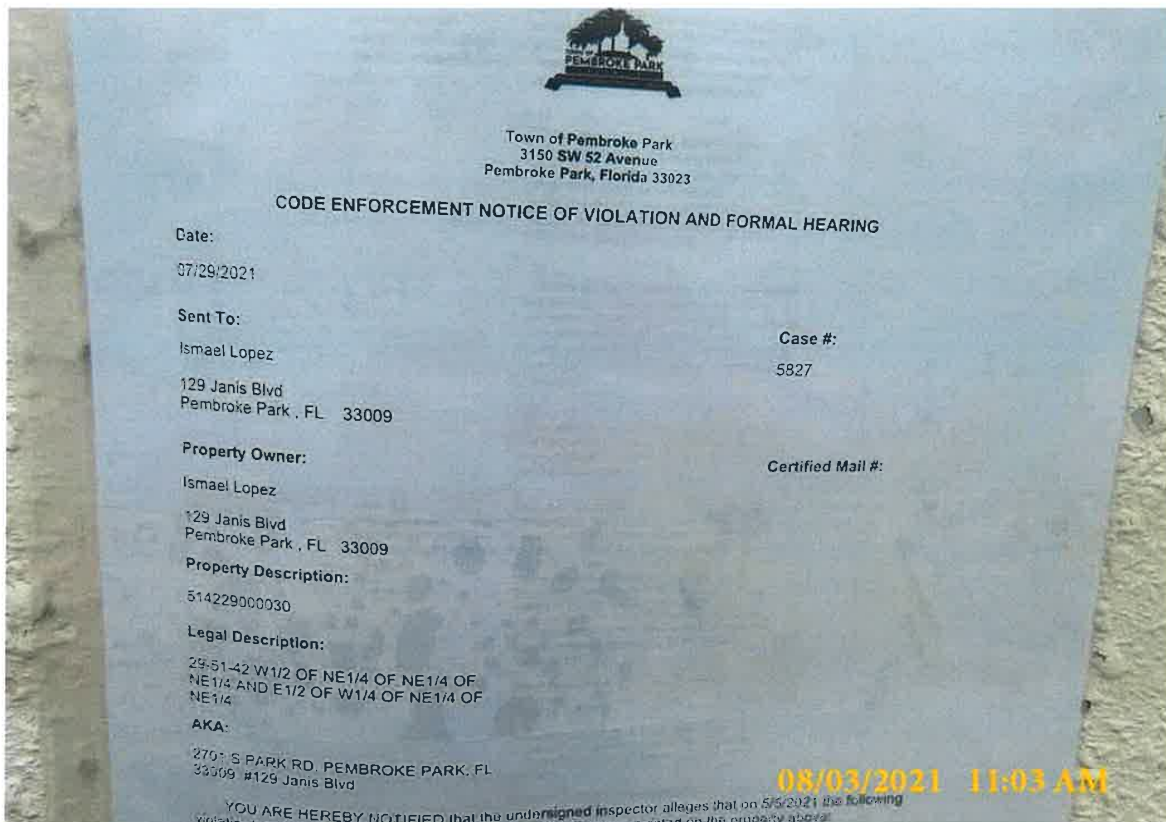
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of 8, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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







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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/29/2021

Sent To:

Ismael Lopez

129 Janis Blvd
Pembroke Park, FL 33009

Case #:

5827

Property Owner:

Ismael Lopez

129 Janis Blvd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #129 Janis Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	40
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)	40

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	40
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	40
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)	40

1. Installed dry wall without a permit. Obtain plans, permit and inspections.
2. Demolished interior walls and subfloors. Obtain plans, permit and inspections.
3. Continued repairing unpermitted deck. Obtain plans, permit and inspections.
4. Prohibited outdoor storage (construction materials and miscellaneous items). Remove all materials with the exception of patio furniture.
5. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 19th day of August, 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



7/29/2021













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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Ismael Lopez 129 Janis Blvd Pembroke Park , FL 33009	5827	05/05/2021
Property Owner:	Property Description:	Certified Mail #:
Ismael Lopez 129 Janis Blvd Pembroke Park , FL 33009	514229000030	
Legal Description:	AKA:	
29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4	2701 S PARK RD, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/5/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	40
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)	40

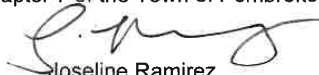
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	40
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.	40
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	Cross reference— Code enforcement, Ch. 7. 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)	40

Notes/Mean of Correction:

1. Installed dry wall without a permit. Obtain plans, permit and inspections.
2. Demolished interior walls and subfloors. Obtain plans, permit and inspections.
3. Continued repairing unpermitted deck. Obtain plans, permit and inspections.
4. Prohibited outdoor storage (construction materials and miscellaneous items). Remove all materials with the exception of patio furniture.
5. Double permit fee assessed.

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

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


Joseline Ramirez
Chief Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Ismael Rodriguez Lopez

Date 5/4/2021

Site Address 129 Janis Blvd
Pembroke Park, FL 33009

Case # _____

Sub/Park Lakeshore MHP

Permit # _____

☒ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-2(a)(b)

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☒ Repeat Violation (Double fine)

Violation (s)

Installed dry wall, demo sub floors, interior,
continue repairing deck without a permit.
Prohibited outdoor storage (construction materials &
miscellaneous items)

Corrective Action(s)

Obtain plans, permit and inspections.
Remove all prohibited items.

☒ Structural

☒ Code Enforcement

☒ Plumbing

☒ Zoning

☐ Mechanical

☐ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 40

IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

954-551-7147

Received by _____

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

























Case Overview

Property/Incident Information

Owner	Address	Site Address
ALMISO USA LLC	8855 COLLINS AVE #3G SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 109

Folio
514230AA0090

Legal Description

CONDADO REAL CONDO UNIT 109 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	4962	Date Next Inspection	9/7/2023
--------------------	------	---------------	------	-----------------------------	----------

Notes Observed interior unit, water is leaking through light fixture in bedroom closet, several damages to ceiling (bedroom to the right, kitchen, bathroom). Owner altered electrical panel and installed a tank-less water heater without permits. The unit has no smoke detector at this current time. The owner must repair all ceiling damages with Building Permits. The owner must obtain permits from the Building Dept. for altering the electrical panel and installing a tank-less water heater without permits. The owner must install a smoke detector immediately.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/4/2020		Notice of Violation	Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/22/2021	7/20/2021	Final Order	Certified Mail
9/7/2023	9/20/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
9/7/2023		Affidavit of Non-Compliance	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: 9/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/7/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/7/2023
FIRE PREVENTION AND PROTECTION	Sec. 9-42. - When required.	Every building, mobile home, living unit, room or area that is used or intended to be used for sleeping and any building that is occupied by preschool children (individuals under the age of six (6) years), aged (individuals who have attained the age of sixty-five (65) years or older), infirm or disabled persons, whether equipped with sleeping accommodations or not, shall have installed, in accordance with the requirements of this article, an approved smoke detector(s). (Ord. No. 84-3-1, § 2, 3-14-84)	Not in Compliance - Reinspection Date: 9/7/2023
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (a)(1). - Installation.	The following shall govern the installation of approved smoke detectors: (1) Existing occupancy with approved smoke detector. Any existing occupancy in which approved smoke detectors were installed prior to the effective date of the ordinance from which this section was derived may continue such use. (2) Existing occupancy without approved smoke detector. Any existing occupancy in which approved smoke detectors have not be installed prior to the effective date of the ordinance from which this section was derived shall have installed approved smoke detectors as follows: a.Electric-powered smoke detectors shall meet the following requirements: 1.Approved smoke detectors utilizing AC as the primary source of electric power shall be used. 2.Electrical power shall be dependable commercial light and power supply source. A visible "power on" indicator shall be provided. 3.A restraining means shall be used at the wall plug of any cord-connected installation. 4.No detector...	Not in Compliance - Reinspection Date: 9/7/2023
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (b)(2). - Installation.	b.Battery powered smoke detectors shall meet the following requirements: 1.All power requirements are met for at least one (1) year's life, including weekly testing. 2.A distinctive audible trouble signal is given before the battery is incapable of operating the device(s) for alarm purposes. 3.The unit is capable of producing an alarm signal for at least four (4) minutes at the battery voltage at which a trouble signal is normally obtained, followed by seven (7) days of trouble signal operation. 4.The audible trouble signal is produced at least once every minute for seven (7) consecutive days. 5.The monitored battery detectors meeting these specifications are clearly identified on the unit near the battery compartment. 6.Detector(s) having a test button in order to test the unit are desirable.	Not in Compliance - Reinspection Date: 9/7/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$37,850.00
			Total Fines	\$37,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$37,850.00

Town of Pembroke Park

INVOICE

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



DATE: September 14, 2023
INVOICE # 435
FOR:

Case # 4962
ALMISO USA LLC
5100 SW 41 ST #109,
PEMBROKE PARK, FL 33023

Bill To:
ALMISO USA LLC
5100 SW 41 ST #109,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-2(a)(b); 9-42; 9-42 and 9-43(a)(1)(b)(2).		
	Final Order 07/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
762	Day(s) of Per Diem from (08/19/2021 - 9/20/2023)	\$ 50.00	\$ 38,100.00
Balance			\$ 38,200.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ALMISO USA LLC)

CASE NO. 4962

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ALMISO USA LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5100 SW 41 ST #109, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ALMISO USA LLC AT 10:38 A.M. ON THE 09
DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

J. Ramirez 9/13/23
AFFIANT

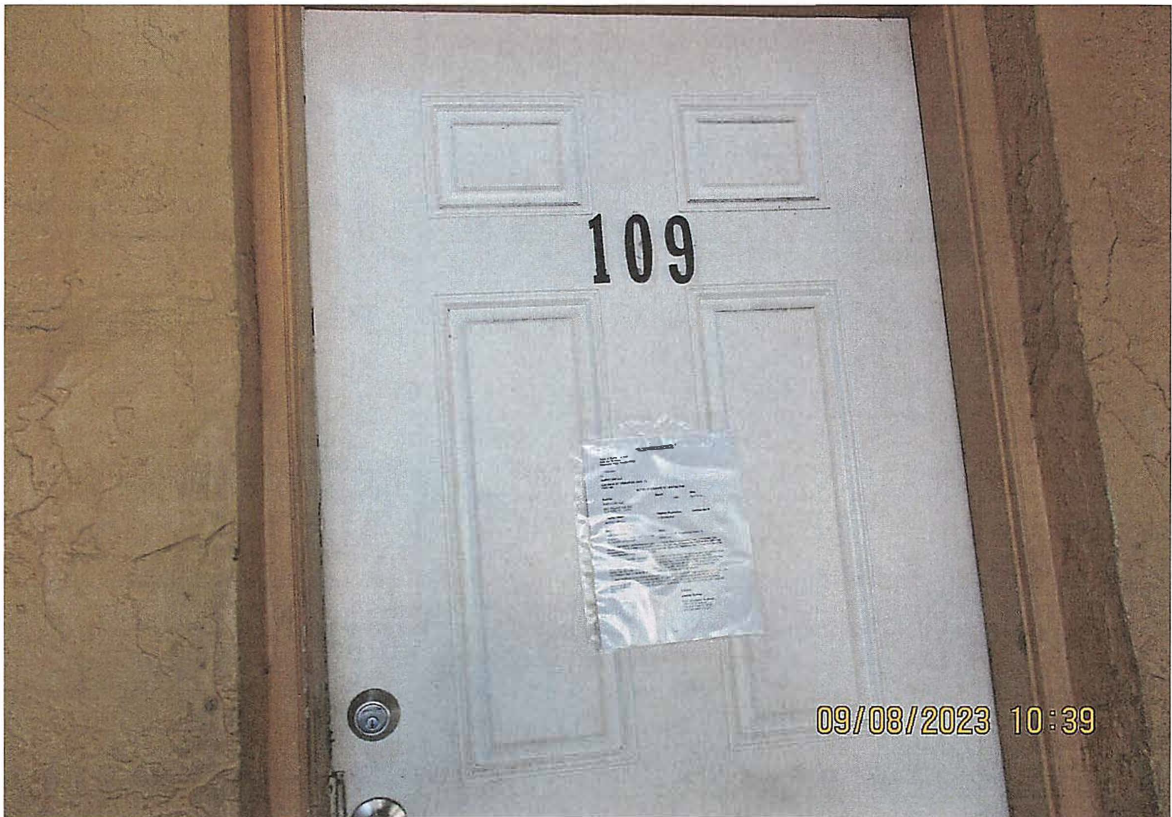
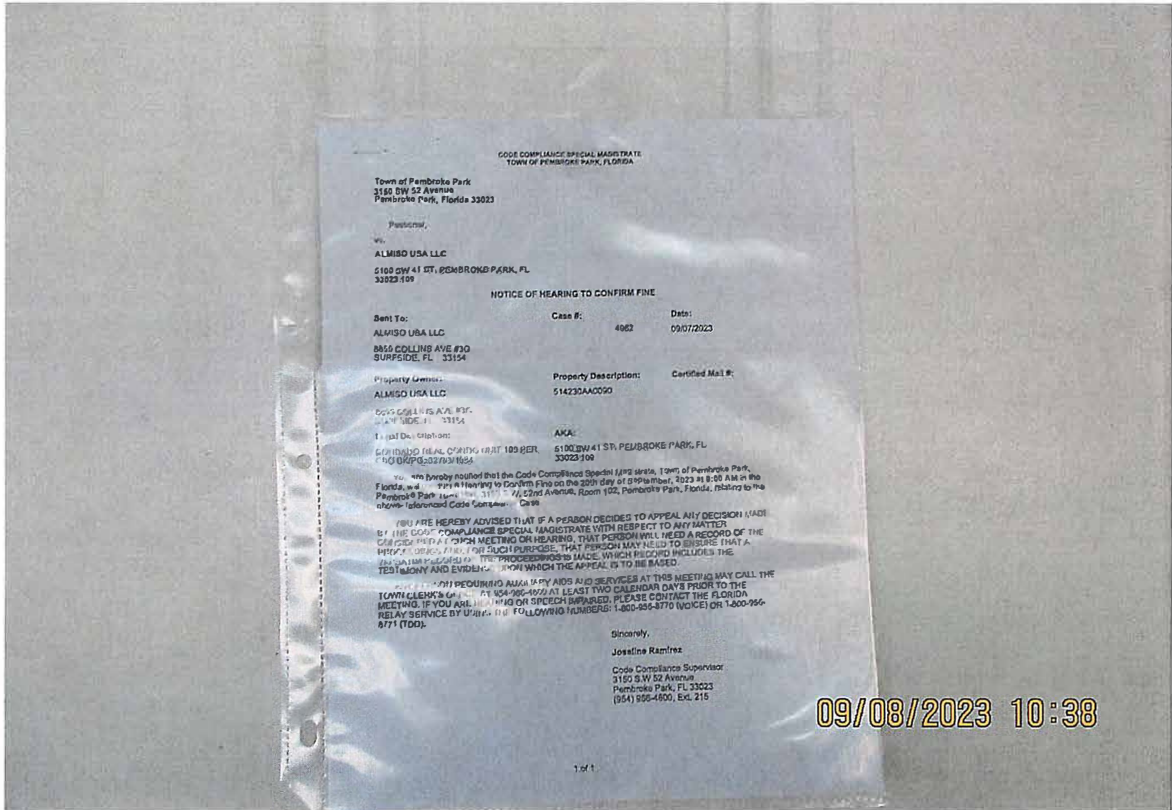
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona A.
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ALMISO USA LLC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 109**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
ALMISO USA LLC	4962	09/07/2023
8855 COLLINS AVE #3G SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
ALMISO USA LLC	514230AA0090	
8855 COLLINS AVE #3G SURFSIDE, FL 33154		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 109 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 109	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
4962

Petitioner,
vs.
ALMISO USA LLC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 109
Respondent(s)

On 9/7/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: ALMISO USA LLC
Address: 8855 COLLINS AVE #3G SURFSIDE, FL 33154
Folio: 514230AA0090
Site Address: 5100 SW 41 ST, PEMBROKE PARK, FL 33023 109
Legal Description: CONDADO REAL CONDO UNIT 109 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/7/2023

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/7/2023
FIRE PREVENTION AND PROTECTION	Sec. 9-42. - When required.	Every building, mobile home, living unit, room or area that is used or intended to be used for sleeping and any building that is occupied by preschool children (individuals under the age of six (6) years), aged (individuals who have attained the age of sixty-five (65) years or older), infirm or disabled persons, whether equipped with sleeping accommodations or not, shall have installed, in accordance with the requirements of this article, an approved smoke detector(s). (Ord. No. 84-3-1, § 2, 3-14-84)	Not in Compliance - Reinspection Date: 9/7/2023
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (a)(1). - Installation.	The following shall govern the installation of approved smoke detectors: (1) Existing occupancy with approved smoke detector. Any existing occupancy in which approved smoke detectors were installed prior to the effective date of the ordinance from which this section was derived may continue such use. (2) Existing occupancy without approved smoke detector. Any existing occupancy in which approved smoke detectors have not be installed prior to the effective date of the ordinance from which this section was derived shall have installed approved smoke detectors as follows: a. Electric-powered smoke detectors shall meet the following requirements: 1. Approved smoke detectors utilizing AC as the primary source of electric power shall be used. 2. Electrical power shall be dependable commercial light and power supply source. A visible "power on" indicator shall be provided. 3. A restraining means shall be used at the wall plug of any cord-connected installation. 4. No detector...	Not in Compliance - Reinspection Date: 9/7/2023

FIRE PREVENTION
AND PROTECTION

Sec. 9-43 (b)(2). -
Installation.

b.Battery powered smoke detectors shall meet the following requirements: 1.All power requirements are met for at least one (1) year's life, including weekly testing. 2.A distinctive audible trouble signal is given before the battery is incapable of operating the device(s) for alarm purposes. 3.The unit is capable of producing an alarm signal for at least four (4) minutes at the battery voltage at which a trouble signal is normally obtained, followed by seven (7) days of trouble signal operation. 4.The audible trouble signal is produced at least once every minute for seven (7) consecutive days. 5.The monitored battery detectors meeting these specifications are clearly identified on the unit near the battery compartment. 6.Detector(s) having a test button in order to test the unit are desirable.

Not in Compliance -
Reinspection Date:
9/7/2023

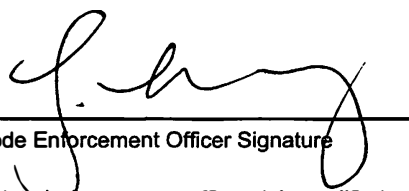
Notes/Mean of Correction:

Observed interior unit, water is leaking through light fixture in bedroom closet, several damages to ceiling (bedroom to the right, kitchen, bathroom). Owner altered electrical panel and installed a tank-less water heater without permits. The unit has no smoke detector at this current time. The owner must repair all ceiling damages with Building Permits. The owner must obtain permits from the Building Dept. for altering the electrical panel and installing a tank-less water heater without permits. The owner must install a smoke detector immediately. Not corrected.

No Permits obtained, call for re-inspection.

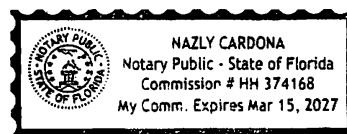
Further, Affiant sayeth naught

STATE OF FLORIDA
COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/7/2023


NOTARY PUBLIC, STATE OF FLORIDA



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 4962
Petitioner,)
vs.)
ALMISO USA LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 STREET, #109, PEMBROKE PARK FL 33023

PROPERTY OWNER: ALMISO USA LLC, 8855 COLLINS AVE #3G, SURFSIDE, FL 33154

FOLIO NO.: 5142 30 AA 0090

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 109 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a)(b); 9-42; 9-43(a)(1); 9-43(b)(2). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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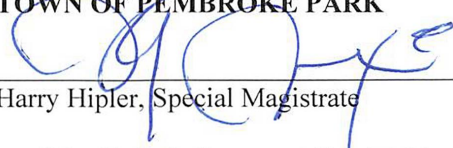
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b); 9-42; 9-43(a)(1); 9-43(b)(2) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20TH day of July 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, 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 21 day of July, 2021.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0001 0298 0884

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		Postmark Here
\$		
Extra Services & Fees (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		
\$ <u>6.96</u>		
Sent To		
Street and Apt. No.		
City, State, ZIP+4®		
PS Form 3800		

Almiso USA LLC
 F.O. #4962
 5100 SW 41 Street, #109
 Pembroke Park, FL 33023

7021 0350 0001 0298 0877

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Certified Mail Fee		Postmark Here
\$		
Extra Services & Fees (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		
\$ <u>6.96</u>		
Sent To		
Street and Apt. No.		
City, State, ZIP+4®		
PS Form 3800, April 2015 PSN 7530-02-000-9047		

Almiso USA LLC
 Laura Bellacar
 F.O. #4962
 8855 Collins Ave #3G
 Surfside, FL 33154

7022 2410 0001 1497 6886

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\$		
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$		
Total Postage and Fees		
\$ <u>8.53</u>		
Sent To		
Street and Apt. No.		
City, State, ZIP+4®		
PS Form 3800, A		

ALMISO USA LLC
 BELLACAR, LAURA
 HCF #4962
 8855 COLLINS AVE #3G
 SURFIDE FL 33154

7022 2410 0001 1497 6879

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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 and Fees		
\$ <u>8.53</u>		
Sent To		
Street and Apt. No.		
City, State, ZIP+4®		
PS Form 3800, A		

ALMISO USA LLC
 HCF #4962
 5100 SW 41 ST, #109
 PEMBROKE PARK, FL 33023

7021 0350 0001 0297 6887

**U.S. Postal Service™
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Certified Mail Fee
\$

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

Postage
\$

Total Postage **6.96**

Sent To **Almiso USA LLC**
Laura Bellacar
NOH #4962
8855 Collins Ave #3G
Surfside, FL 33154

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

7021 0350 0001 0297 6894

**U.S. Postal Service™
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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 **6.96**

Sent To **Almiso USA LLC**
NOH #4962
5100 SW 41 Street, #109
Pembroke Park, FL 33023

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Almiso USA LLC Laura Bellacar NOH #4962 8855 Collins Ave #3G Surfside, FL 33154 2. Article Number (Transfer from service label) 7021 0350 0001 0297 6887	A. Signature X ST, CV 19, RTS ☒ Agent ☒ Addressee B. Received by (Printed Name) ST, CV 19, RTS C. Date of Delivery 7/2/21 D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Almiso USA LLC F.O. #4962 5100 SW 41 Street, #109 Pembroke Park, FL 33023 2. Article Number (Transfer from service label) 7021 0350 0001 0298 0884	A. Signature X CV 19 ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
ALMISO USA LLC	8855 COLLINS AVE #3G SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 109

Legal Description

Case Status Open **Case #** 4962 **Date Next Inspection** 7/20/2021

Notes Observed interior unit, water is leaking through light fixture in bedroom closet, several damages to ceiling (bedroom to the right, kitchen, bathroom). Owner altered electrical panel and installed a tank-less water heater without permits. The unit has no smoke detector at this current time. The owner must repair all ceiling damages with Building Permits. The owner must obtain permits from the Building Dept. for altering the electrical panel and installing a tank-less water heater without permits. The owner must install a smoke detector immediately.

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/4/2020		Notice of Violation	Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/20/2021

Case Overview

FIRE PREVENTION AND PROTECTION	Sec. 9-42. - When required.	Every building, mobile home, living unit, room or area that is used or intended to be used for sleeping and any building that is occupied by preschool children (individuals under the age of six (6) years), aged (individuals who have attained the age of sixty-five (65) years or older), infirm or disabled persons, whether equipped with sleeping accommodations or not, shall have installed, in accordance with the requirements of this article, an approved smoke detector(s). (Ord. No. 84-3-1, § 2, 3-14-84)	Not in Compliance - Reinspection Date: 7/20/2021
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (a)(1). - Installation.	The following shall govern the installation of approved smoke detectors: (1) Existing occupancy with approved smoke detector. Any existing occupancy in which approved smoke detectors were installed prior to the effective date of the ordinance from which this section was derived may continue such use. (2) Existing occupancy without approved smoke detector. Any existing occupancy in which approved smoke detectors have not be installed prior to the effective date of the ordinance from which this section was derived shall have installed approved smoke detectors as follows: a.Electric-powered smoke detectors shall meet the following requirements: 1.Approved smoke detectors utilizing AC as the primary source of electric power shall be used. 2.Electrical power shall be dependable commercial light and power supply source. A visible "power on" indicator shall be provided. 3.A restraining means shall be used at the wall plug of any cord-connected installation. 4.No detector...	Not in Compliance - Reinspection Date: 7/20/2021
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (b)(2). - Installation.	b.Battery powered smoke detectors shall meet the following requirements: 1.All power requirements are met for at least one (1) year's life, including weekly testing. 2.A distinctive audible trouble signal is given before the battery is incapable of operating the device(s) for alarm purposes. 3.The unit is capable of producing an alarm signal for at least four (4) minutes at the battery voltage at which a trouble signal is normally obtained, followed by seven (7) days of trouble signal operation. 4.The audible trouble signal is produced at least once every minute for seven (7) consecutive days. 5.The monitored battery detectors meeting these specifications are clearly identified on the unit near the battery compartment. 6.Detector(s) having a test button in order to test the unit are desirable.	Not in Compliance - Reinspection Date: 7/20/2021

TOWN OF PEMBROKE PARK

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

NOV case #4962

Almiso USA LLC
8855 Collins Ave #3G
Surfside, FL 33154

TOWN OF PEMBROKE PARK

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

NOV case #4962

Current Tenant
5100 SW 41 St #109
Pembroke Park, FL 33023

7021 0350 0001 0297 6894

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

Postage
\$

Total Postage and
\$ 6.96

Sent To
Almiso USA LLC
NOH #4962
5100 SW 41 Street, #109
Pembroke Park, FL 33023

City, State, ZIP+4
Pembroke Park, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9053

7021 0350 0001 0297 6887

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

Postage
\$

Total Postage and
\$ 6.96

Sent To
Almiso USA LLC
Laura Bellacar
NOH #4962
8855 Collins Ave #3G
Surfside, FL 33154

City, State, ZIP+4
Surfside, FL 33154

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: Almiso USA LLC Laura Bellacar NOH #4962 8855 Collins Ave #3G Surfside, FL 33154 2. Article Number (Transfer from service label) 7021 0350 0001 0297 6887	A. Signature X <i>ST. COUTY, RTS</i> ☒ Agent ☒ Addressee B. Received by (Printed Name) <i>ST. COUTY, RTS</i> C. Date of Delivery <i>7/2/21</i> D. Is delivery address different from item 1? ☐ Yes ☒ No If YES, enter delivery address below: 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	5100 SW 41 STREET #109, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0090
Property Owner	ALMISO USA LLC	Millage	0613
Mailing Address	8855 COLLINS AVE #3G SURFSIDE FL 33154	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 109 PER CDO BK/PG: 32763/1084		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$8,110	\$72,950	\$81,060	\$71,780	
2020	\$7,440	\$66,960	\$74,400	\$65,260	\$1,467.89
2019	\$6,910	\$62,180	\$69,090	\$59,330	\$1,361.19

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$81,060	\$81,060	\$81,060	\$81,060
Portability	0	0	0	0
Assessed/SOH	\$71,780	\$81,060	\$71,780	\$71,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$71,780	\$81,060	\$71,780	\$71,780

Sales History

Date	Type	Price	Book/Page or CIN
12/24/2015	QCD-T	\$100	113431935
8/27/2014	WD-Q-SS	\$44,000	112498041
12/4/2002	QCD	\$100	37693 / 1244
11/1/2002	WD	\$72,300	34060 / 1765

Land Calculations

Price	Factor	Type
Adj. Bldg. S.F.		810
Units/Beds/Baths		1/2/1
Eff./Act. Year Built: 1974/1973		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

ALMISO USA, LLC

Filing Information

Document Number L15000212488
FEI/EIN Number 81-0997800
Date Filed 12/23/2015
Effective Date 12/23/2015
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 09/03/2019
Event Effective Date NONE

Principal Address

8855 COLLINS AVE
 3G
 SURFSIDE, FL 33154

Changed: 02/25/2016

Mailing Address

8855 COLLINS AVE
 3G
 SURFSIDE, FL 33154

Changed: 02/25/2016

Registered Agent Name & Address

BELLACAR, LAURA
 8855 COLLINS AVE
 3G
 SURFSIDE, FL 33154

Authorized Person(s) Detail

Name & Address

Title MGR

SZWARC, MARIO
 8855 COLLINS AVE 3G
 SURFSIDE, FL 33154 UN

Title AMBR

SZWARC, JUAN M
8855 COLLINS AVE
3G
SURFSIDE, FL 33154

Title AMBR

BRAUN SZWARC, JEANNETTE
8855 COLLINS AVE
3G
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2019	04/18/2019
2020	03/21/2020
2021	04/15/2021

Document Images

04/15/2021 -- ANNUAL REPORT	View image in PDF format
03/21/2020 -- ANNUAL REPORT	View image in PDF format
09/03/2019 -- LC Amendment	View image in PDF format
04/18/2019 -- ANNUAL REPORT	View image in PDF format
02/21/2018 -- ANNUAL REPORT	View image in PDF format
03/26/2017 -- ANNUAL REPORT	View image in PDF format
02/25/2016 -- ANNUAL REPORT	View image in PDF format
12/23/2015 -- Florida Limited Liability	View image in PDF format

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

ALMISO USA LLC)

Respondent

CASE NO. 4962

AFFIDAVIT OF SERVICE

TO BE SERVED: ALMISO USA LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 STREET, UNIT 109, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ALMISO USA LLC AT 11:18 A.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.

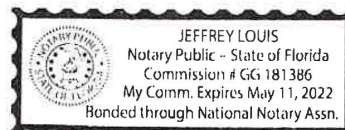

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of 7, 2021, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/22/2021

Sent To:
ALMISO USA LLC
8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Case #:
4962

Property Owner:
ALMISO USA LLC
8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Certified Mail #:

Property Description:
514230AA0090

Legal Description:
CONDADO REAL CONDO UNIT 109 PER
CDO BK/PG: 32763/1084

AKA:
5100 SW 41 ST, PEMBROKE PARK, FL
33023 109

07/06/2021 11:18

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

ALMISO USA LLC

8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Case #:

4962

Property Owner:

ALMISO USA LLC

8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0090

Legal Description:

CONDADO REAL CONDO UNIT 109 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 109

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
FIRE PREVENTION AND PROTECTION	Sec. 9-42. - When required.	Every building, mobile home, living unit, room or area that is used or intended to be used for sleeping and any building that is occupied by preschool children (individuals under the age of six (6) years), aged (individuals who have attained the age of sixty-five (65) years or older), infirm or disabled persons, whether equipped with sleeping accommodations or not, shall have installed, in accordance with the requirements of this article, an approved smoke detector(s). (Ord. No. 84-3-1, § 2, 3-14-84)	30

FIRE PREVENTION AND PROTECTION	Sec. 9-43 (a)(1). - Installation.	The following shall govern the installation of approved smoke detectors: (1) Existing occupancy with approved smoke detector. Any existing occupancy in which approved smoke detectors were installed prior to the effective date of the ordinance from which this section was derived may continue such use. (2) Existing occupancy without approved smoke detector. Any existing occupancy in which approved smoke detectors have not be installed prior to the effective date of the ordinance from which this section was derived shall have installed approved smoke detectors as follows: a. Electric-powered smoke detectors shall meet the following requirements: 1. Approved smoke detectors utilizing AC as the primary source of electric power shall be used. 2. Electrical power shall be dependable commercial light and power supply source. A visible "power on" indicator shall be provided. 3. A restraining means shall be used at the wall plug of any cord-connected installation. 4. No detector...	30
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (b)(2). - Installation.	b. Battery powered smoke detectors shall meet the following requirements: 1. All power requirements are met for at least one (1) year's life, including weekly testing. 2. A distinctive audible trouble signal is given before the battery is incapable of operating the device(s) for alarm purposes. 3. The unit is capable of producing an alarm signal for at least four (4) minutes at the battery voltage at which a trouble signal is normally obtained, followed by seven (7) days of trouble signal operation. 4. The audible trouble signal is produced at least once every minute for seven (7) consecutive days. 5. The monitored battery detectors meeting these specifications are clearly identified on the unit near the battery compartment. 6. Detector(s) having a test button in order to test the unit are desirable.	30

Observed interior unit, water is leaking through light fixture in bedroom closet, several damages to ceiling (bedroom to the right, kitchen, bathroom). Owner altered electrical panel and installed a tank-less water heater without permits. The unit has no smoke detector at this current time. The owner must repair all ceiling damages with Building Permits. The owner must obtain permits from the Building Dept. for altering the electrical panel and installing a tank-less water heater without permits. The owner must install a smoke detector immediately.

Double permit fee has been assessed.

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

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement 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 July, 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


6/22/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

ALMISO USA LLC

8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Case #:

4962

Date:

03/04/2020

Property Owner:

ALMISO USA LLC

8855 COLLINS AVE #3G
SURFSIDE, FL 33154

Property Description:

514230AA0090

Certified Mail #:

Legal Description:

CONDADO REAL UNIT 109

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 109

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
FIRE PREVENTION AND PROTECTION	Sec. 9-42. - When required.	Every building, mobile home, living unit, room or area that is used or intended to be used for sleeping and any building that is occupied by preschool children (individuals under the age of six (6) years), aged (individuals who have attained the age of sixty-five (65) years or older), infirm or disabled persons, whether equipped with sleeping accommodations or not, shall have installed, in accordance with the requirements of this article, an approved smoke detector(s). (Ord. No. 84-3-1, § 2, 3-14-84)	30
FIRE PREVENTION AND PROTECTION	Sec. 9-43 (a)(1). - Installation.	The following shall govern the installation of approved smoke detectors: (1) Existing occupancy with approved smoke detector. Any existing occupancy in which approved smoke detectors were installed prior to the effective date of the ordinance from which this section was derived may continue such use. (2) Existing occupancy without approved smoke detector. Any existing occupancy in which approved smoke detectors have not be installed prior to the effective date of the ordinance from which this section was derived shall have installed approved smoke detectors as follows: a. Electric-powered smoke detectors shall meet the following requirements: 1. Approved smoke detectors utilizing AC as the primary source of electric power shall be used. 2. Electrical power shall be dependable commercial light and power supply source. A visible "power on" indicator shall be provided. 3. A restraining means shall be used at the wall plug of any cord-connected installation. 4. No detector...	30

FIRE PREVENTION AND PROTECTION	Sec. 9-43 (b)(2). - Installation.	b: Battery powered smoke detectors shall meet the following requirements: 1. All power requirements are met for at least one (1) year's life, including weekly testing. 2. A distinctive audible trouble signal is given before the battery is incapable of operating the device(s) for alarm purposes. 3. The unit is capable of producing an alarm signal for at least four (4) minutes at the battery voltage at which a trouble signal is normally obtained, followed by seven (7) days of trouble signal operation. 4. The audible trouble signal is produced at least once every minute for seven (7) consecutive days. 5. The monitored battery detectors meeting these specifications are clearly identified on the unit near the battery compartment. 6. Detector(s) having a test button in order to test the unit are desirable.	30
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Notes/Mean of Correction:

Observed interior unit, water is leaking through light fixture in bedroom closet, several damages to ceiling (bedroom to the right, kitchen, bathroom). Owner altered electrical panel and installed a tank-less water heater without permits. The unit has no smoke detector at this current time. The owner must repair all ceiling damages with Building Permits. The owner must obtain permits from the Building Dept. for altering the electrical panel and installing a tank-less water heater without permits. The owner must install a smoke detector immediately.

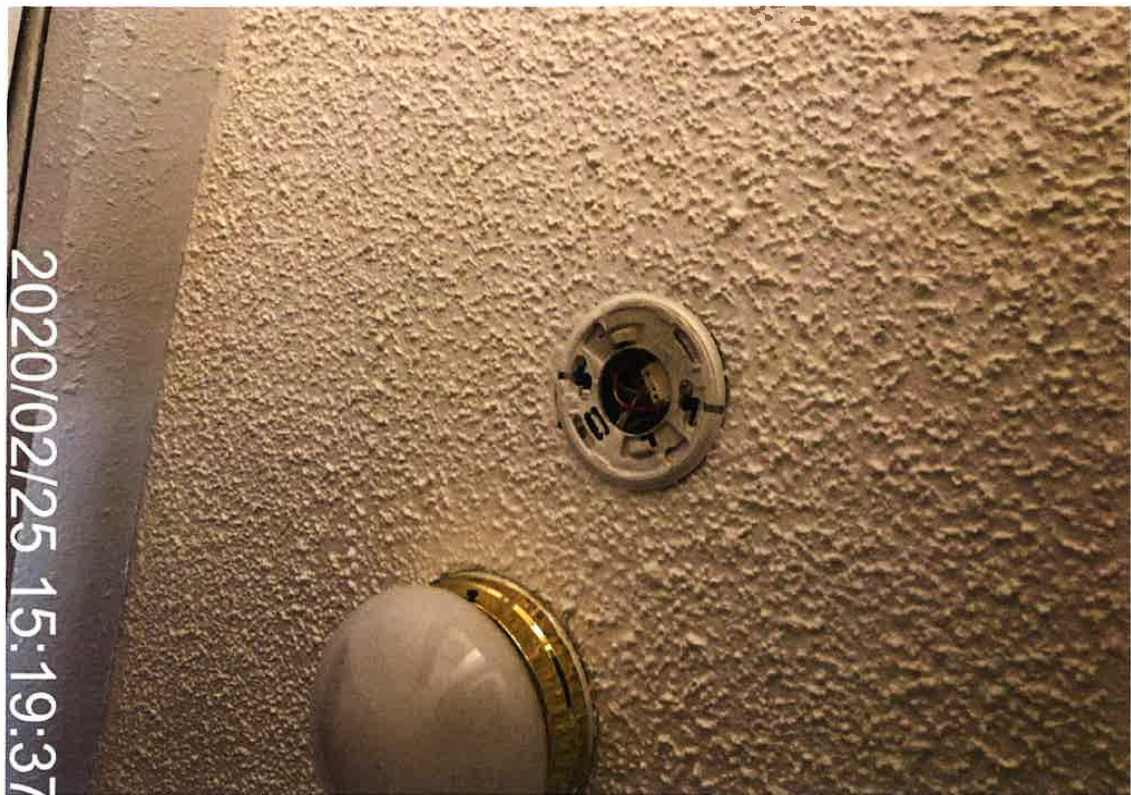
Double permit fee has been assessed.

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

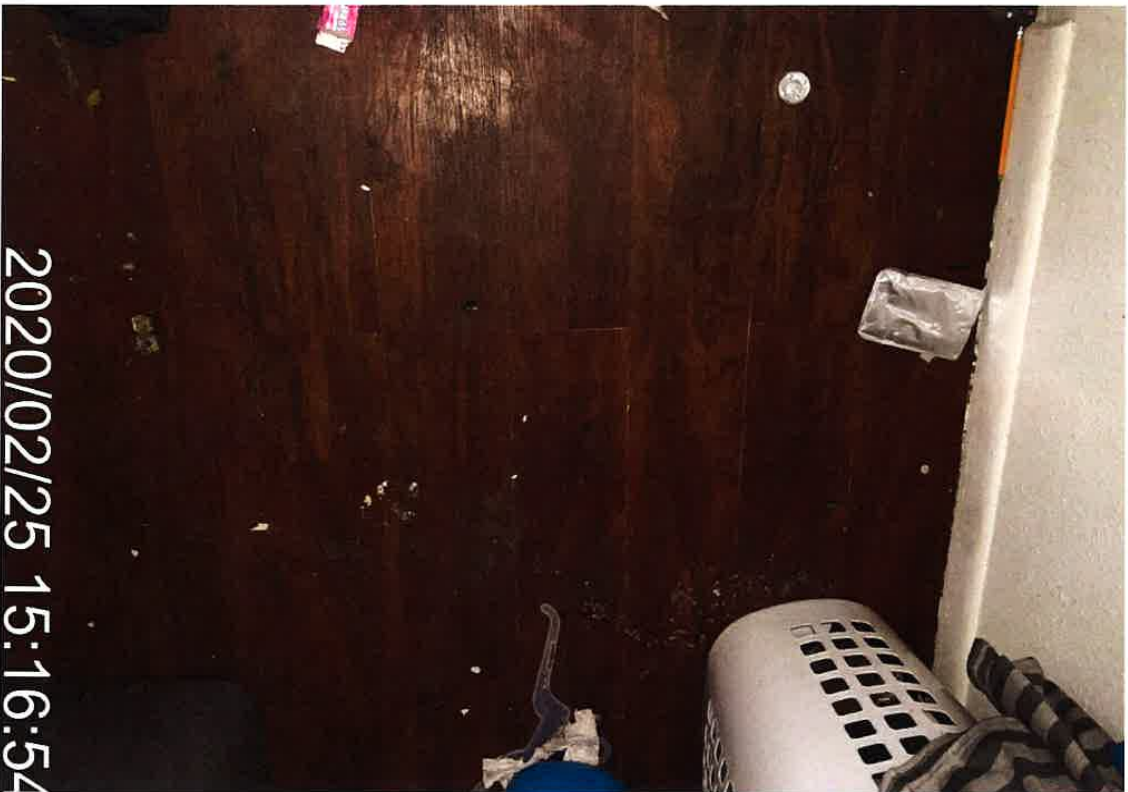
Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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


 Joseline Ramirez
 Code Enforcement Officer















Case Overview

Property/Incident Information

Owner	Address	Site Address
5311 PARK PROPERTY LLC	5311 SW 25 CT PEMBROKE PARK, FL 33009	5311 SW 25 CT, PEMBROKE PARK, FL 33009

Folio

514230100800

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4

Case Status Closed **Case #** 5270

Notes Operating business without BTR - Property and/or Business owner will need to obtain Business Tax with Town Commission Approval of use
 New Doors, Garage Door, Windows, mini split system, new wiring, wood partition without Building permits - Property Owner will need to obtain building permits for work done.
 Exterior Maintenance - building exterior needs paint. Property owner will need to paint front of building with approved color(s) from Town zoning.
 Double permit fee has been assessed for violations.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/12/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail Hand
6/24/2021	6/16/2021	Final Order	
2/1/2022	2/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
2/18/2022	2/16/2022	Amended Final Order	Certified Mail
6/23/2023		Affidavit of Non-Compliance	Regular Mail
8/14/2023		Affidavit of Compliance	Regular Mail
8/25/2023	9/20/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Completed
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.	6/23/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	6/23/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	8/14/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Completed</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	6/23/2023	\$40,100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$40,300.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$40,300.00

Town of Pembroke Park

INVOICE

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



DATE: September 13, 2023
INVOICE # 435
FOR:

Case # 5270
5311 PARK PROPERTY LLC
5311 SW 25 CT,
PEMBROKE PARK, FL 33009

Bill To:
5311 PARK PROPERTY LLC
5311 SW 25 CT,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a): 5-2(a) and 15-17.		
	Amended Final Order 02/16/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
453	Day(s) of Per Diem from (05/18/2022-08/14/2023)	\$ 100.00	\$ 45,300.00
	Recommend to Abate Per Diem Fine by 85%		\$ 6,795.00
	\$6,795.00 + \$100.00		\$ 6,895.00
	Balance	\$	45,400.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

5311 PARK PROPERTY LLC)

CASE NO. 5270

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5311 PARK PROPERTY LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5311 PARK PROPERTY LLC AT 10:47 A.M. ON
THE 09 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

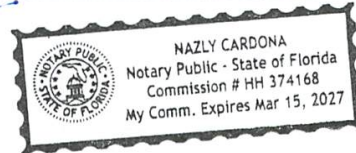
Josefine Ramirez 9/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona CA
Signature

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Pettitioner,
vs.
5311 PARK PROPERTY
LLC
5311 SW 25 CT, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	5270	08/25/2023
Property Owner:	Property Description:	Certified Mail #:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	514230100800	
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4	5311 SW 25 CT, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 20th day of September, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

09/08/2023 10:47



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

5311 PARK PROPERTY
LLC
5311 SW 25 CT, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	5270	08/25/2023
Property Owner:	Property Description:	Certified Mail #:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	514230100800	
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4	5311 SW 25 CT, PEMBROKE PARK, FL 33009	

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Sincerely,

Joseline Ramirez

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



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

Detail by Entity Name

Florida Limited Liability Company
5311 PARK PROPERTY LLC

Filing Information

Document Number	L19000299433
FEI/EIN Number	84-4245693
Date Filed	12/09/2019
Effective Date	12/08/2019
State	FL
Status	ACTIVE

Principal Address

5901 SW 112 STREET
MIAMI, FL 33156

Mailing Address

5901 SW 112 STREET
MIAMI, FL 33156

Registered Agent Name & Address

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156

Authorized Person(s) Detail

Name & Address

Title AMBR

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156

Annual Reports

Report Year	Filed Date
2020	01/12/2020
2021	01/30/2021
2022	01/20/2022

Document Images



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5311 SW 25 COURT, PEMBROKE PARK FL 33009	ID #	5142 30 10 0800
Property Owner	5311 PARK PROPERTY LLC	Millage	0613
Mailing Address	5901 SW 112 ST MIAMI FL 33156	Use	48
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4		

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

* 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*	\$45,520	\$255,940	\$301,460	\$301,460	
2021	\$45,520	\$255,940	\$301,460	\$301,460	\$6,482.78
2020	\$45,520	\$203,160	\$248,680	\$248,680	\$5,366.97

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$301,460	\$301,460	\$301,460	\$301,460
Portability	0	0	0	0
Assessed/SOH	\$301,460	\$301,460	\$301,460	\$301,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$301,460	\$301,460	\$301,460	\$301,460

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/22/2020	WD*-E	\$380,000	116311328	\$7.00	6,503	SF
4/15/2015	WD*-E	\$130,000	112954866			
6/13/2012	QC*-T	\$100	112021587			
5/17/2012	CE*-T	\$100	48893 / 1731			
9/12/2007	WD*-D	\$101,200	44636 / 1670			
				Adj. Bldg. S.F. (Card, Sketch)		2750
				Eff./Act. Year Built: 1960/1959		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: August 23, 2023

Phone #: 305 407-6400

Case # 5270

E-mail: marty@macanfl.com

Address of Violation: 5311 SW 25 Court, Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Martin Applebaum (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5270 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 9/20/23 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on _____ imposing the fine of \$ 6215.00 for violation(s) of the Town's Code of Ordinances: _____

Brief summary for request: Fines of \$6215.00 is accepted

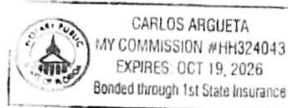
Martin Applebaum
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Martin Applebaum and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 8-24-23.

Notary Public State of Florida: [Signature] My Commission expires: 10-19-26



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5270
Petitioner,)
)
vs.)
)
5311 PARK PROPERTY LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 16th, 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: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 5311 PARK PROPERTY LLC, 5311 SW 25 CT, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 30 10 0800

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-2; 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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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); 5-2; 15-17 (WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of February 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of February 2021.

TOWN OF PEMBROKE PARK

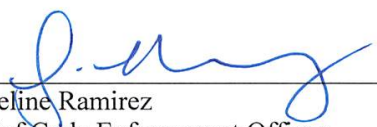


Harry Hipler, Special Magistrate

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, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of February 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0000 2802 2156

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

Postage

\$ Total Postage and
 \$ Sent To

5311 PARK PROPERTY LLC
 A.F.O. #5270
 5311 SW 25 COURT
 PEMBROKE PARK FL 33009
 City, State, ZIP+4®

PS Form 3800, April 2019



7021 0350 0000 2802 3085

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

Postage

\$ Total Postage and
 \$ Sent To

5311 PARK PROPERTY LLC
 APPLEBAUM, MARTIN A
 A.F.O. #5270
 5901 SW 112 ST
 MIAMI FL 33156
 City, State, ZIP+4®

PS Form 3800, April 2019



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:

5311 PARK PROPERTY LLC
 APPLEBAUM, MARTIN A
 A.F.O. #5270
 5901 SW 112 ST
 MIAMI FL 33156



9590 9402 6379 0303 8526 48

2. Article Number (Transfer from service label)
 7021 0350 0000 2802 3085

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X PR COVID 19

☒ Agent
☐ Addressee

B. Received by (Printed Name)

RTS C-19

C. Date of Delivery

2-24-22

D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

3. Service Type

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

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

Mail
 Mail Restricted Delivery
 (over \$500)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
5311 PARK PROPERTY LLC	5311 SW 25 CT PEMBROKE PARK, FL 33009	5311 SW 25 CT, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	5270	Date Next Inspection	2/16/2022
--------------------	------	---------------	------	-----------------------------	-----------

Notes Operating business without BTR - Property and/or Business owner will need to obtain Business Tax with Town Commission Approval of use
 New Doors, Garage Door, Windows, mini split system, new wiring, wood partition without Building permits - Property Owner will need to obtain building permits for work done.
 Exterior Maintenance - building exterior needs paint. Property owner will need to paint front of building with approved color(s) from Town zoning.
 Double permit fee has been assessed for violations.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
7/12/2020		Notice of Violation	Regular Mail
5/25/2021	6/16/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail Hand
6/24/2021	6/16/2021	Final Order	
2/1/2022	2/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - 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: 2/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 2/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/16/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,650.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$5,750.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$5,750.00

SENDER: COMPLETE THIS SECTION ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		COMPLETE THIS SECTION ON DELIVERY A. Signature X <u>Carol 19</u> ☐ Agent ☐ Addressee B. Received by (Printed Name) <u>Carol 19</u> C. Date of Delivery <u>11/1/21</u> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
1. Article Addressed to: 5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009 HCF # 5270  9590 9402 6379 0303 8491 36		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (over \$500)	
2. Article Number (Transfer from service label) 7019 1120 0000 9007 7675		Domestic Return Receipt	

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

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 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage
 \$
 Total Postage and Fees
 \$ 7.33
 Sent To
 Street and Apt. No., or P.O. Box
 City, State, ZIP+4®
 5311 PARK PROPERTY LLC
 5311 SW 25 CT
 PEMBROKE PARK, FL 33009
 HCF # 5270
 PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage
 \$
 Total Postage and Fees
 \$
 Sent To
 Street and Apt. No., or P.O. Box
 City, State, ZIP+4®
 5311 PARK PROPERTY LLC
 APPLEBAUM, MARTIN A
 HET #5270
 5901 SW 112 ST
 MIAMI FL 33156
 PS Form 3800, April 2013 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.		COMPLETE THIS SECTION ON DELIVERY A. Signature X <u>Carol 19</u> ☒ Agent ☐ Addressee B. Received by (Printed Name) <u>Carol 19</u> C. Date of Delivery <u>2-5-21</u> D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
1. Article Addressed to: 5311 PARK PROPERTY LLC APPLEBAUM, MARTIN A HET #5270 5901 SW 112 ST MIAMI FL 33156  9590 9402 6379 0303 8479 03		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (over \$500)	
2. Article Number (Transfer from service label) 7021 0350 0000 2802 2637		Domestic Return Receipt	

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>coml 19</i> ☐ Agent ☐ Addressee	
5311 PARK PROPERTY LLC HET #5270 5311 SW 25 COURT PEMBROKE PARK FL 33009		B. Received by (Printed Name) <i>COVID 19</i>	C. Date of Delivery <i>11/7/20</i>
9590 9402 6379 0303 8478 97		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from card) 7021 0350 0000 2802 2620		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on 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:

5311 PARK PROPERTY LLC
5901 SW 112 ST
MIAMI, FL 33156
NOH # 5270



9590 9402 6610 1028 6955 45

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0174

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X COVID-19 R.V. ☐ Agent
☐ Addressee

B. Received by (Printed Name)

5311 Park Property

C. Date of Delivery

6/1/21

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

3. Service Type

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

☐ Mail Restricted Delivery
0)

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:

5311 PARK PROPERTY LLC
5901 SW 112 ST
MIAMI, FL 33156
NOH # 5270



9590 9402 6610 1028 7094 95

2. Article Number (Transfer from service label)

7019 2280 0002 0486 1631

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Marlene Applejohn ☐ Agent
☒ Addressee

B. Received by (Printed Name)

COVID-19 R-38-40

C. Date of Delivery

5-28-21

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

3. Service Type

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

☐ Mail Restricted Delivery
00)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

5311 PARK PROPERTY LLC
5901 NW 112 ST
MIAMI, FL 33156
FO # 5270



9590 9402 5384 9189 1570 33

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0624

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X R- COVID 19 ☒ Agent
☐ Addressee

B. Received by (Printed Name)

R-38-C-19

C. Date of Delivery

6-21-21

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

3. Service Type

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

☐ Mail Restricted Delivery
0)

Domestic Return Receipt

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

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 6.98

Sent To
 5311 PARK PROPERTY LLC
 5901 NW 112 ST
 MIAMI, FL 33156
 FO # 5270

City, State, ZIP+4®

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

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 JUN 17 2021
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Extra Services & Fees (check box, add fee as appropriate)

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 6.98

Sent To
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 5311 SW 25 CT
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 FO # 5270

City, State, ZIP+4®

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

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

Postage
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 5311 PARK PROPERTY LLC
 5901 SW 112 ST
 MIAMI, FL 33156
 NOH # 5270

City, State, ZIP+4®

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

WEST HOLLYWOOD HILLS
 MAY 29 2021
 Postmark Here

7021 0350 0001 0298 0167

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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
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 5311 PARK PROPERTY LLC
 5311 SW 25 CT
 PEMBROKE PARK, FL 33009
 NOH # 5270

City, State, ZIP+4®

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

WEST HOLLYWOOD HILLS
 MAY 29 2021
 Postmark Here

7019 2280 0002 0486 1631

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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
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 5311 PARK PROPERTY LLC
 5901 SW 112 ST
 MIAMI, FL 33156
 NOH # 5270

City, State, ZIP+4®

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

WEST HOLLYWOOD HILLS
 MAY 26 2021
 Postmark Here

7019 2280 0002 0486 1624

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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
 \$ 0.51

Total Postage and Fee
 \$ 7.18

Sent To
 5311 PARK PROPERTY LLC
 5311 SW 25 CT
 PEMBROKE PARK, FL 33009
 NOH # 5270

City, State, ZIP+4®

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

WEST HOLLYWOOD HILLS
 MAY 26 2021
 Postmark Here



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

Detail by Entity Name

Florida Limited Liability Company
5311 PARK PROPERTY LLC

Filing Information

Document Number	L19000299433
FEI/EIN Number	84-4245693
Date Filed	12/09/2019
Effective Date	12/08/2019
State	FL
Status	ACTIVE

Principal Address

5901 SW 112 STREET
MIAMI, FL 33156

Mailing Address

5901 SW 112 STREET
MIAMI, FL 33156

Registered Agent Name & Address

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156

Authorized Person(s) Detail

Name & Address

Title AMBR

APPLEBAUM, MARTIN A
5901 SW 112 STREET
MIAMI, FL 33156

Annual Reports

Report Year	Filed Date
2020	01/12/2020
2021	01/30/2021
2022	01/20/2022

Document Images

01/20/2022 -- ANNUAL REPORT	View image in PDF format
01/30/2021 -- ANNUAL REPORT	View image in PDF format
01/12/2020 -- ANNUAL REPORT	View image in PDF format
12/09/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5311 SW 25 COURT, PEMBROKE PARK FL 33009	ID #	5142 30 10 0800
Property Owner	5311 PARK PROPERTY LLC	Millage	0613
Mailing Address	5901 SW 112 ST MIAMI FL 33156	Use	48
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4		

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

* 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*	\$45,520	\$255,940	\$301,460	\$301,460	
2021	\$45,520	\$255,940	\$301,460	\$301,460	\$6,482.78
2020	\$45,520	\$203,160	\$248,680	\$248,680	\$5,366.97

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$301,460	\$301,460	\$301,460	\$301,460
Portability	0	0	0	0
Assessed/SOH	\$301,460	\$301,460	\$301,460	\$301,460
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$301,460	\$301,460	\$301,460	\$301,460

Sales History

Date	Type	Price	Book/Page or CIN
1/22/2020	WD*-E	\$380,000	116311328
4/15/2015	WD*-E	\$130,000	112954866
6/13/2012	QC*-T	\$100	112021587
5/17/2012	CE*-T	\$100	48893 / 1731
9/12/2007	WD*-D	\$101,200	44636 / 1670

Land Calculations

Price	Factor	Type
\$7.00	6,503	SF
Adj. Bldg. S.F. (Card, Sketch)		2750
Eff./Act. Year Built: 1960/1959		

* Denotes Multi-Parcel Sale (See Deed)

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.)

5311 PARK PROPERTY LLC)

CASE NO. 5270

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5311 PARK PROPERTY LLC AT 1:17 P.M. ON
THE 3 DAY OF FEBRUARY 2022.

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

T Y P E O F S E R V I C E

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

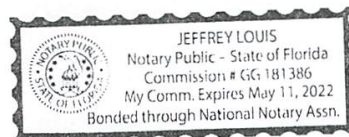

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 2, 2021, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





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

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

Petitioner,
vs.
**5311 PARK PROPERTY
LLC**
5311 SW 25 CT, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
5311 PARK PROPERTY LLC	5270	02/01/2022
5311 SW 25 CT PEMBROKE PARK, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
5311 PARK PROPERTY LLC	514230100800	
5311 SW 25 CT PEMBROKE PARK, FL 33009		
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4	5311 SW 25 CT, PEMBROKE PARK, FL 33009	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of February, 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 MUST 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).

02/03/2022 11:06

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

5311 PARK PROPERTY
LLC
5311 SW 25 CT, PEMBROKE PARK, FL
33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	5270	02/01/2022
Property Owner:	Property Description:	Certified Mail #:
5311 PARK PROPERTY LLC 5311 SW 25 CT PEMBROKE PARK, FL 33009	514230100800	
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MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4	5311 SW 25 CT, 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

Joseline Ramirez

From: Marty Applebaum <mapplebaum@maconstructiongroup.com>
Sent: Tuesday, January 11, 2022 11:24 AM
To: Joseline Ramirez
Cc: jcjimenez@tppl.gov.; Miguel Nunez; Marleen Applebaum
Subject: FW: 5270 - 5311 SW 25 CT
Attachments: RE: 5270 - 5311 SW 25 Court - Please assist - Following Up

Ms. Ramirez,

Thank you very much to you, Mr. Jimenez and Mr. Nunez for meeting with me last week. I appreciate the time you all spent with me with the hopes to bringing our concerns regarding our property to a resolution.

As a result of the meeting, we would like to request that we are placed on the agenda to attend the next hearing with the magistrate to also discuss this matter.

For the magistrate's reference, I have included both the email I sent to the Mayor (now admittedly to the wrong address) as well as the previous e-mail string correspondence that started our conversations with you.

Please let me know the next steps so that we can plan accordingly.

In the meantime, we continue to monitor the status of approval from Broward County. We have included a screen shot below sent to us from our engineer. You will note we submitted on July 15, 2021 and as of October 18, 2021 it is still under review. We are "told" we should expect an answer from them on January 15, but we are not going to hold our breath!

Thank you for your consideration and we look forward to hearing back from you.



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[County ePermits](#)
[FAQs](#)

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My Applications

Follow a Project

Update

Sign Application

Sign and Seal Documents

Upload Documents

Add Related Parties

Pay Fees

Other

Main

Sign Out

Permit Type	ePermit ID	ePermit Status	Applic Numb
Development and Environmental Review	0000173272	SUBMIT	43605
Surface Water Management License	0000182954	FINISH	L2021

Signed In As: DHERRERO

Marty Applebaum



MA Construction Group
PO Box 566421
Miami, FL 33256
Mobile: 305-407-6400
Phone: 786-475-6411
CGC1520962
www.MAConFL.com
Marty@MAConFL.com

From: Marty Applebaum <mapplebaum@maconstructiongroup.com>
Sent: Wednesday, November 3, 2021 2:27 PM
To: 'mayor@tppl.gov' <mayor@tppl.gov>; 'gJacobs@tppl.gov' <gJacobs@tppl.gov>
Cc: 'jbrown@tppl.gov' <jbrown@tppl.gov>; Marleen Applebaum <marleen@maconstructiongroup.com>; 'Marty@MAConFL.com' <Marty@MAConFL.com>
Subject: FW: 5270 - 5311 SW 25 CT

Good afternoon Sir,

I am stuck in a classic "governmental Catch 22" situation.

Growing up in a small city on Missouri, my father always told me that speaking with my elected official is the best way to address situations like this. I would like to know if I may have an opportunity to speak with you regarding the matter below?

I am a business owner and property owner in the Town. I have had many pleasant experiences with Town personnel and this request is not about them or how they've interacted with us. ALL interactions have civil, respectful, helpful and kind.

Rather it's about seeking a conversation with our elected official to allow you to understand how difficult it is to "do the right thing" in hopes you may be able to help.

In short, we have wanted to improve our property from the moment we purchased our building in January 2020. Through the process we have been delayed by issues outside of our control. Please see the e-mail below and I'd encourage you to look into further with your staff.

We are now receiving fines for not having done the work for which we cannot yet receive the permit to perform. Those fines, we are told "could" be forgiven, but that will be a decision to be made at the end of this process. Unfortunately, we still do not know when the process will end and thus could face well over \$10,000 in fines.

I would be happy to meet with you in your office, at your convenience, or I'm available for a conversation via cell phone at 305-407-6400.

Marty Applebaum



MA Construction Group
PO Box 566421

Miami, FL 33256
Mobile: 305-407-6400
Phone: 786-475-6411
CGC1520962
www.MAConFL.com
Marty@MAConFL.com

From: Marty Applebaum <mapplebaum@maconstructiongroup.com>
Sent: Wednesday, November 3, 2021 1:36 PM
To: 'Teresa Malcolm' <tmalcolm@tppl.gov>
Cc: Marleen Applebaum <marleen@maconstructiongroup.com>; dherrero@ddsmconsulting.com;
Marty@MAConFL.com
Subject: RE: 5270 - 5311 SW 25 CT

Teresa,

Thank you for speaking with me just now. In regards to the specific timeline of the overall project, I will be working on this to send back over to you shortly.

A general summation of what has been going on: we have experienced delays in obtaining a permit from the Town to perform any improvements to this property. The first delays, for nearly one year, were caused by Zoning in approving the overall plan and allowing us to occupy the building.

We had tried to submit our building plans simultaneously with the zoning review in order to expedite the process. Since it took Zoning so long to review and approve the plans, the building code changed and our submittal to the Building department expired. Thus we had to completely update the plans to reflect the new code and eliminate all comments/revisions to the submitted plans and had to submit for a new permit. All during this time, paying review fees from Zoning, permit fees from the Building department and more permit fees for the new submittal of the plans.

Once the "new" plans were submitted, the Town requested approval from Broward County DERM prior to their issuing of the permit. The first review process from DERM determined took nearly 60 days. That review stated the installation of pervious concrete, as shown on the plans, would not meet with their approval and thus required us to provide drainage.

In order to calculate the amount of drainage necessary, we had to perform percolation tests, drainage calculations and then revise the site plan showing the new drainage and type of drainage. The permit was resubmitted to the County nearly 3 weeks ago and we are still awaiting their review for approval or for comments.

As I mentioned at the magistrate hearing and on the phone to you again today: we advised the Magistrate the construction shown on the plans would take us 180 days to complete, and that is based upon having the permit issued to us today. The Magistrate only awarded us 120 days to have this completed. I expressed my frustration with the Magistrate at that time explaining his timeframe was unrealistic because we did not have a permit in hand and are therefore unable to move forward due to circumstances well beyond our control.

To date, we still have not received a permit from Broward County DERM, nor been able to receive a permit from the Town.

At the time of the hearing when I explained it would not be possible for us to meet his timeline, I was assured you would work with us. I hope this is still the case.

Marty Applebaum



MA Construction Group
PO Box 566421
Miami, FL 33256
Mobile: 305-407-6400
Phone: 786-475-6411
CGC1520962
www.MAConFL.com
Marty@MAConFL.com

From: Teresa Malcolm <tmalcolm@tppl.gov>
Sent: Wednesday, November 3, 2021 12:57 PM
To: marty@maconfl.com
Subject: 5270 - 5311 SW 25 CT

Hello,
You can email here.

Regards,



Teresa Malcolm
Code Enforcement Officer
P: (954) 966-4600 ext. 300 • C: (954) 870-0165 / tmalcolm@tppl.gov
Town of Pembroke Park / Code Enforcement
3150 SW 52nd Avenue, Pembroke Park, FL 33023
Follow us on: [Facebook](#) / www.townofpembrokepark.com

Effective immediately Please forward any future emails being sent to
tmalcolm@townofpembrokepark.com to tmalcolm@tppl.gov

/***** EMAIL DISCLAIMER *****/ Please note: Florida has a very broad public records law. Most written communications to or from Town Officials and employees regarding Town business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

Consider the Environment before printing.

This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5270
Petitioner,)
)
vs.)
5311 PARK PROPERTY LLC)
)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 16th, 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: 5311 SW 25 CT, PEMBROKE PARK, FL 33009

PROPERTY OWNER: 5311 PARK PROPERTY LLC, 5901 NW 112 S, MIAMI, FL 33156

FOLIO NO.: 514230100800

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 10 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-2; 15-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

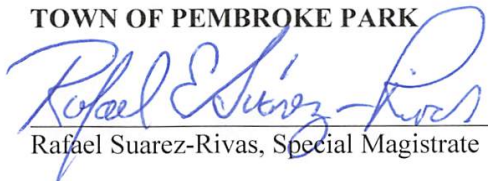
ORDER

1 THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the
2 Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE
3 SECTION(S) 5-103(a); 5-2; 15-17 (WITHIN 120 DAYS OF THE DATE OF THE FORMAL
4 HEARING held on 16th day of June 2021. If the Respondent(s) does/do not comply within the
5 time specified, the Respondent(s) shall pay \$50.00 PER DIEM(PER DAY) FOR EACH
6 DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN
7 ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A
8 MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)
9 SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.
10

11
12 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
13 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
14 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
15 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
16 DETERMINE IF COMPLIANCE HAS OCCURRED.
17

18
19 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
20 this 16th day of June 2021.
21

22
23
24 TOWN OF PEMBROKE PARK

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27 
28
29 Rafael Suarez-Rivas, Special Magistrate
30

31 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
32 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
33
34
35

36 Certificate of Service

37
38 I the undersigned, Code Enforcement Officer, Teresa Malcolm, do certify that a true and correct
39 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
40 set forth above in this Final Order on this 17 day of June, 2021.
41

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43 
44
45 Teresa Malcolm
46 Code Enforcement Officer
47 Town of Pembroke Park
48 3150 SW 52 AVE
49 Pembroke Park, FL 33023
50

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023

Folio

514230140090

Legal Description

30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B
TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E
325 THEREOF & LESS P/P/A TOWN LAKE HOMES

Case Status	Closed	Case # 8076
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Notes

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling.
3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections.

Repeat violation referencing cases 7393, 7750, 7958 and 7745.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/17/2023		Notice of Violation	Regular Mail
1/27/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/15/2023	2/15/2023	Final Order	Certified Mail
5/26/2023		Affidavit of Non-Compliance	Certified Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/21/2023	6/21/2023	Supplemental Order/Claim of Lien	Certified Mail Hand
7/25/2023		Affidavit of Compliance	Regular Mail
8/25/2023	9/20/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	7/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	7/25/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	7/25/2023	\$72,500.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$72,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$72,600.00

Town of Pembroke Park

INVOICE

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



DATE: September 13, 2023
INVOICE # 435
FOR:

Case # 8076
INFINITY AZURE LLC
5425 SW 32 STREET,
PEMBROKE PARK, FL 33023

Bill To:
INFINITY AZURE LLC
5425 SW 32 STREET,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b): 5-105 and 5-17.		
	Final Order 02/15/2023		
1	Admin Fee	\$ 100.00	\$ 100.00
145	Day(s) of Per Diem from (03/02/2023-07/25/2023)	\$ 500.00	\$ 72,500.00
	Recommend to Abate Per Diem Fine by 85%		\$ 10,875.00
	\$6,795.00 + \$100.00		\$ 10,975.00
	Balance		\$ 72,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
INFINITY AZURE LLC) CASE NO. 8076
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5425 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 10:26 A.M. ON
THE 09 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

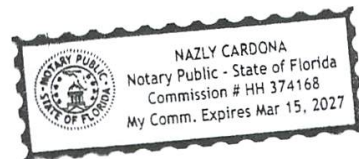
9/13/23
AFFIANT

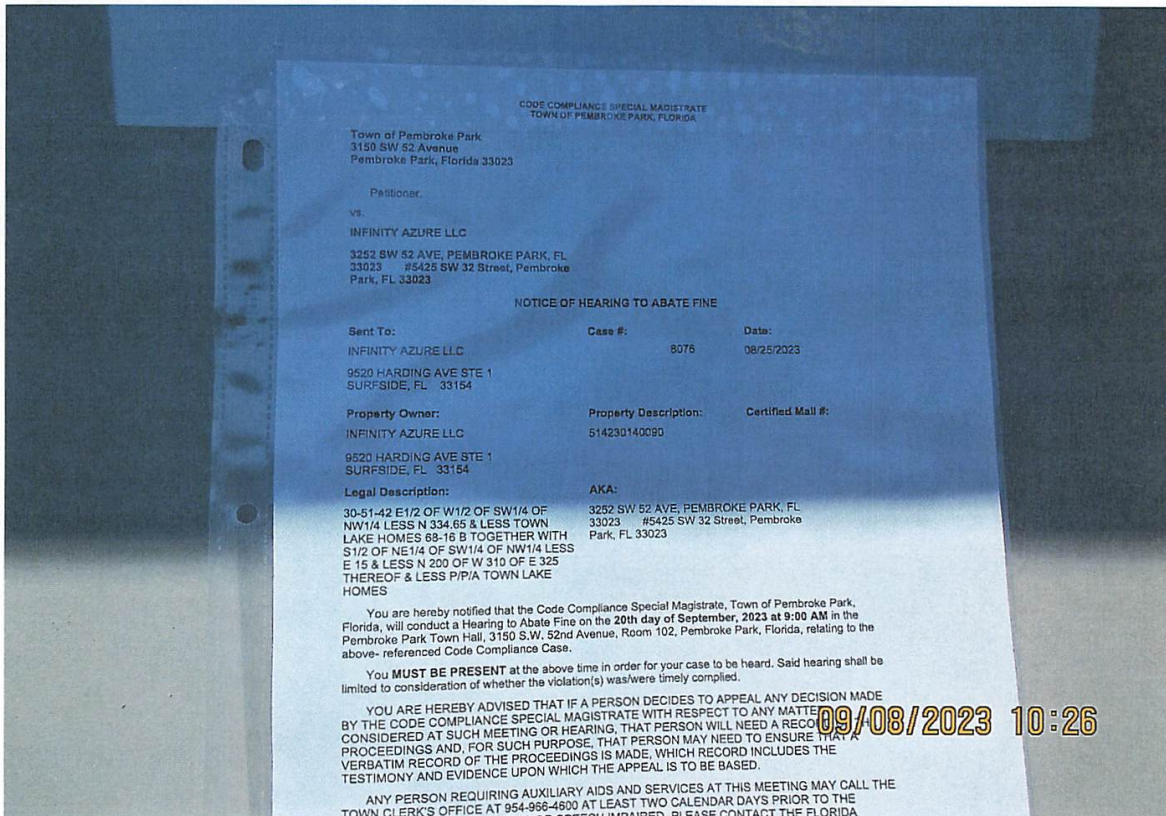
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana A.
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

**3252 SW 52 AVE, PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC	8076	08/25/2023
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230140090	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Legal Description:	AKA:	
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

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

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

Sincerely,

Joseline Ramirez

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



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

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

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

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

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

Name Changed: 06/23/2023

Address Changed: 06/23/2023

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

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Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: INFINITY AZURE LLC GOLDFARM, FL 33154 NOH #8076, #8079 9520 HARDING AVE STE 1 SURFSIDE FL 33154  9590 9402 4729 8344 1607 43 2. Article Number (Transfer from service label) 7022 2410 0002 7328 4068	A. Signature <i>[Signature]</i> ☒ Agent ☐ Addressee B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery <i>7-23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Registered Mail</td> <td></td> </tr> <tr> <td>☐ Registered Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Registered Mail		☐ Registered Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise																
☐ Collect on Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Registered Mail																	
☐ Registered Mail Restricted Delivery																	
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt																

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: INFINITY AZURE LLC FO #8076 3252 SW 52 AVE, PEMBROKE PARK, FL 33023  9590 9402 7912 2234 7761 29 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6145	A. Signature <i>[Signature]</i> ☒ 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 <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Registered Mail</td> <td></td> </tr> <tr> <td>☐ Registered Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Registered Mail		☐ Registered Mail Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®																
☐ Adult Signature Restricted Delivery	☐ Registered Mail™																
☐ Certified Mail®	☐ Registered Mail Restricted Delivery																
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™																
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery																
☐ Collect on Delivery Restricted Delivery																	
☐ Registered Mail																	
☐ Registered Mail Restricted Delivery																	
PS Form 3811, July 2020 PSN 7530-02-000-9053	Domestic Return Receipt																

7022 2410 0002 7328 4068

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Certified Mail Fee

\$

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

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

Postage

\$ 7.82

Total Postage and Fee

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

INFINITY AZURE LLC
 GOLDFARB, IGHAL
 NOH #8076, #8079
 9520 HARDING AVE STE 1
 SURFSIDE FL 33154

Postmark
 Here

7022 2410 0002 7328 3924

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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

\$ 7.82

Total Postage and Fee

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

INFINITY AZURE LLC
 NOH #8076
 5425 SW 32 STREET,
 PEMBROKE PARK, FL 33023

Postmark
 Here

7022 2410 0002 7328 4075

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\$

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

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

Postage

\$ 7.82

Total Postage and Fee

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

INFINITY AZURE LLC
 NOH #8076
 3252 SW 52 AVENUE,
 PEMBROKE PARK FL 33023

Postmark
 Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
 NOH #8076
 3252 SW 52 AVENUE,
 PEMBROKE PARK FL 33023



9590 9402 4729 8344 1607 36

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4075

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

08/27/04

7022 2410 0001 1497 6787

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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
\$ 8.53

Total Postage and Fees
\$ 8.53

Sent To
P.A.
HAF #8076
10800 BISCAYNE BLVD, SUITE 650
NORTH MIAMI, FL 33161

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

PS Form 3800, April 2019

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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
\$ 8.53

Total Postage and Fees
\$ 8.53

Sent To
INFINITY AZURE LLC
HAF #8076
9520 HARDING AVE STE 1
SURFSIDE FL 33154

City, State, ZIP+4®
SURFSIDE FL 33154

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7022 2410 0001 1497 6794

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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
\$ 8.53

Total Postage and Fees
\$ 8.53

Sent To
INFINITY AZURE LLC
HAF #8076
5425 SW 32 STREET,
PEMBROKE PARK, FL 33023

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

PS Form 3800, April 2019

7022 2410 0001 1497 6817

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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
\$ 8.53

Total Postage and Fees
\$ 8.53

Sent To
INFINITY AZURE LLC
HAF #8076
3252 SW 52 AVE,
PEMBROKE PARK, FL 33023

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

PS Form 3800, April 2019

7022 2410 0002 7328 7540

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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

\$

7.85

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

INFINITY AZURE LLC
 GOLDFARB, IGHAL

FO #8076, #8079

9520 HARDING AVE STE 1

SURFSIDE FL 33154

PS Form 3800, April 2012 PSN 7530-02-000-9000

Postmark
 Here

7022 2410 0002 7328 7632

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\$

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

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

Postage

\$

7.85

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

INFINITY AZURE LLC

FO #8076

3252 SW 52 AVENUE,

PEMBROKE PARK FL 33023

PS Form 3800, April 2012 PSN 7530-02-000-9000

Postmark
 Here

7022 2410 0002 7328 7533

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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

\$

7.35

Total Postage and

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

INFINITY AZURE LLC

FO #8076

5425 SW 32 STREET

PEMBROKE PARK, FL 33023

PS Form 3800, April 2012 PSN 7530-02-000-9000

Postmark
 Here

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: INFINITY AZURE LLC /GOLDFARB, IGHAL HCF #7745, #7750, #8079, #7958, #8076 NOH #8438 9520 HARDING AVE STE 1 SURFSIDE, FL 33154 2. Article Number (Transfer from service label) 7022 2410 0001 1497 5599		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			

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

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	INFINITY AZURE LLC
Street and Apt. No.	Soc L#8076
City, State, ZIP+4®	5425 SW 32 STREET, PEMBROKE PARK, FL 33023

PS Form 3800, Apr 2019

7022 2410 0001 1497 6145

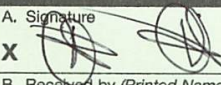
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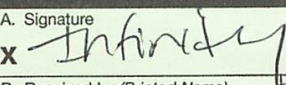
For delivery information, visit our website at www.usps.com®.

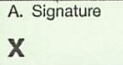
OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and	\$
Sent To	INFINITY AZURE LLC
Street and Apt. No.	Soc L#8076
City, State, ZIP+4®	3252 SW 52 AVE, PEMBROKE PARK, FL 33023

PS Form 3800, Apr 2019

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☒ Addressee	
1. Article Addressed to: INFINITY AZURE LLC HCF #8076 5425 SW 32 STREET, PEMBROKE PARK, FL 33023		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7008 1140 0003 2128 1664		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☒ Addressee	
1. Article Addressed to: INFINITY AZURE LLC FO #8076 3252 SW 52 AVENUE, PEMBROKE PARK FL 33023		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 7632		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☒ Addressee	
1. Article Addressed to: INFINITY AZURE LLC GOLDFARB, IGHAL FO #8076, #8079 9520 HARDING AVE STE 1 SURFSIDE FL 33154		B. Received by (Printed Name) _____ C. Date of Delivery _____	
2. Article Number (Transfer from service label) 7022 2410 0002 7328 7540		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

Postage
 \$ 9.23

Total Postage and Fee \$ 9.23

Sent To
 INFINITY AZURE LLC / GOLDFARB, IGHAL
 HCF #7745, #7750, #8079, #7958
 #8076 NOH #8438
 9520 HARDING AVE STE 1
 SURFSIDE, FL 33154

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

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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
 \$ 7.85

Total Postage and Fee \$ 7.85

Sent To
 INFINITY AZURE LLC
 HCF #8076
 5425 SW 32 STREET
 PEMBROKE PARK, FL 33023

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

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

Postage
 \$

Total Postage and Fee \$

Sent To
 INFINITY AZURE LLC
 HCF #8076
 3252 SW 52 AVE,
 PEMBROKE PARK, FL 33023

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

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

OFFICIAL USE

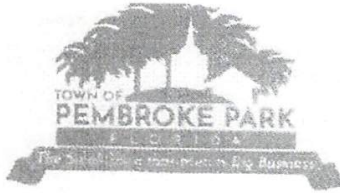
Postage \$
 Certified Fee \$
 Return Receipt Fee (Endorsement Required) \$
 Restricted Delivery Fee (Endorsement Required) \$
 Total Postage & Fees \$

Sent To
 INFINITY AZURE LLC
 HCF #8076
 5425 SW 32 STREET,
 PEMBROKE PARK, FL 33023

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: INFINITY AZURE LLC HCF #8076 3252 SW 52 AVE, PEMBROKE PARK, FL 33023	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 5681	

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 8.14.23

Phone # 954-987-7200

Case # 8076

E-mail: luna.manager@infinitypr.com

Address of Violation: 5425 SW 32 St

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Juan Y. Merced (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8076 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 9.20.23 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7.25.23 imposing the fine of \$ 72,1000 - for violation(s) of the Town's Code of Ordinances:

Brief summary for request:

Juan Y. Merced

Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Juan Y. Merced and acknowledged that he or she did execute the foregoing Petition, SWORN TO AND SUBSCRIBED before me on August 14 2023

Notary Public State of Florida:

[Signature]

My Commission expires: 10/14/24



BIBIANA SARMIENTO
Commission # HH 053323
Expires October 14, 2024
Bonded Three Budget Notary Services

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 8076

vs.

INFINITY AZURE LLC
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on February 15th, 2023. Based upon the evidence presented [and there being in 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: 5425 SW 32 STREET,
PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 14 0090

1. The Special Magistrate entered a Final Order on February 15th, 2023, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(b); 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on February 15th, 2023, or if no compliance occurred by the due date, there would be a per diem fine of \$500.00 (FIVE HUNDRED 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 complied with the Final Order issued on February 15th, 2023. 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 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:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

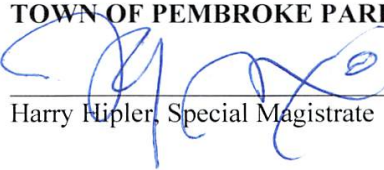
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of June 2023.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

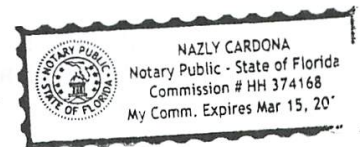
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, 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:

June 21, 2023.


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 of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.

Nazly Cardona GA.
Nazly Cardona

Code Clerk

Town of Pembroke Park

3150 SW 52 AVE

Pembroke Park, FL 33023

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: INFINITY AZURE LLC GOLDFARB, IGHAL FO #8438 SOCL #8079, #8075, #7958, #7750, #7745, 9520 HARDING AVE STE 1 SURFSIDE FL 33154		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 6251		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	

7022 2410 0001 1497 6251

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

Postage \$
 Total Postage and Fees \$

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

INFINITY AZURE LLC
 GOLDFARB, IGHAL
 9520 HARDING AVE STE 1
 SURFSIDE FL 33154

PS Form 3800, Apr 2012

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023

Folio
514230140090

Legal Description

Case Status	Open	Case #	8076	Date Next Inspection	5/26/2023
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Notes

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling.
3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections.

Repeat violation referencing cases 7393, 7750, 7958 and 7745.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/17/2023		Notice of Violation	Regular Mail
1/27/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/15/2023	2/15/2023	Final Order	Certified Mail
5/26/2023		Affidavit of Non-Compliance	Certified Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

05/30/23 cert
06/09/23 posted

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/26/2023

Town of Pembroke Park

INVOICE

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



DATE: June 12, 2023
INVOICE # 435
FOR:

Case #8076
INFINITY AZURE LLC
5425 SW 32 STREET,
PEMBROKE PARK, FL 33009

Bill To:
INFINITY AZURE LLC
5425 SW 32 STREET,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b); 5-105 and 5-17.		
	Final Order 02/15/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
111	Day(s) of Per Diem from (03/02/2023 - 06/21/2023)	\$ 500.00	\$ 55,500.00
Balance			\$ 55,600.00

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

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not In Compliance - Reinspection Date: 5/26/2023
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$53,000.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$53,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$53,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
INFINITY AZURE LLC) CASE NO. 8076
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5425 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:28 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

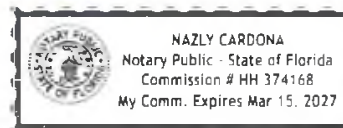
Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of June, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona A
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC
3252 SW 52 AVE, PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	8076	05/26/2023

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230140090	

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF
NW1/4 LESS N 334.65 & LESS TOWN
LAKE HOMES B8-16 B TOGETHER WITH
S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS
E 15 & LESS N 200 OF W 310 OF E 325
THEREOF & LESS PIPA TOWN LAKE
HOMES

AKA:

3252 SW 52 AVE PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of June, 2023 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 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 REQUESTING A COURT APPEARANCE AT THIS MEETING MAY CALL THE TOWN CLERK, JENNIFER HARRIS, AT (305) 881-2222 OR CONTACT THE FLORIDA

06/09/2023 09:27

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC	8076	05/26/2023
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230140090	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Legal Description:	AKA:	
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8076

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023

Respondent(s)

On 5/26/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	INFINITY AZURE LLC
Address:	9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio:	514230140090
Site Address:	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023
Legal Description:	30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/26/2023

Notes/Mean of Correction:

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall. Call for re-inspection.
2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling. Call for re-inspection.
3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections. No permit obtained.

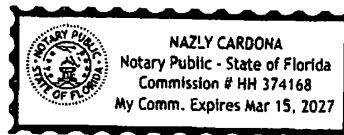
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/26/2023


NOTARY PUBLIC, STATE OF FLORIDA



Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023

Folio

514230140090

Legal Description

Case Status	Open	Case #	8076	Date Next Inspection	2/15/2023
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Notes

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling.
3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections.

Repeat violation referencing cases 7393, 7750, 7958 and 7745.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/17/2023		Notice of Violation	Regular Mail
1/27/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 2/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/15/2023

7022 2410 0002 7328 4068

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☐ Return Receipt (electronic)
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☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **7.82**
Total Postage and Fee
\$
Sent To
INFINITY AZURE LLC
GOLDFARB, IGHAL
NOH #8076, #8079
Street and Apt. No.,
9520 HARDING AVE STE 1
City, State, ZIP+4®
SURFSIDE FL 33154
PS Form 3800, Apr 2012

7022 2410 0002 7328 3924

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 fees as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **7.82**
Total Postage and Fee
\$
Sent To
INFINITY AZURE LLC
NOH #8076
Street and Apt. No.,
5425 SW 32 STREET,
City, State, ZIP+4®
PEMBROKE PARK, FL 33023
PS Form 3800, Apr 2012

7022 2410 0002 7328 4075

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 fees as appropriate)
☐ Return Receipt (hardcopy)
☐ Return Receipt (electronic)
☐ Certified Mail Restricted Delivery
☐ Adult Signature Required
☐ Adult Signature Restricted Delivery
Postage
\$ **7.82**
Total Postage and Fee
\$
Sent To
INFINITY AZURE LLC
NOH #8076
Street and Apt. No.,
3252 SW 52 AVENUE,
City, State, ZIP+4®
PEMBROKE PARK FL 33023
PS Form 3800, Apr 2012

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
NOH #8076
3252 SW 52 AVENUE,
PEMBROKE PARK FL 33023



9590 9402 4729 8344 1607 36

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4075

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

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
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
GOLDFAR GHAL
NOH #8076, #8079
9520 HARBING AVE STE 1
SURFSIDE FL 33154



9590 9402 4729 8344 1607 43

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4068

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

8-3-23

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes
☐ No

3. Service Type

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

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

NORV 8076

Hasler

FIRST CLASS MAIL

01/18/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8076

TOWN OF PEMBROKE PARK

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

NORV 8076

Hasler

FIRST CLASS MAIL

01/18/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Infinity Azure LLC
5425 SW 32nd St
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

NORV 8076

Hasler

FIRST-CLASS MAIL

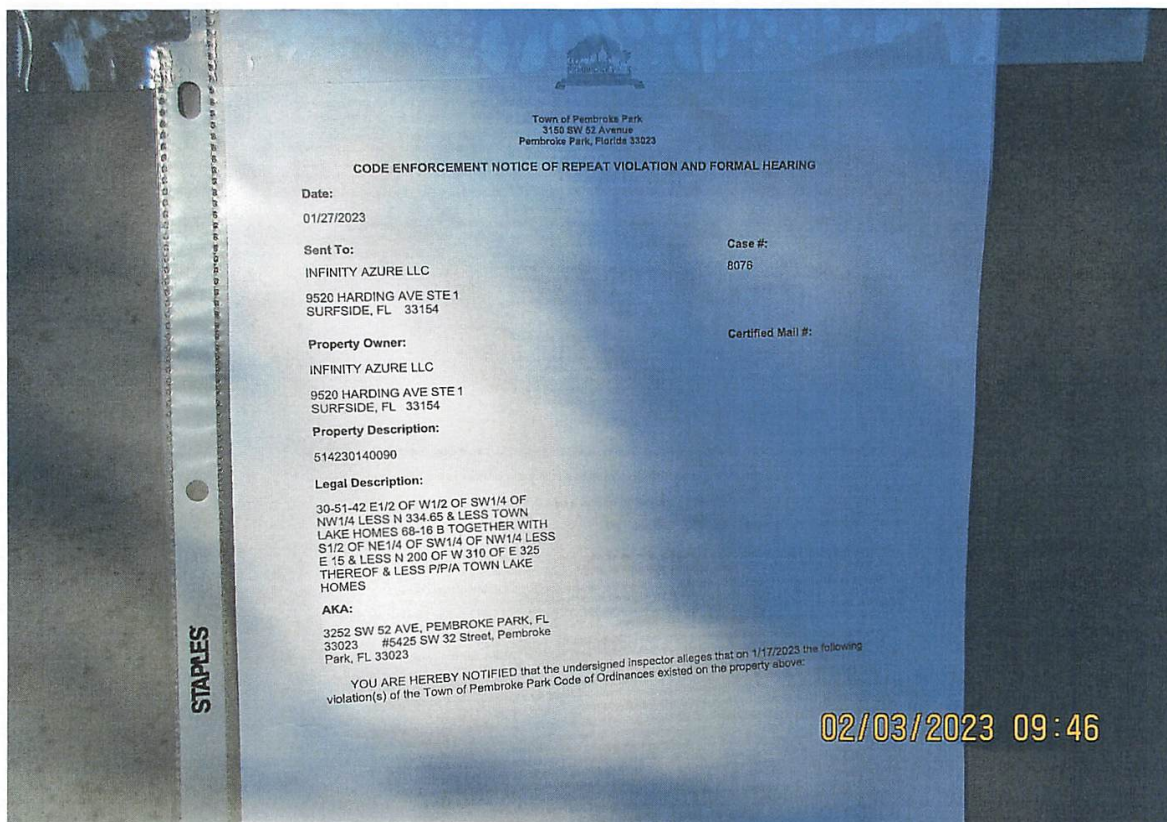
01/18/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Infinity Azure LLC
3252 SW 52nd Ave
Pembroke Park, FL 33023



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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
INFINITY AZURE LLC	)	CASE NO. 8076
Respondent	)	

A F F I D A V I T O F S E R V I C E

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5425 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:46 A.M. ON THE 03RD DAY OF FEBRUARY 2023.

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

T Y P E O F S E R V I C E

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

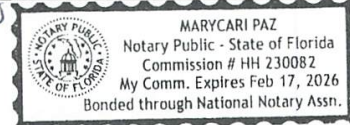
[Signature] 2/7/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Feb, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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





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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/27/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8076

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230140090

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF
NW1/4 LESS N 334.65 & LESS TOWN
LAKE HOMES 68-16 B TOGETHER WITH
S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS
E 15 & LESS N 200 OF W 310 OF E 325
THEREOF & LESS P/P/A TOWN LAKE
HOMES

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	10
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.	10
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)	10

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
 2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling.
 3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections.
- Repeat violation referencing cases 7393, 7750, 7958 and 7745.

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 15th day of February, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

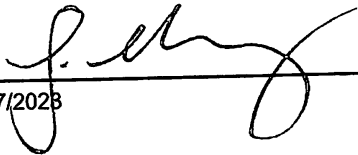
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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


1/27/2023



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #: 8076

Date: 01/17/2023

Property Owner: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description: 514230140090

Certified Mail #:

Legal Description: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

AKA: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	10
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.	10

Notes/Mean of Correction:

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
 2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling.
 3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections.
- Repeat violation referencing cases 7393, 7750, 7958 and 7745.

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



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

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 602 of 694



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number L21000115852
FEI/EIN Number 86-3113914
Date Filed 03/19/2021
State FL
Status ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

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

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images









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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7393
Petitioner,)
vs.)
INFINITY AZURE LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

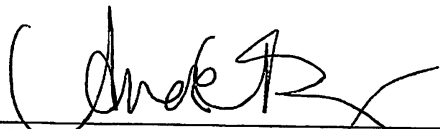
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Dec, 2022. Yes X No


Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7745
Petitioner,)
vs.)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3302 SW 54TH AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0270

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(d)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

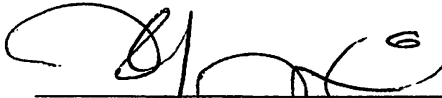
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(d)(g); 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ ~~250~~ **PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



Harry Hippler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7750
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5410 SW 32 STREET, PEMBROKE PARK, FL 33023;
5420 SW 32 STREET, PEMBROKE PARK, FL 33023;
5412 SW 32 STREET, PEMBROKE PARK, FL 33023;
5414 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0230

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 1 W 172,2 BLK 3 & 1.86/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b); 5-105; 5-17; 12-48 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.

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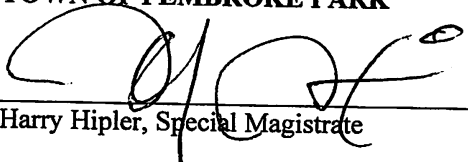
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b); 5-105; 5-17; 12-48 and 28-215 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



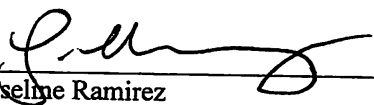
Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of Nov, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7958
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3351 SW 55TH AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0250

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 3,4 & 2/24 INT IN LAKE ABUTTING PROP BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17 WITHIN 10 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 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 BUILDING OFFICIAL, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

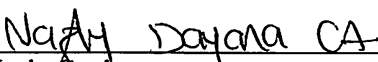
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of DEC, 2022.


Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5737
Petitioner,)
)
vs.)
INFINITY AZURE LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 514230140090

LEGAL DESCRIPTION: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

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)(b)(i)(j)(k)(h)(m), 5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(i)(j)(k)(h)(m), 5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s)

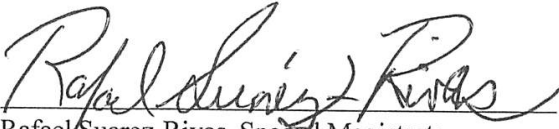
1 shall pay ~~\$750.00~~ PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue
2 to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED**
3 **BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE**
4 **HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF**
5 **THE HEARING.** A separate fine of \$250.00 per day shall be assessed for each of the below listed violations:

6 (list of violations) Sec 5-103(b). - Exterior maintenance of structures and premises, Sec 5-103(i). - Exterior
7 maintenance of structures and premises, Sec 5-103(j). - Exterior maintenance of structures and premises, Sec 5-103(k).
8 - Exterior maintenance of structures and premises, Sec 5-103(m). - Exterior maintenance of structures and premises,
9 Sec 5-103. - Exterior maintenance of structures and premises (a), Sec 5-103. - Exterior maintenance of structures and
10 premises (h), Sec 5-105. - Repairs and installations, Sec. 12-43. - Notice to remove accumulations—To be sent to
11 property owner., Sec. 12-48. - Outdoor storage prohibited, Sec. 12-61 - Excessive, untended growth deemed public
12 nuisance, Sec. 13-2. - Storage of abandoned property in the open prohibited, Sec. 26-116. - Litter; littering material.,
13 Sec. 27-32.1. - Enforcement. AND Sec. 5-17. - Permit application.

14
15 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
16 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
17 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
18 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
19 DETERMINE IF COMPLIANCE HAS OCCURRED.

20
21 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
22 this 16th day of March 2022.

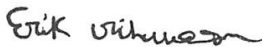
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24 **TOWN OF PEMBROKE PARK**

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26 
27 Rafael Suarez-Rivas, Special Magistrate

28
29 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
30 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

31
32 **Certificate of Service**

33
34 I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct
35 copy of this order was mailed through the United States Mail to the Respondent(s) at the
36 address set forth above in this Final Order on this 17 day of March, 2022.

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39
40 Erik Richwagen
41 Code Enforcement Officer
42 Town of Pembroke Park
43 3150 SW 52 AVE
44 Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
JOSE COLMENARAS	2307 SW 31 COURT PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT

Folio

514220000520

Legal Description

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Case Status Open **Case #** 7587

Notes

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
 2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
 3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
 4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
 5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
 6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
 7. Exterior maintenance require. Pressure wash and paint mobile.
 8. Outdoor storage. Remove outdoor storage.
 9. Exterior maintenance of overgrown trees. Trim trees.
- Contact the Building Dept. 954-966-4600, ext. 182

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/6/2022		Notice of Violation	Hand
5/25/2023		Affidavit of Non-Compliance	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Final Order	Certified Mail Hand
9/13/2023		Notice of Formal Hearing - Extension of Time	Email

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 1

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date:
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:
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:
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:

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$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.

JOSE COLMENARAS

**2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

JOSE COLMENARAS

Case #:

7587

Date:

09/13/2023

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Property Owner:

JOSE COLMENARAS

Property Description:

514220000520

Certified Mail #:

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
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SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the at **9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: SEPTEMBER 13, 2023 Phone: 786-4162815
Email: J. COLMENARES 22 @HOTMAIL.COM
Property Address: 2307 SW 31 ST CT HALLANDALE BEACH FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, CLAUDIO COLMENARES (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7587 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the SEP 20 - 2023 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on JUN 21 2023 imposing the fine of \$ 100 per day for violation(s) of the Town's Code of Ordinances:

5-103 (a) (h); 5-105; 5-17 AND 12-48

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

CLAUDIO COLMENARES
Petitioner's Name (Print)

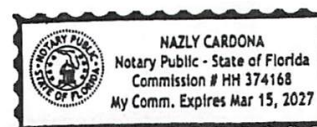
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, claudio jose Alberto Colmenares, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 13 day of September, 20 23.

Natly Dancani RA
Notary
My Commission expires Mar 15 2027.



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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7587
Petitioner,)
)
vs.)
)
JOSE COLMENARAS)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO _____

SUBJECT REAL PROPERTY: 2307 SW 31 COURT, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: JOSE COLMENARAS

FOLIO NO.: 5142 20 00 0520

LEGAL DESCRIPTION: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(h); 5-105; 5-17 and 12-48. 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.

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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)(h); 5-105; 5-17 and 12-48 WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st day of June 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes X No

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.

Nazly Cardona GA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
JOSE COLMENARAS	2307 SW 31 COURT PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT

Folio

514220000520

Legal Description

Case Status	Open	Case #	7587	Date Next Inspection	6/21/2023
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Notes

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
7. Exterior maintenance require. Pressure wash and paint mobile.
8. Outdoor storage. Remove outdoor storage.
9. Exterior maintenance of overgrown trees. Trim trees.

Contact the Building Dept. 954-966-4600, ext. 182

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/6/2022		Notice of Violation	Hand
5/25/2023		Affidavit of Non-Compliance	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 6/21/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023
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: 6/21/2023

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
JOSE COLMENARAS	)	CASE NO. 7587
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: JOSE COLMENARAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2307 SW 31 COURT, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JOSE COLMENARAS AT 11:01 A.M. ON THE 09 DAY OF JUNE 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

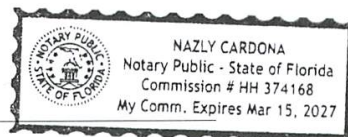
Jose Ramirez
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of June, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana GA
Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____






 Town of Pembroke Park
 3150 SW 52 Avenue
 Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 05/25/2023

Sent To:
 JOSE COLMENARAS
 2307 SW 31 COURT
 PEMBROKE PARK, FL 33009

Case #:
 7537

Property Owner:
 JOSE COLMENARAS
 2307 SW 31 COURT
 PEMBROKE PARK, FL 33009

Property Description:
 514220000520

Legal Description:
 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
 SE1/4 OF SE1/4

AKA:
 2301 SW 31 CT, PEMBROKE PARK, FL
 33009 #2307 SW 31 COURT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/6/2022 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 5-103 (a) - Exterior maintenance of structures and premises	All exterior surfaces of buildings and necessary 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, leaks or other signs of deterioration or condition that would allow rain or moisture to penetrate the walls or the roof of the structure.	30

06/09/2023 11:01



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Sent To:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Case #:

7587

Property Owner:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4
OF SE1/4 TOG WITH W1/2 OF NE1/4 OF
SE1/4 OF SE1/4

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/6/2022 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 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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)	30

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
 2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
 3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
 4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
 5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
 6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
 7. Exterior maintenance require. Pressure wash and paint mobile.
 8. Outdoor storage. Remove outdoor storage.
 9. Exterior maintenance of overgrown trees. Trim trees.
- Contact the Building Dept. 954-966-4600, ext. 182

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


5/25/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
7587

Petitioner,

vs.

JOSE COLMENARAS
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT

Respondent(s)

On 5/25/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JOSE COLMENARAS
Address:	2307 SW 31 COURT PEMBROKE PARK, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/25/2023
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Notes/Mean of Correction:

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections. No permit application submitted.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections. Addition has been there since 2006, cannot determine if permit is required.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections. Screen room has been there since 2006, cannot determine if permit is required.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections. No permit application submitted.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections. Shed has been there since 2006, cannot determine if permit is required.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections. Deck has been there since 2006, cannot determine if permit is required.
7. Exterior maintenance require. Pressure wash and paint mobile. Call for re-inspection.
8. Outdoor storage. Remove outdoor storage. Call for re-inspection.
9. Exterior maintenance of overgrown trees. Trim trees. Call for re-inspection.

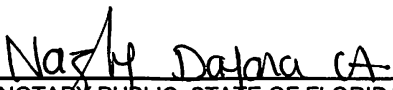
Further, Affiant sayeth naught

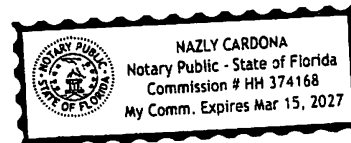
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/25/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: JOSE COLMENARAS
2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Case #: 7587

Date: 09/06/2022

Property Owner: JOSE COLMENARAS
2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Property Description: 514220000520

Certified Mail #:

Legal Description: 20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

AKA: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/6/2022 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
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Notes/Mean of Correction:

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 2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
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 8. Outdoor storage. Remove outdoor storage.
 9. Exterior maintenance of overgrown trees. Trim trees.
- Contact the Building Dept. 954-966-4600, ext. 182

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Enforcement Officer



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
2022*	\$2,945,130		\$2,945,130	\$2,615,960	
2021	\$2,749,190		\$2,749,190	\$2,378,150	\$53,538.86
2020	\$2,553,240		\$2,553,240	\$2,161,960	\$49,204.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,945,130	\$2,945,130	\$2,945,130	\$2,945,130
Portability	0	0	0	0
Assessed/SOH	\$2,615,960	\$2,945,130	\$2,615,960	\$2,615,960
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	\$2,615,960	\$2,945,130	\$2,615,960	\$2,615,960

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/22/2017	DRR-T	\$100	114264912	\$7.50	391,882	SF
5/30/1979	WD	\$875,000	8248 / 695	\$0.10	60,113	SF
				Adj. Bldg. S.F.		

Special Assessments

[illegible]

7008 1140 0003 2128 1695

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	\$	

Sent To: **DAVID E ZELL TR / ZELL, DAVID E TRS**
NOH #7587
140 GREENS RD
HOLLYWOOD FL 33021

Postmark Here: **MAY 26 2023**

PS Form 3800, Aug 2000

7008 1140 0003 2128 1688

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	\$	

Sent To: **JOSE COLMENARAS**
NOH #7587
2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Postmark Here: **MAY 26 2023**

PS Form 3800, August 2000

7008 1140 0003 2128 1640

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	\$	

Sent To: **DAVID E ZELL TR / ZELL, DAVID E TRS**
NOH #7587
2301 SW 31 COURT
PEMBROKE PARK FL 33009

Postmark Here: **MAY 26 2023**

PS Form 3800, August 2000

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7587

Hasler

FIRST CLASS MAIL

09/23/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

David E Zell TR
Zell, David E TRS
140 Greens Rd
Hollywood, FL 33021

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7587

Hasler

FIRST CLASS MAIL

09/23/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

David E Zell TR
Zell, David E TRS
2301 SW 31st Court
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7587

Hasler

FIRST CLASS MAIL

09/23/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Case #:

7587

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #7587
140 GREENS RD
HOLLYWOOD FL 33021



9590 9402 7581 2098 7753 48

2. Article Number (Transfer from service label)

7008 1140 0003 2128 1695

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A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

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| ☐ Insured Mail | |
| ☐ Mail Restricted Delivery | |

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Jose

Date 9/6/22

Site Address 2307 SW 31st Ct
Pembroke Park, FL

Case # 7587

Sub/Park Bamboo

Permit # _____

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105; 5-17

☐ NFPA # _____ 12-48; 5-103

Violation (s)

Bathroom renovation done without
permits. Verify or obtain permits for
additions, screen room, A/C, shed & wooden deck

Corrective Action(s) Exterior maintenance required.
Trim overgrown

Obtain plans for permit and inspection

Verify permits for add ons.

Pressure wash & paint mobile home. Trim overgrown trees.
Remove outdoor storage.

☒ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☐ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext.215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by [Signature]

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



























Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio

514230100770

Legal Description

MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Case Status	Open	Case #	8352	Date Next Inspection	9/20/2023
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Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/22/2023	6/21/2023	Final Order	Certified Mail Hand
9/15/2023	9/20/2023	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 9/20/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 9/20/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 9/20/2023

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 9/20/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 9/20/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 9/20/2023
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	Not in Compliance - Reinspection Date: 9/20/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$7,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$7,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$7,350.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

YESYM 5401 LLC

**5401 SW 25 CT, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
YESYM 5401 LLC	8352	09/15/2023
19355 TURNBERRY WAY #27E AVENTURA, FL 33181		
Property Owner:	Property Description:	Certified Mail #:
YESYM 5401 LLC	514230100770	
19355 TURNBERRY WAY #27E AVENTURA, FL 33181		
Legal Description:	AKA:	
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4	5401 SW 25 CT, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of September, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: Sept 18 - 2023 Phone: 786-558-7754
Email: ddrm551@hotmail.com
Property Address: 5401 SW 25 S.W. COURT PEMBROKE PARK

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, ROGER MIMOUN (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8352 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9/20/23 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 6/21/23 imposing the fine of \$ 250.00 per day for violation(s) of the Town's Code of Ordinances:

Sec 5-103 (c) ; 5-103 (1) ; 12-48
22-27 ; 22-28 ; 22-29 ; 28 -2082.(a).

Only the Special Magistrate can extend time for compliance. Should your petition not be granted, the Magistrate shall impose the fine and lien as stated in the Final Order. There is an administrative fee of \$100.00 for this hearing.

ROGER MIMOUN MGR
Petitioner's Name (Print)

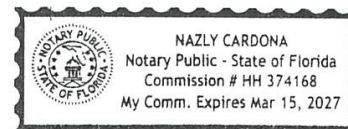
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Roger Mimoun, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 15 day of Sept., 20 23.

Nazly Cardona
Notary
My Commission expires Mar 15, 2027



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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8352
Petitioner,)
vs.)
YESYM 5401 LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: YESYM 5401 LLC

FOLIO NO.: 5142 30 10 0770

LEGAL DESCRIPTION: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(l); 12-48; 22-27; 22-28; 22-29 and 28-208-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(1); 12-48; 22-27; 22-28; 22-29 and 28-208-2(a) **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of June 2023.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.



Nazly Cardona

Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 5711

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☐ Adult Signature Required	\$	
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Total Postage and Fees		
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City, State, ZIP+4®		
PS Form 3800, Apr 2012		

YESYM 5401 LLC
 MIMOUN, ROGER
 NOH #8352
 19355 TURNBERRY WAY #27E
 AVENTURA FL 33181

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☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$ 7.85		
Total Postage and Fees		
\$		
Sent To		
Street and Apt. No.		
City, State, ZIP+4®		
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YESYM 5401 LLC
 NOH #8352
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023

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☐ Return Receipt (electronic)	\$	
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☐ Adult Signature Restricted Delivery	\$	
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Total Postage and Fees		
\$		
Sent To		
Street and Apt. No.		
City, State, ZIP+4®		
PS Form 3800, Apr 2012		

YESYM 5401 LLC
 MIMOUN, ROGER
 FO #8352
 19355 TURNBERRY WAY #27E
 AVENTURA FL 33181

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Postage		
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\$		
Sent To		
Street and Apt. No.		
City, State, ZIP+4®		
PS Form 3800, Apr 2012		

YESYM 5401 LLC
 FO #8352
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

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03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Owner:

NOV
Case #.

8352

Property Desr

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

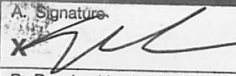
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

yesym 5401 LLC

NOV #8352

5401 SW 25 CT,
Pembroke Park, FL 33023.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER NOH #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181  9590 9402 7581 2098 7749 83 2. Article Number (Transfer from service label) 7022 2410 0001 1497 5711	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 <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery	
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: YESYM 5401 LLC MIMOUN, ROGER FO #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181  9590 9402 7912 2234 7763 65 2. Article Number (Transfer from service label) 7022 2410 0001 1497 6305	A. Signature X Receptionist ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery Receptionist 6/26/23 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td>☐ Insured Mail</td> <td></td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™	☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery	☐ Collect on Delivery Restricted Delivery		☐ Insured Mail		☐ Insured Mail Restricted Delivery	
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PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



MIAMI FL 33023
23 JUN 2023 PM 5 L

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CORRECTION
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06/23/2023 ZIP 33023
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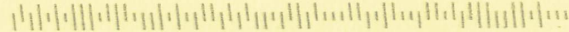
US POSTAGE

YESYM 5401 LLC
FO #8352
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

NIXIE 331 DE 1 0007/01/23

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INSUFFICIENT ADDRESS
UNABLE TO FORWARD

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 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

YESYM 5401 LLC
 FO #8352
 5401 SW 25 CT,
 PEMBROKE PARK, FL 33023



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2. Article Number (Transfer from service label)

7022 2410 0001 1497 6312

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY
A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

- D. Is delivery address different from item 1?** ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |

ail Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

3 APR 2023 PM 1 L



quadiënt

FIRST-CLASS MAIL
IMI

\$000.60²

03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Jesym 5401 LLC

NOV #8352

5401 SW 25 Ct,
Pembroke Park, FL 33023

VAC

9327020151561202

ANK

33023-410004

NIXIE

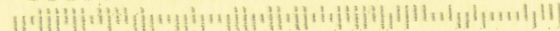
331 DE 1

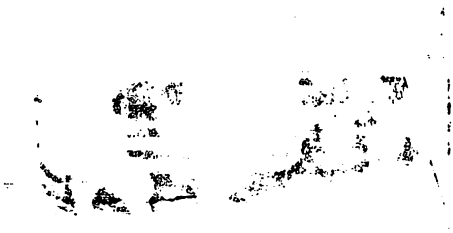
0004/13/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2006-02130-03-43







Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, Florida
33023



MIAMI FL 330

8 JUN 2023 PM 5 L

7022 2410 0001 1497 5698



quadiant

CORRECTION
IMI

\$007.85⁰

06/08/2023 ZIP 33023
043M30245597

US POSTAGE

YESYM 5401 LLC
NOH #8352
5401 SW 25 CT,
PEMBROKE PARK, FL 33023

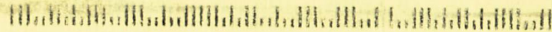
BC

-R-T-S- 330235557-1N

07/31/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER

33023-41880



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: YESYM 5401 LLC NOH #8352 5401 SW 25 CT, PEMBROKE PARK, FL 33023		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7022 2410 0001 1497 5698		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

CERTIFIED MAIL
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio

514230100770

Legal Description

Case Status	Open	Case #	8352	Date Next Inspection	6/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 6/21/2023
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: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 6/21/2023

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not In Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 6/21/2023
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 8352

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 10:03 A.M. ON THE 09 DAY OF JUNE 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

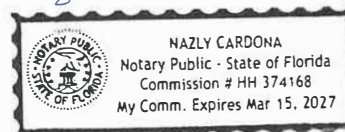
Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of June 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____






Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/08/2023

Sent To:
YESYM 5401 LLC
19356 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #:
8352

Certified Mail #:

Property Owner:
YESYM 5401 LLC
19356 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Description:
514230100770

Legal Description:
MIAMI GARDENS ESTATES SEC 6 44-33 B
LOT 7, 8 BLK 4
AKA:
5401 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c) - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trails, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j) - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent, shall comply with all landscaping requirements in effect at the time of alteration, unless said in effect at the time of alteration is repealed or amended.	7

06/09/2023 10:03

STAPLES



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/08/2023

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:

8352

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

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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)	7
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ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	7

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend 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 Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

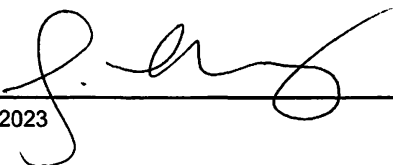
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer



6/8/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
8352

Petitioner,

vs.

YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/8/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	YESYM 5401 LLC
Address:	19355 TURNBERRY WAY #27E AVENTURA, FL 33181
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/21/2023
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Notes/Mean of Correction:

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property. Not corrected.
 2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property. Corrected.
 3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property. Partially corrected, all items have to be stored inside.
 3. Swale area has bare spots and requires new sod. On backend of property. Not corrected.
- Call for re-inspection when all items are corrected at 954-551-7147.

Further, Affiant sayeth naught

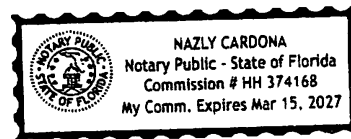
STATE OF FLORIDA

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 6/8/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: YESYM 5401 LLC
Case #: 8352
Date: 03/30/2023
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Owner: YESYM 5401 LLC
Property Description: 514230100770
Certified Mail #:
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4
AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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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.	7

(Ord. No. 12-06-01, § 1, 6-13-12)

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way.	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	(Ord. No. 82-1-1, § 3, 1-13-82) It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public.	7
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82) The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	7

Notes/Mean of Correction:

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend 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 Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Joseline Ramirez
Chief Code Compliance Officer



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE · PEMBROKE PARK, FLORIDA 33023 · OFFICE (954) 966-4600 ·

March 30, 2023

Greetings Property Owner

The Town of Pembroke Park (“Town”) takes great pride in the maintenance of the Town and its roadways. Over the years, the Town enjoyed a cooperative relationship with its property owners regarding the maintenance of the Town’s swales. Recently, the Town has undertaken an increased role in the maintenance of the Town’s swales due some contiguous property owners failing to maintain the swales adjacent to their properties.

The Town Code of Ordinances, specifically Sections 22-26 through 22-29, requires owners of property contiguous to all swale areas to maintain the swale by keeping it free from trash and debris, rocks and asphalt, shrubs and hedges, and any other obstruction which may be hazardous to the public welfare. Additionally, contiguous property owners are required to maintain the grass within these swale areas.

Please let this letter serve as a courtesy notice to all property owners within the Town that the Town intends to strictly enforce Sections 22-26 through 22-29 of the City code through its code compliance process. Please take all actions necessary to ensure that all swales surrounding your entire property are properly maintained as required by the Town code.

Please do not hesitate to contact Joseline Ramirez at 754-232-1624 if you have any questions or require additional information.

Respectfully,

Joseline Ramirez
Chief Code Compliance Officer
Code Compliance Dept.



Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change.
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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$91,040	\$381,700	\$472,740	\$472,740	
2022	\$91,040	\$381,700	\$472,740	\$472,740	\$9,984.47
2021	\$91,040	\$347,400	\$438,440	\$438,440	\$9,428.48

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$472,740	\$472,740	\$472,740	\$472,740
Portability	0	0	0	0
Assessed/SOH	\$472,740	\$472,740	\$472,740	\$472,740
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	\$472,740	\$472,740	\$472,740	\$472,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/22/2017	WD-Q	\$420,000	114740431	\$7.00	13,006	SF
12/16/2016	WD-D	\$100,000	114165586			
8/10/2011	WD-Q	\$150,000	48116 / 1904			
5/11/2011	DR*-T		47942 / 90			
11/4/2006	QC*	\$100	43395 / 1471			
				Adj. Bldg. S.F. (Card, Sketch)		4302
				Eff./Act. Year Built: 1961/1960		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number	L17000234172
FEI/EIN Number	82-3420392
Date Filed	11/13/2017
Effective Date	11/14/2017
State	FL
Status	ACTIVE

Principal Address

19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Mailing Address

PO Box 2914
Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
PO Box 2914
Hallandale, FL 33008

Annual Reports

Report Year	Filed Date
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2021	02/01/2021
2022	02/02/2022
2023	03/06/2023

Document Images

03/06/2023 -- ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

7022 2410 0001 1497 5711

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.85
Total Postage and Fees	\$
Sent To	YESYM 5401 LLC
Street and Apt. No.	MIMOUN, ROGER
City, State, ZIP+4®	NOH #8352
	19355 TURNBERRY WAY #27E
	AVENTURA FL 33181
PS Form 3800, April 2013 PSN 7530-02-000-9001	

7022 2410 0001 1497 5698

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.85
Total Postage and Fees	\$
Sent To	YESYM 5401 LLC
Street and Apt. No.	NOH #8352
City, State, ZIP+4®	5401 SW 25 CT,
	PEMBROKE PARK, FL 33023
PS Form 3800, April 2013 PSN 7530-02-000-9001	

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
IMI
\$000.60⁹
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

YESYM 5401 LLC
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

NOV
Case #.

8352

Property Owner:

Property Des:

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



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FIRST-CLASS MAIL
IMI
\$000.60⁹
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

yesym 5401 LLC

NOV #8352

5401 SW 25 Ct,
Pembroke Park, FL 33023.

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330

3 APR 2023 PM 1 L



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FIRST-CLASS MAIL

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\$000.60⁰

03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Jesym 5401 LLC

NOV #B352

5401 SW 25 Ct,
Pembroke Park, FL 33023

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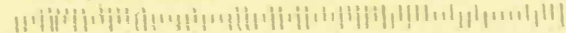
331 DE 1

0004/13/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2006-02130-03-43



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