AGENDA
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, February 19, 2025
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

6 - 16 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING - Jan 15 2025 - Minutes - Html

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

5.1. CASE 9069 - REMOVED FROM AGENDA, PROPERTY OWNER IS APPROVED FOR AMNESTY

5.2. CASE 9976 - REMOVED FROM AGENDA DUE TO CLERICAL ERROR

5.3. CASE 10391 - REMOVED FROM AGENDA, RESPONDENT COMPLIED BEFORE HEARING DATE

6. PUBLIC HEARING

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

7. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

17 - 31 7.1. **CASE 9421** - AMITA DEVELOPMENT LLC - 2350 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9421

32 - 49 7.2. **CASE 9769** - ROSA E MARTINEZ - 3140 W HALLANDALE BEACH BLVD, LOT 1018, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 9769

50 - 65 7.3. **CASE 9929** - RAPHAEL RAMPASSARD - 3004 SW 23RD LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 9929

66 - 86 7.4. **CASE 9965** - LEONARDO MANGNO BOHORQUEZ GONZALEZ - 309 LONE PINE LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE**
Case Overview 9965

7.5. **CASE 9976** - DARREN RUDNICK - 2311 SW 30 CT, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED; 27-33 - MAINTENANCE - **FIRST OFFENSE**

87 - 104 7.6. **CASE 9978** - 2099 SOUTH PARK RD LLC - 2099 S PARK RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-28 - DISPLAY - **FIRST OFFENSE**
Case Overview 9978

105 - 123 7.7. **CASE 10211** - GUSTAVO DELACUADRA - 123 LONE PINE TERRACE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 10211

124 - 141 7.8. **CASE 10271** - DENISE FONDOELLA - 3140 W HALLANDALE BEACH BLVD, LOT 616, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 10271

142 - 158 7.9. **CASE 10390** - PARCEL F LLC - CAROLINA STREET, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-103(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE**
Case Overview 10390

7.10. **CASE 10391** - FILMORE INVESTORS CORP - CAROLINA STREET, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-103(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-61 - EXCESSIVE, UNTENDED GROWTH DEEMED PUBLIC NUISANCE; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE**

159 - 176 7.11. **CASE 10541** - BH 2550 LLC - 2550 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 10541

8. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

177 - 217 8.1. **CASE 8774** - YULIAN LLERENA QUINTERO - 3140 W HALLANDALE BEACH BLVD, LOT 1423, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8774

218 - 263 8.2. **CASE 9067** - LULY MARCELA CASTRO FLOREZ, LIDUVINA FLORES - 2305 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9067

264 - 314 8.3. **CASE 9068** - ESDRAS MARTINEZ - 137 STEVEN STREET, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-103(c)(f) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9068

315 - 364 8.4. **CASE 9226** - MEAT BAR HOLDINGS LLC - 2546 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-28 - DISPLAY - **FIRST OFFENSE**
Case Overview 9226

365 - 396 8.5. **CASE 9252** - NOEMI VILLAGOMEZ MABACEDA - 307 9TH ST, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9252

397 - 441 8.6. **CASE 9257** - ANDERSON, GERALD - 1708 SW 31 AVE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-85(a) - OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY; 28-215 - RESTRICTED AREA OF USE - **REPEAT OFFENSE**
Case Overview 9257

442 - 477 8.7. **CASE 9294** - NORMAND GIRARD OR SANDRA M NADEAU - 302 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9294

478 - 529 8.8. **CASE 9484** - MEAT BAR HOLDINGS LLC - 137 STEVEN STREET, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTIONS(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40(b) - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES; 21-19 - PROHIBITED SIGNS - **REPEAT OFFENSE**
Case Overview 9484

9. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

9.1. **CASE 9069** - AMAURY ALVAREZ RODRIGUEZ - 133 STEVEN STREET, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

10. HEARING TO DISMISS - CODE OFFICER JEAN GUSTIN

530 - 561 10.1. **CASE 8712** - ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL OR ALEX HUMBERTO NOVA - 106 DAVID DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO DISMISS - SECTIONS(s) 5-103(a)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8712

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.

MINUTES
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, January 15, 2025
COUNCIL CHAMBERS
3150 SW 52 AVE,
PEMBROKE PARK, FL 33023

Page

1. CALL TO ORDER 9:06 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL
SPECIAL MAGISTRATE: Andre McKenney
CODE COMPLIANCE OFFICER: Jean Gustin
CODE COMPLIANCE CLERK: Aimara Fontalva
BUSINESS TAX RECEIPT SPECIALIST: Nazly Cardona
BUILDING MANAGER: Jeffrey Louis
TOWN ATTORNEY: Brian Sherman

4. ADOPTION OF MINUTES

8 - 23 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES - Nov 20 2024

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

5.1. CASE 5316 - REMOVED FROM AGENDA, RESPONDENT PAID OUTSTANDING FINE, CASE IS CLOSED

5.2. CASE 6619 - ADDED TO THE AGENDA TO ABATE FINE

5.3. CASE 9195 - ADDED TO THE AGENDA FOR AN EXTENSION OF TIME

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

24 - 53 7.1. **CASE 9071** - DALE VILLAGE INC - 4901 SW 27 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-346(a)(b)(3)(f) - PORTABLE STORAGE UNITS - **FIRST OFFENSE**

Case Overview 9071

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Andre Pare	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	04/15/2025

54 - 73 7.2. **CASE 9116** - WILBORN,JAMES ROBERT JR - 3868 SW 52 AVE, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9116

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
James Wilborn	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	04/15/2025

74 - 94 7.3. **CASE 9156** - DINH,OANH LE,THUY - 5500 SW 32 CT, PEMBROKE PARK, FL 33023 1-2 #A & B - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9156

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Oanh Dinh	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	04/15/2025

95 - 133 7.4. **CASE 9157** - ANA MARIA GONZALEZ OR YUNIESKY PADILLA GONZALEZ - 135 STEVEN STREET, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(b)(j) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED OF CORRECTION; 5-17 - PERMIT APPLICATION; 12-76(a)(b)(c) - NUSIANCES: DUTY OF PROPER OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**

Case Overview 9157

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Yuniesky Padilla Gonzalez and Geraldine Romero	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	04/15/2025

134 - 163 7.5. **CASE 9269** - PEMBROKE ROAD CENTER LLC - 3940 PEMBROKE RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-28 - DISPLAY; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**

Case Overview 9269

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
George Howard	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	04/15/2025

164 - 182 7.6. **CASE 9380** - 3520W LLC - 3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9380

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	04/15/2025

183 - 209 7.7. **CASE 9399** - PEMBROKE VILLAS APARTMENTS LTD - 4809 SW 41 STREET, APT 108, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(b) - NUSIANCES: DUTY OF PROPER OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**

Case Overview 9399

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	60 Days to Comply $250.00 Per Diem $100.00 Admin Fee	03/16/2025

210 - 227 7.8. **CASE 9401** - HUTCHINSON, CONRAD A - 3900 SW 52 AVE #203 PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9401

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	60 Days to Comply $100.00 Per Diem $100.00 Admin Fee	03/16/2025

228 - 248 7.9. **CASE 9433** - ISRAEL FAMILY 3900 W HALLANDALE LLC - 3900 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9433

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	04/15/2025

249 - 266 7.10. **CASE 9436** - MORIN, JEAN-FRANCOIS - 4910 SW 28 CT, 4-13, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9436

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	04/15/2025

267 - 294 7.11. **CASE 9700** - PEMBROKE ROAD CENTER LLC - 3936 PEMBROKE RD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-177 - INITIAL CERTIFICATE OF USE; 15-28 - DISPLAY; 15-40(c) DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**

Case Overview 9700

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Jared Harper	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	04/15/2025

295 - 325 7.12. **CASE 9963** - PEMBROKE ROAD CENTER LLC - 3932 PEMBROKE RD PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9963

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Jared Harper Miguel Graveran Andrea Jones	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	04/15/2025

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326 - 342 7.13. **CASE 9989** - PEMBROKE ROAD CENTER LLC - 3930-3948 PEMBROKE RD PEMBROKE PARK, FL 33021 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 9989

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
George Howard Jared Harper	90 Days to Comply $250.00 Per Diem $100.00 Admin Fee	04/15/2025

8. HEARING TO CONFIRM FINE - CHIEF CODE OFFICER JOSELINE RAMIREZ

8.1. **CASE 5316** - CARMEN RODRIGUEZ - 108 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

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

343 - 405 8.2. **CASE 5329** - MARIO RAMIREZ/LUIZ DE ALMEIDA - 3100 W HALLANDALE BEACH BLVD, LOT NO. 21, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

Case Overview 5329

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $51,050.00

406 - 432 8.3. **CASE 5370** - APPLEBY,VERONICA & WARREN,STACEY WARREN,DUEANE - 3924 SW 52 AVE, C4, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

Case Overview 5370

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Stacey Warren	Confirmed Fine of $50,400.00

433 - 489 8.4. **CASE 5812** - BARRY CUNNINGHAM - 7 SUNNY LANE, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Case Overview 5812

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Barry Cunningham	Case removed from hearing to confirm fine, respondent requested for abatement of fine

490 - 571 8.5. **CASE 6009** - AA WAREHOUSE PROPERTIES INC - 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 13-2 - STORAGE OF ABANDONED PROPERTY IN THE OPEN PROHIBITED; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**

Case Overview 6009

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Case removed from hearing to confirm fine, respondent requested for extension of time

572 - 620 8.6. **CASE 8721** - 3520W LLC - 3520 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-40 DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**

Case Overview 8721

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of $74,850.00

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

621 - 677 9.1. **CASE 5812** - BARRY CUNNINGHAM - 7 SUNNY LANE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-272 - NUMBER OF OCCPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE**

Case Overview 5812

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Barry Cunningham	Fine Abated to $410.00 Payable in 30 Days or Reverts to $3,200.00	02/14/2025

678 - 728 9.2. **CASE 6619** - RAMON HERNANDEZ - 3140 W HALLANDALE BEACH BLVD, LOT 334, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 27-32.1 - ENFORCEMENT - **FIRST OFFENSE**
Case Overview 6619

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Absent	Fine Abated to $530.00 Payable in 30 Days or Reverts to $4,400.00	02/14/2025

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

729 - 810 10.1. **CASE 6009** - AA WAREHOUSE PROPERTIES INC - 2329 JOHN P LYONS LN, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
Case Overview 6009

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	30 Days to Comply $25.00 Per Diem $100.00 Admin Fee	02/14/2025

811 - 867 10.2. **CASE 6622** - MIGUEL ROMERO - 131 JANIS BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 6622

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	04/15/2025

868 - 904 10.3. **CASE 8365** - TRINITY BROADCASTING OF FL INC - 4302 HOLLYWOOD BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8365

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	60 Days to Comply $250.00 Per Diem $100.00 Admin Fee	03/16/2025

905 - 936 10.4. **CASE 9628** - JAHOOR LLC - 2111 JOHN P LYONS LN, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-28 - DISPLAY; 15-40(b) - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
Case Overview 9628

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Marlene Sookdeo	90 Days to Comply $200.00 Per Diem $100.00 Admin Fee	04/15/2025

937 - 973 10.5. **CASE 9195** - LACROIX, MITZA AUGUSTIN, BENSON & BARONVIL, MARIE - 4800 SW 36 CT, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 9195

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	04/15/2025

11. HEARING TO EXTEND TIME - CODE OFFICER JEAN GUSTIN

974 - 1027 11.1. **CASE 8812** - EDWIN R. WENDORFF - 139 LONE PINE LANE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
Case Overview 8812

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	04/15/2025

1028 - 1059 11.2. **CASE 9768** - MAXIMILLANO GUILLERMO PINOL - 3140 W HALLANDALE BEACH BLVD, LOT NO. 434, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(c) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 9768

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Carlos Bueñano	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	04/15/2025

12. ADJOURNMENT 11:10 A.M.

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

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

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

Special Magistrate Hearing Check in

Please Print Name and Last Name

Date January 15, 2025.

1. Case # 9628 Name MARLENE SOOKDEO
2. Case # 9269 9989 Name George Hearing
3. Case # 9156 Name Oanh Dinh
4. Case # 9768 Name CARLOS BUENAÑO
5. Case # 5812 Name BARRY CUNNINGHAM
6. Case # 9071 Name Andre (DALE Village) PARE
7. Case # 9116 Name James Wilborn Jr
8. Case # 9700 9269 9963 9989 Name Pembroke Road Center - Jarod Harper
9. Case # 5370 Name Stacey Warren
10. Case # 9963 Name Miguel Graveran / Andrea Jones
11. Case # 9157 Name Yuniesky Padilla Gonzalez, Geraldine Romero

Case Overview

Property/Incident Information

Owner	Address	Site Address
AMITA DEVELOPMENT LLC	2350 SW 30 AVE PEMBROKE PARK, FL 33009	2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514221010108

Legal Description

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

Case Status Open **Case #** 9421 **Date Next Inspection** 1/28/2025

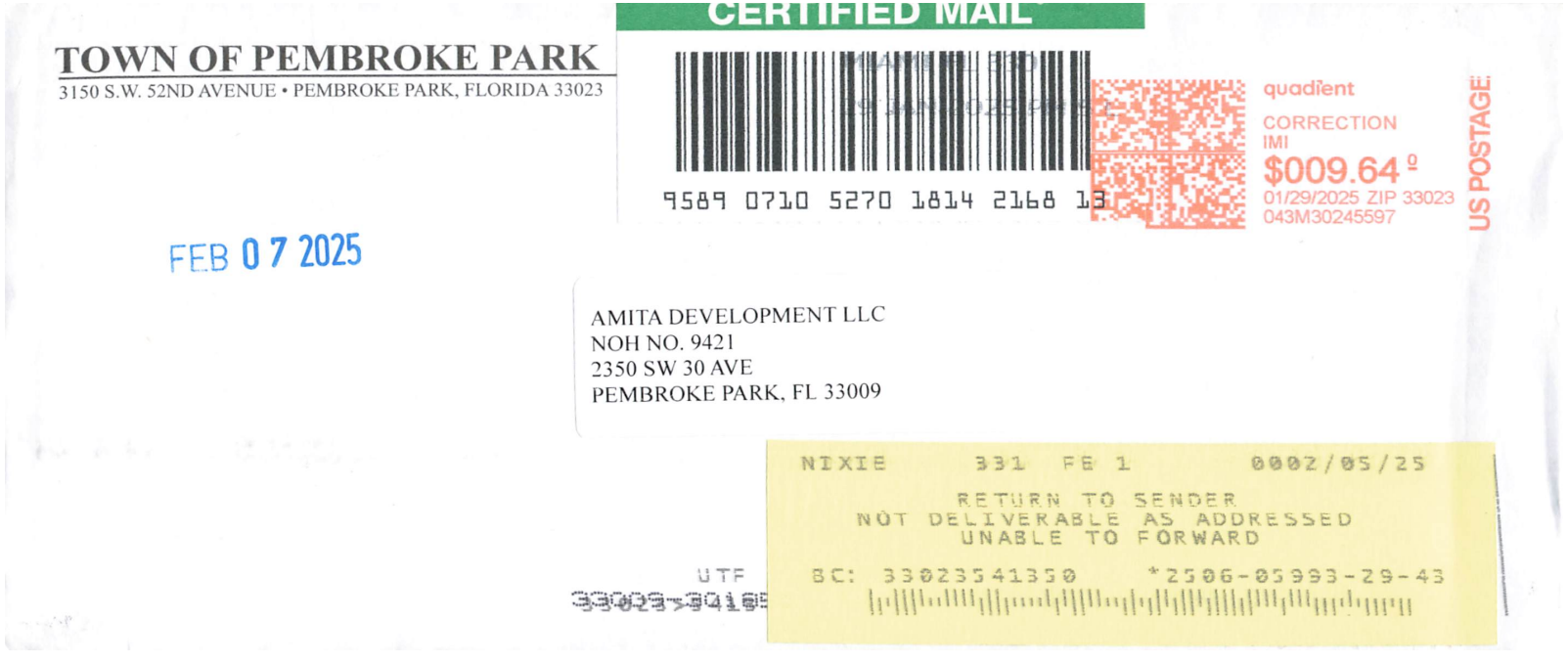
Notes Camera system installed prior of obtaining a permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/15/2024		Notice of Violation	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/28/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/28/2025


CERTIFIED MAIL
TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
9589 0710 5270 1814 2168 13
quadient
CORRECTION
IMI
$009.64
01/29/2025 ZIP 33023
043M30245597
US POSTAGE
FEB 07 2025
AMITA DEVELOPMENT LLC
NOH NO. 9421
2350 SW 30 AVE
PEMBROKE PARK, FL 33009
NIXIE 331 FE 1 0002/05/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2506-05993-29-43

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

AMITA DEVELOPMENT LLC
NOH NO. 9421
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6519 75

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

9589 0710 5270 1814 2168 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

Mail
Mail Restricted Delivery

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

AMITA DEVELOPMENT LLC CASE NO. 9421

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: AMITA DEVELOPMENT LLC

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: AMITA DEVELOPMENT LLC AT 12: 32 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

Jean Gustin
AFFIANT

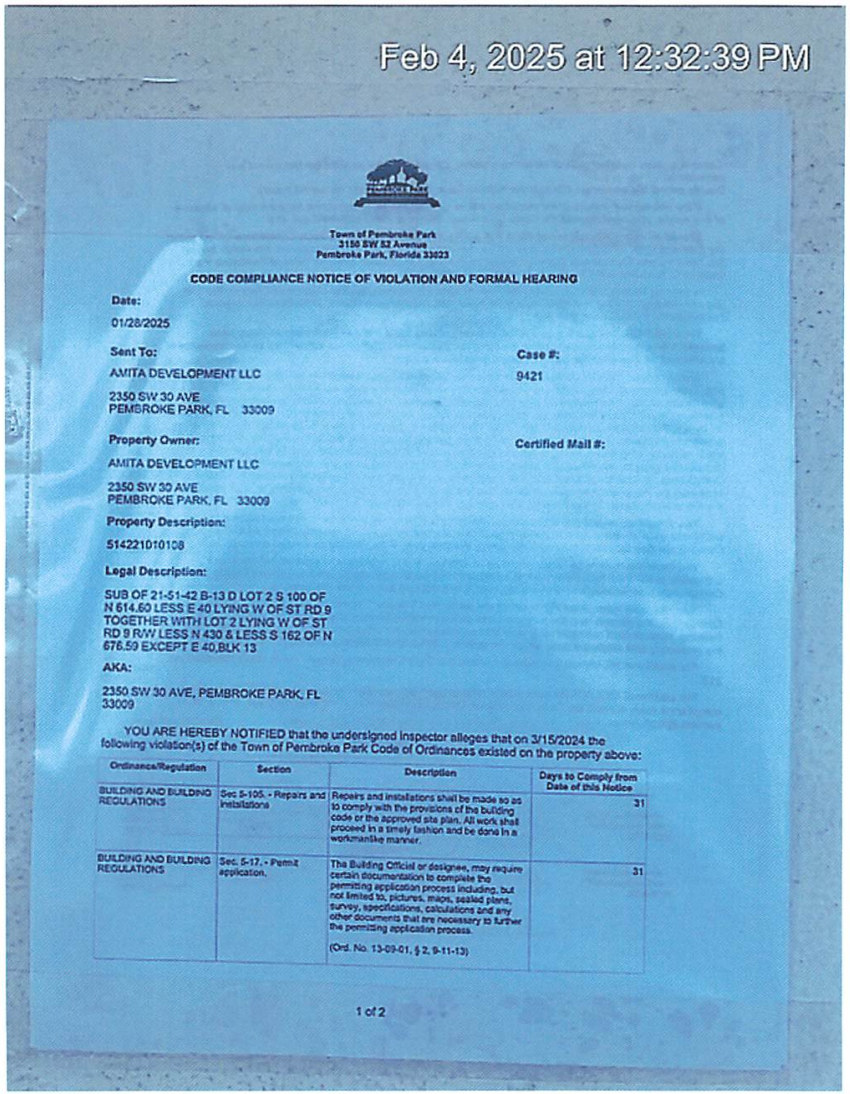
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

AMITA DEVELOPMENT LLC

2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

9421

Property Owner:

AMITA DEVELOPMENT LLC

2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221010108

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

AKA:

2350 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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. (Ord. No. 13-09-01, § 2, 9-11-13)	31

1 of 2

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

AMITA DEVELOPMENT LLC

2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Case #:

9421

Property Owner:

AMITA DEVELOPMENT LLC

2350 SW 30 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514221010108

Legal Description:

SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

AKA:

2350 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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Camera system installed prior of obtaining a permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

1/28/2025

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

AMITA DEVELOPMENT LLC

2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s).

Case #:

9421

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: AMITA DEVELOPMENT LLC

Address: 2350 SW 30 AVE PEMBROKE PARK, FL 33009

Folio: 514221010108

Site Address: 2350 SW 30 AVE, PEMBROKE PARK, FL 33009

Legal Description: SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

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

Notes/Means of Correction:

Camera system Process # 927827, Permit #24365351-0 - incomplete.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/28/2025

NOTARY PUBLIC, STATE OF FLORIDA

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

9589 0710 5270 1814 2168 20

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage a
$

Postmark Here
JAN 29 2025

Sent To
Street and Apt. N
City, State, ZIP+4

AMITA DEVELOPMENT LLC
AMINI MOGHADDAM, ALIREZA
NOH NO. 9421
1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

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

9589 0710 5270 1814 2168 13

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage an
$

Postmark Here
JAN 29 2025

Sent To
Street and Apt. N
City, State, ZIP+4

AMITA DEVELOPMENT LLC
NOH NO. 9421
2350 SW 30 AVE
PEMBROKE PARK, FL 33009

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

AMITA DEVELOPMENT LLC
AMINI MOGHADDAM, ALIREZA
NOH NO. 9421
1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

9590 9402 9016 4122 6501 45

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2168 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

Mail
Mail Restricted Delivery
(J0)

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
AMITA DEVELOPMENT LLC 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	9421	03/15/2024
Property Owner:	**Property Description:**	**Certified Mail #:**
AMITA DEVELOPMENT LLC 1100 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	514221010108	
Legal Description:	**AKA:**	
SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13	2350 SW 30 AVE, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/15/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

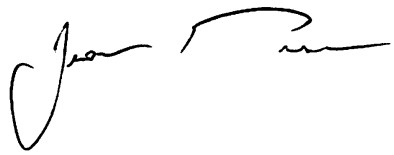
Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	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. (Ord. No. 13-09-01, § 2, 9-11-13)	31

Notes/Means of Correction:

Camera system installed prior of obtaining a permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1267 for permit inquiry.

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

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

Jean Gustin 



Detail by Entity Name

Foreign Limited Liability Company
AMITA DEVELOPMENT LLC

Filing Information

Document Number	M23000002094
FEI/EIN Number	85-2725637
Date Filed	02/06/2023
State	DE
Status	ACTIVE

Principal Address

2350 SW 30th ave
Hallendale, FL 33009

Changed: 02/01/2024

Mailing Address

1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Registered Agent Name & Address

Amini Moghaddam, Alireza
1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Name Changed: 02/27/2024

Authorized Person(s) Detail

Name & Address

Title M

Moghaddam, Alireza Amini
1100 KANE CONCOURSE
BAY HARBOR ISLAND, FL 33154

Annual Reports

Report Year	Filed Date
2024	01/15/2024
2024	01/22/2024
2024	02/27/2024



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2350 SW 30 AVENUE, PEMBROKE PARK FL 33009**	ID #	5142 21 01 0108
Property Owner	AMITA DEVELOPMENT LLC	**Millage**	0613
Mailing Address	1100 KANE CONCOURSE BAY HARBOR ISLANDS FL 33154	**Use**	48-01

Abbr Legal Description	SUB OF 21-51-42 B-13 D LOT 2 S 100 OF N 614.60 LESS E 40 LYING W OF ST RD 9 TOGETHER WITH LOT 2 LYING W OF ST RD 9 R/W LESS N 430 & LESS S 162 OF N 676.59 EXCEPT E 40,BLK 13

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	**Assessed / SOH Value**	**Tax**
2024*	$265,130	$1,845,620	$2,110,750	$2,110,750	
2023	$265,130	$1,845,620	$2,110,750	$2,110,750	$45,565.19
2022	$265,130	$1,678,900	$1,944,030	$1,944,030	$41,058.69

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,110,750	$2,110,750	$2,110,750	$2,110,750
Portability	0	0	0	0
Assessed/SOH	$2,110,750	$2,110,750	$2,110,750	$2,110,750
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	$2,110,750	$2,110,750	$2,110,750	$2,110,750

Sales History

Date	**Type**	Price	Book/Page or CIN
9/23/2020	SWD-D	$2,200,000	**116754500**
6/25/2008	CET-T		**45535 / 169**

Land Calculations

Price	Factor	**Type**
$9.00	29,459	SF
Adj. Bldg. S.F. (Card, Sketch)		18900
Eff./Act. Year Built: 1995/1970		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
18900								

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



AMITA DEVELOPMENT
AMINI MOGHADDAM, ALIREZA
NOV #9421.

1100 Kane Concourse bay
Harbor Islands, FL 33154.

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



AMITA DEVELOPMENT LLC
NOV #9421.

2350 SW 30 AVE,
PEMBROKE PARK, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
Rosa E. Martinez	3140 W HALLANDALE BEACH BLVD #LOT 1018 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 1018

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 #** 9769 **Date Next Inspection** 1/21/2025

Notes
1. Canopy installed without a permit. Obtain plans for an after the fact permit and inspections.
2. Renovation of rear side addition without a permit. Obtain plans for an after the fact permit and inspections.
3. Remove all prohibited outdoor stored items leaving patio furniture and/or BBQ items. Removed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/13/2024		Notice of Violation	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/21/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/21/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/21/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ROSA E MARTINEZ CASE NO. 9769

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ROSA E MARTINEZ

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 1018, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: ROSA E MARTINEZ AT 04: 33 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

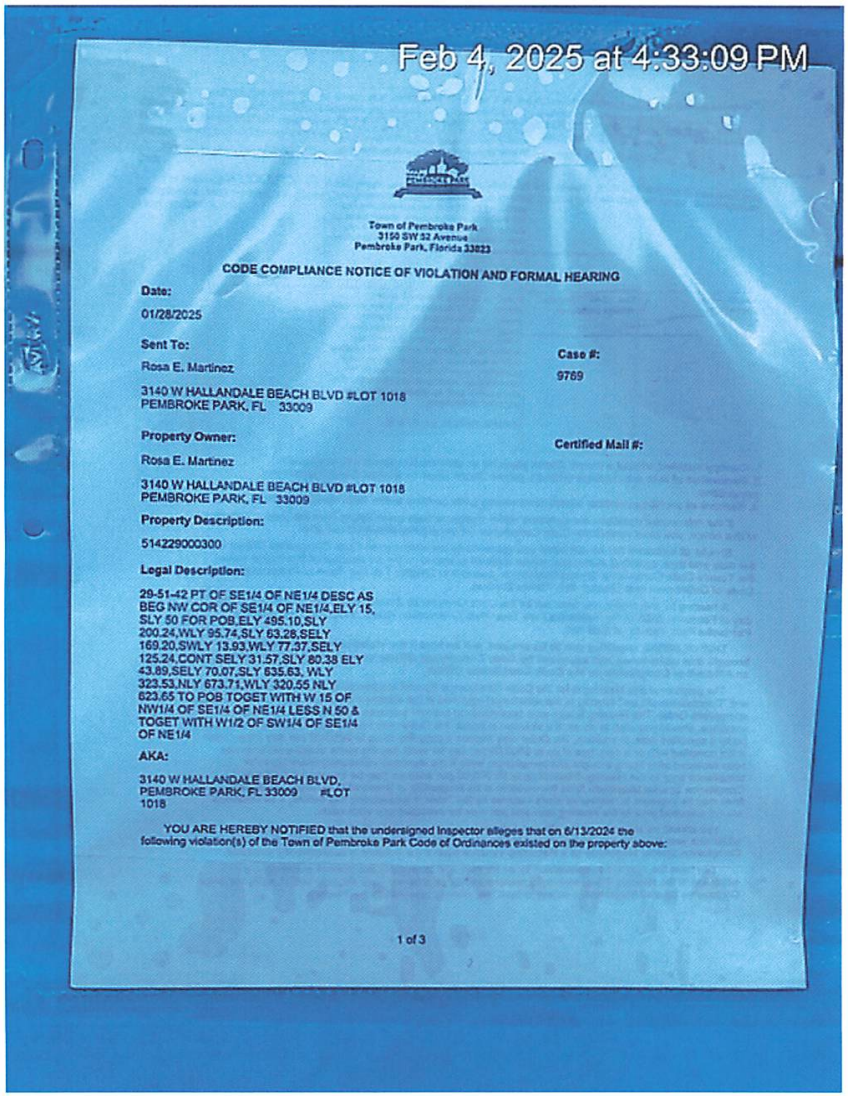
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4th day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
01/28/2025

Sent To:
Rosa E. Martinez

3140 W HALLANDALE BEACH BLVD #LOT 1018
PEMBROKE PARK, FL 33009

Case #:
9769

Property Owner:
Rosa E. Martinez

3140 W HALLANDALE BEACH BLVD #LOT 1018
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:
514229000300

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

AKA:
3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 1018

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

Rosa E. Martinez

3140 W HALLANDALE BEACH BLVD #LOT 1018
PEMBROKE PARK, FL 33009

Case #:

9769

Property Owner:

Rosa E. Martinez

3140 W HALLANDALE BEACH BLVD #LOT 1018
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 1018

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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. Canopy installed without a permit. Obtain plans for an after the fact permit and inspections.
2. Renovation of rear side addition without a permit. Obtain plans for an after the fact permit and inspections.
3. Remove all prohibited outdoor stored items leaving patio furniture and/or BBQ items. Removed.

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 19th day of February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

1/28/2025



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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Rosa E. Martinez

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #LOT 1018

Respondent(s)

Case #:

9769

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Rosa E. Martinez
Address:	3140 W HALLANDALE BEACH BLVD #LOT 1018 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 1018
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
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/21/2025

Notes/Means of Correction:

1. Canopy installed without a permit. No permit has been obtained.
2. Renovation of rear side addition without a permit. No permit has been obtained.
3. Prohibited outdoor storage items, patio furniture, and/or BBQ items. Items have been removed/Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

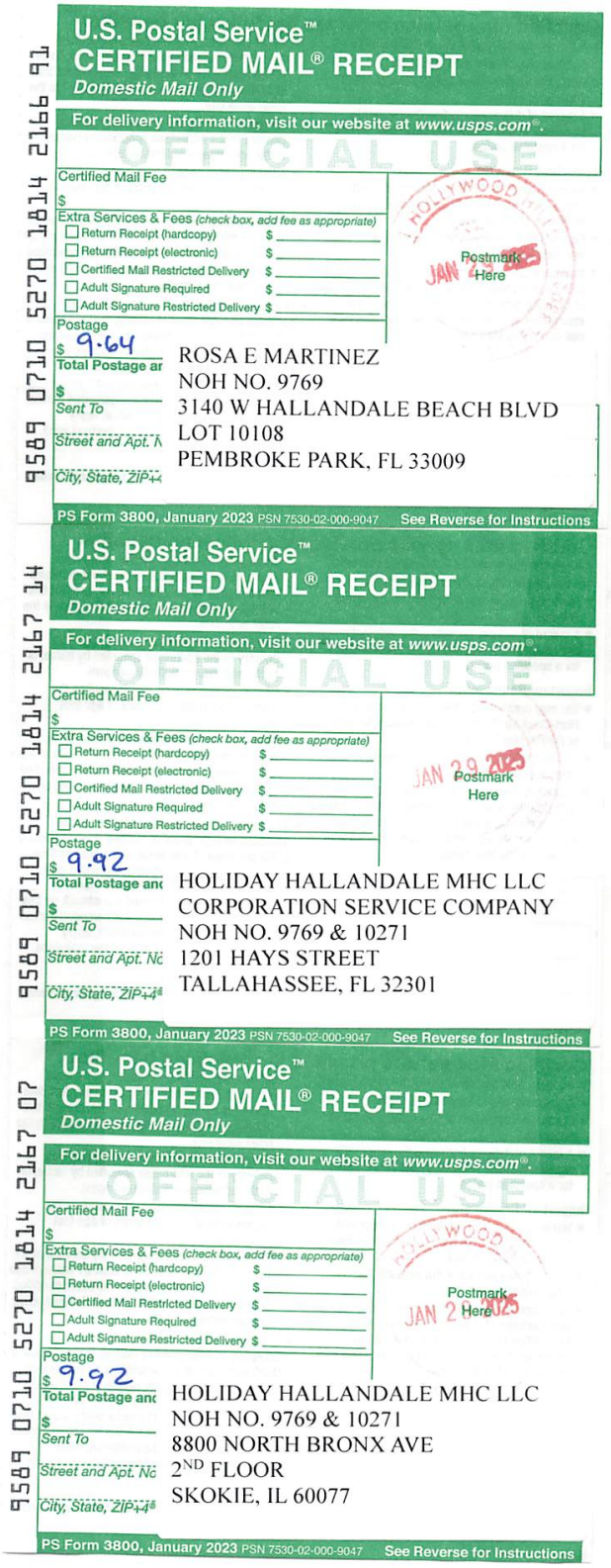
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/28/2025

NOTARY PUBLIC, STATE OF FLORIDA

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



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Domestic Mail Only

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

OFFICIAL USE

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

Postage
$ 9.64

Total Postage ar
$

Sent To
ROSA E MARTINEZ

Street and Apt. N
NOH NO. 9769
3140 W HALLANDALE BEACH BLVD
LOT 10108

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

Postmark Here
JAN 2025

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

9589 0710 5270 1814 2166 91

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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
$ 9.92

Total Postage and
$

Sent To
HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY

Street and Apt. No
NOH NO. 9769 & 10271
1201 HAYS STREET

City, State, ZIP+4
TALLAHASSEE, FL 32301

Postmark Here
JAN 29 2025

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

9589 0710 5270 1814 2167 14

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
$ 9.92

Total Postage and
$

Sent To
HOLIDAY HALLANDALE MHC LLC

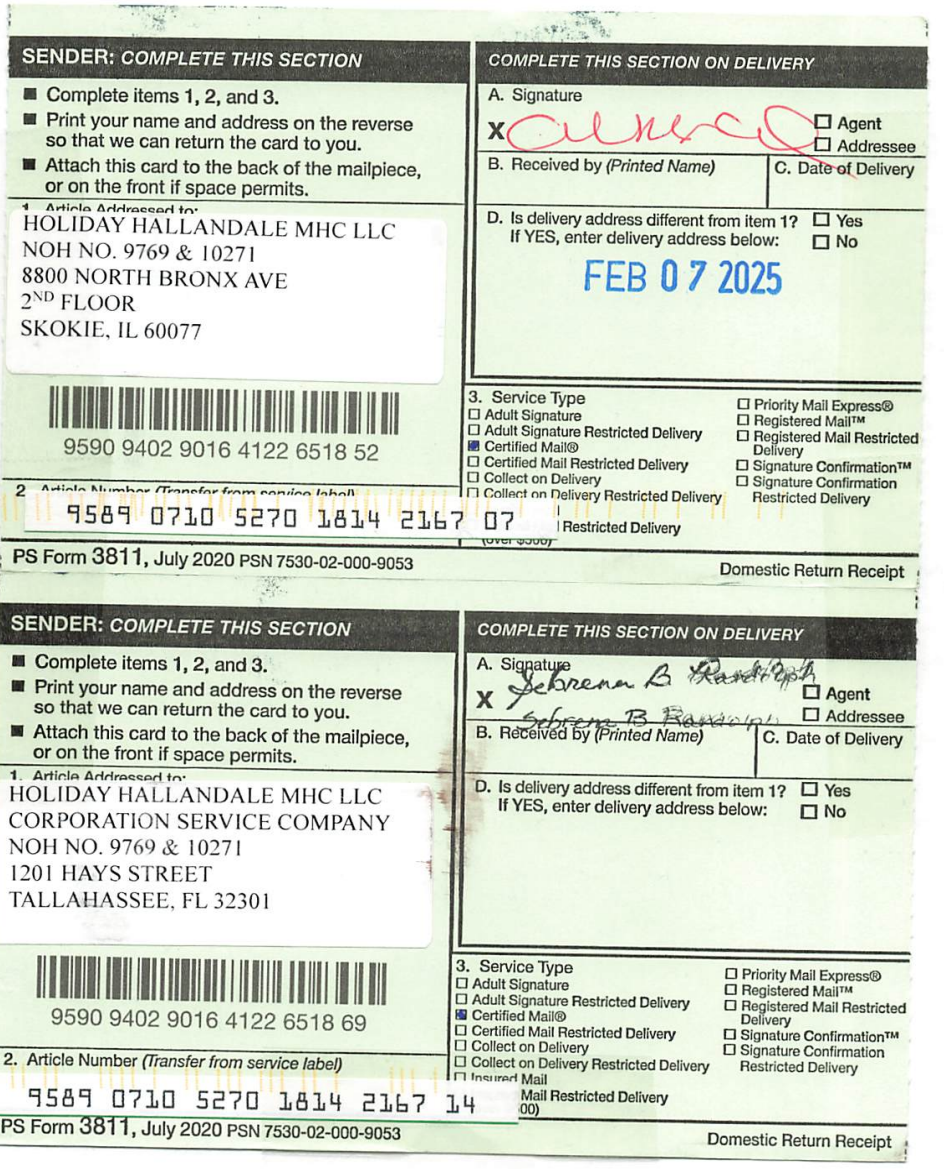
Street and Apt. No
NOH NO. 9769 & 10271
8800 NORTH BRONX AVE
2ND FLOOR

City, State, ZIP+4
SKOKIE, IL 60077

Postmark Here
JAN 2 2025

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

9589 0710 5270 1814 2167 07



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH NO. 9769 & 10271
8800 NORTH BRONX AVE
2ND FLOOR
SKOKIE, IL 60077

9590 9402 9016 4122 6518 52

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2167 07

PS Form 3811, July 2020 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

FEB 07 2025

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
NOH NO. 9769 & 10271
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 9016 4122 6518 69

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2167 14

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Sebrena B Rawlings ☐ Agent ☐ Addressee

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

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

3. Service Type

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

Domestic Return Receipt

STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 917879943
B# 508086

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
1H9PH0525D1025485	1983	HONE	HS	31'		20159579

Registered Owner:

ROSA ELENA MARTINEZ
3140 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009-5100

Date of Issue 07/26/2016

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Mail To:
ROSA ELENA MARTINEZ
3140 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009-5100

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.hsmv.state.fl.us/html/titlinf.html

LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
1H9PH0525D1025485	1983	HONE	HS	31'		20159579

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	04/28/2016

Odometer Status or Vessel Manufacturer or OH use	Hull Material	Prop	Date of Issue
			07/26/2016

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
ROSA ELENA MARTINEZ
3140 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009-5100

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES TALLAHASSEE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 124883911

Terry L. Rhodes
Executive Director

10 /12 124883911

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ .5 or ☐ 6 digit odometer now reads |_|_|_|_|_|_|X| (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

VOID IF ALTERED



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
Rosa E. Martinez	9769	06/13/2024
3140 W HALLANDALE BEACH BLVD #LOT 1018 PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Rosa E. Martinez	514229000300	
3140 W HALLANDALE BEACH BLVD #LOT 1018 PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #LOT 1018

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/13/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. Canopy installed without a permit. Obtain plans for an after the fact permit and inspections.
2. Renovation of rear side addition without a permit. Obtain plans for an after the fact permit and inspections.
3. Remove all prohibited outdoor stored items leaving patio furniture and/or BBQ items. Removed.

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

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

Jean Gustin

TOWN OF PEMBROKE PARK

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



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06/14/2024 ZIP 33023
043M30245597

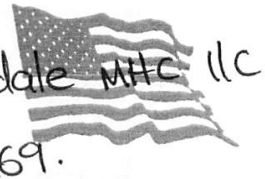
US POSTAGE

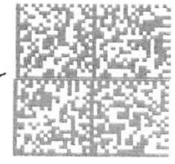
Holiday Hallandale MHC LLC
NOV#9769.
8800 North Bronx Ave 2nd Floor
Skokie, IL 60077.

TOWN OF PEMBROKE PARK

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

Holiday Hallandale MHC LLC
NOV #9769.
3140 W Hallandale Beach Blvd,
Pembroke Park, Fl 33009





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06/14/2024 ZIP 33023
043M30245597

US POSTAGE

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





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06/14/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

Rosa E. Martinez

3140 W HALLANDALE BEACH BLVD #LOT 1018
PEMBROKE PARK, FL 33009

Case #:

9769



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

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 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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$7,940,170	$220,080	$8,160,250	$5,803,240	
2023	$5,972,850	$220,080	$6,192,930	$5,275,680	$119,955.31
2022	$5,972,850	$220,080	$6,192,930	$4,796,080	$109,869.41

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$8,160,250	$8,160,250	$8,160,250	$8,160,250
Portability	0	0	0	0
Assessed/SOH	$5,803,240	$8,160,250	$5,803,240	$5,803,240
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	$5,803,240	$8,160,250	$5,803,240	$5,803,240

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	721,606	SF
$0.10	25,000	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

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



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title Authorized Representative

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





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$000.64 0
06/14/2024 ZIP 33023
043M30245597

US POSTAGE

OCT 24 2024

NOV 9769

Sent To:

Rosa E. Martinez

3140 W HALLANDALE BEACH BLVD #LOT 1018
PEMBROKE PARK, FL 33009

Case #:

97

NIXIE 331 FE 1 0010/22/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *2606-07054-20-36

9526000833102856

33009-510040
33023>5413

Case Overview

Property/Incident Information

Owner	Address	Site Address
Raphael Rampassard	3004 SW 23rd LN Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3004 SW 23rd LN

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 #** 9929 **Date Next Inspection** 1/27/2025

Notes

1. Outdoor storage prohibited. Remove all outdoor storage and store inside the mop, propane tank, boxes, ladder, buckets, car tire(s), wooden pallet(s), and miscellaneous items.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed a propane tank without a building permit. Obtain plans for an after the fact permit and complete all inspections.
4. Installed new door without a building permit. Obtain an after the fact permit and complete inspections.
5. Installation of an a/c wall unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
6. Demo of Ground A/C Unit & renovation to side-step to mobile home done prior of obtaining a permit. Obtain permit for demo of Ground A/C Unit & renovating to side-step.
Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/24/2024		Notice of Violation	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/27/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/27/2025

Case Overview

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: 1/27/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

RAPHAEL RAMPASSARD CASE NO. 9929

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RAPHAEL RAMPASSARD

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3004 SW 23RD LN, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: RAPHAEL RAMPASSARD AT 01: 22 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

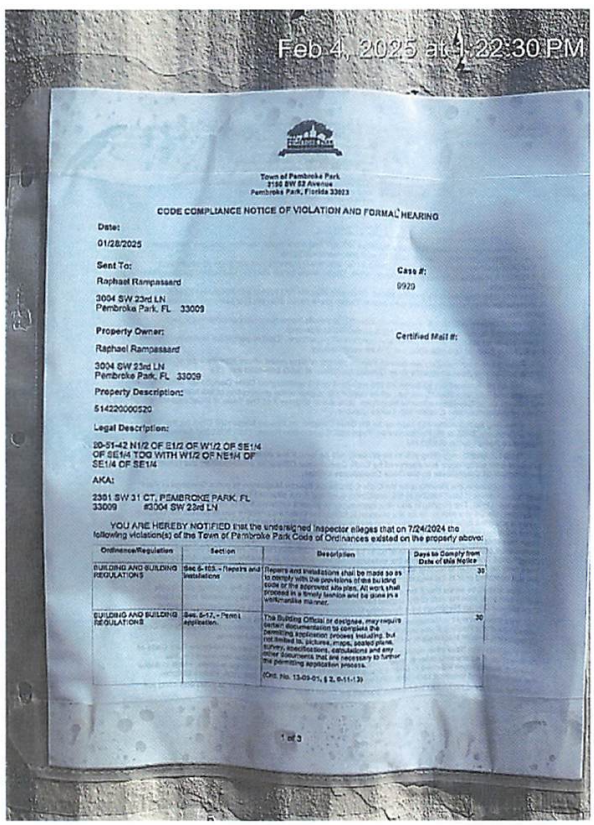
Signature

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

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


Feb 4, 2025 at 1:22:21 PM
3004


Feb 4, 2025 at 1:22:26 PM


Feb 4, 2025 at 1:22:30 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/28/2025
Sent To:
Raphael Rampassard
3004 SW 23rd LN
Pembroke Park, FL 33009
Case #:
9929
Property Owner:
Raphael Rampassard
3004 SW 23rd LN
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:
2351 SW 31 CT, PEMBROKE PARK, FL 33009 #3004 SW 23rd LN
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 6-103. - 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 6-12. - 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 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

Raphael Rampassard

3004 SW 23rd LN
Pembroke Park, FL 33009

Case #:

9929

Property Owner:

Raphael Rampassard

3004 SW 23rd LN
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 #3004 SW 23rd LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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. Outdoor storage prohibited. Remove all outdoor storage and store inside the mop, propane tank, boxes, ladder, buckets, car tire(s), wooden pallet(s), and miscellaneous items.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed a propane tank without a building permit. Obtain plans for an after the fact permit and complete all inspections.
4. Installed new door without a building permit. Obtain an after the fact permit and complete inspections.
5. Installation of an a/c wall unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
6. Demo of Ground A/C Unit & renovation to side-step to mobile home done prior of obtaining a permit. Obtain permit for demo of Ground A/C Unit & renovating to side-step.
Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

1/28/2025

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Raphael Rampassard

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3004 SW 23rd LN

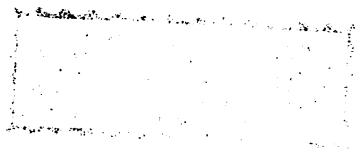
Respondent(s)

Case #:

9929

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Raphael Rampassard
Address:	3004 SW 23rd LN Pembroke Park, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3004 SW 23rd LN
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: 1/27/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/27/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/27/2025

Notes/Means of Correction:

1. Outdoor storage prohibited. Not Corrected.
2. Installed shed without a permit. No permit has been obtained. Not Corrected.
3. Installed a propane tank without a building permit. No permit has been obtained. Not Corrected.
4. Installed new door without a building permit. No permit has been obtained. Not Corrected.
5. Installation of an a/c wall unit without a permit. No permit has been obtained. Not Corrected.
6. Demo of Ground A/C Unit & renovation to side-step to mobile home done prior of obtaining a permit. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/28/2025

NOTARY PUBLIC, STATE OF FLORIDA

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



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and Fees
$

Postmark Here

USPS WEST HOLLYWOOD HILLS JAN 30 2025 HOLLYWOOD, FL 33023

Sent To Raphael Rampassard NOH 9929
Street and Apt. No., or PO Box No. 3004 SW 23rd Ln
City, State, ZIP+4® Pembroke Park, FL 33009

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

9589 0710 5270 1814 2168 51



U.S. Postal Service™
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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) $
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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fees
$

Postmark Here

USPS WEST HOLLYWOOD HILLS JAN 30 2025 HOLLYWOOD, FL 33023

Sent To David E Zell TR, Zell David E Trstee NOH 9929
Street and Apt. No., or PO Box No. 141 Greens Rd
City, State, ZIP+4® Hollywood, FL 33021

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

9589 0710 5270 1814 2168 44



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

David E Zell TR
Zell, David E Trstee
141 Greens Rd
Hollywood, FL 33021
NOH 9929

9590 9402 9016 4122 6501 76

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2168 44

COMPLETE THIS SECTION ON DELIVERY

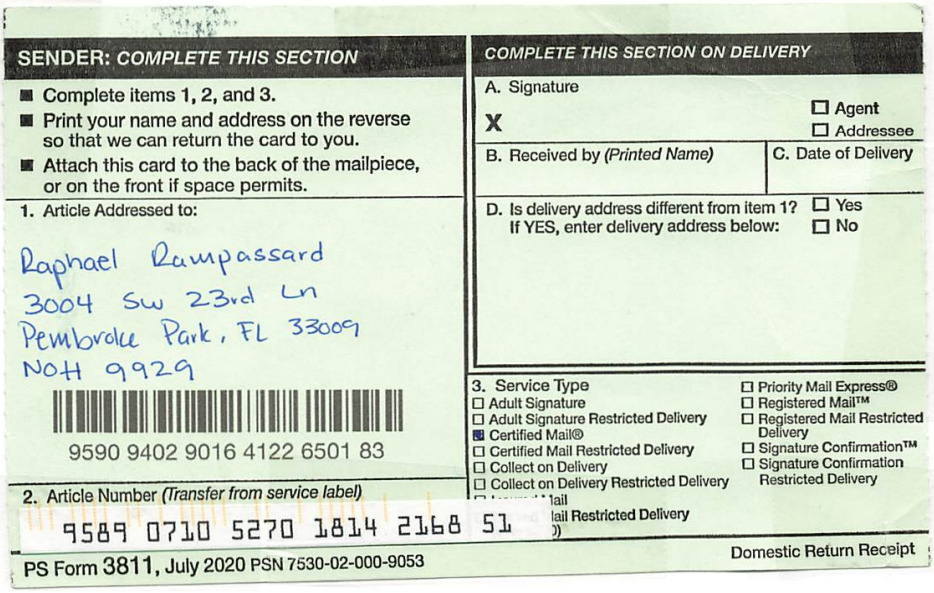
A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Kemeisha C. Date of Delivery 2/1/25

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Raphael Rampassard
3004 SW 23rd Ln
Pembroke Park, FL 33009
NOH 9929

9590 9402 9016 4122 6501 83

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2168 51

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1822071787
B# 1515756

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
2700481	1972	NEWM	HS	56'		5397592

Registered Owner:

RAFAEL SAMUEL RAMPASSARD
3004 SW 23RD LN
HALLANDALE BEACH, FL 33009-3055

Date of Issue 06/14/2023

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Mail To:

RAFAEL SAMUEL RAMPASSARD
3004 SW 23RD LN
HALLANDALE BEACH, FL 33009-3055

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.hsmv.state.fl.us/html/titlinf.html

LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
2700481	1972	NEWM	HS	56'		5397592

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	01/20/2018

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				06/14/2023

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
RAFAEL SAMUEL RAMPASSARD
3004 SW 23RD LN
HALLANDALE BEACH, FL 33009-3055

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES TALLAHASSEE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 163112855

David M. Kerner
Executive Director

1 /17 163112855

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |_|_|_|_|_|_| X (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

MTRFS022Y

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
DAVID E ZELL TR ZELL,DAVID E TRS 140 GREENS RD HOLLYWOOD, FL 33021	9929	07/24/2024

Property Owner:	Property Description:	Certified Mail #:
DAVID E ZELL TR ZELL,DAVID E TRS 140 GREENS RD HOLLYWOOD, FL 33021	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #3004 SW 23rd LN

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

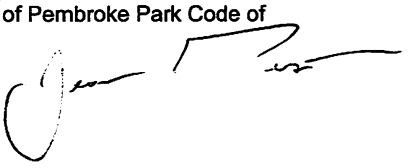
Notes/Means of Correction:

1. Outdoor storage prohibited. Remove all outdoor storage and store inside the mop, propane tank, boxes, ladder, buckets, car tire(s), wooden pallet(s), and miscellaneous items.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed a propane tank without a building permit. Obtain plans for an after the fact permit and complete all inspections.
4. Installed new door without a building permit. Obtain an after the fact permit and complete inspections.
5. Installation of an a/c wall unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
6. Demo of Ground A/C Unit & renovation to side-step to mobile home done prior of obtaining a permit. Obtain permit for demo of Ground A/C Unit & renovating to side-step.
Obtain plans for an after the fact permit and complete all inspections. Double permit fee assessed.
Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

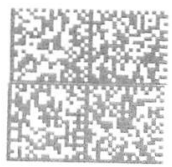
Jean Gustin



TOWN OF PEMBROKE PARK

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 0
07/26/2024 ZIP 33023
043M30245597

US POSTAGE

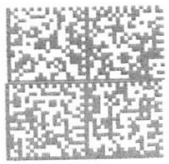
DAVID E ZELL TR
ZELL, DAVID E TRS.
NOV #9929.
2301 SW 31 CT
Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK

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

DAVID E ZELL TR
ZELL, DAVID E TRS
NOV #9929.
3004 SW 23 LN
Pembroke Park, FL 33009.



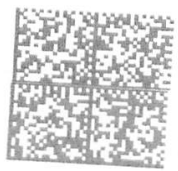


quadient
FIRST-CLASS MAIL
IMI
$000.69 0
07/26/2024 ZIP 33023
043M30245597

US POSTAGE

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 0
07/26/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:	Case #:
DAVID E ZELL TR ZELL,DAVID E TRS 140 GREENS RD HOLLYWOOD, FL 33021	9929



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRSTEE
Mailing Address	141 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28-03

Abbr 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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$4,316,710		$4,316,710	$3,165,300	
2023	$3,924,830		$3,924,830	$2,877,550	$69,046.65
2022	$2,945,130		$2,945,130	$2,615,960	$57,270.66

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,316,710	$4,316,710	$4,316,710	$4,316,710
Portability	0	0	0	0
Assessed/SOH	$3,165,300	$4,316,710	$3,165,300	$3,165,300
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	$3,165,300	$4,316,710	$3,165,300	$3,165,300

Sales History

Date	Type	Price	Book/Page or CIN
10/30/2023	DRR-T		119236539
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$11.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Leonardo Mangno Bohorquez Gonzalez	309 Lone Pine Lane PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #309 Lone Pine Lane

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status Open **Case #** 9965 **Date Next Inspection** 1/21/2025

Notes

1. Installed -3- new doors without a building permit. Obtain an after the fact permit and complete inspections.
2. Installed -3- A/C mini split without a permit. Obtain plans for an after the fact permit and inspections.
3. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
4. Installed Rubbermaid Shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Obtain plans for an after the fact permit and inspections.
5. Installed -2- wooden rails and stair steps (side of MH) without a permit.
Obtain plans for an after the fact permit and complete all inspections.
6. Exterior maintenance of wall required MH rear to pressure wash, clean, or paint.
7. Exterior maintenance of Rubbermaid shed. Pressure wash, clean, etc. the rear-side area of the Rubbermaid shed.
8. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding at the side rear of MH.
9. Utilizing single family Mobile Home as rental unit. Prohibited.
Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 211 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/30/2024		Notice of Violation	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	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.	1/21/2025
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.	1/21/2025
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: 1/21/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/21/2025
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: 1/21/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LEONARDO MANGNO BOHORQUEZ GONZALEZ CASE NO. 9965

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LEONARDO MANGNO BOHORQUEZ GONZALEZ

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 309 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: LEONARDO MANGNO BOHORQUEZ GONZALEZ AT 02: 18 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

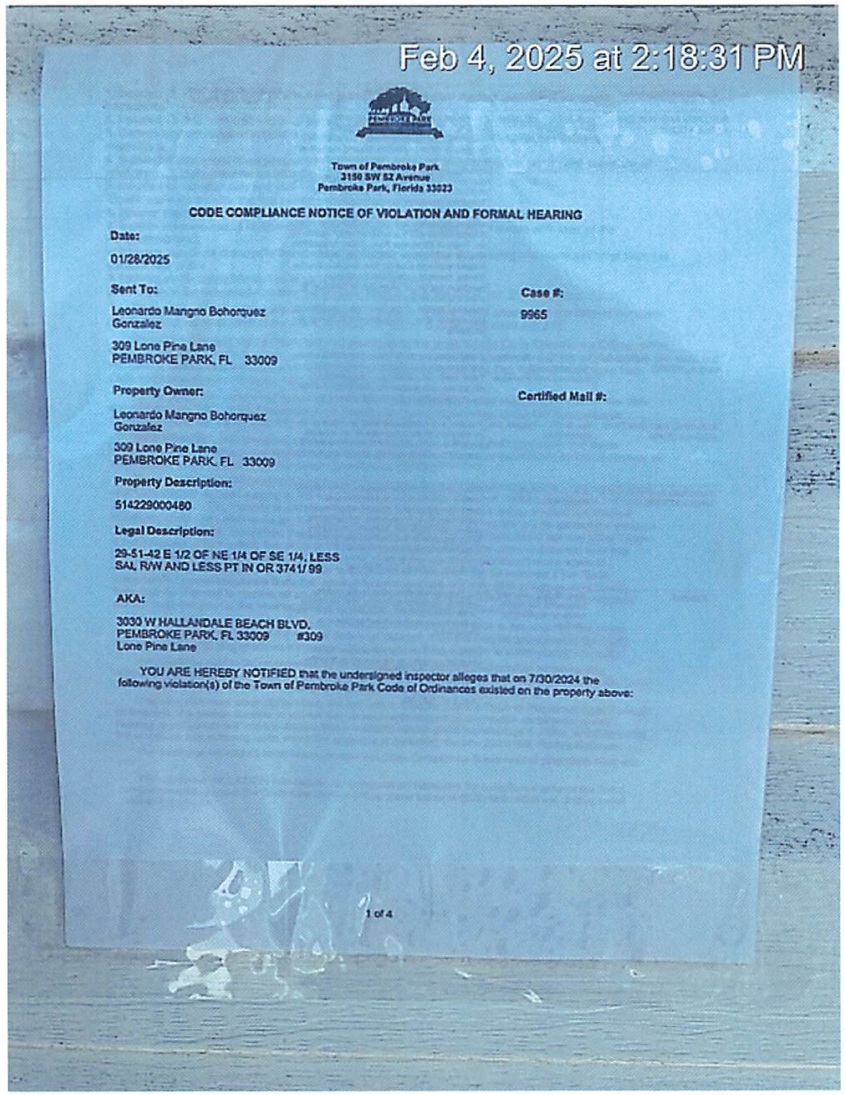
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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


Feb 4, 2025 at 2:18:23 PM
309


Feb 4, 2025 at 2:18:31 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/28/2025
Sent To:
Leonardo Mangno Bohorquez Gonzalez
309 Lone Pine Lane
PEMBROKE PARK, FL 33009
Case #:
9965
Property Owner:
Leonardo Mangno Bohorquez Gonzalez
309 Lone Pine Lane
PEMBROKE PARK, FL 33009
Certified Mail #:
Property Description:
514229000480
Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/99
AKA:
3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #309 Lone Pine Lane
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 4



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

Leonardo Mangno Bohorquez Gonzalez

309 Lone Pine Lane
PEMBROKE PARK, FL 33009

Case #:

9965

Property Owner:

Leonardo Mangno Bohorquez Gonzalez

309 Lone Pine Lane
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #309
Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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(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.	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. (Ord. No. 13-09-01, § 2, 9-11-13)	31
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)	31

1. Installed -3- new doors without a building permit. Obtain an after the fact permit and complete inspections.
2. Installed -3- A/C mini split without a permit. Obtain plans for an after the fact permit and inspections.
3. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
4. Installed Rubbermaid Shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Obtain plans for an after the fact permit and inspections.
5. Installed -2- wooden rails and stair steps (side of MH) without a permit.
Obtain plans for an after the fact permit and complete all inspections.
6. Exterior maintenance of wall required MH rear to pressure wash, clean, or paint.
7. Exterior maintenance of Rubbermaid shed. Pressure wash, clean, etc. the rear-side area of the Rubbermaid shed.
8. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding at the side rear of MH.
9. Utilizing single family Mobile Home as rental unit. Prohibited.
Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 211 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



1/28/2025

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Leonardo Mangno
Bohorquez Gonzalez
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #309 Lone
Pine Lane

Respondent(s)

Case #:

9965

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Leonardo Mangno Bohorquez Gonzalez
Address:	309 Lone Pine Lane PEMBROKE PARK, FL 33009
Folio:	514229000480
Site Address:	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #309 Lone Pine Lane
Legal Description:	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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.	1/21/2025
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.	1/21/2025
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: 1/21/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/21/2025
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: 1/21/2025

Notes/Means of Correction:

1. Installed -3- new doors without a building permit. No permit has been obtained. Not Corrected.
2. Installed -3- A/C mini split without a permit. No permit has been obtained. Not Corrected.
3. Camera system installed without a permit. No permit has been obtained. Not Corrected.
4. Rubbermaid Shed - Remove Rubbermaid Sheds that are not allowed per the FL Building Code. Not Corrected.
5. Installed -2- wooden rails and stair steps (side of MH) without a permit. No permit has been obtained. Not Corrected.
6. Exterior maintenance of wall required MH rear to pressure wash, clean, or paint. Corrected
7. Exterior maintenance of Rubbermaid shed. Corrected.
8. Property has blight damage to the vinyl siding. Corrected.
9. Utilizing single family Mobile Home as rental unit. Prohibited. No Inspection Has Been Scheduled. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

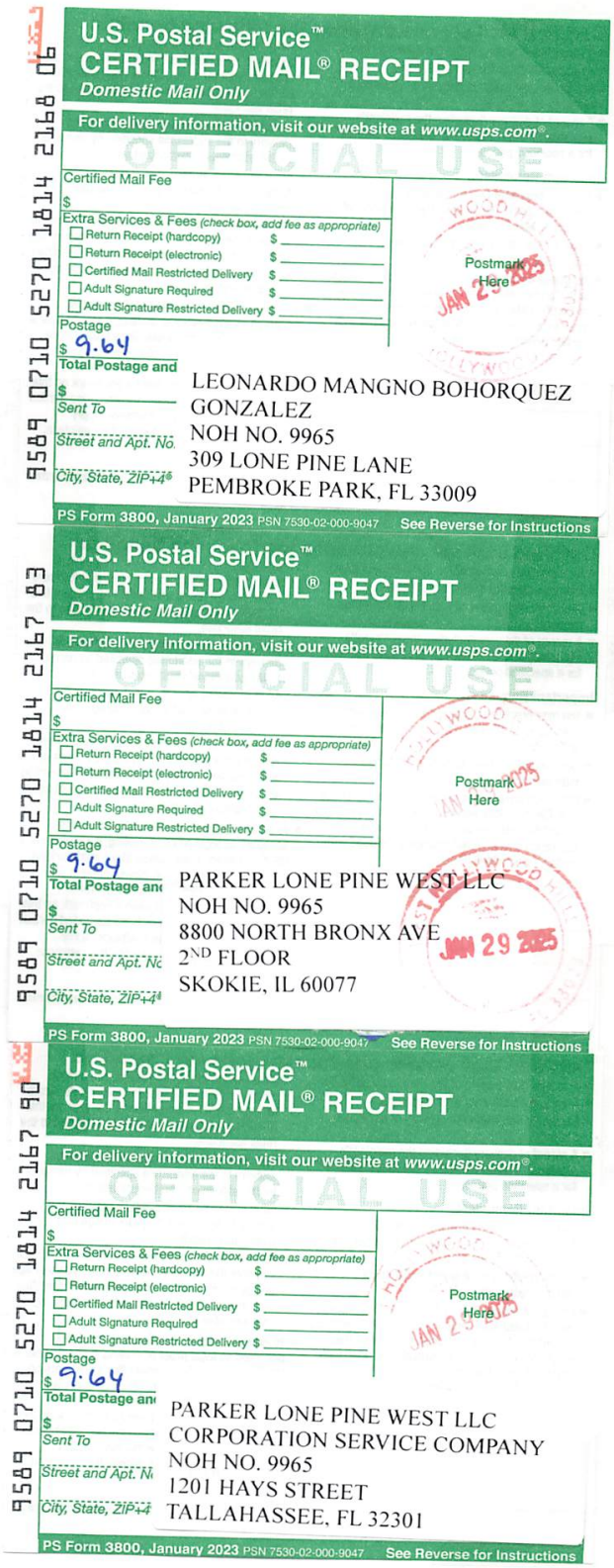
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/28/2025

NOTARY PUBLIC, STATE OF FLORIDA

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



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

Postage
$ 9.64

Total Postage and
$

Sent To
LEONARDO MANGNO BOHORQUEZ GONZALEZ
NOH NO. 9965

Street and Apt. No.
309 LONE PINE LANE

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

Postmark Here
JAN 29 2025

9589 0710 5270 1814 2168 06

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

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

Postage
$ 9.64

Total Postage and
$

Sent To
PARKER LONE PINE WEST LLC
NOH NO. 9965

Street and Apt. No.
8800 NORTH BRONX AVE
2ND FLOOR

City, State, ZIP+4®
SKOKIE, IL 60077

Postmark Here
JAN 29 2025

9589 0710 5270 1814 2167 83

PS Form 3800, January 2023 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
$ 9.64

Total Postage and
$

Sent To
PARKER LONE PINE WEST LLC
CORPORATION SERVICE COMPANY
NOH NO. 9965

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301

Postmark Here
JAN 29 2025

9589 0710 5270 1814 2167 90

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LEONARDO MANGNO BOHORQUEZ GONZALEZ
NOH NO. 9965
309 LONE PINE LANE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6519 51

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

9589 0710 5270 1814 2168 06

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PARKER LONE PINE WEST LLC
NOH NO. 9965
8800 NORTH BRONX AVE
2ND FLOOR
SKOKIE, IL 60077

9590 9402 9016 4122 6519 37

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

9589 0710 5270 1814 2167 83

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

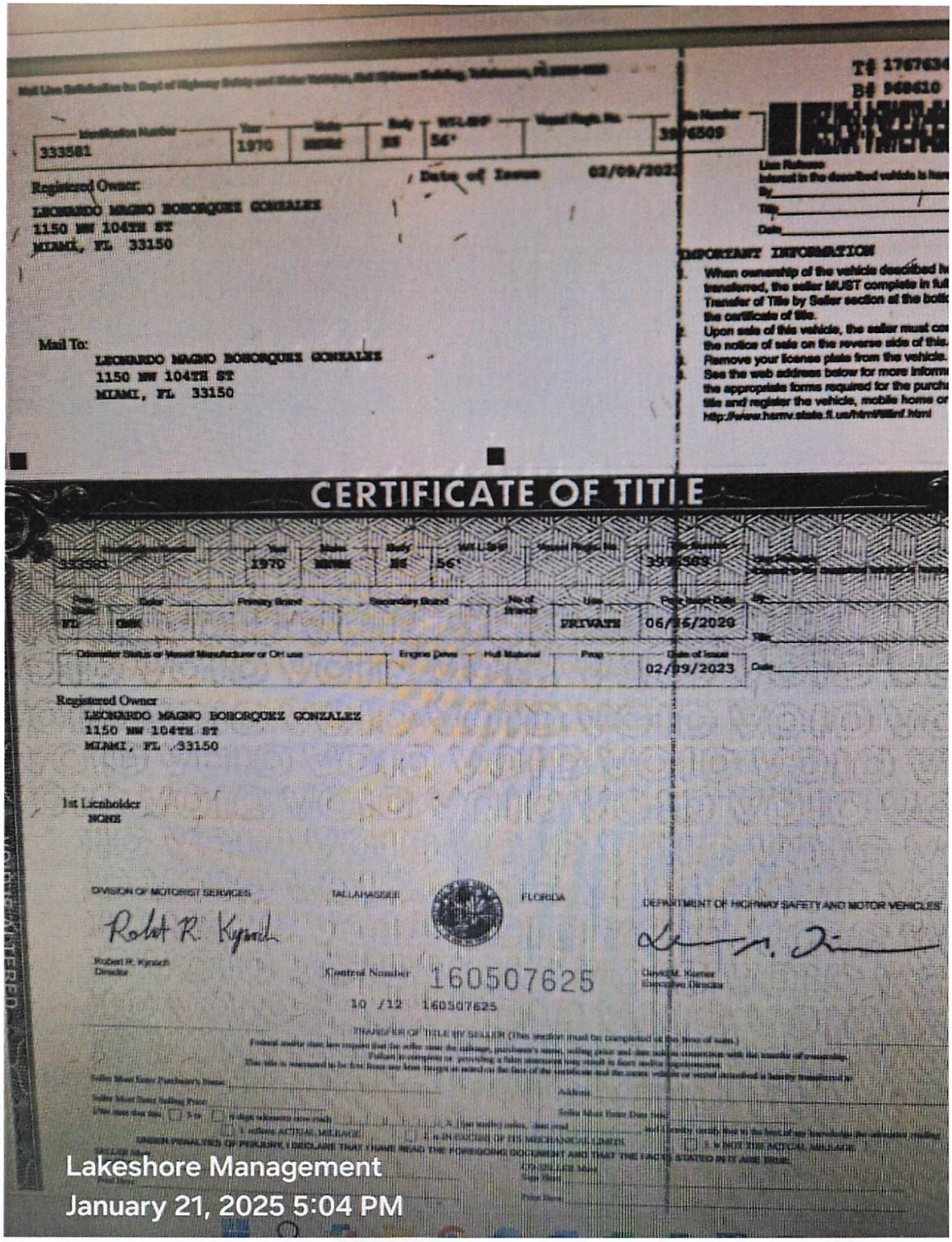
3. Service Type

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

Domestic Return Receipt

Id No: 333581

Title no: 3976509



Registered Owner:
LEONARDO MAGNO BOBORQUEZ GONZALEZ
1150 NW 104TH ST
MIAMI, FL 33150

Mail To:
LEONARDO MAGNO BOBORQUEZ GONZALEZ
1150 NW 104TH ST
MIAMI, FL 33150

CERTIFICATE OF TITLE

1970 | 56' | PRIVATE | 06/26/2020 | 02/09/2023

Registered Owner
LEONARDO MAGNO BOBORQUEZ GONZALEZ
1150 NW 104TH ST
MIAMI, FL 33150

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 160507625

10 /12 160507625

Lakeshore Management
January 21, 2025 5:04 PM

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Leonardo Mangno Bohorquez Gonzalez 309 Lone Pine Lane PEMBROKE PARK, FL 33009	9965	07/30/2024

Property Owner:	Property Description:	Certified Mail #:
Leonardo Mangno Bohorquez Gonzalez 309 Lone Pine Lane PEMBROKE PARK, FL 33009	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #309 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed -3- new doors without a building permit. Obtain an after the fact permit and complete inspections.
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5. Installed -2- wooden rails and stair steps (side of MH) without a permit.
Obtain plans for an after the fact permit and complete all inspections.
6. Exterior maintenance of wall required MH rear to pressure wash, clean, or paint.
7. Exterior maintenance of Rubbermaid shed. Pressure wash, clean, etc. the rear-side area of the Rubbermaid shed.
8. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding at the side rear of MH.
9. Utilizing single family Mobile Home as rental unit. Prohibited.
Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 211 for permit inquiry.

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

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

Jean Gustin

TOWN OF PEMBROKE PARK

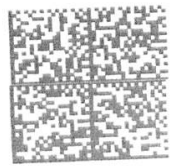
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Parker lone Pine west LLC

NOV #9965.

3030 W Hallandale Beach Blvd,
Pembroke Park, FL 33009



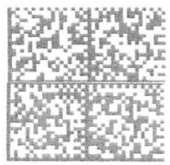


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08/01/2024 ZIP 33023
043M30245597

US POSTAGE

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





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08/01/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Leonardo Mangno Bohorquez Gonzalez

309 Lone Pine Lane
PEMBROKE PARK, FL 33009

9965

Property Owner:

Property Desc

TOWN OF PEMBROKE PARK

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

Corporation Service Company

NOV #9965.

1201 Hays street,

Tallahassee, Fl 32301





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

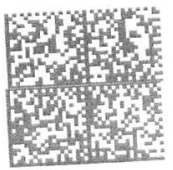
Parker Lane Pine West LLC

NOV #9965.

8800 N Bronx Ave, 2nd Fl

Skokie, IL 60077.





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08/01/2024 ZIP 33023

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US POSTAGE



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$8,451,490	$312,980	$8,764,470	$6,679,010	
2023	$6,146,540	$312,980	$6,459,520	$6,071,830	$133,638.61
2022	$6,146,540	$312,980	$6,459,520	$5,519,850	$122,349.42

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$8,764,470	$8,764,470	$8,764,470	$8,764,470
Portability	0	0	0	0
Assessed/SOH	$6,679,010	$8,764,470	$6,679,010	$6,679,010
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,679,010	$8,764,470	$6,679,010	$6,679,010

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	**42102 / 869**
4/19/2005	QC*	$100	**39524 / 162**
4/19/2005	SW*	$8,600,000	**39524 / 157**
1/8/1981	WD	$249,750	**9343 / 996**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
218								



Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

Name Changed: 04/10/2015

Address Changed: 02/22/2024

Authorized Person(s) Detail

Name & Address

Title Manager

null
Transmittal Number: 29685696

Case # 9965

Rejection of Service of Process

Return to Sender Information:

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

Date:	08/13/2024
Party Served:	Leonardo Mangno Bohorquez Gonzalez
Jurisdiction Served:	FL
Method Served:	Regular Mail
Title of Action:	Town Of Pembroke Park vs. 3030 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #309
Case/Reference No:	9965

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name -** Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation -** CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

Case Overview

Property/Incident Information

Owner	Address	Site Address
2099 SOUTH PARK RD LLC	2099 S PARK RD PEMBROKE PARK, FL 33009	2099 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514220030040

Legal Description

HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100

Case Status Open **Case #** 9978 **Date Next Inspection** 1/23/2025

Notes
1. Evolution Distro LLC. operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.
4. Excessive outdoor storage at premise rear, remove miscellaneous items and store inside.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/5/2024		Notice of Violation	Regular Mail
8/27/2024		Affidavit of Non-Compliance	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	1/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/23/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 1/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/23/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

2099 SOUTH PARK RD LLC CASE NO. 9978

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 2099 SOUTH PARK RD LLC

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 2099 S PARK RD, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: 2099 SOUTH PARK RD LLC AT 12: 58 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

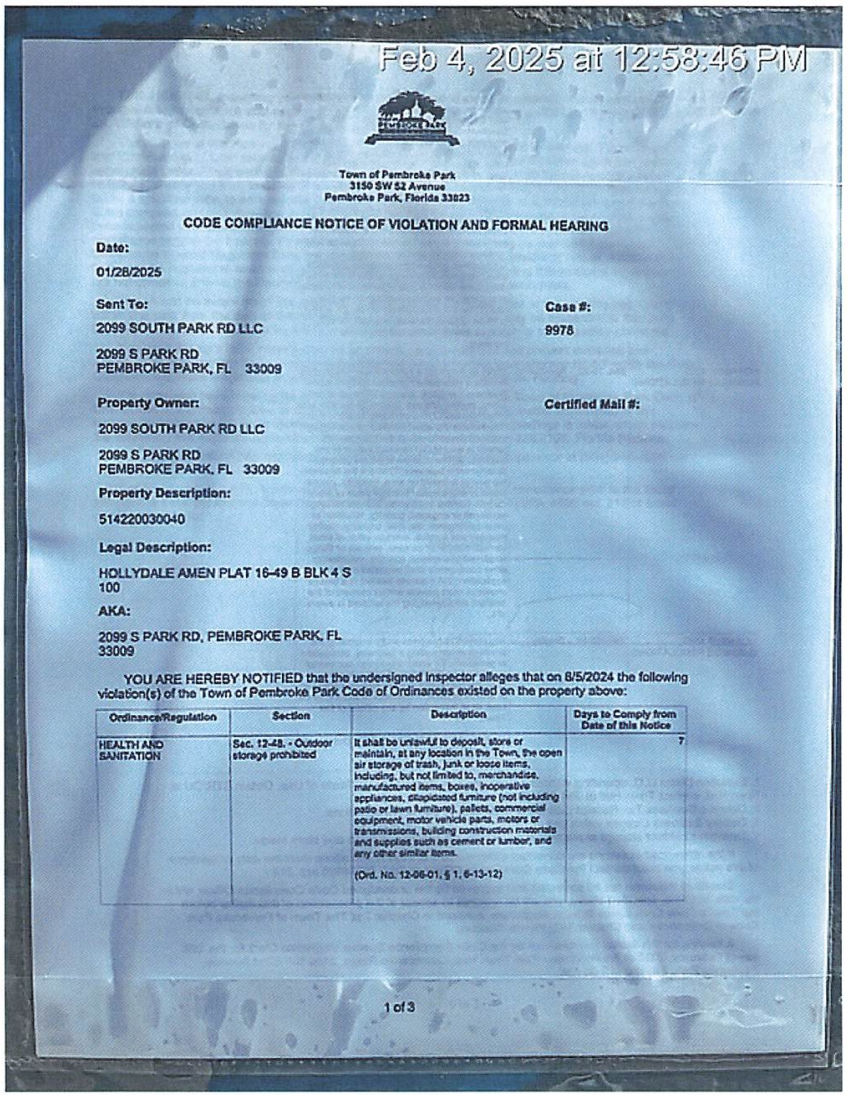
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [√] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

2099 SOUTH PARK RD LLC

2099 S PARK RD
PEMBROKE PARK, FL 33009

Case #:

9978

Property Owner:

2099 SOUTH PARK RD LLC

2099 S PARK RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030040

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 4 S
100

AKA:

2099 S PARK RD, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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

1 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

2099 SOUTH PARK RD LLC

2099 S PARK RD
PEMBROKE PARK, FL 33009

Case #:

9978

Property Owner:

2099 SOUTH PARK RD LLC

2099 S PARK RD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220030040

Legal Description:

HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100

AKA:

2099 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	30

1. Evolution Distro LLC. operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.
4. Excessive outdoor storage at premise rear, remove miscellaneous items and store inside.

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 19th day of February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

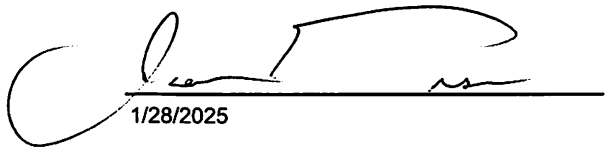
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



1/28/2025

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

2099 SOUTH PARK RD LLC

2099 S PARK RD, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 9978

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	2099 SOUTH PARK RD LLC
Address:	2099 S PARK RD PEMBROKE PARK, FL 33009
Folio:	514220030040
Site Address:	2099 S PARK RD, PEMBROKE PARK, FL 33009
Legal Description:	HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	1/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 1/23/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/23/2025

Notes/Means of Correction:

1. Evolution Distro LLC. operating without a Business Tax Receipt or Certificate of Use. Permit / Process # 91829 for BTR not obtained. Not Corrected.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections. BTR & CU not obtained. Not Corrected.
3. Display Business License within unit. BTR Process # 91829, call for re-inspection when BTR is displayed in unit. Not Corrected.
4. Excessive outdoor storage at premise rear, remove miscellaneous items and store inside. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/28/2025

NOTARY PUBLIC, STATE OF FLORIDA

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

9589 0710 5270 1814 2167 38

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and
$

Sent To
2099 SOUTH PARK RD LLC
NOH NO. 9978

Street and Apt. No.
2673 S PARK LN

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

Postmark Here
JAN 25

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

9589 0710 5270 1814 2167 21

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage an
$

Sent To
2099 SOUTH PARK RD LLC
NOH NO. 9978

Street and Apt. N
2099 S PARK RD

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

Postmark Here
JAN 25

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

9589 0710 5270 1814 2167 45

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage an
$

Sent To
2099 SOUTH PARK RD LLC
JEFFREY FEINBERG ESQ
NOH NO. 9978

Street and Apt. N
4651 SHERIDAN ST STE 200

City, State, ZIP+4
HOLLYWOOD, FL 33021

Postmark Here
JAN 25

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

2099 SOUTH PARK RD LLC
NOH NO. 9978
2673 S PARK LN
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6518 83

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

9589 0710 5270 1814 2167 38

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

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

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

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

tail Restricted Delivery
0)

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:

2099 SOUTH PARK RD LLC
JEFFREY FEINBERG ESQ
NOH NO. 9978
4651 SHERIDAN ST STE 200
HOLLYWOOD, FL 33021

9590 9402 9016 4122 6518 90

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

9589 0710 5270 1814 2167 45

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 2/3/25

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

FEB 06 2025

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

tail Restricted Delivery
0)

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
2099 SOUTH PARK RD LLC 2099 S PARK RD PEMBROKE PARK, FL 33009	9978	08/05/2024

Property Owner:	Property Description:	Certified Mail #:
2099 SOUTH PARK RD LLC 2099 S PARK RD PEMBROKE PARK, FL 33009	514220030040	

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100	2099 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/5/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30

Notes/Means of Correction:

1. Evolution Distro LLC. operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at954-966-4600.
2. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
3. Display Business License within unit.
4. Excessive outdoor storage at premise rear, remove miscellaneous items and store inside.

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.

TOWN OF PEMBROKE PARK

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

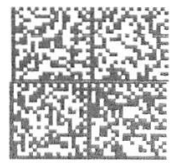
2099 SOUTH PARK RD LLC

NOV #9978.

2673 S Park Ln,

Pembroke Park, FL 33009.





quadient

FIRST-CLASS MAIL

IMI

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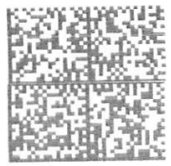
08/05/2024 ZIP 33023

043M30245597

US POSTAGE

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 0
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

2099 SOUTH PARK RD LLC

2099 S PARK RD
PEMBROKE PARK, FL 33009

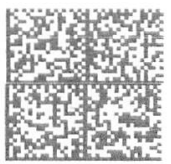
9978

Property Owner:

Property Descr

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 0
08/05/2024 ZIP 33023
043M30245597

US POSTAGE

Jeffrery, Felnberg ESQ.
NOV #9978.
4651 Sheridan street, ste 200.
Hollywood, FL 33021.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2099 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 03 0040
Property Owner	2099 SOUTH PARK RD LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33009	Use	41-01
Abbr Legal Description	HOLLYDALE AMEN PLAT 16-49 B BLK 4 S 100		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$340,680	$1,870,120	$2,210,800	$2,179,890	
2023	$198,730	$1,782,990	$1,981,720	$1,981,720	$42,779.78
2022	$198,730	$1,782,990	$1,981,720	$1,309,940	$31,790.05

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,210,800	$2,210,800	$2,210,800	$2,210,800
Portability	0	0	0	0
Assessed/SOH	$2,179,890	$2,210,800	$2,179,890	$2,179,890
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	$2,179,890	$2,210,800	$2,179,890	$2,179,890

Sales History

Date	Type	Price	Book/Page or CIN
1/11/2022	WD-Q	$2,200,000	**117893443**
5/1/1983	WD	$360,000	**10835 / 261**
9/1/1973	WD	$7,300	
2/1/1968	WD	$77,500	

Land Calculations

Price	Factor	Type
$12.00	28,390	SF
Adj. Bldg. S.F. (Card, Sketch)		16900
Eff./Act. Year Built: 1965/1964		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
16900								



Detail by Entity Name

Florida Limited Liability Company
2099 SOUTH PARK RD LLC

Filing Information

Document Number	L21000334794
FEI/EIN Number	87-1910182
Date Filed	07/23/2021
Effective Date	07/26/2021
State	FL
Status	ACTIVE

Principal Address

2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

JEFFERY, FEINBERG, ESQ
4651 SHERIDAN STREET,
SUITE 200
HOLLYWOOD, FL 33021

Authorized Person(s) Detail

Name & Address

Title AMBR

Pompano Crown LLC
2673 SOUTH PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2022	01/04/2022
2023	02/07/2023
2024	02/01/2024

Document Images

Case Overview

Property/Incident Information

Owner	Address	Site Address
Gustavo Delacuadra	123 Lone Pine Terrace PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Terrace

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status Open **Case #** 10211 **Date Next Inspection** 1/30/2025

Notes 1. Interior renovation conducted at home without permits. Obtain plans for an after-the-fact permit and complete all inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/8/2024		Notice of Violation	Regular Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/30/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/30/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

GUSTAVO DELACUADRA CASE NO. 10211

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: GUSTAVO DELACUADRA

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 123 LONE PINE TERRACE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: GUSTAVO DELACUADRA AT 02: 27 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

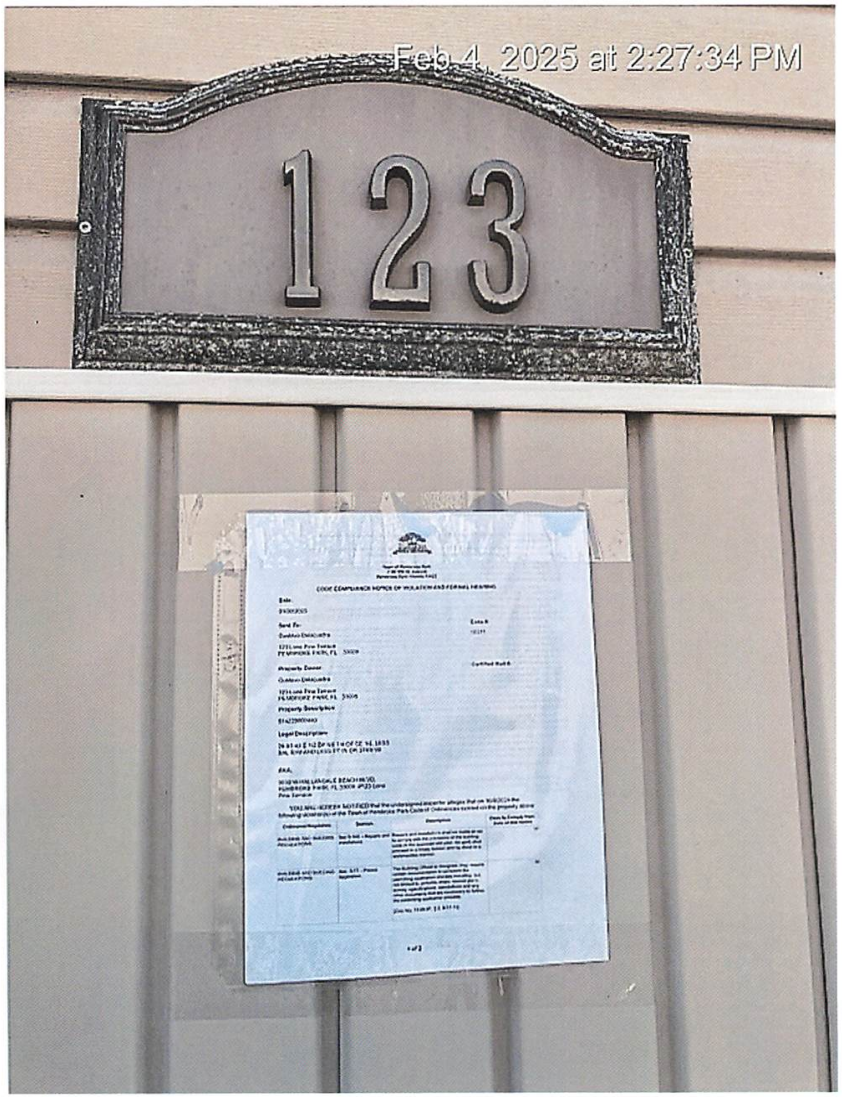
Jean Gustin
AFFIANT

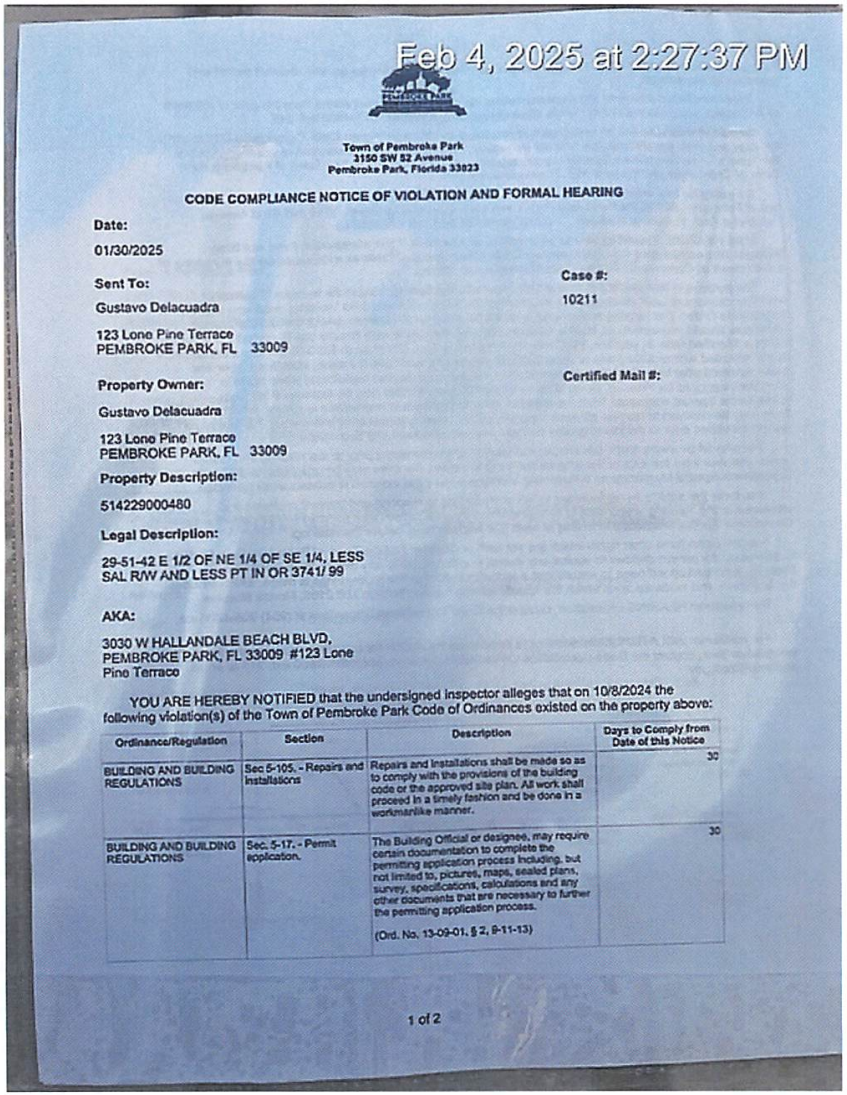
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/30/2025

Case #:

10211

Sent To:

Gustavo Delacuadra

123 Lone Pine Terrace
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:

Gustavo Delacuadra

123 Lone Pine Terrace
PEMBROKE PARK, FL 33009

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #123 Lone Pine Terrace

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/30/2025

Sent To:

Gustavo Delacuadra

123 Lone Pine Terrace
PEMBROKE PARK, FL 33009

Case #:

10211

Property Owner:

Gustavo Delacuadra

123 Lone Pine Terrace
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Terrace

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1. Interior renovation conducted at home without permits. Obtain plans for an after-the-fact permit and complete all inspections.

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 19th day of February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

1/30/2025

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Gustavo Delacuadra

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Terrace

Respondent(s)

Case #:

10211

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Gustavo Delacuadra

Address: 123 Lone Pine Terrace PEMBROKE PARK, FL 33009

Folio: 514229000480

Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Terrace

Legal Description: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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

Notes/Means of Correction:

1. Interior renovation conducted at home without permits. No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

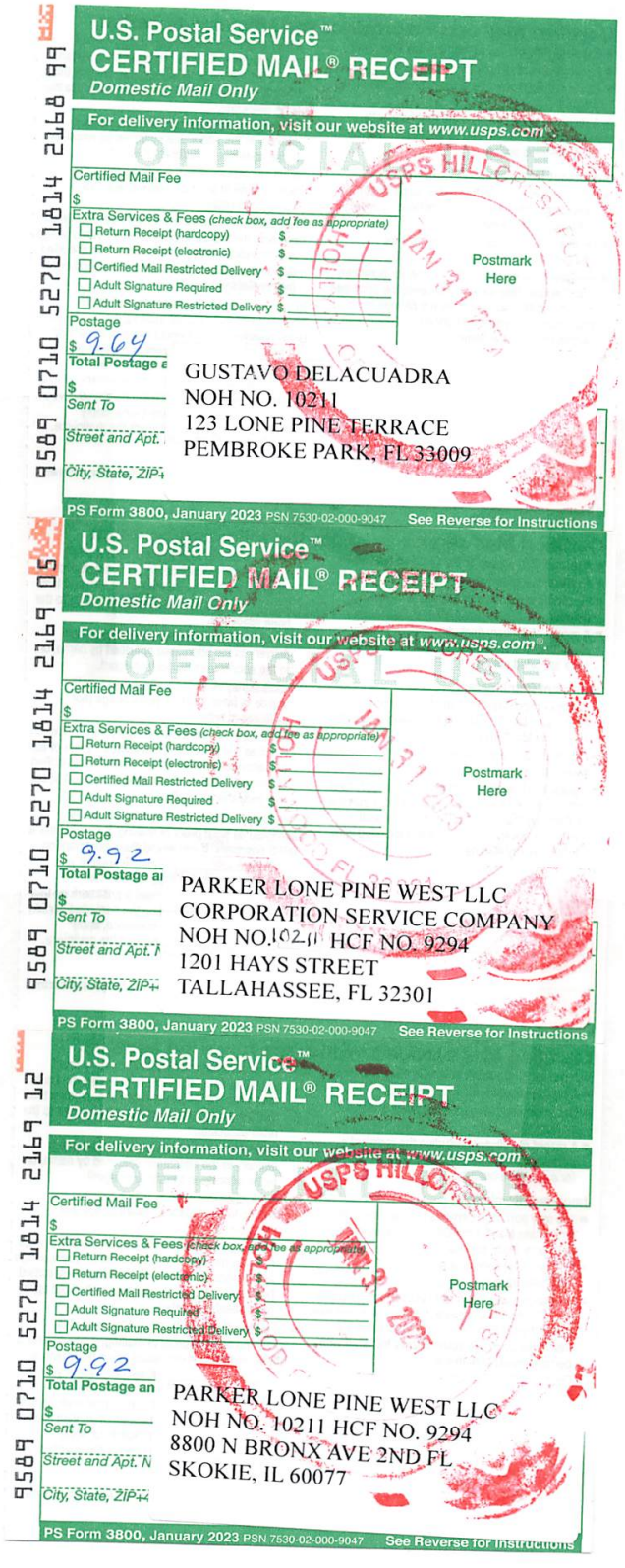
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

NOTARY PUBLIC, STATE OF FLORIDA

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



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage a
$

Sent To
GUSTAVO DELACUADRA
NOH NO. 10211
123 LONE PINE TERRACE
PEMBROKE PARK, FL 33009

Street and Apt.

City, State, ZIP+

Postmark Here

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

9589 0710 5270 1814 2168 99

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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
$ 9.92

Total Postage a
$

Sent To
PARKER LONE PINE WEST LLC
CORPORATION SERVICE COMPANY
NOH NO. 10211 HCF NO. 9294
1201 HAYS STREET
TALLAHASSEE, FL 32301

Street and Apt.

City, State, ZIP+

Postmark Here

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

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Domestic Mail Only

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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
$ 9.92

Total Postage an
$

Sent To
PARKER LONE PINE WEST LLC
NOH NO. 10211 HCF NO. 9294
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

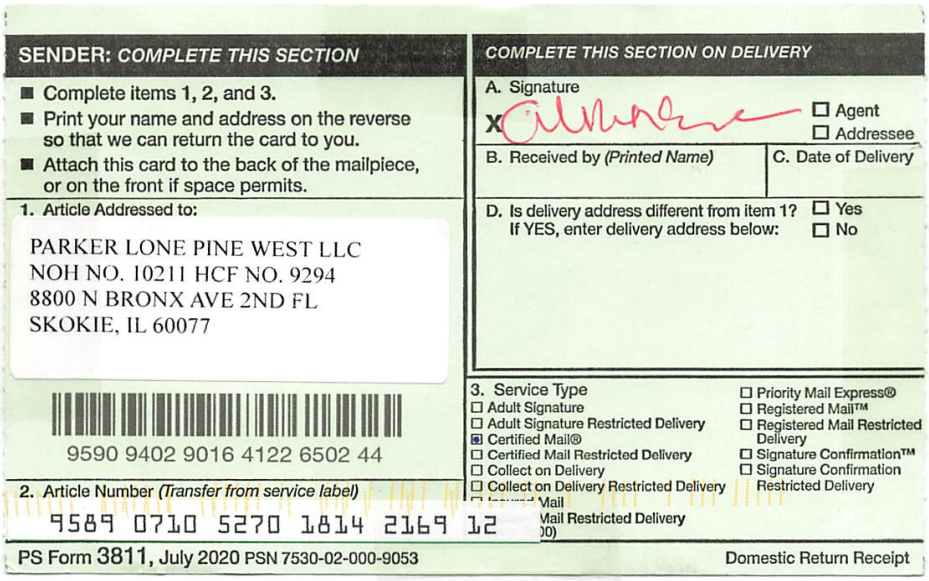
Street and Apt. N

City, State, ZIP+4

Postmark Here

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

9589 0710 5270 1814 2169 12



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:

PARKER LONE PINE WEST LLC
NOH NO. 10211 HCF NO. 9294
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

9590 9402 9016 4122 6502 44

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

9589 0710 5270 1814 2169 12

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Gustavo Delacuadra 123 Lone Pine Terrace PEMBROKE PARK, FL 33009	10211	10/08/2024

Property Owner:	Property Description:	Certified Mail #:
Gustavo Delacuadra 123 Lone Pine Terrace PEMBROKE PARK, FL 33009	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #123 Lone Pine Terrace

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Means of Correction:

1. Interior renovation conducted at home without permits. Obtain plans for an after-the-fact permit and complete all inspections.

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

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

Jean Gustin





Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

Name Changed: 04/10/2015

Address Changed: 02/22/2024

Authorized Person(s) Detail

Name & Address

Title Manager



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	$8,451,490	$312,980	$8,764,470	$7,346,910	
2024	$8,451,490	$312,980	$8,764,470	$6,679,010	
2023	$6,146,540	$312,980	$6,459,520	$6,071,830	$133,638.61

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$8,764,470	$8,764,470	$8,764,470	$8,764,470
Portability	0	0	0	0
Assessed/SOH	$7,346,910	$8,764,470	$7,346,910	$7,346,910
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	$7,346,910	$8,764,470	$7,346,910	$7,346,910

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	**42102 / 869**
4/19/2005	QC*	$100	**39524 / 162**
4/19/2005	SW*	$8,600,000	**39524 / 157**
1/8/1981	WD	$249,750	**9343 / 996**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
218								

TOWN OF PEMBROKE PARK

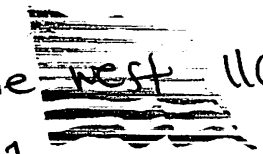
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

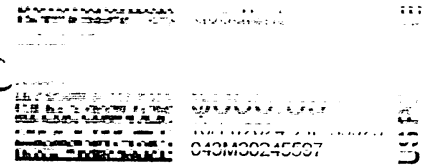
Parker Lone Pine West LLC

NOV #10211

8800 N Bronx Ave 2nd Floor,

Skokie, IL 60077





TOWN OF PEMBROKE PARK

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

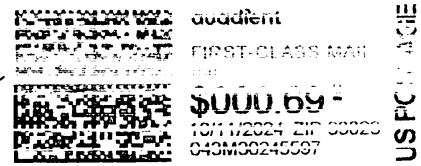
Parker Lone Pine West LLC

NOV #10211

3030 W Hallandale Beach Blvd,

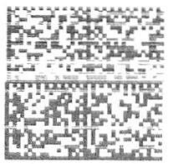
Pembroke Park, FL 33009





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





quadient
FIRST-CLASS MAIL
IMI
$000.69 9
10/11/2024 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:	Case #:
Gustavo Delacuadra	10211
123 Lone Pine Terrace PEMBROKE PARK, FL 33009	

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 9
10/11/2024 ZIP 33023
043M30245597

US POSTAGE

Corporation Service Company

NOV #10211

1201 Hays Street,
Tallahassee, FL 32301.

null
Transmittal Number: 30110200

CSC

Rejection of Service of Process

Return to Sender Information:

Jean Gustin null
Code Compliance
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	10/21/2024
Party Served:	Gustavo Delacuadra
Jurisdiction Served:	FL
Method Served:	Regular Mail
Title of Action:	Town of Pembroke Park vs. 3030 W Hallandale Beach Blvd, Pembroke Park, Fl 33009 #123 Lone Pine Terrace
Case/Reference No:	10211

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name -** Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation -** CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

CSC

Reading,PA
D/S AUTH 2E-33

OCT 28 2024

HAHRSMB 33023

0.62²
3 2024
PITNEY BOWES

Tallahassee, FL 32399-0600

T# 2019031837
B# 1473371

STATE OF FLORIDA

Identification Number	Year	Make	Body	WT-L BHP	Vessel Regis No	Title Number
60123FBBR11558	1969	TROP	HS	56'		3362407

Registered Owner
GUSTAVO F DELACUADRA
154 RIVIERA CIR
WESTON, FL 33326-3113

Date of Issue 09/19/2024

Mail To
GUSTAVO F DELACUADRA
154 RIVIERA CIR
WESTON, FL 33326-3113

LIEN SATISFACTION

Lien Release
Interest in the described vehicle is hereby released
By
Title
Date

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel.
http://www.flhsmv.gov/html/titlinf.html

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L BHP	Vessel Regis No	Title Number
60123FBBR11558	1969	TROP	HS	56'		3362407

Lien Release
Interest in the described vehicle is hereby released
By
Title
Date

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	04/30/2024

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				09/19/2024

Registered Owner
GUSTAVO F DELACUADRA
154 RIVIERA CIR
WESTON, FL 33326-3113

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE, FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 169840802

David M. Kerner
Executive Director

2 /9 169840802

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to

Seller Must Enter Purchaser's Name: Address:

Seller Must Enter Selling Price: Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads [ ][ ][ ][ ][ ][ ][X] (no tenths) miles, date read and I hereby certify that to the best of my knowledge the odometer reading

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here: CO-SELLER Must Sign Here:

Print Here: Print Here:

Selling Dealer's License Number: Tax No.: Tax Collected:

Auction Name: License Number:

PURCHASER Must Sign Here: CO-PURCHASER Must Sign Here:

Print Here: Print Here:

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

CNTY# AGY# SUB# RPT#

2	9	BAL	6547

AUDIT # 169840802

L# 2307155
T# 2019831837
B# 1473371
S# 108502437

STATE OF FLORIDA
APPLICATION FOR VEHICLE/VESSEL CERTIFICATE OF TITLE

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR	MAKE	MAKE or MANUFACTURER	BODY TYPE	VEHICLE COLOR	WT/LENGTH	PRINCPL OPERAT	GVW/LOC
3362407	60123FBBR11558	1969	TROP		HS	UNK		56'	

DATE OF ISSUE MO	DAY	YEAR	TRANS CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	ENGINE DRIVE	FUEL	VESSEL TYPE	WATER	FL NUMBER	AUTH DESTRUCTION
09	19	24	TRT	PRIVATE								

Applicant/Owner's Name & Address
GUSTAVO F DELACUADRA
154 RIVIERA CIR
WESTON, FL 33326-3113

SEX	BIRTHDATE MO	DAY	YEAR	RESIDENT Y	N	ALIEN	CNTY RES #
M	01	06	73	X			10

1st OWNER FL/DL# OR FEID #

2nd OWNER FL/DL# OR UNIT #

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE	SALES TAX	GRAND TOTAL
8.25	97.50	0.00	105.75

Action Requested: TRANSFER TITLE

Brands:

PREV STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER	ODOMETER DECLARATION CERTIFICATION
FL	08/13/2024		XX		☐

LIEN INFORMATION

DATE OF LIEN | RECEIVED DATE | FEID # OR FL / DL AND SEX AND DATE OF BIRTH | DMV ACCOUNT #

NAME OF FIRST LIENHOLDER:

ADDRESS

SALVAGE TYPE

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER
LSC MOBILE SALES INC

ADDRESS
3030 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009-5162

DEALER LICENSE NO.
DH101619252

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE IS EXEMPT FROM FLORIDA SALES OR USE TAX FOR THE REASON(S) CHECKED
☐ PURCHASER HOLDS VALID EXEMPTION CERTIFICATE
☐ VEHICLE / VESSEL WILL BE USED EXCLUSIVELY FOR RENTAL
☐ OTHER

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS $

INDICATE SALES OR USE TAX DUE AS PROVIDED BY CHAPTER 212, FLORIDA STATUTES $ 0.00

☐ SELLING PRICE VERIFIED

APPLICANT CERTIFICATION

I/WE HEREBY CERTIFY THAT THE VEHICLE/VESSEL TO BE TITLED WILL NOT BE OPERATED UPON THE PUBLIC HIGHWAYS/WATERWAYS OF THIS STATE.

___ I CERTIFY THAT THE CERTIFICATE OF TITLE IS LOST OR DESTROYED.

___ I CERTIFY THAT THIS MOTOR VEHICLE/VESSEL WAS REPOSSESSED UPON DEFAULT OF THE LIEN INSTRUMENT AND IS NOW IN MY POSSESSION.

I/WE HEREBY CERTIFY THAT I/WE LAWFULLY OWN THE ABOVE DESCRIBED VEHICLE/VESSEL, AND MAKE APPLICATION FOR TITLE. IF LIEN IS BEING RECORDED NOTICE IS HEREBY GIVEN THAT THERE IS AN EXISTING WRITTEN LIEN INSTRUMENT INVOLVING THE VEHICLE/VESSEL DESCRIBED ABOVE AND HELD BY LIENHOLDER SHOWN ABOVE. I/WE FURTHER AGREE TO DEFEND THE TITLE AGAINST ALL CLAIMS.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

Signature of Applicant/Owner

Signature of Applicant/Co-Owner

HSMV 82041 REVISED 02/06 SCAN CODE MVT

I UNDERSTAND THAT MY DRIVER LICENSE AND REGISTRATIONS WILL BE SUSPENDED IMMEDIATELY IF THE INSURER DENIES THE INSURANCE INFORMATION SUBMITTED FOR THIS REGISTRATION.

MTRFS021Y

Case Overview

Property/Incident Information

Owner	Address	Site Address
Denise Fondoella	3120 W HALLANDALE BEACH BLVD # Lot 616 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 616

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 #** 10271 **Date Next Inspection** 1/21/2025

Notes

1. New finish stucco work installed without a building permit. Obtain an after the fact permit and complete inspections.
2. Doors installed without a building permit. Obtain an after the fact permit and complete inspections.
3. Installed three A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
4. Wooden porch deck with railing and stair steps installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
5. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
6. Rubbermaid shed out in the open. Rubbermaid or plastic sheds are prohibited. Remove and put in an enclosed area.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
10/21/2024		Notice of Violation	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/21/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/21/2025

Case Overview

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: 1/21/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

DENISE FONDOELLA CASE NO. 10271

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: DENISE FONDOELLA

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 616, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: DENISE FONDOELLA AT 01: 47 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

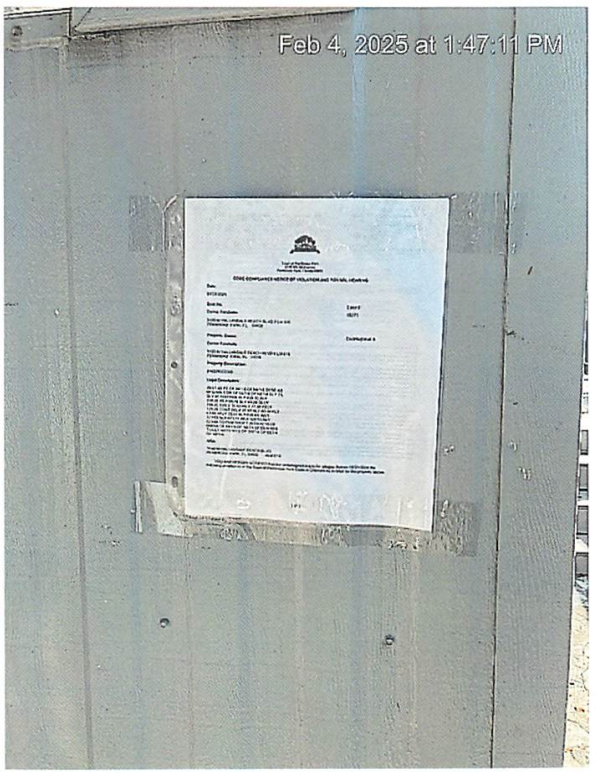
JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

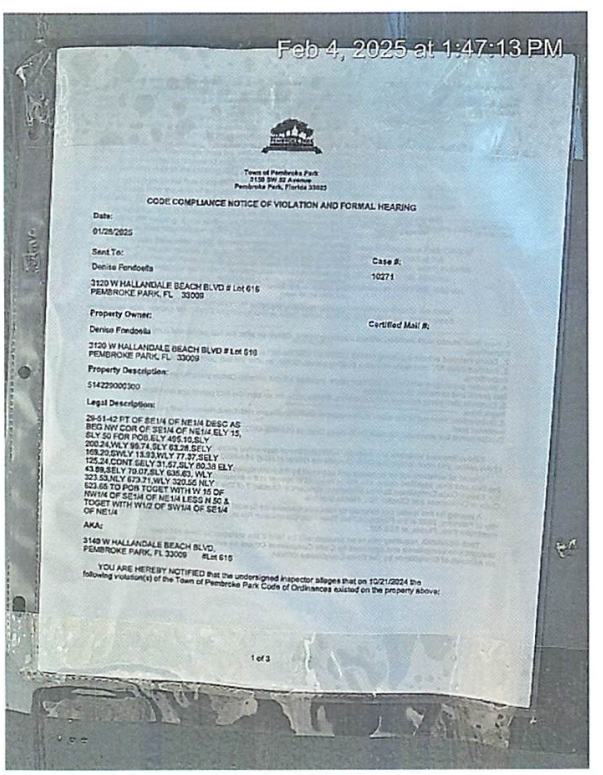
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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


Feb 4, 2025 at 1:47:08 PM
616


Feb 4, 2025 at 1:47:11 PM


Feb 4, 2025 at 1:47:13 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
01/28/2025
Sent To:
Denise Fondoella
3120 W HALLANDALE BEACH BLVD # Lot 616
PEMBROKE PARK, FL 33009
Case #:
10271
Property Owner:
Denise Fondoella
3120 W HALLANDALE BEACH BLVD # Lot 616
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 405.10,SLY
200.24,WLY 95.74,SLY 83.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 79.07,SLY 635.63, WLY
323.53,NLY 673.71,WLY 320.56 NLY
523.65 TO POB TOGET WITH W 55 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:
3149 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 616
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/21/2024 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

Denise Fondoella

3120 W HALLANDALE BEACH BLVD # Lot 616
PEMBROKE PARK, FL 33009

Case #:

10271

Property Owner:

Denise Fondoella

3120 W HALLANDALE BEACH BLVD # Lot 616
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 616

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/21/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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. New finish stucco work installed without a building permit. Obtain an after the fact permit and complete inspections.
2. Doors installed without a building permit. Obtain an after the fact permit and complete inspections.
3. Installed three A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
4. Wooden porch deck with railing and stair steps installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
5. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
6. Rubbermaid shed out in the open. Rubbermaid or plastic sheds are prohibited. Remove and put in an enclosed area.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

1/28/2025

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Denise Fondoella

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 616

Respondent(s)

Case #:

10271

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Denise Fondoella
Address:	3120 W HALLANDALE BEACH BLVD # Lot 616 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 616
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/21/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/21/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/21/2025

Notes/Means of Correction:

1. New finish stucco work installed without a building permit. Stucco - Process #39184205 & #39185840, incomplete. Not Corrected.
2. Doors installed without a building permit. Doors - Process #39185840, incomplete. Not Corrected.
3. Installed three A/C mini splits without a building permit. Mini A/C Splits - Process #39184205 & 39185828 incomplete. Not Corrected.
4. Wooden porch deck with railing and stair steps installed without permits. Wooden porch deck - Process #39184205 incomplete. Not Corrected.
5. Concrete slab paver installed without permits. Slab paver- Process #39184205, 39185828 & 39185840 incomplete. Not Corrected.
6. Rubbermaid Shed - Remove Rubbermaid Sheds that are not allowed per the FL Building Code. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

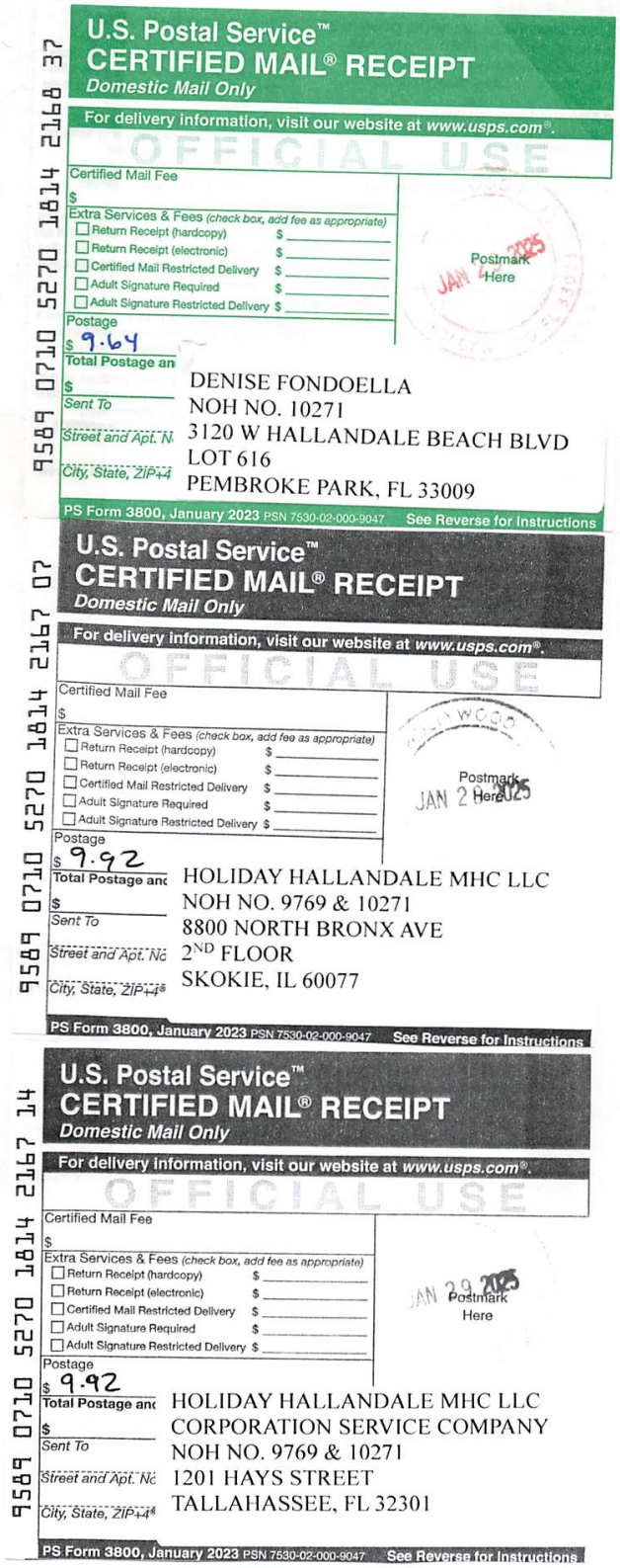
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/28/2025

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 52693
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage an
$

Sent To
DENISE FONDOELLA
NOH NO. 10271

Street and Apt. N
3120 W HALLANDALE BEACH BLVD
LOT 616

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

Postmark Here
JAN 2 2025

9589 0710 5270 1814 2168 37

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

U.S. Postal Service™
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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
$ 9.92

Total Postage anc
$

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH NO. 9769 & 10271

Street and Apt. Nc
8800 NORTH BRONX AVE
2ND FLOOR

City, State, ZIP+4®
SKOKIE, IL 60077

Postmark Here
JAN 2 2025

9589 0710 5270 1814 2167 07

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

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.92

Total Postage anc
$

Sent To
HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
NOH NO. 9769 & 10271

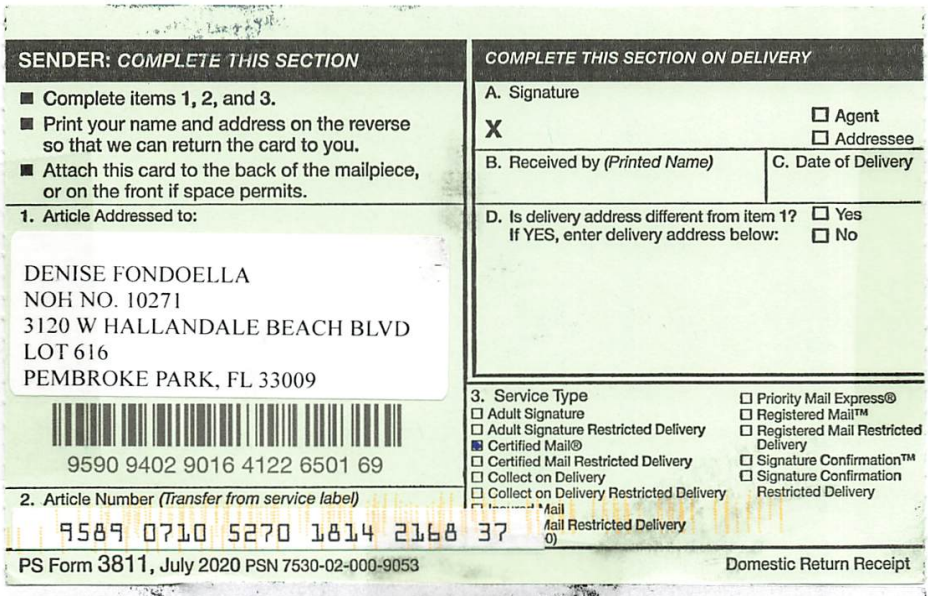
Street and Apt. Nc
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301

Postmark Here
JAN 29 2025

9589 0710 5270 1814 2167 14

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



SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

DENISE FONDOELLA
NOH NO. 10271
3120 W HALLANDALE BEACH BLVD
LOT 616
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6501 69

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

9589 0710 5270 1814 2168 37

COMPLETE THIS SECTION ON DELIVERY

A. Signature

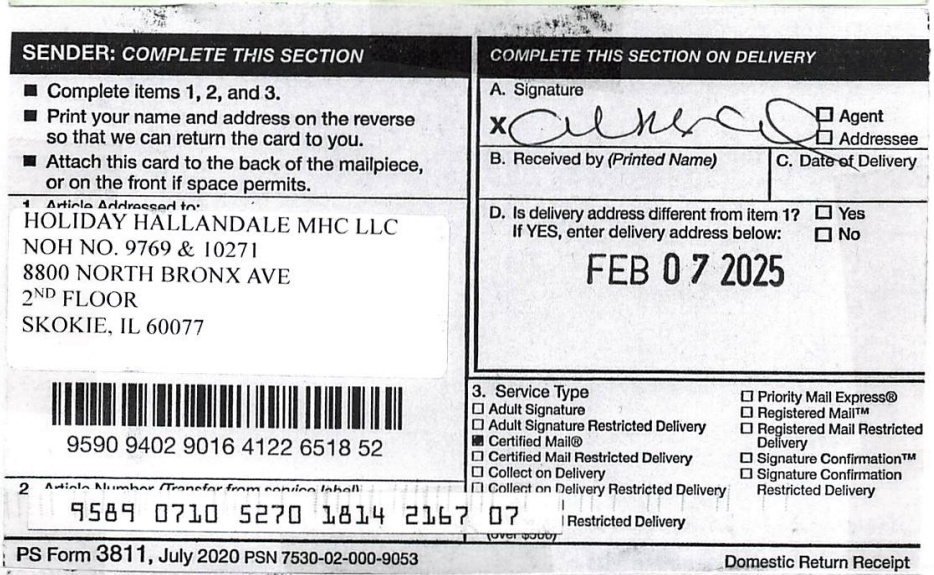
X ☐ Agent ☐ Addressee

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

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
Mail Restricted Delivery
0)

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



SENDER: *COMPLETE THIS SECTION*

- 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.

HOLIDAY HALLANDALE MHC LLC
NOH NO. 9769 & 10271
8800 NORTH BRONX AVE
2ND FLOOR
SKOKIE, IL 60077

9590 9402 9016 4122 6518 52

9589 0710 5270 1814 2167 07

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

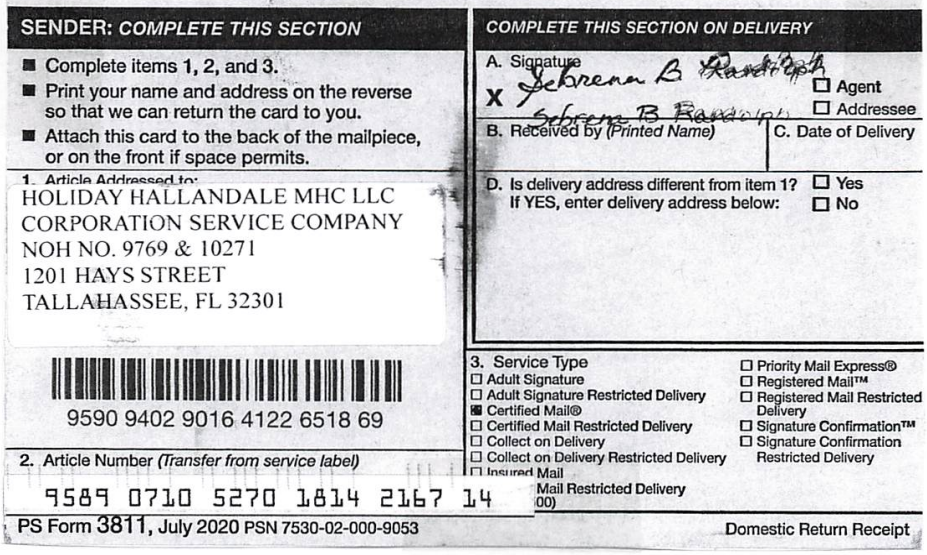
B. Received by *(Printed Name)* | C. Date of Delivery

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

FEB 07 2025

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

HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
NOH NO. 9769 & 10271
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 9016 4122 6518 69

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

9589 0710 5270 1814 2167 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Sebrena B Randolph ☐ Agent ☐ Addressee

Sebrena B Randolph

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

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

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Denise Fondoella	10271	10/21/2024
3120 W HALLANDALE BEACH BLVD # Lot 616 PEMBROKE PARK, FL 33009		

Property Owner:	Property Description:	Certified Mail #:
Denise Fondoella	514229000300	
3120 W HALLANDALE BEACH BLVD # Lot 616 PEMBROKE PARK, FL 33009		

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 616

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/21/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

1. New finish stucco work installed without a building permit. Obtain an after the fact permit and complete inspections.
2. Doors installed without a building permit. Obtain an after the fact permit and complete inspections.
3. Installed three A/C mini splits without a building permit. Obtain an after the fact permit and complete inspections.
4. Wooden porch deck with railing and stair steps installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
5. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
6. Rubbermaid shed out in the open. Rubbermaid or plastic sheds are prohibited. Remove and put in an enclosed area.

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

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

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

Jean Gustin

CNTY#	AGY#	SUB#	RP1#
10	1	GMI	4819

AUDIT #

L# 2065280
T# 1041177284
B# 1525406
S# 64881319

STATE OF FLORIDA
APPLICATION FOR VEHICLE/VESSEL CERTIFICATE OF TITLE

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR.	MAKE	MAKE or MANUFACTURER	BODY TYPE	VEHICLE COLOR	WT/LENGTH	GVW/LOC
19689127	3B5240391B	1981	BRIG		HS	UNK	48'	

DATE OF ISSUE MO. DAY YEAR	TRANS CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	FUEL	VESSEL TYPE	WATER	FL NUMBER	AUTH DESTRUCTION
08 10 18	TRT	PRIVATE							

Applicant/Owner's Name & Address
DENISE ANN FONDONELLA
3120 W HALLANDALE BEACH BLVD # 616
HALLANDALE, FL 33009

BIRTHDATE SEX	MO.	DAY	YEAR	RESIDENT Y	N	ALIEN	CNTY RES.#
F	11	29	66	X			10

1st OWNER FL/DL# OR F.E.I.D.# F535161669290

2nd OWNER FL/DL# OR UNIT #

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE	SALES TAX	GRAND TOTAL
4.75	73.50	450.00	528.25

Action Requested: TRANSFER TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER	ODOMETER DECLARATION CERTIFICATION
FL	08/07/2018		XX		☐

LIEN INFORMATION

DATE OF LIEN | RECEIVED DATE | FEID # OR FL / DL AND SEX AND DATE OF BIRTH | DMV ACCOUNT #

NAME OF FIRST LIENHOLDER:

ADDRESS

SALVAGE TYPE

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER

ADDRESS

DEALER LICENSE NO.

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE IS EXEMPT FROM FLORIDA SALES OR USE TAX FOR THE REASON(S) CHECKED

☐ PURCHASER HOLDS VALID EXEMPTION CERTIFICATE
☐ VEHICLE / VESSEL WILL BE USED EXCLUSIVELY FOR RENTAL
☐ OTHER

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS $ 7,500.00

INDICATE SALES OR USE TAX DUE AS PROVIDED BY CHAPTER 212, FLORIDA STATUTES $ 450.00

☒ SELLING PRICE VERIFIED

APPLICANT CERTIFICATION

I/WE HEREBY CERTIFY THAT THE VEHICLE/VESSEL TO BE TITLED WILL NOT BE OPERATED UPON THE PUBLIC HIGHWAYS/WATERWAYS OF THIS STATE.

___ I CERTIFY THAT THE CERTIFICATE OF TITLE IS LOST OR DESTROYED.

___ I CERTIFY THAT THIS MOTOR VEHICLE/VESSEL WAS REPOSSESSED UPON DEFAULT OF THE LIEN INSTRUMENT AND IS NOW IN MY POSSESSION.

I/WE HEREBY CERTIFY THAT I/WE LAWFULLY OWN THE ABOVE DESCRIBED VEHICLE/VESSEL, AND MAKE APPLICATION FOR TITLE. IF LIEN IS BEING RECORDED NOTICE IS HEREBY GIVEN THAT THERE IS AN EXISTING WRITTEN LIEN INSTRUMENT INVOLVING THE VEHICLE/VESSEL DESCRIBED ABOVE AND HELD BY LIENHOLDER SHOWN ABOVE. I/WE FURTHER AGREE TO DEFEND THE TITLE AGAINST ALL CLAIMS.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

Signature of Applicant/Owner

Signature of Applicant/Co-Owner

HSMV 82041 REVISED 02/06 SCAN CODE MVT

I UNDERSTAND THAT MY DRIVER LICENSE AND REGISTRATIONS WILL BE SUSPENDED IMMEDIATELY IF THE INSURER DENIES THE INSURANCE INFORMATION SUBMITTED FOR THIS REGISTRATION.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

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 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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	$7,940,170	$220,080	$8,160,250	$6,383,560	
2024	$7,940,170	$220,080	$8,160,250	$5,803,240	
2023	$5,972,850	$220,080	$6,192,930	$5,275,680	$119,955.31

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$8,160,250	$8,160,250	$8,160,250	$8,160,250
Portability	0	0	0	0
Assessed/SOH	$6,383,560	$8,160,250	$6,383,560	$6,383,560
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$6,383,560	$8,160,250	$6,383,560	$6,383,560

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		**112430220**
7/7/2014	SWD-D	$5,035,000	**112397766**
7/14/2006	QC*	$100	**42486 / 1671**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	721,606	SF
$0.10	25,000	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

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



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title Authorized Representative

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

NOV 10271 AF



quadient
FIRST-CLASS MAIL
IMI
$000.69 0
10/24/2024 ZIP 33023
043M30245597
US POSTAGE

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

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

NOV 10271

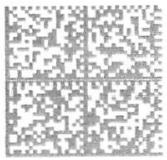


quadient
FIRST-CLASS MAIL
IMI
$000.69 0
10/24/2024 ZIP 33023
043M30245597
US POSTAGE

Holiday Hallandale MHC LLC
8860 North Bronx Ave
2nd Floor
Skokie, IL 60077

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





quadient
FIRST-CLASS MAIL
IMI
$000.69 0
10/24/2024 ZIP 33023
043M30245597

US POSTAGE

NOV 10271

Denise Fondoella
3140 W Hallandale Beach Blvd
Lot #616
Pembroke Park, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
PARCEL F LLC	3550 HOLLYWOOD BLVD STE 400 HOLLYWOOD , FL 33021	CAROLINA ST, PEMBROKE PARK, FL 33009

Folio

514220000440

Legal Description

20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM

Case Status Open **Case #** 10390 **Date Next Inspection** 1/3/2025

Notes 1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/25/2024		Notice of Violation	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 1/3/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 1/3/2025
HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/3/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 1/3/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PARCEL F LLC CASE NO. 10390

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARCEL F LLC

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS. CAROLINA ST, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: PARCEL F LLC AT 12: 53 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

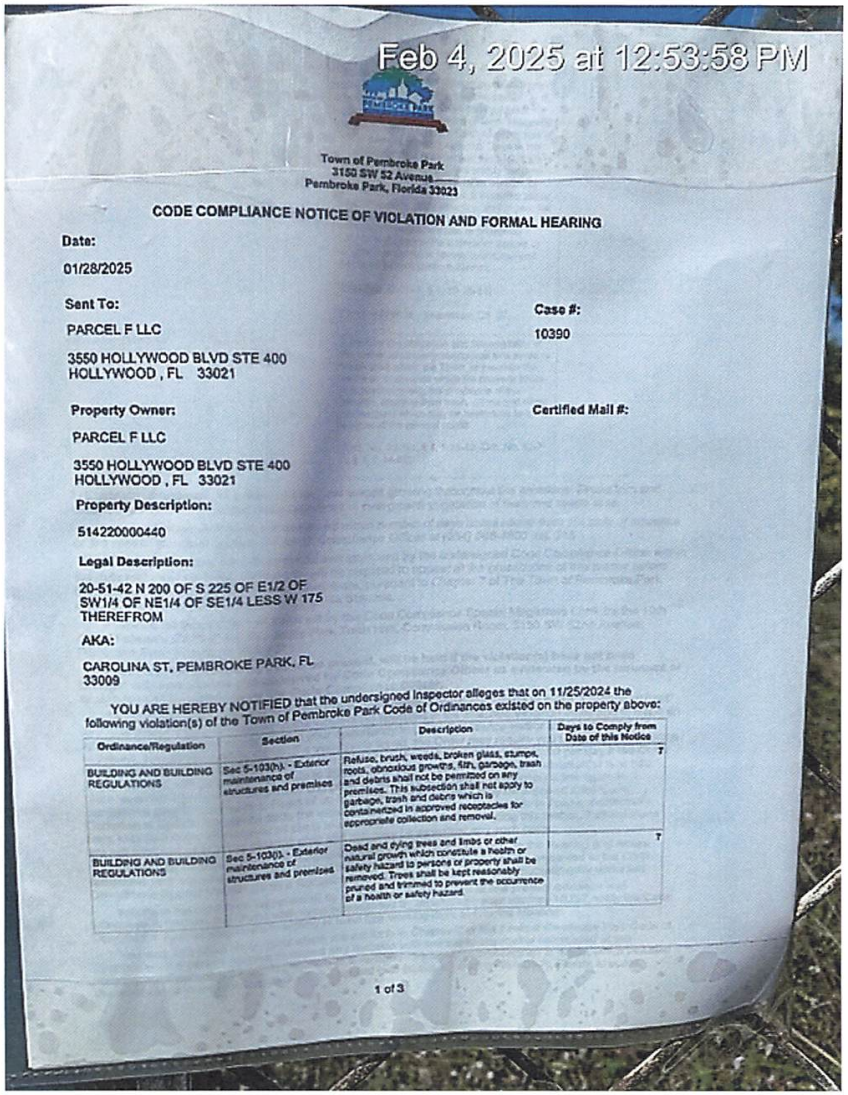
JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

PARCEL F LLC

3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD , FL 33021

Case #:

10390

Property Owner:

PARCEL F LLC

3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD , FL 33021

Certified Mail #:

Property Description:

514220000440

Legal Description:

20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM

AKA:

CAROLINA ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	7
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.	7

1 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

PARCEL F LLC

3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD , FL 33021

Case #:

10390

Property Owner:

PARCEL F LLC

3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD , FL 33021

Certified Mail #:

Property Description:

514220000440

Legal Description:

20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM

AKA:

CAROLINA ST, PEMBROKE PARK, FL 33009

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HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	7
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)	7

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

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 19th day of February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

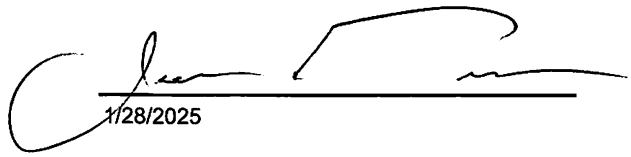
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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

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

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

Jean Gustin



1/28/2025

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

PARCEL F LLC
CAROLINA ST, PEMBROKE PARK, FL 33009

Respondent(s)

Case #: 10390

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PARCEL F LLC
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD , FL 33021
Folio:	514220000440
Site Address:	CAROLINA ST, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 1/3/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 1/3/2025
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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: 1/3/2025

Notes/Means of Correction:

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/28/2025

NOTARY PUBLIC, STATE OF FLORIDA

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

9589 0710 5270 1814 2167 69

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage an
$

Sent To
PARCEL F LLC
NOH NO. 10390

Street and Apt. N
3550 HOLLYWOOD BLVD STE 400

City, State, ZIP+4
HOLLYWOOD, FL 33021

Postmark Here
JAN 29 2025

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

9589 0710 5270 1814 2167 52

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.92

Total Postage a
$

Sent To
PARCEL F LLC
ZEMEL, FRANKLIN L, ESQUIRE
NOH NO. 10390 & 10391

Street and Apt. I
200 E LAS OLAS BLVD STE 1000

City, State, ZIP+
FORT LAUDERDALE, FL 33301

Postmark Here
JAN 29 2025

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
PARCEL F LLC
NOH NO. 10390
3550 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

9590 9402 9016 4122 6519 13

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2167 69

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
1/31

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

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

Mail Restricted Delivery
00)

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:
PARCEL F LLC
ZEMEL, FRANKLIN L, ESQUIRE
NOH NO. 10390 & 10391
200 E LAS OLAS BLVD STE 1000
FORT LAUDERDALE, FL 33301

9590 9402 9016 4122 6519 06

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2167 52

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

FEB 07 2025

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

Mail Restricted Delivery
00)

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PARCEL F LLC 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD , FL 33021	10390	11/25/2024

Property Owner:	Property Description:	Certified Mail #:
PARCEL F LLC 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD , FL 33021	514220000440	

Legal Description:	AKA:
20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM	CAROLINA ST, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	7
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HEALTH AND SANITATION	Sec. 12-61 - Excessive, untended growth deemed public nuisance	The existence of excessive accumulation or untended growth of weeds, grasses, undergrowth or other dead or living plant life upon any lot, tract or parcel of land, improved or unimproved, with one hundred (100) feet of any improved property with the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin, or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare or adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 81-10-3, § 1, 10-28-81) Cross reference - Vegetation, Ch. 27.	7
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)	7

Notes/Means of Correction:

1. Excessive overgrowth of grass, shrubs, and weeds growing throughout the premises. Prune trim and continue to maintain the entire landscape area of overgrowth vegetation of lawn and swale area.

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

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

Jean Gustin

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

quadient
FIRST-CLASS MA
IMI
$000.69 0
11/26/2024 ZIP 33
043M30245597

Sent To:

PARCEL F LLC

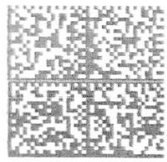
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD , FL 33021

Case #:

10390

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





quadient
FIRST-CLASS
IMI
$000.69
11/26/2024 ZIP
043M3024597

NOV
10390

Parcel F LLC
3550 Hollywood Blvd
Suite 400
Hollywood, FL 33021

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





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FIRST-CLASS
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$000.69
11/26/2024 ZIP
043M3024597

NOV
10390
10391

Franklin L Zemel, Esq.
Parcel F LLC
200 E Las Olas Blvd
Suite 1000
Fort Lauderdale, FL 33301

TOWN OF PEMBROKE PARK

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

May 17, 2024

Greetings Property Owner

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

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

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

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

Respectfully,

Jean Gustin
Code Compliance Officer
Code Compliance Dept.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	CAROLINA STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0440
Property Owner	PARCEL F LLC	Millage	0613
Mailing Address	3550 HOLLYWOOD BLVD SUITE 400 HOLLYWOOD FL 33021	Use	49-05
Abbr Legal Description	20-51-42 N 200 OF S 225 OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS W 175 THEREFROM		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025	$787,530	$35,150	$822,680	$822,680	
2024	$787,530	$35,150	$822,680	$277,870	
2023	$630,020	$35,150	$665,170	$252,610	

2025 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$822,680	$822,680	$822,680	$822,680
Portability	0	0	0	0
Assessed/SOH	$822,680	$822,680	$822,680	$822,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$822,680	$822,680	$822,680	$822,680

Sales History

Date	Type	Price	Book/Page or CIN
5/17/2024	QCD-D	$270,000	119604218
8/24/2001	TXD		34067 / 220

Land Calculations

Price	Factor	Type
$25.00	31,501	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

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



Detail by Entity Name

Florida Limited Liability Company
PARCEL F, LLC

Filing Information

Document Number	L24000215574
FEI/EIN Number	NONE
Date Filed	05/08/2024
Effective Date	05/08/2024
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	05/29/2024
Event Effective Date	NONE

Principal Address

3550 HOLLYWOOD BOULEVARD
SUITE 400
HOLLYWOOD, FL 33021

Mailing Address

3550 HOLLYWOOD BOULEVARD
SUITE 400
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L, ESQUIRE
200 E. LAS OLAS BOULEVARD
SUITE 1000
FORT LAUDERDALE, FL 33301

Authorized Person(s) Detail

Name & Address

Title MGR

CORNFELD, ROBERT M
3550 HOLLYWOOD BOULEVARD, SUITE 400
HOLLYWOOD, FL 33021

Annual Reports

No Annual Reports Filed

Case Overview

Property/Incident Information

Owner	Address	Site Address
BH 2550 LLC	20805 NE 32 PL AVENTURA , FL 33180	2550 SW 30 AVE, PEMBROKE PARK, FL 33009

Folio

514228710010

Legal Description

PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36

Case Status Open **Case #** 10541 **Date Next Inspection** 1/21/2025

Notes 1. Illegal dumping at premises. Remove the large dirt pile of outdoor storage material away from the vacant lot. 2) That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property. 3) And an estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated clean-up cost is $15,000.00 dollars.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/13/2025		Notice of Violation	Regular Mail
1/28/2025		Affidavit of Non-Compliance	Certified Mail
1/28/2025	2/19/2025	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 1/21/2025
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/21/2025
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 1/21/2025

Case Overview

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 1/21/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/21/2025

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

BH 2550 LLC CASE NO. 10541

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: BH 2550 LLC

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 2550 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: BH 2550 LLC AT 12: 12 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

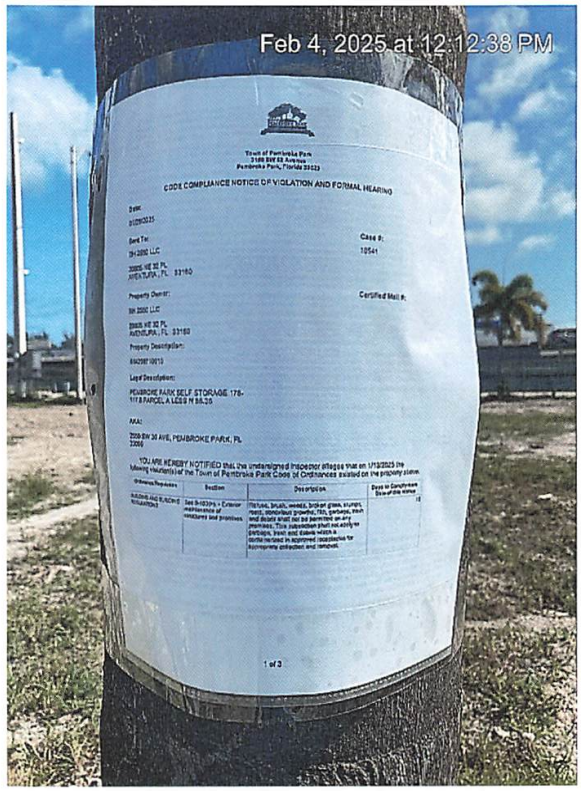
JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

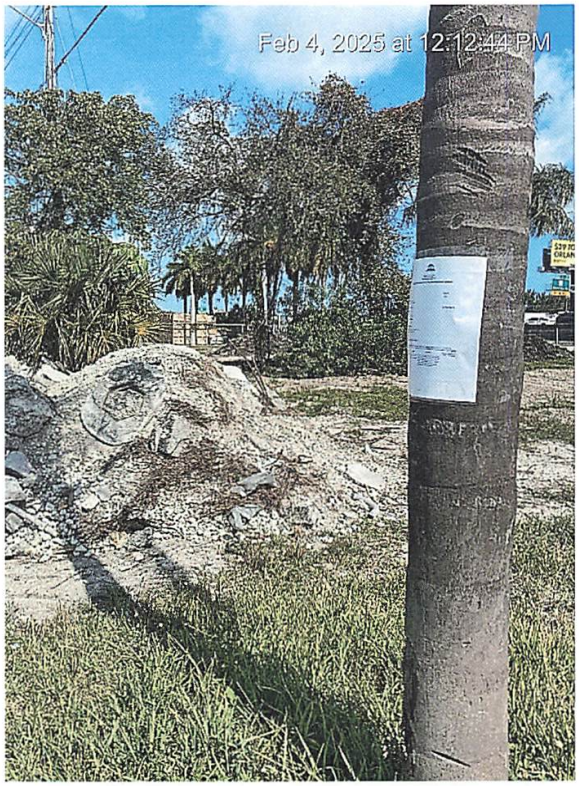
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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


Feb 4, 2025 at 12:12:33 PM


Feb 4, 2025 at 12:12:38 PM
Town of Pembroke Park
3160 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Case #:
10541
Certified Mail #:
PEMBROKE PARK SELF STORAGE 178-
117.5 PARCEL A LESS N 66.25
2008 SW 30 AVE, PEMBROKE PARK, FL
33009
Section
Description
1 of 3


Feb 4, 2025 at 12:12:44 PM

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

01/28/2025

Sent To:

BH 2550 LLC

20805 NE 32 PL
AVENTURA , FL 33180

Case #:

10541

Property Owner:

BH 2550 LLC

20805 NE 32 PL
AVENTURA , FL 33180

Certified Mail #:

Property Description:

514228710010

Legal Description:

PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36

AKA:

2550 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/13/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	15
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15

1. Illegal dumping at premises. Remove the large dirt pile of outdoor storage material away from the vacant lot. 2) That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property. 3) And an estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated clean-up cost is $15,000.00 dollars.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 19th day of February, 2025 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



1/28/2025

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

BH 2550 LLC

2550 SW 30 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

10541

On 1/28/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	BH 2550 LLC
Address:	20805 NE 32 PL AVENTURA , FL 33180
Folio:	514228710010
Site Address:	2550 SW 30 AVE, PEMBROKE PARK, FL 33009
Legal Description:	PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 1/21/2025
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/21/2025
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 1/21/2025
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 1/21/2025
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Notes/Means of Correction:

1) Illegal dumping at premises. Not Corrected.
2) Failure to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property.
3) Estimated of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated clean-up cost is $15,000.00 dollars.

Further, Affiant sayeth naught

STATE OF FLORIDA

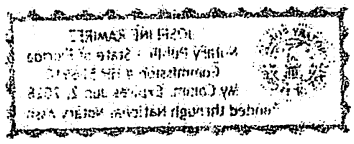
COUNTY OF BROWARD

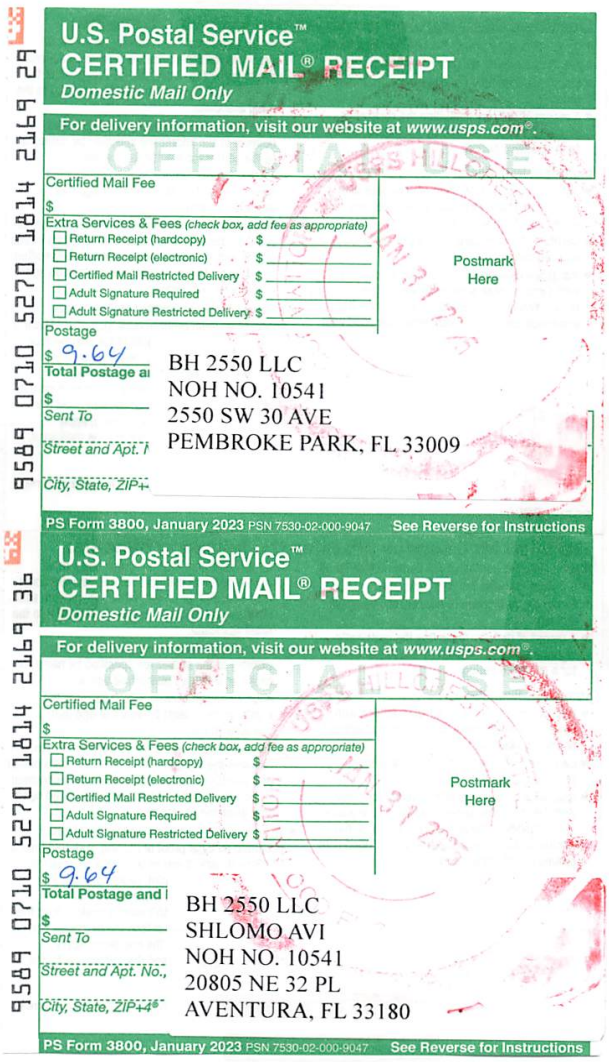
Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/28/2025

NOTARY PUBLIC, STATE OF FLORIDA

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





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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and Fees
$

Sent To
BH 2550 LLC
NOH NO. 10541

Street and Apt. No.,
2550 SW 30 AVE

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

Postmark Here

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

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

Postage
$ 9.64

Total Postage and Fees
$

Sent To
BH 2550 LLC
SHLOMO AVI
NOH NO. 10541

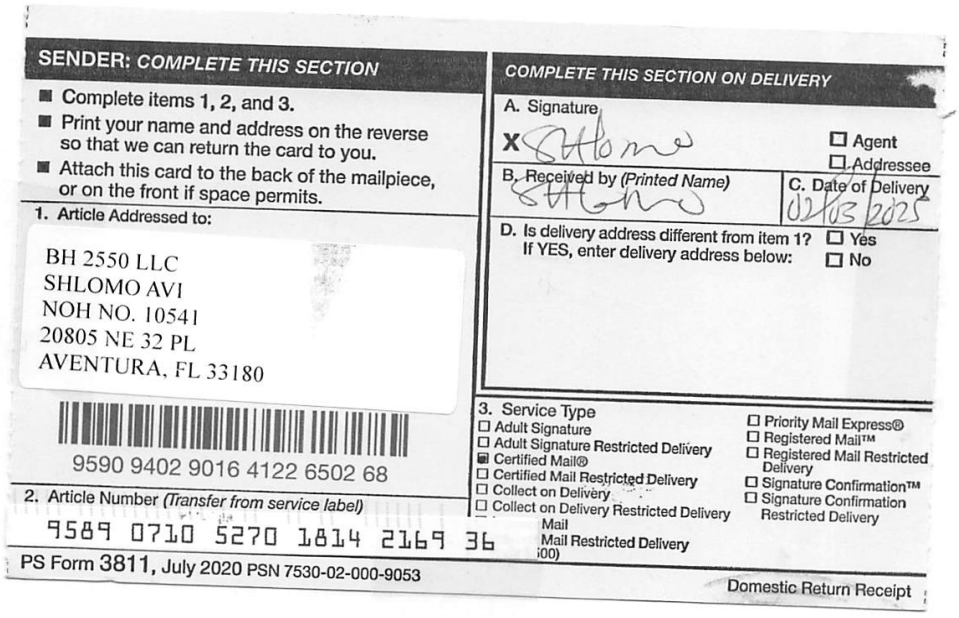
Street and Apt. No.,
20805 NE 32 PL

City, State, ZIP+4®
AVENTURA, FL 33180

Postmark Here

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BH 2550 LLC
SHLOMO AVI
NOH NO. 10541
20805 NE 32 PL
AVENTURA, FL 33180

9590 9402 9016 4122 6502 68

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

9589 0710 5270 1814 2169 36

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Shlomo ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Shlomo

C. Date of Delivery 02/03/2025

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
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- ☐ Registered Mail™
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- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
BH 2550 LLC 20805 NE 32 PL AVENTURA , FL 33180	10541	01/13/2025

Property Owner:	Property Description:	Certified Mail #:
BH 2550 LLC 20805 NE 32 PL AVENTURA , FL 33180	514228710010	

Legal Description:	AKA:
PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36	2550 SW 30 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/13/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	15
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	15

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	15
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	15
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	15

Notes/Means of Correction:

1. Illegal dumping at premises. Remove the large dirt pile of outdoor storage material away from the vacant lot. 2) That if the owner or owners shall fail to correct the condition within fifteen (15) days, the Town may enter upon the premises and remove the condition creating the nuisance, and the cost of same will be assessed against the property, and if not paid within thirty (30) days after the receipt of the statement for same by the owner or owners, a lien will be filed against the property. 3) And an estimate of the cost of removing the nuisance if the Town does so upon the failure of the owner or owners to do so. The estimated clean-up cost is $15,000.00 dollars.

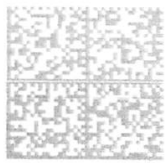
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

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

Jean Gustin

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





NOV

Sent To:

BH 2550 LLC

20805 NE 32 PL
AVENTURA , FL 33180

Case #:

10541

Property



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2550 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 28 71 0010
Property Owner	BH 2550 LLC	Millage	0613
Mailing Address	20805 NE 32 PL AVENTURA FL 33180	Use	40-01
Abbr Legal Description	PEMBROKE PARK SELF STORAGE 178-117 B PARCEL A LESS N 88.36		

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	$1,301,100		$1,301,100	$967,120	
2024	$1,301,100		$1,301,100	$879,200	$21,569.31
2023	$1,036,480		$1,036,480	$799,280	$18,823.44

2025* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,301,100	$1,301,100	$1,301,100	$1,301,100
Portability	0	0	0	0
Assessed/SOH	$967,120	$1,301,100	$967,120	$967,120
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	$967,120	$1,301,100	$967,120	$967,120

Sales History

Date	Type	Price	Book/Page or CIN
6/2/2021	WD-D	$2,000,000	117333176
4/1/2011	WD-Q	$1,000,000	47873 / 319

Land Calculations

Price	Factor	Type
$25.00	51,644	SF
$25.00	400	SF
Adj. Bldg. S.F.		

Special Assessments

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



Detail by Entity Name

Florida Limited Liability Company
BH 2550 LLC

Filing Information

Document Number	L21000154153
FEI/EIN Number	86-3499487
Date Filed	04/02/2021
Effective Date	04/02/2021
State	FL
Status	ACTIVE

Principal Address

20805 NE 32 PL
AVENTURA, FL 33180 UN

Mailing Address

20805 NE 32 PL
AVENTURA, FL 33180 UN

Registered Agent Name & Address

SHLOMO, AVI
20805 NE 32 PL
AVENTURA, FL 33180

Authorized Person(s) Detail

Name & Address

Title MGR

Shlomo, Avi
20805 NE 32 PL
Aventura, FL 33180

Annual Reports

Report Year	Filed Date
2022	04/28/2022
2023	04/28/2023
2024	02/05/2024

Document Images

Case Overview

Property/Incident Information

Owner	Address	Site Address
Yulian Llerena Quintero	3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 1423

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 Closed **Case #** 8774

Notes 1. Exterior renovations done without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed vinyl siding without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/24/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/18/2023	10/18/2023	Final Order	Certified Mail
6/30/2024		Affidavit of Compliance	Regular Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	6/30/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	6/30/2024

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/30/2024	$16,600.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$16,700.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$16,700.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YULIAN LLERENA QUINTERO CASE NO. 8774

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YULIAN LLERENA QUINTERO

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 1423, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: YULIAN LLERENA QUINTERO AT 11: 32 A.M. ON THE 07 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

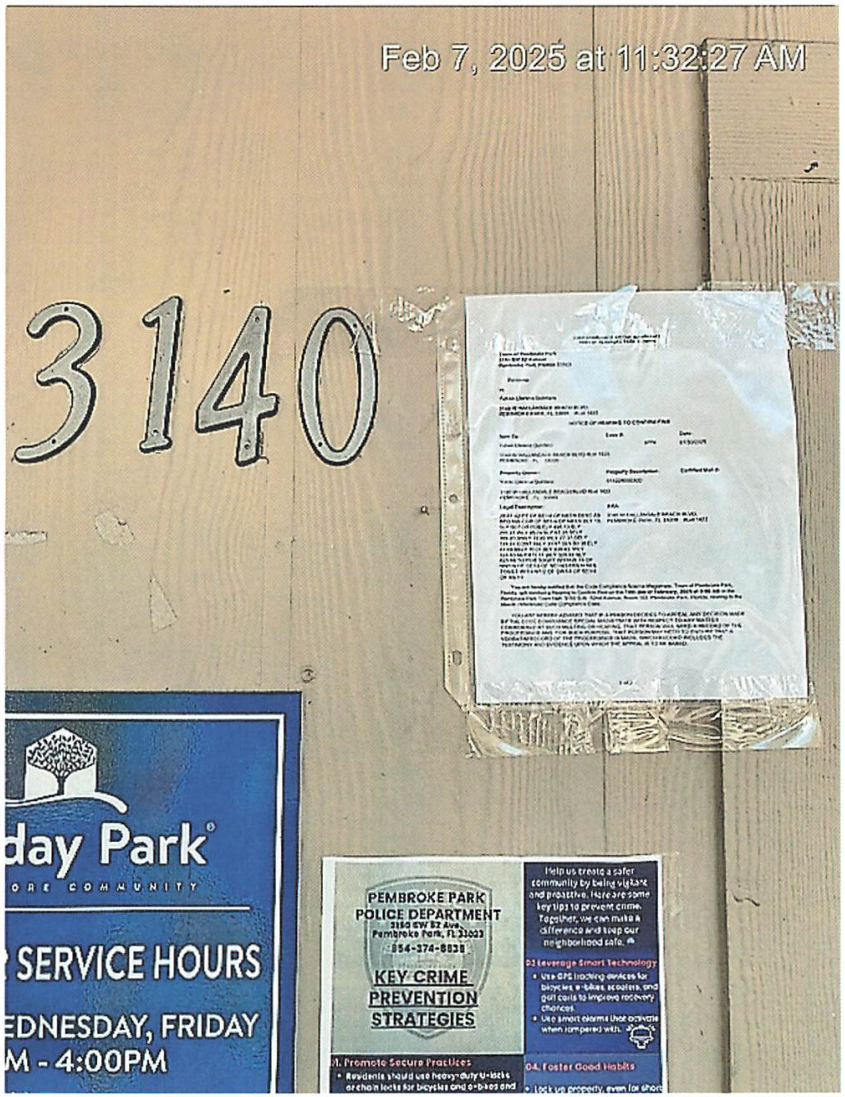
AFFIANT

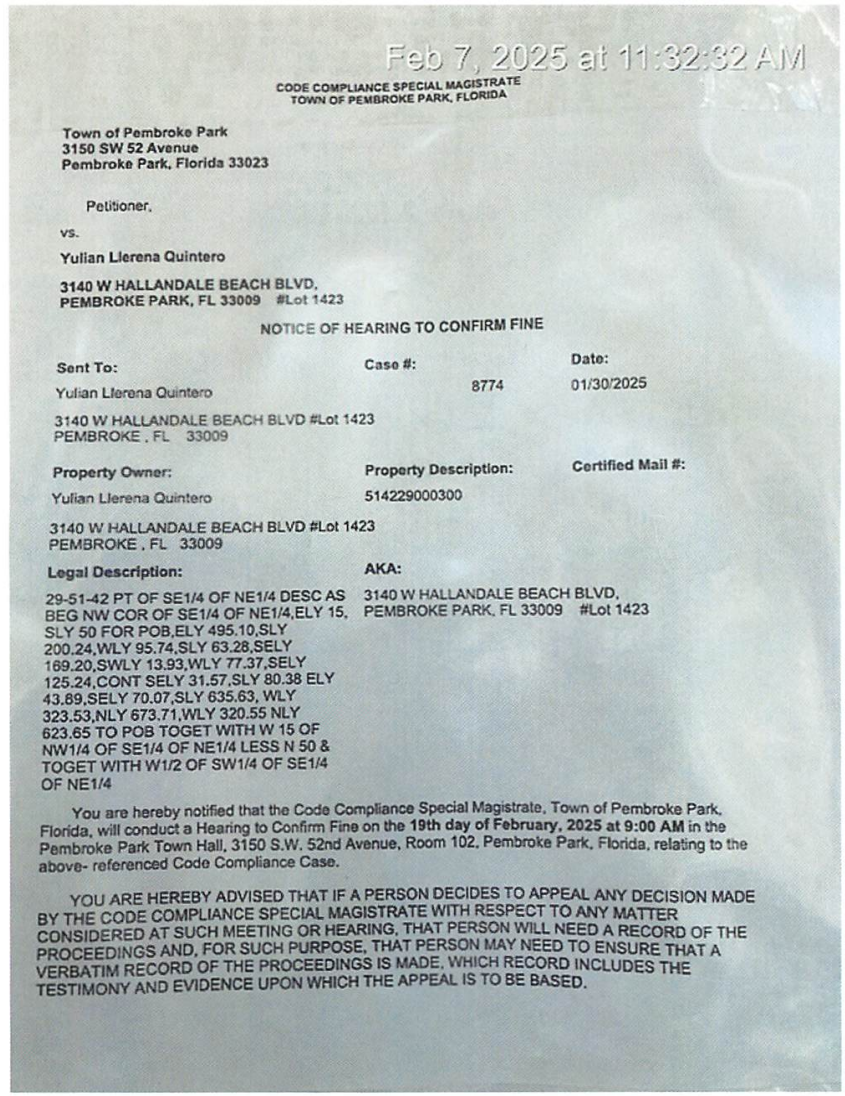
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 7 day of Feb , 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Yulian Llerena Quintero

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 1423

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Yulian Llerena Quintero	8774	01/30/2025
3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Yulian Llerena Quintero	514229000300	
3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009		

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 1423

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of February, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Yulian Llerena Quintero

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 1423

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Yulian Llerena Quintero	8774	01/30/2025
3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Yulian Llerena Quintero	514229000300	
3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 1423

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of February, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Yulian Llerena Quintero

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 1423

Respondent(s)

Case #:

8774

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Yulian Llerena Quintero
Address:	3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 1423
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/30/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/30/2025

Notes/Means of Correction:

Permit # 24363555-0 R.V. SET-UP or DEMO – incomplete.
1. Exterior renovations done without a permit. Not Corrected.
2. Installed addition without a permit. Not Corrected.
3. Installed doors without a permit. Not Corrected.
4. Installed windows without a permit. Not Corrected.
5. Installed vinyl siding without a permit. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

NOTARY PUBLIC, STATE OF FLORIDA

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



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- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
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Sent To
YULIAN LLERENA QUINTERO
HCF NO. 8774

Street and Apt. No
3140 W HALLANDALE BEACH BLVD
LOT 1423

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

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USPS HOLLYWOOD JAN 31 2025

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

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage a
$

Sent To
HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
HCF NO. 8774

Street and Apt. N
1201 HAYS STREET

City, State, ZIP+
TALLAHASSEE, FL 32301

Postmark Here

USPS HILLCREST JAN 31 2025

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

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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
$ 9.64

Total Postage a
$

Sent To
HOLIDAY HALLANDALE MHC LLC
HCF NO. 8774

Street and Apt.
8800 N BRONX AVE 2ND FL

City, State, ZIP+
SKOKIE IL 60077

Postmark Here

USPS HILLCREST JAN 31 2025

9589 0710 5270 1814 2170 01

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
HCF NO. 8774
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 9016 4122 6503 36

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2170 01

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

FEB 07 2025

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
HCF NO. 8774
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 9016 4122 6503 43

2. Article Number *(Transfer from service label)*
9589 0710 5270 1814 2170 18

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

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

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

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

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 16-01-2024 Phone: 7863178169

Email: Yulian.llerena@yahoo.com

Property Address: 3140 W Hallandale Beach 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Yulian Llerena (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8774 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 03-20-2024 9:00 AM

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

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 10-18-2023 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances: 5-105 and 5-17.

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

Yulian
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 16 day of January, 2024.

Nazly Dayana CA
Notary

My Commission expires Mar 15, 27.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. YULIAN LLERENA QUINTERO Respondent(s)	)	Case No.: 8774

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 18th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL MOBILE HOME PROPERTY: 3140 W HALLANDALE BEACH BLVD #LOT 1423, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: YULIAN LLERENA QUINTERO

FOLIO NO.: 5142 29 00 0300

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

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of October 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $100 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of October 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

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

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of October, 2023.

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



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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
$

Sent To
CORPORATION SERVICE COMPANY
FO #8678, #8774, 8610
1201 HAYS STREET

Street and Apt. No.
TALLAHASSEE, FL 32301

City, State, ZIP+4

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 3229



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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
HOLIDAY HALLANDALE MHC LLC
FO #8678, #8774, #8610
8800 NORTH BRONX AVE 2ND

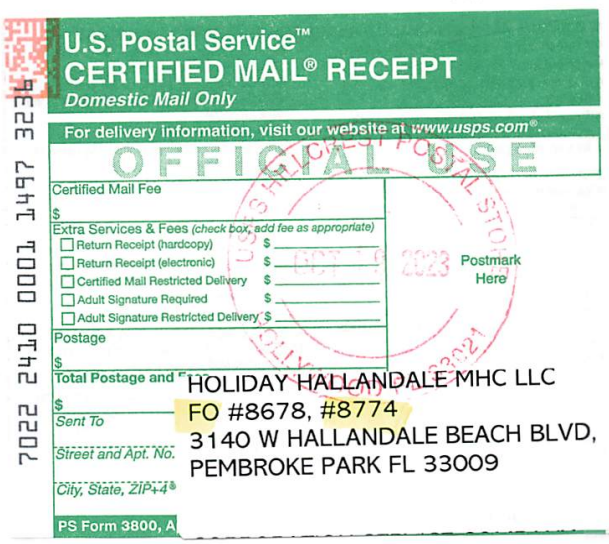
Street and Apt. No.
FLOOR SKOKIE IL 60077

City, State, ZIP+4

Postmark Here

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

7022 2410 0001 1497 3250



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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
HOLIDAY HALLANDALE MHC LLC
FO #8678, #8774
3140 W HALLANDALE BEACH BLVD,

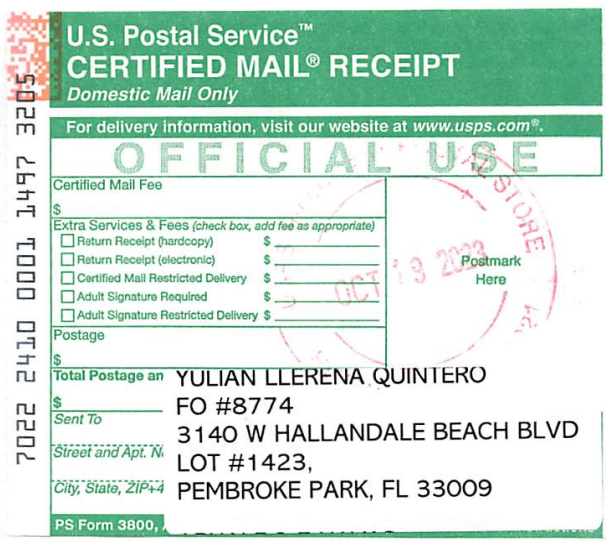
Street and Apt. No.
PEMBROKE PARK FL 33009

City, State, ZIP+4

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 3236



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

Postage
$

Total Postage an
$

Sent To
YULIAN LLERENA QUINTERO
FO #8774
3140 W HALLANDALE BEACH BLVD

Street and Apt. N
LOT #1423,

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

Postmark Here

PS Form 3800,

7022 2410 0001 1497 3205

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:

YULIAN LLERENA QUINTERO
FO #8774
3140 W HALLANDALE BEACH BLVD
LOT #1423,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7706 57

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

7022 2410 0001 1497 3205

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

10/3/23

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
☐ Mail Restricted Delivery
00)

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
FO #8678, #8774
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

9590 9402 7581 2098 7764 75

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

7022 2410 0001 1497 3236

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

10/2/23

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
☐ Mail Restricted Delivery
0)

☐ Priority Mail Expres
☐ Registered Mail™
☐ Registered Mail R Delivery
☐ Signature Confir
☐ Signature Confir Restricted Deliv

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Yulian Llerena Quintero	3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 1423

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 #** 8774 **Date Next Inspection** 9/21/2023

Notes

1. Exterior renovations done without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed vinyl siding without a permit. Obtain plans for an after the fact permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/24/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	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: 9/21/2023
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: 9/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

YULIAN LLERENA QUINTERO CASE NO. 8774

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YULIAN LLERENA QUINTERO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 # LOT 1423

I, Jean Gustin HEREBY CERTIFY that I SERVED: YULIAN LLERENA QUINTERO AT 03:45 P.M. ON THE 02 DAY OF October 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.

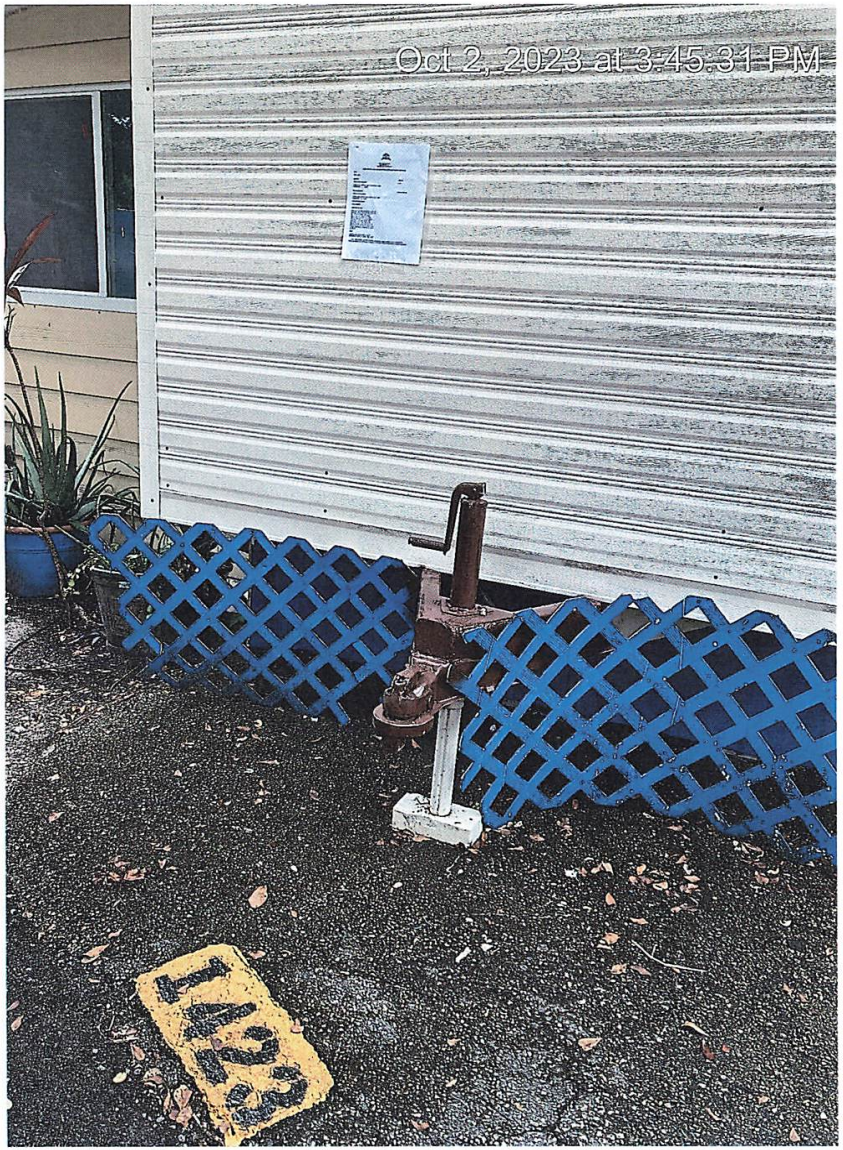
_____ 10-4-23
AFFIANT

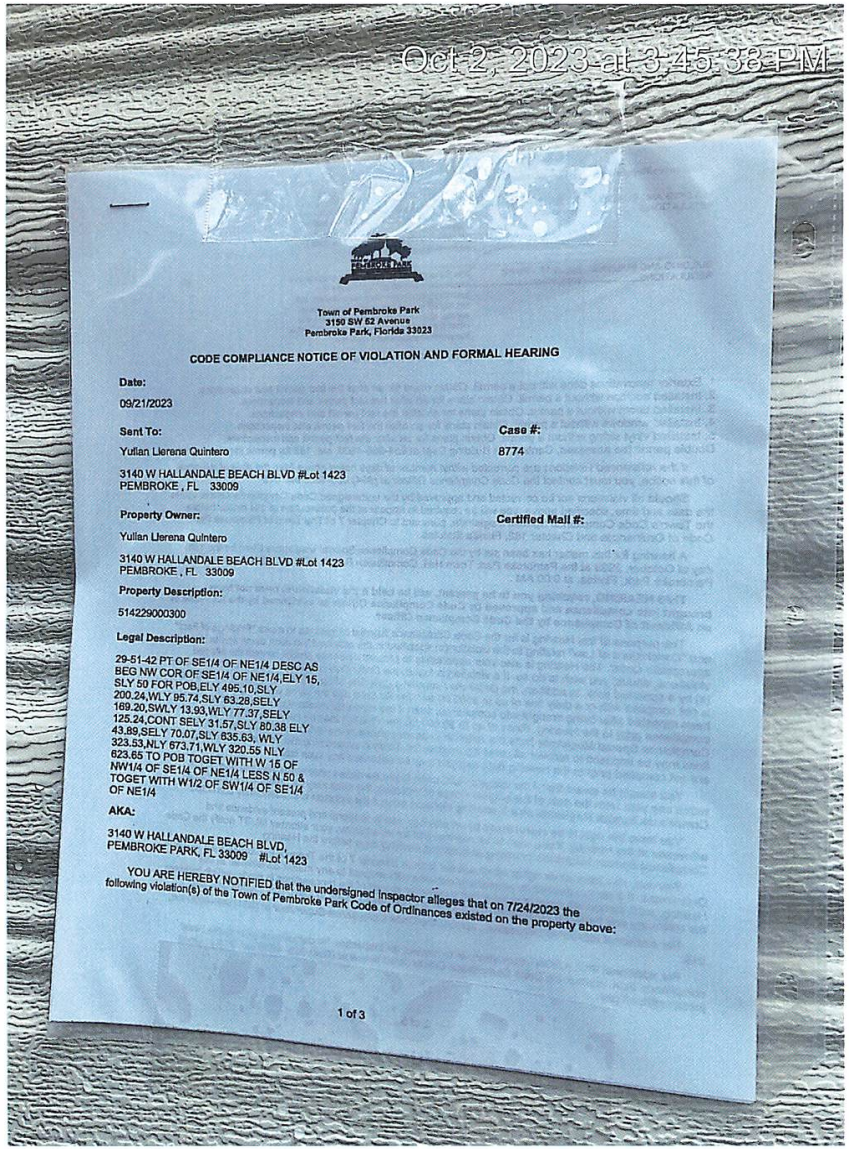
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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


Oct 2, 2023 at 3:45:31 PM
1423


Oct 2, 2023 at 3:45:38 PM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/21/2023
Sent To:
Case #:
Yulian Llerena Quintero
8774
3140 W HALLANDALE BEACH BLVD #Lot 1423
PEMBROKE , FL 33009
Property Owner:
Certified Mail #:
Yulian Llerena Quintero
3140 W HALLANDALE BEACH BLVD #Lot 1423
PEMBROKE , FL 33009
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 83.28,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 835.63, WLY
323.53,NLY 673.71,WLY 320.55 NLY
623.65 TO POB TOGET WITH W 15 OF
NW1/4 OF SE1/4 OF NE1/4 LESS N 50 &
TOGET WITH W1/2 OF SW1/4 OF SE1/4
OF NE1/4
AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 1423
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2023 the
following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

Yulian Llerena Quintero

3140 W HALLANDALE BEACH BLVD #Lot 1423
PEMBROKE , FL 33009

Case #:

8774

Property Owner:

Yulian Llerena Quintero

3140 W HALLANDALE BEACH BLVD #Lot 1423
PEMBROKE , FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 1423

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Exterior renovations done without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed vinyl siding without a permit. Obtain plans for an after the fact permit and inspections.
Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



9/21/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Yulian Llerena Quintero

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 1423

Respondent(s)

Case #:

8774

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Yulian Llerena Quintero
Address:	3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 1423
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/21/2023
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: 9/21/2023

Notes/Means of Correction:

1. Exterior renovations done without a permit. Not Corrected.
2. Installed addition without a permit. Not Corrected.
3. Installed doors without a permit. Not Corrected.
4. Installed windows without a permit. Not Corrected.
5. Installed vinyl siding without a permit. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
Yulian Llerena Quintero	8774	07/24/2023
3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
Yulian Llerena Quintero	514229000300	
3140 W HALLANDALE BEACH BLVD #Lot 1423 PEMBROKE , FL 33009		

Legal Description:	**AKA:**
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 ##Lot 1423

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/24/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

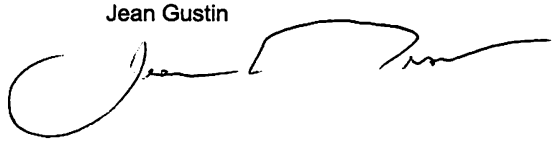
1. Exterior renovations done without a permit. Obtain plans for an after the fact permit and inspections.
2. Installed addition without a permit. Obtain plans for an after the fact permit and inspections.
3. Installed doors without a permit. Obtain plans for an after the fact permit and inspections.
4. Installed windows without a permit. Obtain plans for an after the fact permit and inspections.
5. Installed vinyl siding without a permit. Obtain plans for an after the fact permit and inspections.

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

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

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

Jean Gustin





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	HOLIDAY HALLANDALE MHC LLC
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077

ID #	5142 29 00 0300
Millage	0613
Use	28-03

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 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

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

* 2023 values are considered "working values" and are subject to change.

Property Assessment Value

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$5,972,850	$220,080	$6,192,930	$5,275,680	
2022	$5,972,850	$220,080	$6,192,930	$4,796,080	$109,869.41
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$5,275,680	$6,192,930	$5,275,680	$5,275,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,275,680	$6,192,930	$5,275,680	$5,275,680

Sales History

Date	Type	Price	Book/Page or CIN
7/25/2014	DRR-T		112430220
7/7/2014	SWD-D	$5,035,000	112397766
7/14/2006	QC*	$100	42486 / 1671

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

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

DIVISION OF CORPORATIONS



Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM
8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

Report Year	Filed Date
2021	04/07/2021
2022	04/23/2022
2023	02/22/2023

Document Images

02/22/2023 -- ANNUAL REPORT	View image in PDF format
04/23/2022 -- ANNUAL REPORT	View image in PDF format
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

Florida Department of State, Division of Corporations

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

Holiday Hallandale MHC LLC
NOV #8774.

3140 W Hallandale Beach Blvd,
Pembroke Park, Fl 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
07/25/2023 ZIP 33023
043M30245597
US POSTAGE

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

Yulian Llerena Quintero
NOV #8774.

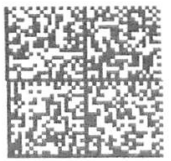
3140 W Hallandale Beach Blvd.
lot #1423;
Pembroke Park, Fl 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
07/25/2023 ZIP 33023
043M30245597
US POSTAGE

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

Corporation Service Company.
Nov # 8774.
1201 Hays Street,
Tallahassee, Fl 32301.





quadient
FIRST-CLASS MAIL
IMI
$000.63 0
07/25/2023 ZIP 33023
043M30245597
US POSTAGE

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

Holiday Hallandale
MHC LLC.
Nov #8774.
8800 North Bronx Ave. 2nd Floor,
Skokie, IL 60077.





quadient
FIRST-CLASS MAIL
IMI
$000.63 0
07/25/2023 ZIP 33023
043M30245597
US POSTAGE

JWG
Transmittal Number: 27420037

Rejection of Service of Process

Return to Sender Information:

Jean Gustin null
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, FL 33023

Date:	08/07/2023
Party Served:	Yulian Llerena Quintero
Jurisdiction Served:	FL
Method Served:	Regular Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd #Lot 1423 Pembroke, FL 33009
Case/Reference No:	8774

The service of process received for the party served, as listed above, cannot be forwarded to the intended party for one of the reasons listed below:

- **Agent -** According to our records and the records at the Secretary of State, or other appropriate state agency, we are not the registered agent for the company you are trying to serve or the status of the entity is no longer active.
- **Name -** Because two or more companies can have very similar names, the name of the company to which service of process is directed MUST BE IDENTICAL to the company name on file with the Secretary of State or other appropriate state agency.
- **Resignation -** CSC has resigned as the registered agent for the company being served.

Or the entity served is inactive at the state for one of the reasons listed below:

- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

It is your responsibility to verify this information with the Secretary of State or other appropriate state agency.

Our customer records are confidential. We do not release any information related to our customers, agent representation or service of process received. Please contact the Secretary of State or other appropriate agency for more information.

For an electronic copy of the identified service of process, send your request by e-mail to sop@cscglobal.com. Please include the transmittal number located in the upper right-hand corner of this letter.

251 Little Falls Drive, Wilmington, Delaware 19808-1674
(888) 690-2882 | sop@cscglobal.com

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
$ 1.11

Total Postage an
$ 9.01

Sent To
CORPORATION SERVICE COMPANY
NOH #8678, #8774, 8610

Street and Apt. No.
1201 HAYS STREET

City, State, ZIP+4
TALLAHASSEE, FL 32301

PS Form 3800,

7022 2410 0002 7328 0633

Postmark Here
SEP 22 2023

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
$ .87

Total Postage an
$ 8.77

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #8678, #8774, #8610

Street and Apt. No.
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

City, State, ZIP+4

PS Form 3800,

7022 2410 0002 7328 0640

Postmark Here
SEP 2 2023

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
$ .87

Total Postage an
$ 8.77

Sent To
HOLIDAY HALLANDALE MHC LLC
NOH #8678, #8774

Street and Apt. No.
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

City, State, ZIP+

PS Form 3800,

7022 2410 0002 7328 0565

Postmark Here
SEP 22 2023

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

OFFICIAL USE

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

Postage
$ .87

Total Postage and F
$ 8.77

Sent To
YULIAN LLERENA QUINTERO
NOV #8774

Street and Apt. No.,
3140 W HALLANDALE BEACH BLVD
LOT #1423,

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

PS Form 3800, A

7022 2410 0002 7328 0558

Postmark Here
SEP 22 2023

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:

YULIAN LLERENA QUINTERO
NOV #8774
3140 W HALLANDALE BEACH BLVD
LOT #1423,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7725 38

2. Article Number (Transfer from service label)
7022 2410 0002 7328 0558

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

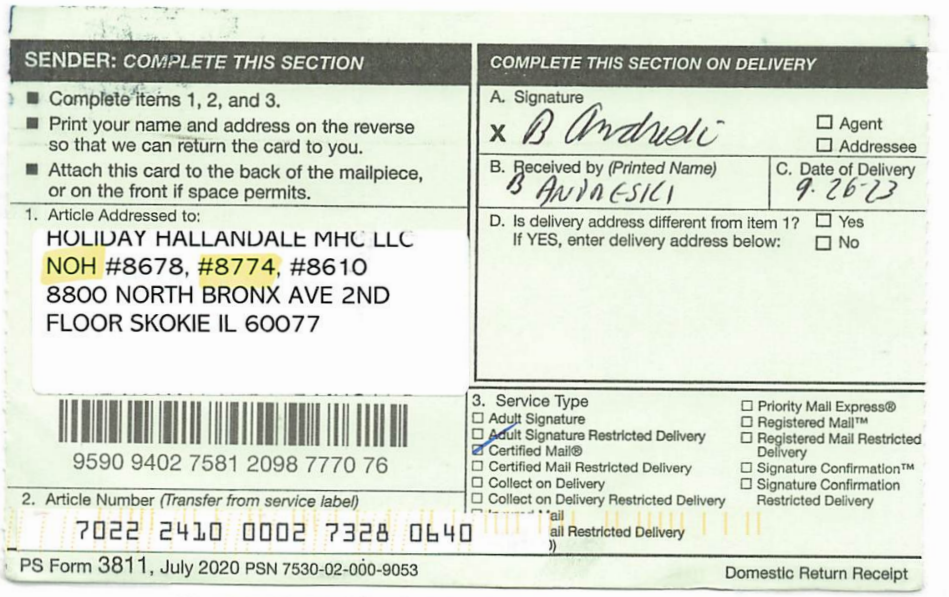
B. Received by (Printed Name)

C. Date of Delivery
9/25/23

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

Domestic Return Receipt



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH #8678, #8774, #8610
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077

9590 9402 7581 2098 7770 76

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

7022 2410 0002 7328 0640

COMPLETE THIS SECTION ON DELIVERY

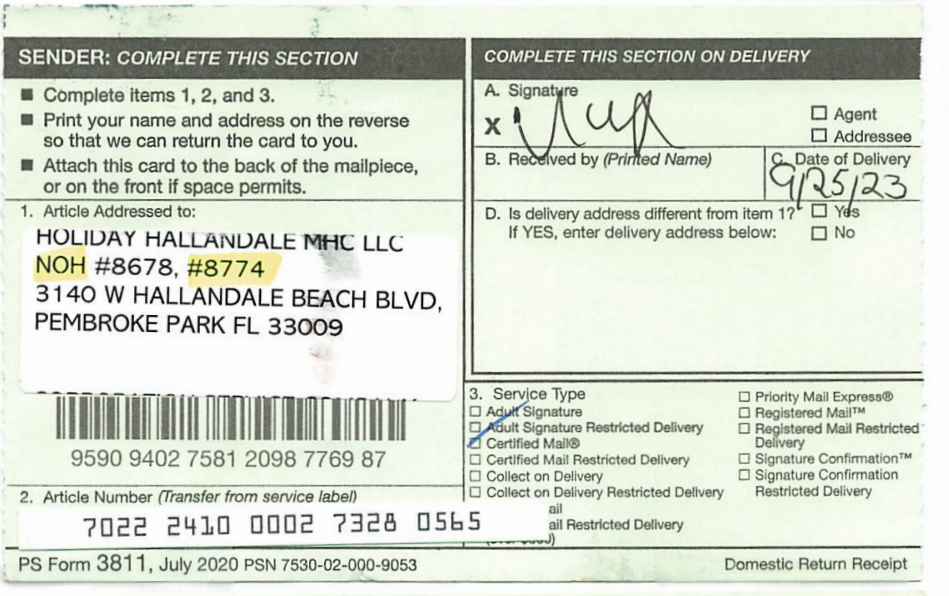
A. Signature
x B Andriesici ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* B ANDRIESICI C. Date of Delivery 9.26.23

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
NOH #8678, #8774
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

9590 9402 7581 2098 7769 87

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

7022 2410 0002 7328 0565

COMPLETE THIS SECTION ON DELIVERY

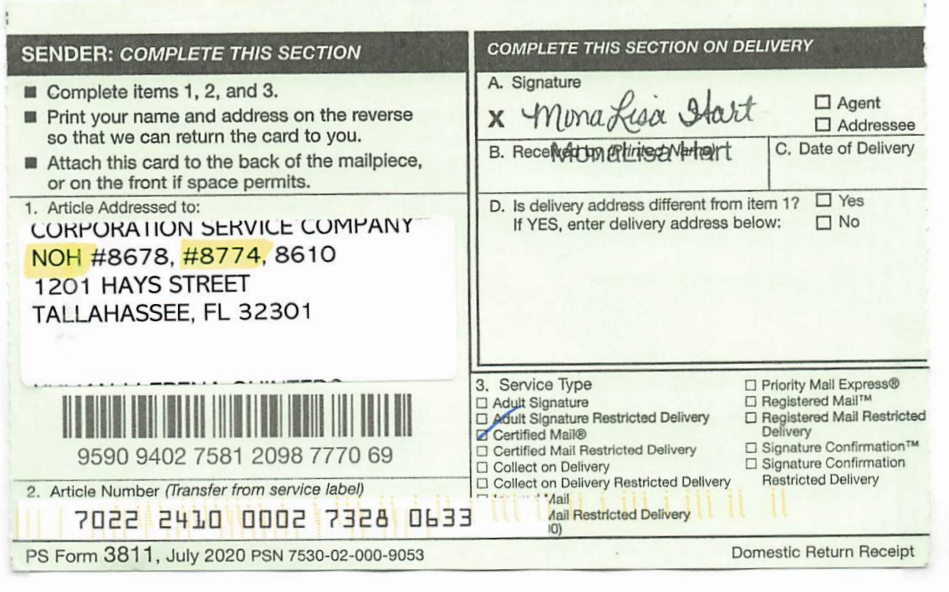
A. Signature
x ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* C. Date of Delivery 9/25/23

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
NOH #8678, #8774, 8610
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7770 69

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

7022 2410 0002 7328 0633

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Mona Lisa Hart ☐ Agent ☐ Addressee

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

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

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

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


Jun 26, 2023 at 11:53:08 AM


Jun 26, 2023 at 11:50:31 AM


Jul 24, 2023 at 12:29:44 PM
Jayco

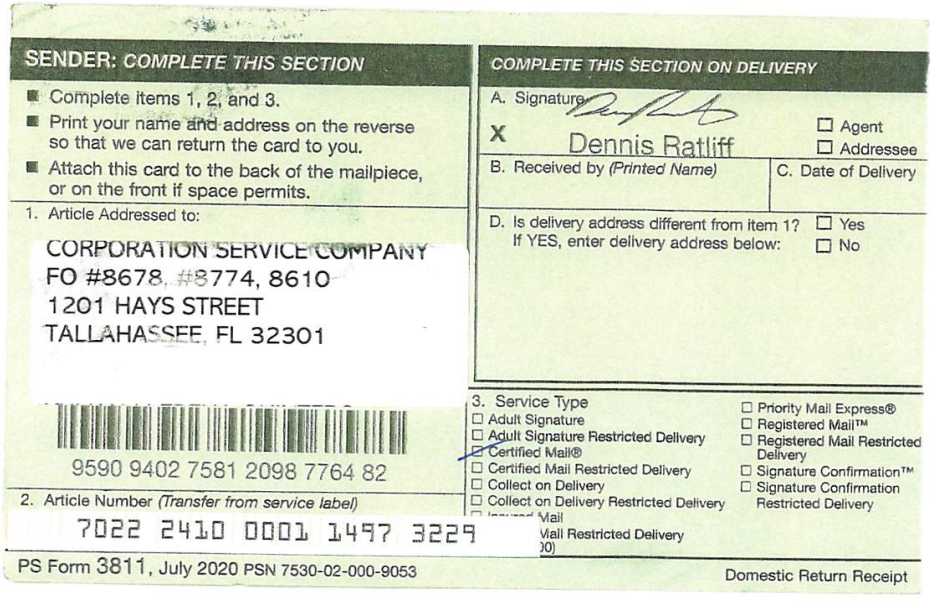

Jul 24, 2023 at 12:29:56 PM
1423


Jul 24, 2023 at 12:30:19 PM


Jul 24, 2023 at 12:30:33 PM


Jul 24, 2023 at 12:30:59 PM


Jul 24, 2023 at 12:31:07 PM



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
FO #8678, #8774, 8610
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7764 82

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

7022 2410 0001 1497 3229

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Dennis Ratliff ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

HOLIDAY HALLANDALE MHC, LLC
HOLIDAY MOBILE ESTATES
3120 - 3140 W. Hallandale Beach Blvd.
Pembroke Park, FL 33009

This agreement is made on **the 1st day of July 2023** between **Holiday Hallandale MHC, LLC/Holiday Mobile Estates**, with its principal office located at 3120 – 3140 W. Hallandale Beach Blvd, Pembroke Park, FL 33009, **referred to herein as Lessor**, and **Yulian Llerena Quintero & Gisell Cortina Sanchez referred to herein as Lessee.**

Lessor leases to Lessee and Lessee leases from Lessor, for the term of this agreement, **RV Spot # 1423 of** the Holiday RV Park and being **hereafter referred to as RV Spot**, and pursuant to the following terms and conditions:

Rent: Lessee agrees to pay $ 965 .00 as monthly rent for RV spot, beginning July 1st, 2023, through June 30th, 2024, payable without demand, either by credit card or money order **payable to Holiday Mobile Estates, on the 1st day of each month of residency in the park, delivered personally to the park office at the following address: 3140 W. Hallandale Beach Blvd, Pembroke Park, FL 33009.** A late charge in the amount of **$75.00** will be added whenever rent is paid 5 days after it is due. A second late fee of **$75.00** will be charged for any balance due not paid by the 15th of the Month. *Late charges and/or returned check charge(s) are specifically defined herein as rent and/or additional rent. Additionally, all sums payable by Lessee to Lessor in addition to the rent, shall be deemed to be and shall become additional rent, whether or not the same be designated as such, and shall be included in the term "rent."*

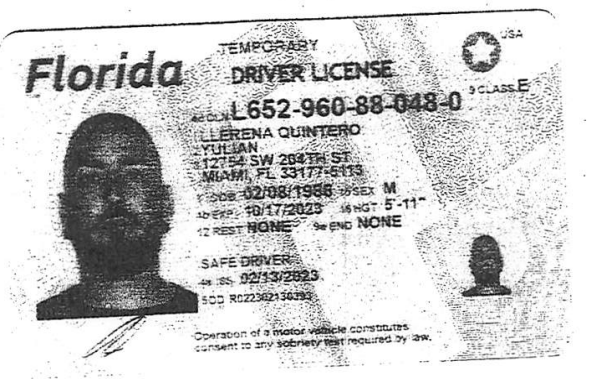
1. **Utilities/Cleaning:** Lessee shall pay for all electricity supplied, water, sewer, and/or cable and internet services. Garbage collection, and lawncare is supplied by the park.

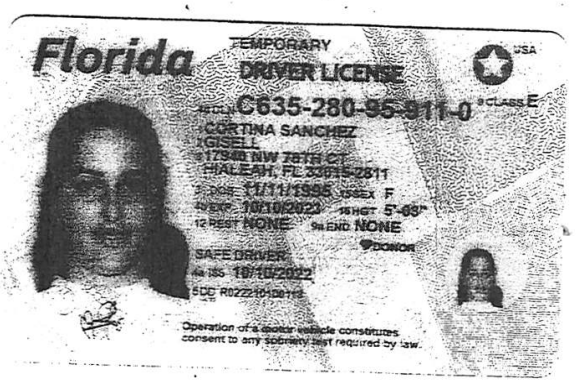
2. **Security Deposit:** Lessee shall pay the amount of **$ 0 for a security** and/or utility, which shall be refunded upon termination of the Lease to the extent that the amount is not necessary to remedy the lessee's default in the performance of this agreement and/or to repair damages to the space or Park caused by the Lessee, not including ordinary wear and tear. The Lessee's RV damages caused by natural disaster (flood, earthquake, draught, strong wind, etc.) and theft shall be covered by the Lessee's own insurance.

3. **Assignment and Subletting:** Lessee shall not sublet the RV spots, or any part of the Premises, or assign this agreement without Lessor's prior, express, and written consent.

4. **Park Rules:** The Park Rules are incorporated herein by reference as though fully set forth at this point. Lessee agrees to comply with all park Rules that now exist, as such additional rules as may be promulgated by the park from time to time.

Initials: YLL
GCS


Florida
TEMPORARY
DRIVER LICENSE
USA
CLASS E
L652-960-88-048-0
LLERENA QUINTERO
YULIAN
12754 SW 284TH ST
MIAMI, FL 33177-5113
DOB 02/08/1966
SEX M
EXP 10/17/2023
HGT 5'-11"
REST NONE
END NONE
SAFE DRIVER
ISS 02/13/2023
DD R022362136793
Operation of a motor vehicle constitutes consent to any sobriety test required by law.


Florida
TEMPORARY
DRIVER LICENSE
USA
CLASS E
C635-280-95-911-0
CORTINA SANCHEZ
GISELL
17940 NW 78TH CT
HIALEAH, FL 33015-2511
DOB 11/11/1995
SEX F
EXP 10/10/2023
HGT 5'-08"
REST NONE
END NONE
DONOR
SAFE DRIVER
ISS 10/10/2022
DD R022101081113
Operation of a motor vehicle constitutes consent to any sobriety test required by law.

STATE OF FLORIDA

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1824899111
B# 2004133

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
S3504374	1970	SILV	HS	34'		8262875

Date of Issue 06/21/2023

Registered Owner:

YULIAN LLERENA QUINTERO
3140 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

Mail To:

YULIAN LLERENA QUINTERO
3140 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.hsmv.state.fl.us/html/titlinf.html

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
S3504374	1970	SILV	HS	34'		8262875

Prev State	Color	Primary Brand	Secondary Brand	No. of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	01/18/2022

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				06/21/2023

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
YULIAN LLERENA QUINTERO
3140 W HALLANDALE BEACH BLVD
HALLANDALE, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

David M. Kerner
Executive Director

Control Number 162892599

1 /20 162892599

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |_|_|_|_|_|_|_|_|X| (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:
☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name:_____ License Number:_____

PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

VOID IF ALTERED

Case Overview

Property/Incident Information

Owner	Address	Site Address
Luly Marcela Castro Florez, Liduvina Flores	2305 SW 31 AVE Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE

Folio

514220000520

Legal Description

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

Case Status Open **Case #** 9067 **Date Next Inspection** 1/30/2025

Notes

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed wooden railing and concrete stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
7. Exterior maintenance of building required. Pressure wash and paint all four walls.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/15/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Regular Mail
8/13/2024		Affidavit of Non-Compliance	Regular Mail
8/13/2024	9/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/18/2024	9/18/2024	Final Order	Certified Mail Hand
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
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.	4/23/2024
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.	4/23/2024
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.	4/23/2024
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.	4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/30/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/30/2025
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)	4/23/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$8,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$8,900.00**

Payments

Case Overview

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$8,900.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LIDUVINA FLORES CASE NO. 9067

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LIDUVINA FLORES

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2305 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: LIDUVINA FLORES AT 01: 08 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

Jean Gustin
AFFIANT

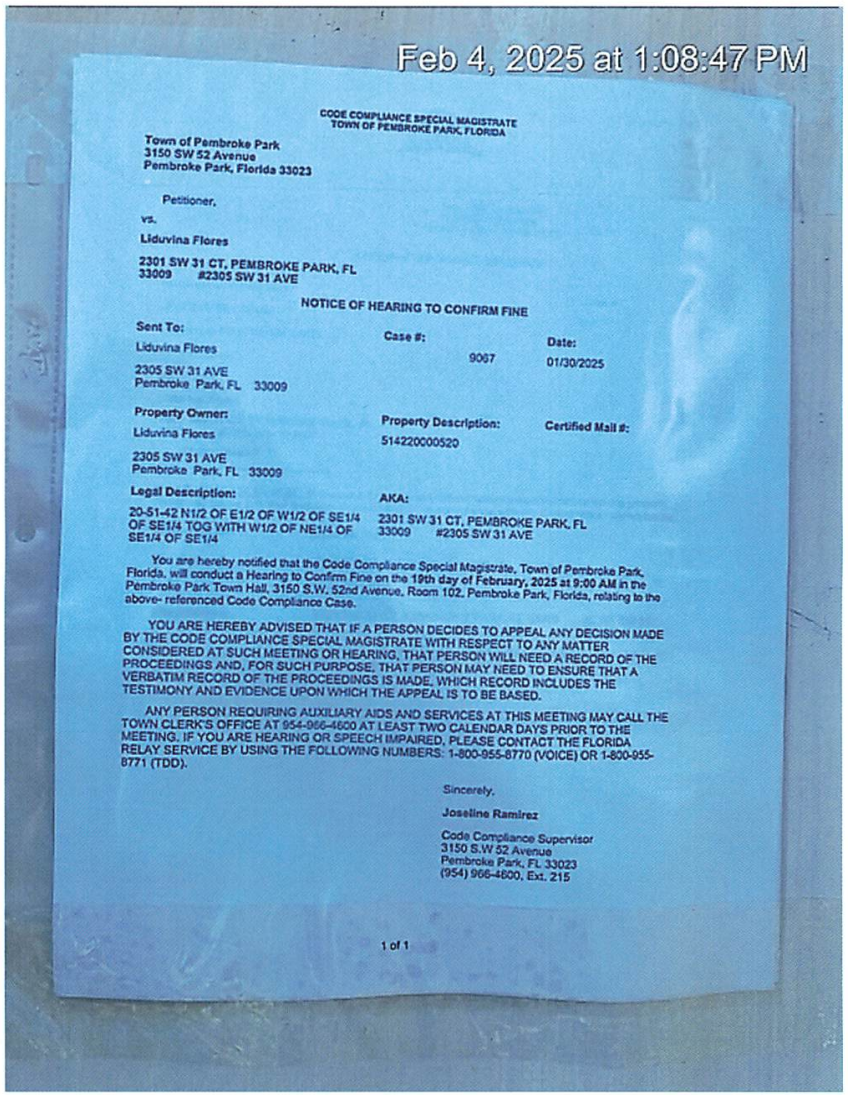
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Liduvina Flores

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Liduvina Flores 2305 SW 31 AVE Pembroke Park, FL 33009	9067	01/30/2025
Property Owner:	**Property Description:**	**Certified Mail #:**
Liduvina Flores 2305 SW 31 AVE Pembroke Park, FL 33009	514220000520	
Legal Description:	**AKA:**	
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of February, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Liduvina Flores

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Liduvina Flores 2305 SW 31 AVE Pembroke Park, FL 33009	9067	01/30/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
Liduvina Flores 2305 SW 31 AVE Pembroke Park, FL 33009	514220000520	

Legal Description:	**AKA:**
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE

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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

Petitioner,

vs.

Liduvina Flores

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE

Respondent(s)

Case #:

9067

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Liduvina Flores
Address:	2305 SW 31 AVE Pembroke Park, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	4/23/2024
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.	4/23/2024
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.	4/23/2024
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.	4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/19/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	4/23/2024

Notes/Means of Correction:

1. Wooden fence installed without a permit. Wooden fence - No permit has been obtained.
2. Installed shed without a permit. Installation of the shed - No permit has been obtained.
3. Installed wooden railing and concrete stair steps (side of MH) without a permit. Installation of wooden railing and concrete stair steps (side of MH) - No permit has been obtained.
4. Concrete slab built without a permit. Concrete slab - No permit has been obtained.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

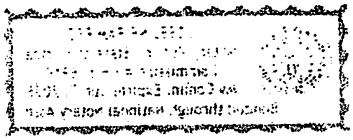
Code Enforcement Officer Signature

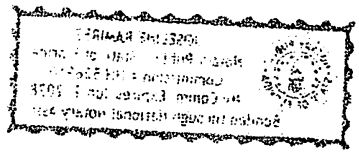
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

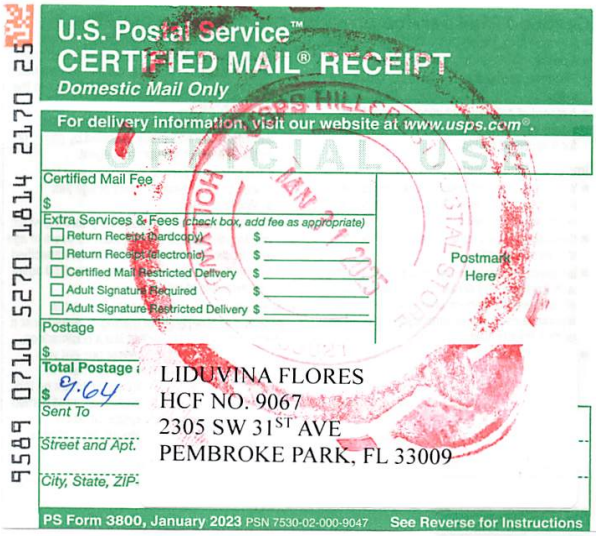
NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 5269*0
My Comm. Expires Jun 2. 2028
Bonded through National Notary Assn.

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 5269*0
My Comm. Expires Jun 2. 2028
Bonded through National Notary Assn.







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OFFICIAL USE

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

Postage
$

Total Postage and Fees
$ 9.64

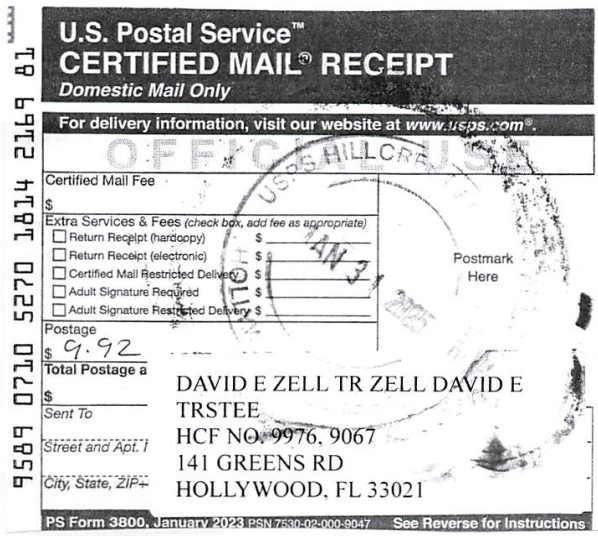
Sent To
LIDUVINA FLORES

Street and Apt. No., or PO Box No.
HCF NO. 9067
2305 SW 31ST AVE

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

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

9589 0710 5270 1814 2170 25



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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
$ 9.92

Total Postage and Fees
$

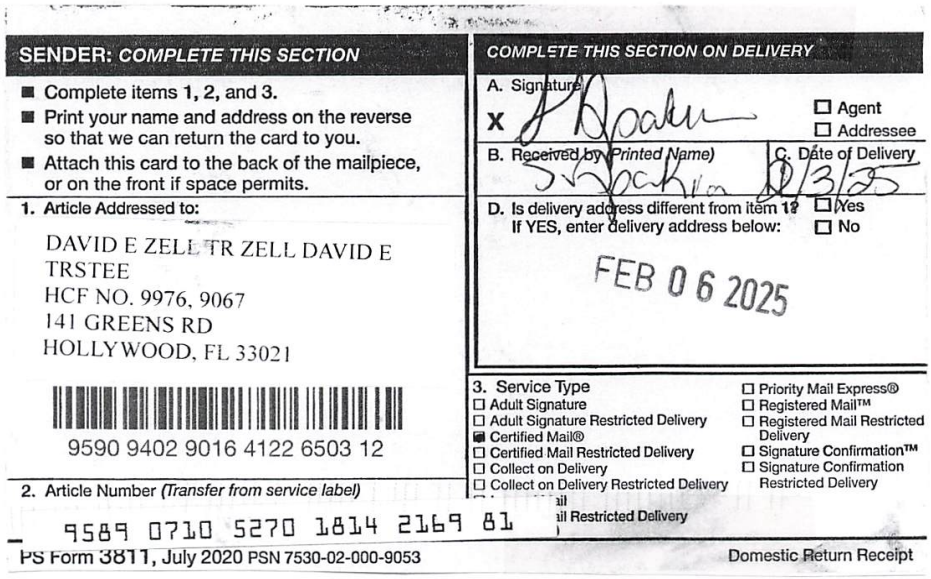
Sent To
DAVID E ZELL TR ZELL DAVID E
TRSTEE

Street and Apt. No., or PO Box No.
HCF NO. 9976, 9067
141 GREENS RD

City, State, ZIP+4®
HOLLYWOOD, FL 33021

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

9589 0710 5270 1814 2169 81



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR ZELL DAVID E
TRSTEE
HCF NO. 9976, 9067
141 GREENS RD
HOLLYWOOD, FL 33021

9590 9402 9016 4122 6503 12

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2169 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
10/3/25

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

FEB 06 2025

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

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

A02702

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0619664884	1971	MANA	HS	56'		4490342

Registered Owner:

LULY MARCELA CASTRO FLOREZ
2305 SW 31ST AVE
HALLANDALE BEACH FL 33009-3049

Date of Issue 03/30/2021

Mail To:

LULY MARCELA CASTRO FLOREZ
2305 SW 31ST AVE
HALLANDALE BEACH FL 33009-3049

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.flhsmv.gov/html/titlinf.html

STATE OF FLORIDA — LIEN SATISFACTION

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0619664884	1971	MANA	HS	56'		4490342

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	05/09/2011

Odometer Status or Vessel Manufacturer or OH use	Hull Material	Prop	Date of Issue
			03/30/2021

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner

LULY MARCELA CASTRO FLOREZ
2305 SW 31ST AVE
HALLANDALE BEACH FL 33009-3049

1st Lienholder

NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Robert R. Kynoch
Director

Control Number 151007824

Terry L. Rhodes
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the milege, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:_____ Address:_____

Seller Must Enter Selling Price:_____ Seller Must Enter Date Sold:_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |__||__||__|,|__||__||__|.| X | (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:_____ CO-SELLER Must Sign Here:_____

Print Here:_____ Print Here:_____

Selling Dealer's License Number:_____ Tax No.:_____ Tax Collected:_____

Auction Name_____ License Number:_____

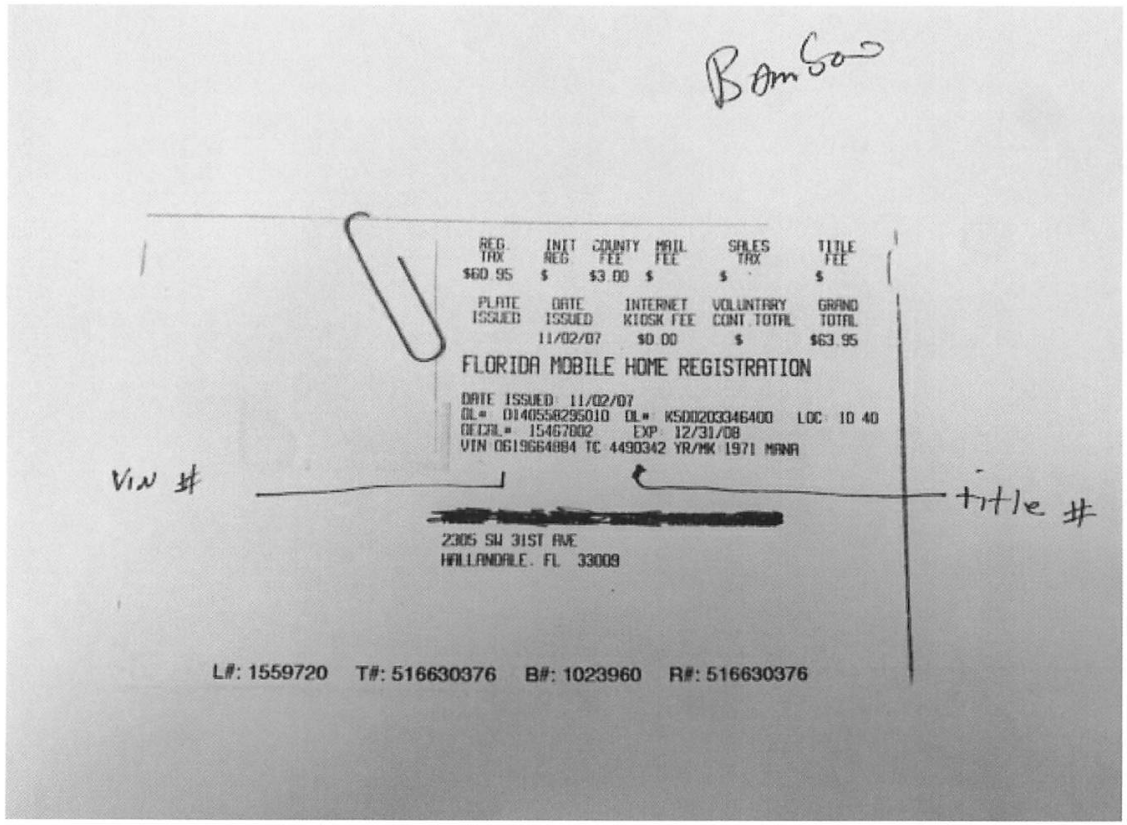
PURCHASER Must Sign Here:_____ CO-PURCHASER Must Sign Here:_____

Print Here:_____ Print Here:_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

VOID VOID VOID



Bom Sao

REG. TAX	INIT REG	COUNTY FEE	MAIL FEE	SALES TAX	TITLE FEE
$60.95	$	$3.00	$	$	$

PLATE ISSUED	DATE ISSUED	INTERNET KIOSK FEE	VOLUNTARY CONT TOTAL	GRAND TOTAL
	11/02/07	$0.00	$	$63.95

FLORIDA MOBILE HOME REGISTRATION

DATE ISSUED: 11/02/07
OL# 014055829501O DL# K500203346400 LOC: 10 40
OFF/L# 15467002 EXP: 12/31/08
VIN 0619664884 TC 4490342 YR/MK 1971 MANA

VIN #

title #

[redacted]
2305 SW 31ST AVE
HALLANDALE, FL 33009

L#: 1559720 T#: 516630376 B#: 1023960 R#: 516630376

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

LIDUVINA FLORES
Respondent(s)

Case No.: 9067

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2401 JOHN P LYONS LN #B19-#B22, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LIDUVINA FLORES

VEHICLE IDENTIFICATION #:

TITLE #:

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

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of September 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

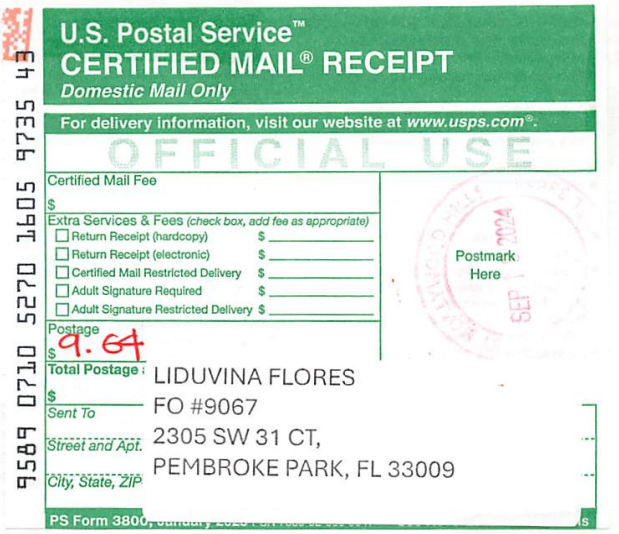
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of Sept., 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

Postage
$ 9.64

Total Postage
$

Sent To LIDUVINA FLORES

Street and Apt. FO #9067

City, State, ZIP 2305 SW 31 CT,
PEMBROKE PARK, FL 33009

Postmark Here
SEP 1 2024

PS Form 3800, January

9589 0710 5270 1605 9735 43



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

Postage
$ 9.64

Total Postage and
$

Sent To DAVID E ZELL TR

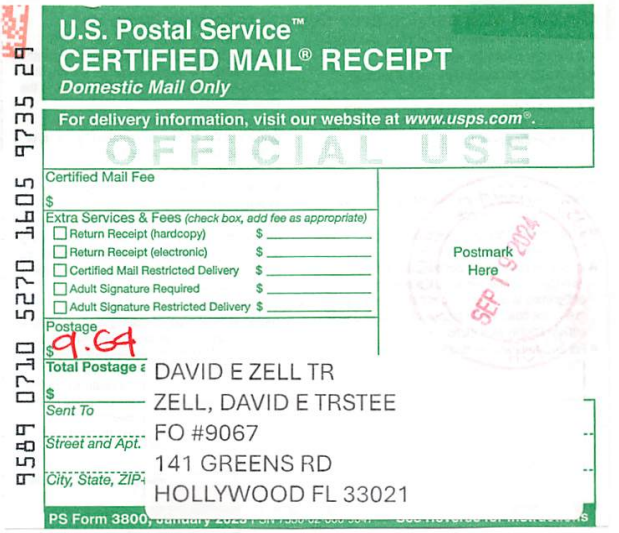
Street and Apt. No ZELL, DAVID E TRSTEE
FO #9067

City, State, ZIP+4® 2301 SW 31 CT,
PEMBROKE PARK, FL 33009

Postmark Here
SEP 1 9 2024

PS Form 3800, J

9589 0710 5270 1605 9735 36



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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
$ 9.64

Total Postage a
$

Sent To DAVID E ZELL TR

Street and Apt. ZELL, DAVID E TRSTEE
FO #9067

City, State, ZIP 141 GREENS RD
HOLLYWOOD FL 33021

Postmark Here
SEP 1 2024

PS Form 3800, January

9589 0710 5270 1605 9735 29



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR
ZELL, DAVID E TRSTEE
FO #9067
141 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7288 2028 9906 87

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9735 29

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery
9/21/24

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

SEP 23 2024

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Liduvina Flores	2305 SW 31 AVE Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE

Folio

514220000520

Legal Description

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

Case Status Open **Case #** 9067 **Date Next Inspection** 9/18/2024

Notes

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed wooden railing and concrete stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
7. Exterior maintenance of building required. Pressure wash and paint all four walls.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/15/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Regular Mail
8/13/2024		Affidavit of Non-Compliance	Regular Mail
8/13/2024	9/18/2024	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.	4/23/2024

Case Overview

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.	4/23/2024
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.	4/23/2024
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.	4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	4/23/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LIDUVINA FLORES

CASE NO. 9067

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LIDUVINA FLORES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2305 SW 31 AVE PEMBROKE PARK, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: LIDUVINA FLORES AT 10:33A.M. ON THE 22 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

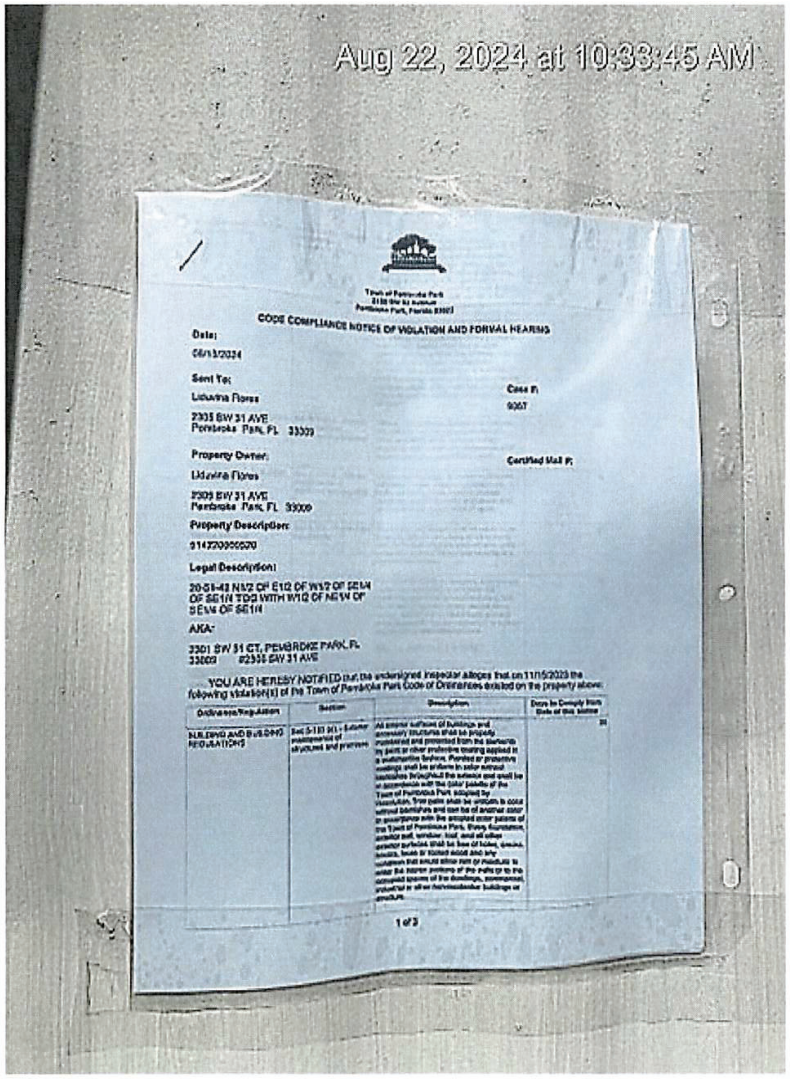
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 22 day of Aug 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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


Aug 22, 2024 at 10:33:37 AM
3032


Aug 22, 2024 at 10:33:45 AM
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
06/13/2024
Sent To:
Case #:
Lidwina Flores
9067
2305 SW 31 AVE
Pembroke Park, FL 33009
Property Owner:
Certified Mail #:
Lidwina Flores
2305 SW 31 AVE
Pembroke Park, FL 33009
Property Description:
514230000070
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:
3301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/15/2023 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.5-131 (c) - 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 except contrasting brickwork the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by resolution. Trim parts shall be uniform in color without blemishes and can be of another color in accordance with the accepted color patterns of the Town of Pembroke Park. Glass, illuminator, porthole well, window, roof, and all other exterior surfaces shall be free of holes, cracks, defects, leaks or rusted areas and any conditions that would allow rain or moisture to enter the interior portions of the walls or to the supported spaces of the dwellings, commercial, industrial or other nonresidential buildings or structure.
30
1 of 3



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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
$ 9.64

Total Postage and
$

Sent To LIDUVINA FLORES

Street and Apt. No. NOH #9067
2305 SW 31 CT,

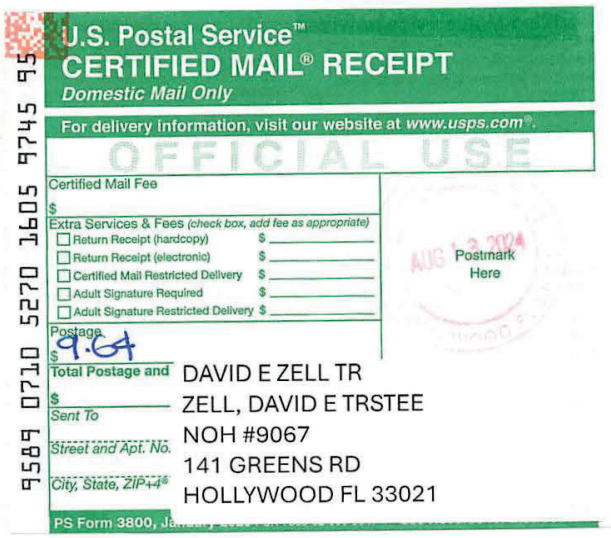
City, State, ZIP+4® PEMBROKE PARK, FL 33009

Postmark Here

AUG 13 2024

PS Form 3800, Ja...

9589 0710 5270 1605 9745 88



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- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To DAVID E ZELL TR

Street and Apt. No. ZELL, DAVID E TRSTEE
NOH #9067

City, State, ZIP+4® 141 GREENS RD
HOLLYWOOD FL 33021

Postmark Here

AUG 13 2024

PS Form 3800, Ja...

9589 0710 5270 1605 9745 95



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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
$ 9.64

Total Postage and
$

Sent To DAVID E ZELL TR

Street and Apt. No. ZELL, DAVID E TRSTEE
NOH #9067

City, State, ZIP+4® 2301 SW 31 CT,
PEMBROKE PARK, FL 33009

Postmark Here

AUG 13 2024

PS Form 3800, Ja...

9589 0710 5270 1605 9746 01

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/13/2024

Sent To:

Liduvina Flores

2305 SW 31 AVE
Pembroke Park, FL 33009

Case #:

9067

Property Owner:

Liduvina Flores

2305 SW 31 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/15/2023 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 (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 (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(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.	30
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.	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. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed wooden railing and concrete stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
7. Exterior maintenance of building required. Pressure wash and paint all four walls.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of September, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

8/13/2024

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Liduvina Flores

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE

Respondent(s)

Case #: 9067

On 8/13/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Liduvina Flores
Address:	2305 SW 31 AVE Pembroke Park, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	4/23/2024
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.	4/23/2024
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.	4/23/2024
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.	4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/13/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/13/2024
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	4/23/2024

Notes/Means of Correction:

1. Wooden fence installed without a permit. Wooden fence - No permit has been obtained.
2. Installed shed without a permit. Installation of the shed - No permit has been obtained.
3. Installed wooden railing and concrete stair steps (side of MH) without a permit. Installation of wooden railing and concrete stair steps (side of MH) - No permit has been obtained.
4. Concrete slab built without a permit. Concrete slab - No permit has been obtained.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture. Corrected.
6. Property has blight damage to the vinyl siding. Corrected.
7. Exterior maintenance of building required. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/13/2024

NOTARY PUBLIC, STATE OF FLORIDA

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



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRSTEE
Mailing Address	141 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28-03

Abbr 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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$4,316,710		$4,316,710	$3,165,300	
2023	$3,924,830		$3,924,830	$2,877,550	$69,046.65
2022	$2,945,130		$2,945,130	$2,615,960	$57,270.66

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,316,710	$4,316,710	$4,316,710	$4,316,710
Portability	0	0	0	0
Assessed/SOH	$3,165,300	$4,316,710	$3,165,300	$3,165,300
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	$3,165,300	$4,316,710	$3,165,300	$3,165,300

Sales History

Date	Type	Price	Book/Page or CIN
10/30/2023	DRR-T		119236539
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$11.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

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

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Liduvina Flores 2305 SW 31 AVE Pembroke Park, FL 33009	9067	11/15/2023

Property Owner:	Property Description:	Certified Mail #:
Liduvina Flores 2305 SW 31 AVE Pembroke Park, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2305 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/15/2023 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 (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 (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(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.	30
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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
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

Notes/Means of Correction:

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed wooden railing and concrete stair steps (side of MH) without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
5. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
6. Property has blight damage to the vinyl siding. Repair or replace the missing and damaged vinyl siding.
7. Exterior maintenance of building required. Pressure wash and paint all four walls.

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

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadient

FIRST-CLASS MAIL
IMI
$000.63 0
11/20/2023 ZIP 33023
043M30245597

US POSTAGE

David E Zell TR
David E TRS.
NOV #9067.
140 Greens Rd.
Hollywood, Fl 33021.

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

David E Zell TR
David E TRS.
NOV. #9067.

2301 SW 31 Court,
Pembroke Park FL 33009.

quadient
FIRST-CLASS MAIL
IMI
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11/20/2023 ZIP 33023
043M30245597
US POSTAGE

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

Liduvina Flore
NOV #9067.

2305 SW 31 Ave,
Pembroke Park, FL 33009.

quadient
FIRST-CLASS MAIL
IMI
$000.63 0
11/20/2023 ZIP 33023
043M30245597
US POSTAGE



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021

ID #	5142 20 00 0520
Millage	0613
Use	28-03

Abbr 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

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2023	$3,924,830		$3,924,830	$2,877,550	$69,046.65
2022	$2,945,130		$2,945,130	$2,615,960	$57,270.66

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,924,830	$3,924,830	$3,924,830	$3,924,830
Portability	0	0	0	0
Assessed/SOH	$3,165,300	$3,924,830	$3,165,300	$3,165,300
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	$3,165,300	$3,924,830	$3,165,300	$3,165,300

Sales History

Date	Type	Price	Book/Page or CIN
2/22/2017	DRR-T	$100	114264912
5/30/1979	WD	$875,000	8248 / 695

Land Calculations

Price	Factor	Type
$10.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

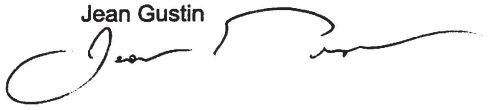
Special Assessments

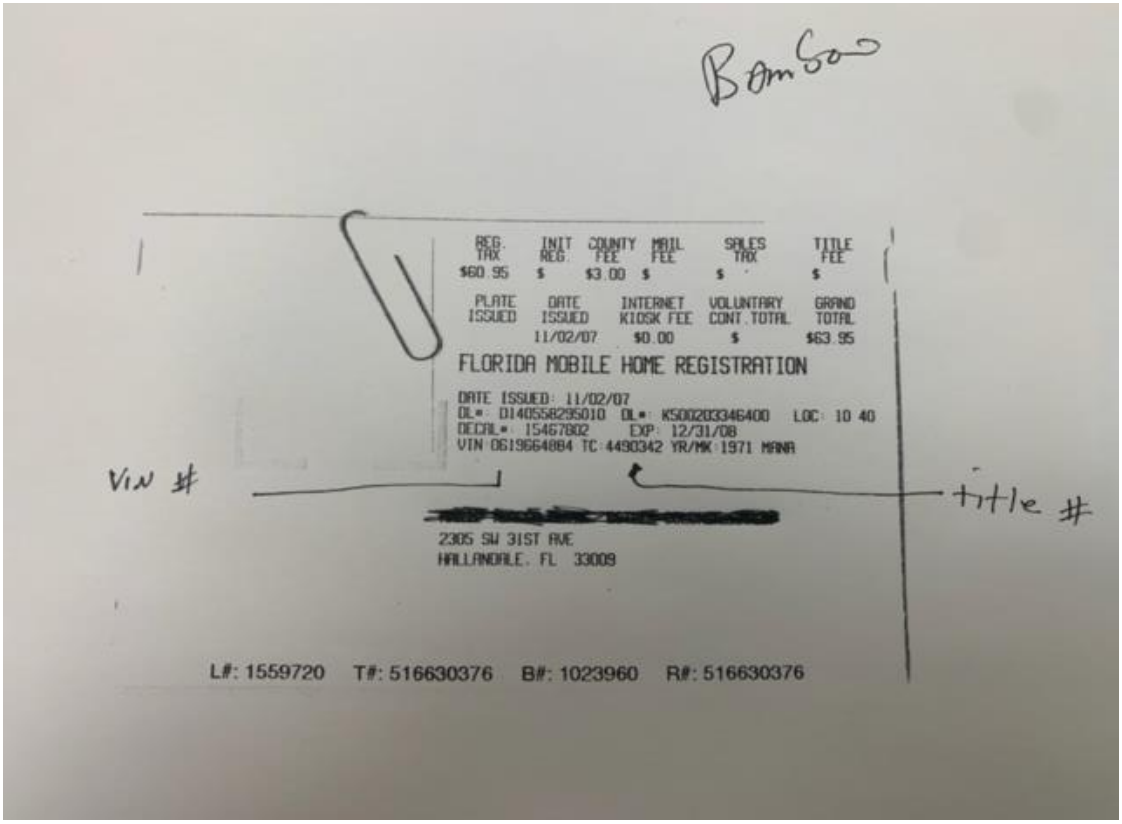
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
96								

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

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

Jean Gustin




Bom Soo
REG. TAX $60.95
INIT REG. $
COUNTY FEE $3.00
MAIL FEE $
SALES TAX $
TITLE FEE $
PLATE ISSUED
DATE ISSUED 11/02/07
INTERNET KIOSK FEE $0.00
VOLUNTARY CONT. TOTAL $
GRAND TOTAL $63.95
FLORIDA MOBILE HOME REGISTRATION
DATE ISSUED: 11/02/07
DL#: 0140558295010 DL#: K500203346400 LOC: 10 40
DECAL#: 15467802 EXP: 12/31/08
VIN 0619664084 TC 4490342 YR/MK 1971 MANR
VIN #
title #
[redacted]
2305 SW 31ST AVE
HALLANDALE, FL 33009
L#: 1559720 T#: 516630376 B#: 1023960 R#: 516630376


2305 Southwest 31st Avenue, I
2307 SW 31st Ave
Hallandale Beach, Florida
Google Street View
Mar 2011

2011

01/09/2023
1 of 17
Dec 2022 - Feb 2023

12/27/2020
1 of 2
Dec 2020 - May 2021

01/05/2018
1 of 4
Dec 2017 - Mar 2018
N

01/19/2015
1 of 3
Dec 2014 - Mar 2015
N

Nov 13, 2023 at 2:35:54 PM

Nov 13, 2023 at 2:36:02 PM

Nov 13, 2023 at 2:36:14 PM

Nov 13, 2023 at 2:36:18 PM

Nov 13, 2023 at 2:36:28 PM

Nov 13, 2023 at 2:36:32 PM

Nov 13, 2023 at 2:36:49 PM
O-Cedar

Nov 13, 2023 at 2:37:18 PM

Nov 13, 2023 at 2:34:46 PM
2305
2305

Nov 13, 2023 at 2:34:51 PM

Nov 13, 2023 at 2:35:10 PM

Nov 13, 2023 at 2:35:25 PM
2305

Nov 13, 2023 at 2:35:33 PM

Nov 13, 2023 at 2:35:47 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
Esdras Matinez	137 Steven Street Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #137 Steven Street

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 #** 9068 **Date Next Inspection** 1/28/2025

Notes

1 Wooden fence is damaged and needs repair. Repair or replace the damaged wooden fence.
2. Exterior maintenance of building required. Pressure wash and paint all four walls.
3. Exterior maintenance of window awnings. Wash and chemically treat to remove dirt buildup.
4. Damage wooden fence. Obtain permit for the damaged wooden fence with plans and permit inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/15/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Regular Mail
8/6/2024		Affidavit of Non-Compliance	Regular Mail
8/7/2024	9/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/18/2024	9/18/2024	Final Order	Certified Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 1/28/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 1/28/2025
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: 1/28/2025

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/28/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$5,900.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$6,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$6,000.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ESDRAS MARTINEZ CASE NO. 9068

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ESDRAS MARTINEZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 137 STEVEN STREET, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: ESDRAS MARTINEZ AT 01: 37 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

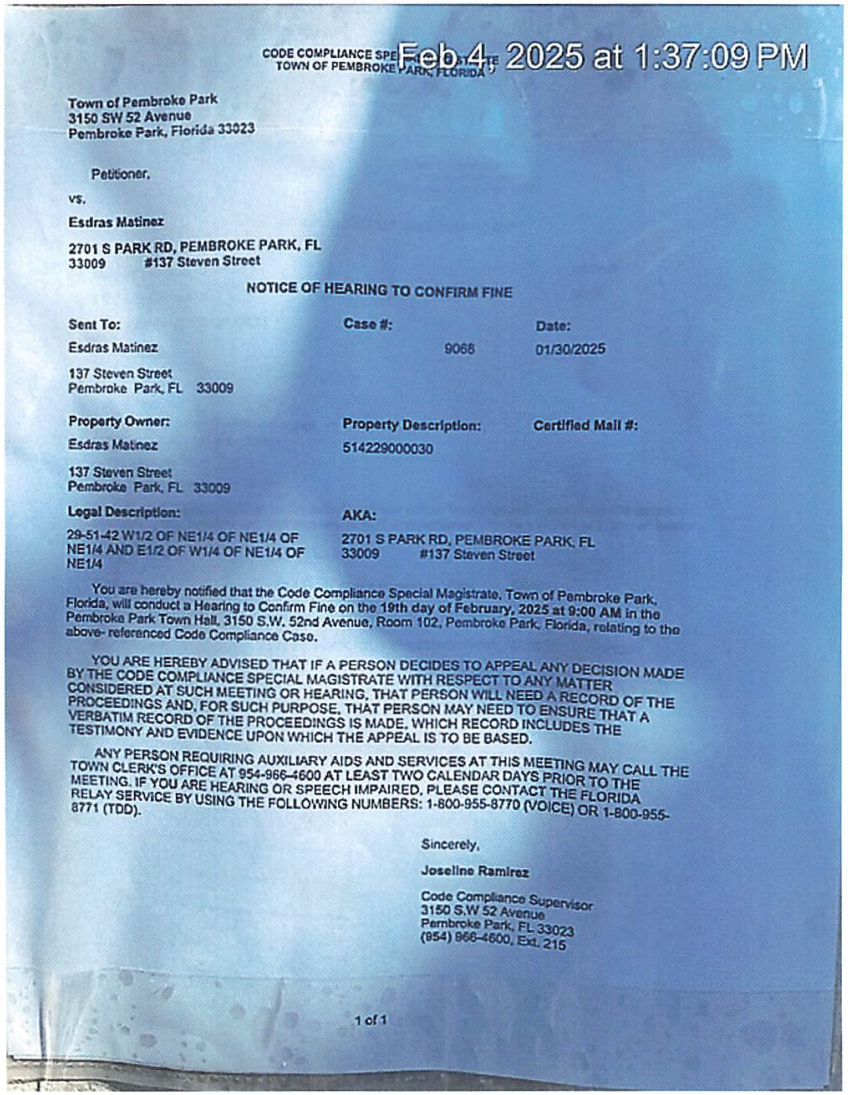
Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

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

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Esdras Matinez

2701 S PARK RD, PEMBROKE PARK, FL
33009 #137 Steven Street

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Esdras Matinez 137 Steven Street Pembroke Park, FL 33009	9068	01/30/2025

Property Owner:	Property Description:	Certified Mail #:
Esdras Matinez 137 Steven Street 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 #137 Steven Street

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of February, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Esdras Matinez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #137 Steven Street

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Esdras Matinez 137 Steven Street Pembroke Park, FL 33009	9068	01/30/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
Esdras Matinez 137 Steven Street 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 #137 Steven Street

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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

Petitioner,

vs.

Esdras Matinez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #137 Steven Street

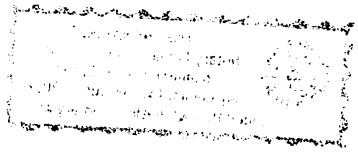
Respondent(s)

Case #:

9068

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Esdras Matinez
Address:	137 Steven Street Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #137 Steven Street
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(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: 1/28/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 1/28/2025
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: 1/28/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/28/2025

Notes/Means of Correction:

1 Wooden fence is damaged and needs repair. The damaged wooden fence has been removed. Corrected.
2. Exterior maintenance of building required. The exterior walls have been washed. Corrected.
3. Exterior maintenance of window awnings. Some of the awnings still have dirt buildup and one awning is disabled. Not Corrected.
4. Damage wooden fence. Demo of wooden fence - Permit not required less than 25% fence was demoed. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

NOTARY PUBLIC, STATE OF FLORIDA

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



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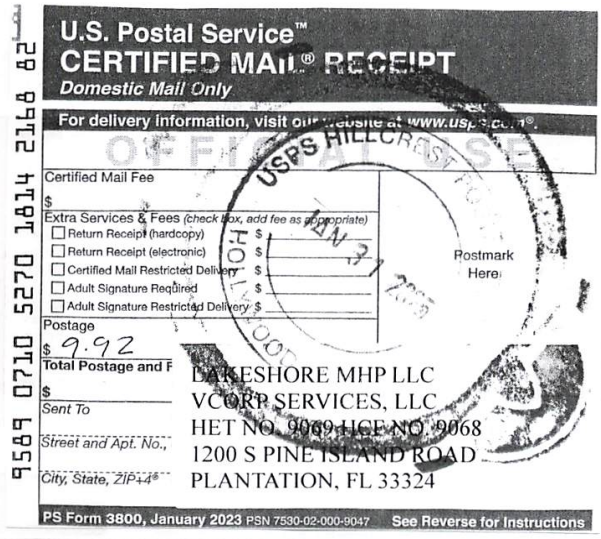
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$ 9.64
Sent To
Street and Apt. No.,
City, State, ZIP+4

ESDRAS MARTINEZ
HCF NO. 9068
137 STEVEN STREET
PEMBROKE PARK, FL 33009

Postmark Here
JAN 31 2025

9589 0710 5270 1814 2170 87

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



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☐ Adult Signature Restricted Delivery $
Postage
$ 9.92
Total Postage and Fees
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

LAKESHORE MHP LLC
VCORP SERVICES, LLC
HET NO. 9069 HCF NO. 9068
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Postmark Here
USPS HILLCREST FL
FEB 03 2025

9589 0710 5270 1814 2168 82

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MHP LLC
VCORP SERVICES, LLC
HET NO. 9069 HCF NO. 9068
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 9016 4122 6502 13

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2168 82

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
xRECEIVED ☐ Agent ☐ Addressee

B. Received by (Printed Name) FEB 03 2025 C. Date of Delivery

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. ESDRAS MATINEZ Respondent(s)	Case No.: 9068

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 137 STEVEN STREET, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: ESDRAS MATINEZ

VEHICLE IDENTIFICATION #: 3B48B41307A

TITLE #: 20827308

LEGAL DESCRIPTION: 29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(c)(f); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(c)(f); 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 50— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of September 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of Sept., 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



9589 0710 5270 1605 9734 20

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

Postage
$ 9.64

Total Postage ar
$

Sent To Esdras Matinez

Street and Apt. N FO #9068

City, State, ZIP+4 137 STEVEN STREET
PEMBROKE PARK, FL 33009

SEP 1 2024 Postmark Here

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



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

Postage
$ 9.64

Total Postage ar
$

Sent To LAKESHORE MOBILE HOME PARK

Street and Apt. N LLC
FO #9068

City, State, ZIP+4 2701 S PARK ROAD,
PEMBROKE PARK FL 33009

SEP 1 2024 Postmark Here

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



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

Postage
$ 9.64

Total Postage and
$

Sent To VCORP SERVICES, LLC

Street and Apt. No. FO #9068

City, State, ZIP+4® 1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

SEP 1 2024 Postmark Here

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



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

Postage
$ 9.64

Total Postage and
$

Sent To LAKESHORE MOBILE HOME PARK

Street and Apt. No LLC
FO #9068

City, State, ZIP+4® 6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

SEP 1 2024 Postmark Here

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VCORP SERVICES, LLC
FO #9068
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 7288 2028 9905 64

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

9589 0710 5270 1605 9733 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X RECEIVED SEP 23 2024 CT CORPORATION

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)

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

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:

LAKESHORE MOBILE HOME PARK LLC
FO #9068
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

9590 9402 7288 2028 9905 71

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

9589 0710 5270 1605 9734 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
(over $500)

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Esdras Matinez	137 Steven Street Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #137 Steven Street

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 #** 9068 **Date Next Inspection** 9/18/2024

Notes

1 Wooden fence is damaged and needs repair. Repair or replace the damaged wooden fence.
2. Exterior maintenance of building required. Pressure wash and paint all four walls.
3. Exterior maintenance of window awnings. Wash and chemically treat to remove dirt buildup.
4. Damage wooden fence. Obtain permit for the damaged wooden fence with plans and permit inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/15/2023		Notice of Violation	Regular Mail
4/23/2024		Affidavit of Non-Compliance	Regular Mail
8/6/2024		Affidavit of Non-Compliance	Regular Mail
8/7/2024	9/18/2024	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: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ESDRAS MATINEZ CASE NO. 9068

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ESDRAS MATINEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 137 STEVEN STREET, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ESDRAS MATINEZ AT 11:13A.M. ON THE 23 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

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

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

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

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

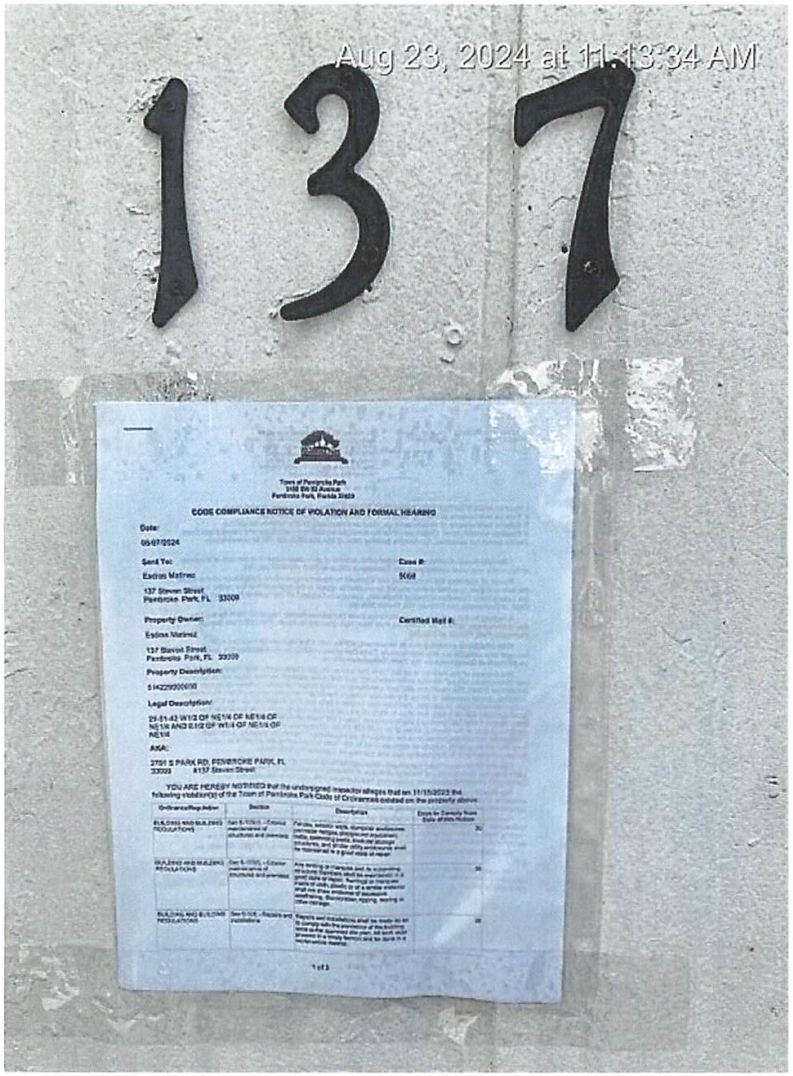
Jean Gustin
AFFIANT

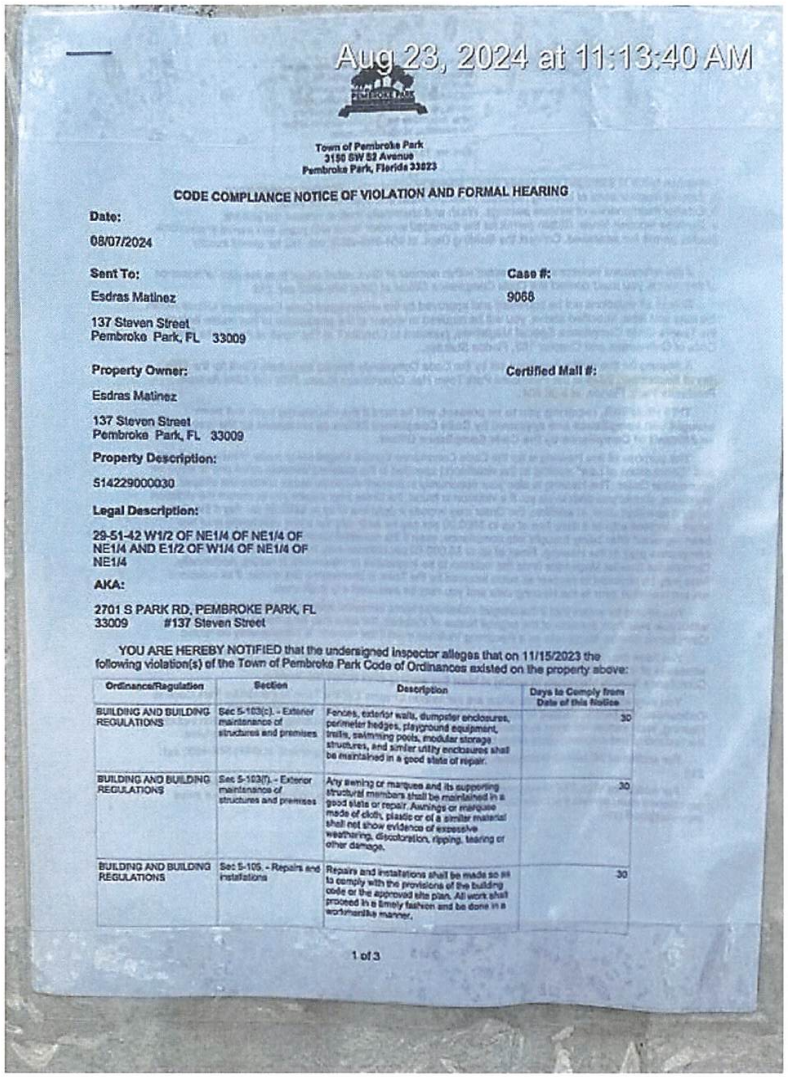
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 23 day of Aug, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/07/2024

Sent To:
Esdras Matinez

137 Steven Street
Pembroke Park, FL 33009

Case #:
9068

Property Owner:
Esdras Matinez

137 Steven Street
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514229000030

Legal Description:
28-51-42 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 #137 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/15/2023 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, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	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

1 of 3



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and Fees
$

Sent To: Esdras Matinez
Street and Apt. No.: NOH #9068
City, State, ZIP+4®: 137 STEVEN STREET
PEMBROKE PARK, FL 33009

Postmark Here
AUG - 7 2024
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 330

PS Form 3800, Jan... See Reverse for Instructions

9589 0710 5270 1605 9257 26



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and Fees
$

Sent To: LAKESHORE MOBILE HOME PARK
Street and Apt. No.: LLC
City, State, ZIP+4®: NOH #9068
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

Postmark Here
AUG 2024
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 330

PS Form 3800,

9589 0710 5270 1605 9257 19



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and Fees
$

Sent To: LAKESHORE MOBILE HOME PARK
Street and Apt. No.: LLC
City, State, ZIP+4®: NOH #9068
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

Postmark Here
AUG 7 2024
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 330

PS Form 3800, Ja...

9589 0710 5270 1605 9257 02



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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 9.64

Total Postage and Fees
$

Sent To: VCORP SERVICES, LLC
Street and Apt. No.: NOH #9068
City, State, ZIP+4®: 1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Postmark Here
AUG 2024
WEST HOLLYWOOD HILLS
HOLLYWOOD FL 330

PS Form 3800,

9589 0710 5270 1605 9256 96



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK
LLC
NOH #9068
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 8582 3244 8656 05

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

9589 0710 5270 1605 9257 19

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

8-9-24

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

3. Service Type

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

VCORP SERVICES, LLC
NOH #9068
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 8582 3244 8650 25

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

9589 0710 5270 1605 9256 96

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x RECEIVED

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

AUG 9 2024

C. Date of Delivery

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

ST CORPORATION

3. Service Type

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

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/07/2024

Sent To:

Esdras Matinez

137 Steven Street
Pembroke Park, FL 33009

Case #:

9068

Property Owner:

Esdras Matinez

137 Steven Street
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 #137 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/15/2023 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, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	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

1 Wooden fence is damaged and needs repair. Repair or replace the damaged wooden fence.
2. Exterior maintenance of building required. Pressure wash and paint all four walls.
3. Exterior maintenance of window awnings. Wash and chemically treat to remove dirt buildup.
4. Damage wooden fence. Obtain permit for the damaged wooden fence with plans and permit inspections. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of September, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin



8/7/2024

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Esdras Matinez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #137 Steven Street

Respondent(s)

Case #:

9068

On 8/6/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Esdras Matinez
Address:	137 Steven Street Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #137 Steven Street
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(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: 8/5/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 8/5/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/5/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/5/2024

Notes/Means of Correction:

1 Wooden fence is damaged and needs repair. The damaged wooden fence has been removed. Corrected.
2. Exterior maintenance of building required. The exterior walls have been washed. Corrected.
3. Exterior maintenance of window awnings. Some of the awnings still have dirt buildup and one awning is disabled. Not Corrected.
4. Damage wooden fence. Demo of wooden fence - Permit not required less than 25% fence was demoed. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/6/2024

NOTARY PUBLIC, STATE OF FLORIDA

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Esdras Matinez

2701 S PARK RD, PEMBROKE PARK, FL 33009 #137 Steven Street

Respondent(s)

Case #:

9068

On 4/23/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Esdras Matinez
Address:	137 Steven Street Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #137 Steven Street
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(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: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	Not in Compliance - Reinspection Date: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/23/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/23/2024

Notes/Means of Correction:

1 Wooden fence is damaged and needs repair. The damaged wooden fence has been removed. Corrected.
2. Exterior maintenance of building required. The exterior walls have been washed. Corrected.
3. Exterior maintenance of window awnings. Some of the awnings still have dirt buildup and one awning is disabled. Not Corrected.
4. Damage wooden fence. Demo of wooden fence - No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/23/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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



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US POSTAGE

Esdras Martinez.
AONC #9068.

137 Steven Street,
Pembroke Park, Fl 33009.

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



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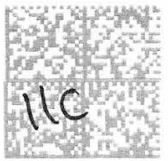
Lakeshore Mobile Home Park LLC
AONC #9068.

2701 S Park Road
Pembroke Park, Fl 33009

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

Finance Department





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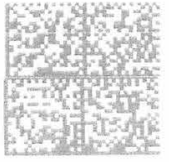
US POSTAGE

Lakeshore Mobile Home Park LLC
AONC #9068.
6400 Telegraph Rd #2000
Bloomfield Township, MI 48301

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

Finance Department





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US POSTAGE

VCORP SERVICES LLC
AONC #9068.
1200 S Pine Island Road
Plantation, Fl 33324.

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Esdras Matinez 137 Steven Street Pembroke Park, FL 33009	9068	11/15/2023

Property Owner:	Property Description:	Certified Mail #:
Esdras Matinez 137 Steven Street 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 #137 Steven Street

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/15/2023 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, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(f). - Exterior maintenance of structures and premises	Any awning or marquee and its supporting structural members shall be maintained in a good state or repair. Awnings or marquee made of cloth, plastic or of a similar material shall not show evidence of excessive weathering, discoloration, ripping, tearing or other damage.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

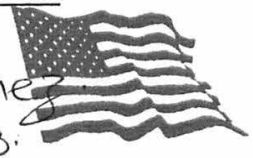
1 Wooden fence is damaged and needs repair. Repair or replace the damaged wooden fence.
2. Exterior maintenance of building required. Pressure wash and paint all four walls.
3. Exterior maintenance of window awnings. Wash and chemically treat to remove dirt buildup.
4. Damage wooden fence. Obtain permit for the damaged wooden fence with plans and permit inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

Jean Gustin

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



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US POSTAGE

Esdras Martinez
NOV #9068.

137 Steven Street,
Pembroke Park, Fl 33009.

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



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US POSTAGE

VCORP SERVICES, LLC
NOV #9068

1200 S Pine Island Rd,
Plantation, Fl 33324.

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

L A W Hallandale 30 LC
NOV #9068.
5759 Brookfield Cir E
Fort Lauderdale, FL 33312.



Incorrect address
J.G.

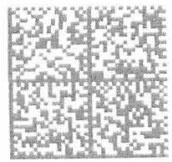
TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

L A W Hallandale 30 LC
NOV #9068.
2954 SW 30 Ave,
Pembroke Park, FL 33009.



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





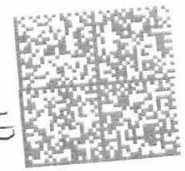
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US POSTAGE

LAKESHORE MOBILE HOME
PARK LLC
NOV #9068.
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301.

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





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FIRST-CLASS MAIL
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11/29/2023 ZIP 33023
043M30245597

US POSTAGE

LAKESHORE MOBILE HOME
PARK LLC
NOV # 9068.

2701 S PARK ROAD,
PEMBROKE PARK, FL 33009



Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

Incorrect BCPA N.C.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2954 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 28 00 0150
Property Owner	L A W HALLANDALE 30 LC	Millage	0613
Mailing Address	5759 BROOKFIELD CIR E FORT LAUDERDALE FL 33312-6257	Use	48-01
Abbr Legal Description	28-51-42 PT OF SW1/4 OF SW1/4 OF NW1/4 W OF ST RD 9 R/W DESC AS BEG SW COR OF SW1/4 OF SW1/4 OF NW1/4, N 100,E 121.48,SLY PAR WITH & 26 W OF W R/W/L OF ST RD 9 AN ARC DIST 99.95 TO S/L OF SAID SW1/4,WLY ALG S/L 108.95 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$104,530	$575,100	$679,630	$679,630	
2023	$104,530	$575,100	$679,630	$663,430	$14,428.77
2022	$104,530	$498,590	$603,120	$603,120	$12,738.13

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$679,630	$679,630	$679,630	$679,630
Portability	0	0	0	0
Assessed/SOH	$679,630	$679,630	$679,630	$679,630
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	$679,630	$679,630	$679,630	$679,630

Sales History

Date	Type	Price	Book/Page or CIN
7/11/1995	DR*	$100	**24030 / 272**
7/11/1995	WD*	$622,600	**23787 / 710**
10/16/1991	QC*	$117	**20009 / 533**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	11,614	SF
Adj. Bldg. S.F. (Card, Sketch)		5460
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
5460								



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

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

ID #	5142 29 00 0030
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024	$3,565,990	$217,900	$3,783,890	$3,180,340	
2023	$3,565,990	$217,900	$3,783,890	$2,891,220	$68,318.90
2022	$2,765,790	$217,900	$2,983,690	$2,628,390	$57,693.60

2024 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,783,890	$3,783,890	$3,783,890	$3,783,890
Portability	0	0	0	0
Assessed/SOH	$3,180,340	$3,783,890	$3,180,340	$3,180,340
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	$3,180,340	$3,783,890	$3,180,340	$3,180,340

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

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

A03847

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

STATE OF FLORIDA

LIEN SATISFACTION

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
1245F	1969	TAYL	HS	57'		3515667

Date of Issue 02/08/2011

Registered Owner:

ESDRAS MARTINEZ ARANDA
137 STEVENS ST # 20
HALLANDALE FL 33009

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.hsmv.state.fl.us/html/titlinf.html

Mail To:

ESDRAS MARTINEZ ARANDA
137 STEVENS ST # 20
HALLANDALE FL 33009-3824

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
1245F	1969	TAYL	HS	57'		3515667

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	06/19/2010

Odometer Status or Vessel Manufacturer or OH use	Hull Material	Prop	Date of Issue
			02/08/2011

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner

ESDRAS MARTINEZ ARANDA
137 STEVENS ST # 20
HALLANDALE FL 33009

1st Lienholder

NONE

VOID IF ALTERED

VOID IF ALTERED

DIVISION OF MOTOR VEHICLES TALLAHASSEE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Carl A. Ford
Director

Control Number 103138058

Julie L. Jones
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the milege, purchaser's name, selling price and date sold in connection with the transfer of ownership.
Failure to complete or providing a false statement may result in fines and/or imprisonment.
This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name: Address:

Seller Must Enter Selling Price: Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads |_|_|_|,|_|_|_|.[x] (no tenths) miles, date read and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE. ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:
Print Here:
Selling Dealer's License Number: Tax No.:
Auction Name License Number:

CO-SELLER Must Sign Here:
Print Here:
Tax Collected:

PURCHASER Must Sign Here:
Print Here:

CO-PURCHASER Must Sign Here:
Print Here:

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE

HSMV 82250 (REV. 04/08) STATE OF FLORIDA


137 Steven St
Hallandale Beach, Florida
Google Street View
Apr 2019
See more dates

\


137 Steven St
Hallandale Beach, Florida
Google Street View
Mar 2011
See latest date

01/09/2007
1 of 2
Dec 2006 - Jan 2007

12/24/2009
1 of 2
Dec 2009 - Jan 2010

01/12/2014
1 of 5
Dec 2013 - Feb 2014
N

02/01/2017
1 of 2
Dec 2016 - Mar 2017
N

01/08/2020
1 of 4
Dec 2019 - Mar 2020

02/03/2023
1 of 16
Dec 2022 - Feb 2023


Nov 15, 2023 at 9:21:52 AM
137


Nov 15, 2023 at 9:22:14 AM


Nov 15, 2023 at 9:22:20 AM


Nov 15, 2023 at 9:22:26 AM


Nov 15, 2023 at 9:22:42 AM
137


Nov 15, 2023 at 9:22:56 AM


Nov 15, 2023 at 9:23:06 AM
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TOWN OF PEMBROKE PARK

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

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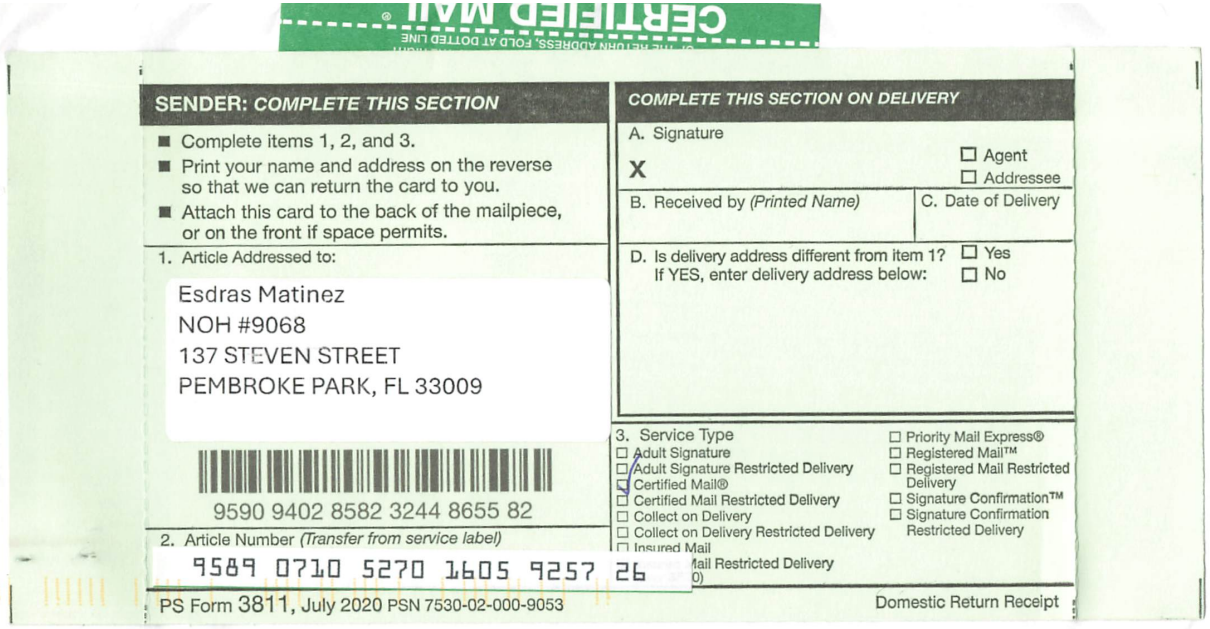
Esdras Matinez
NOH #9068
137 STEVEN STREET
PEMBROKE PARK, FL 33009

SEP 03 2024

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NIXIE 331 DE 1 0008/31/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2106-07497-07-44

UNC
33023541350


CERTIFIED MAIL®
SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
Esdras Matinez
NOH #9068
137 STEVEN STREET
PEMBROKE PARK, FL 33009
9590 9402 8582 3244 8655 82
2. Article Number (Transfer from service label)
9589 0710 5270 1605 9257 26
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
Agent
Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No
3. Service Type
Adult Signature
Adult Signature Restricted Delivery
Certified Mail®
Certified Mail Restricted Delivery
Collect on Delivery
Collect on Delivery Restricted Delivery
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

TOWN OF PEMBROKE PARK

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





Esdras Matinez
FO #9068
137 STEVEN STREET
PEMBROKE PARK, FL 33009

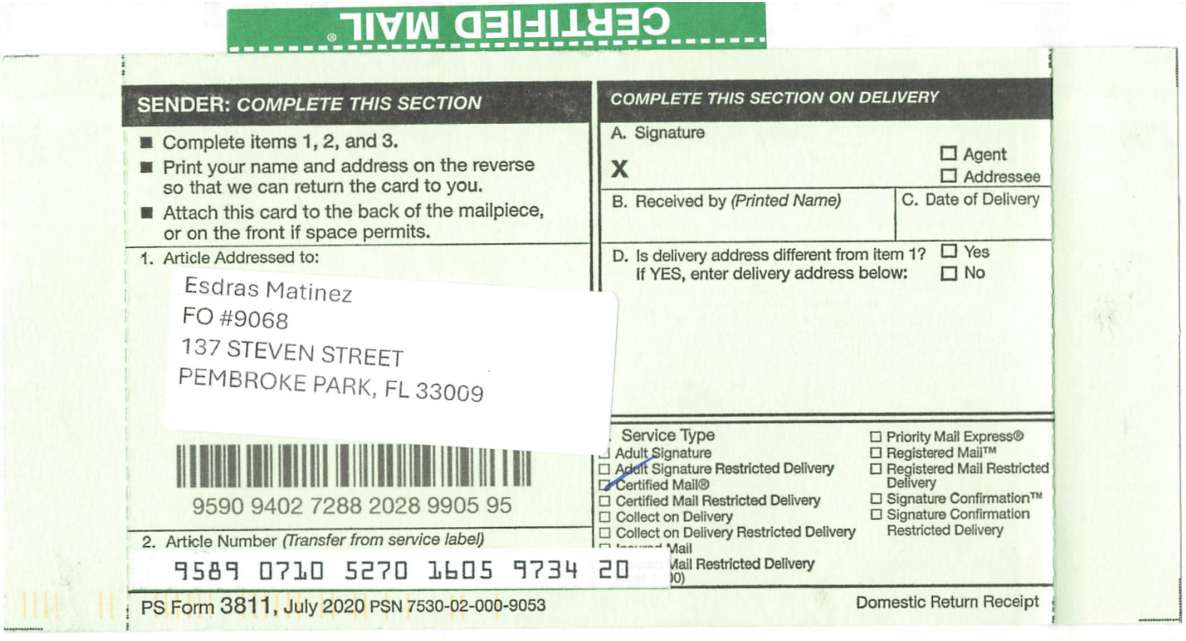
NO ACCESS
9/24

OCT 28 2024

NIXIE 331 DE 1 0010/25/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2106-01459-19-41

9400921587298230 UNC

33009-3e2437


CERTIFIED MAIL®

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

Esdras Matinez
FO #9068
137 STEVEN STREET
PEMBROKE PARK, FL 33009

9590 9402 7288 2028 9905 95

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

9589 0710 5270 1605 9734 20

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

Service Type

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2546 SW 30 Ave Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9226 **Date Next Inspection** 1/30/2025

Notes 1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/25/2024		Notice of Violation	Regular Mail
3/26/2024		Affidavit of Non-Compliance	Regular Mail
4/24/2024		Affidavit of Non-Compliance	Certified Mail
4/24/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/15/2024	5/15/2024	Final Order	Certified Mail
8/15/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/30/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/30/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/30/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/30/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 1/30/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/30/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$22,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$22,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$22,200.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9226

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2546 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: MEAT BAR HOLDINGS LLC AT 12: 24 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

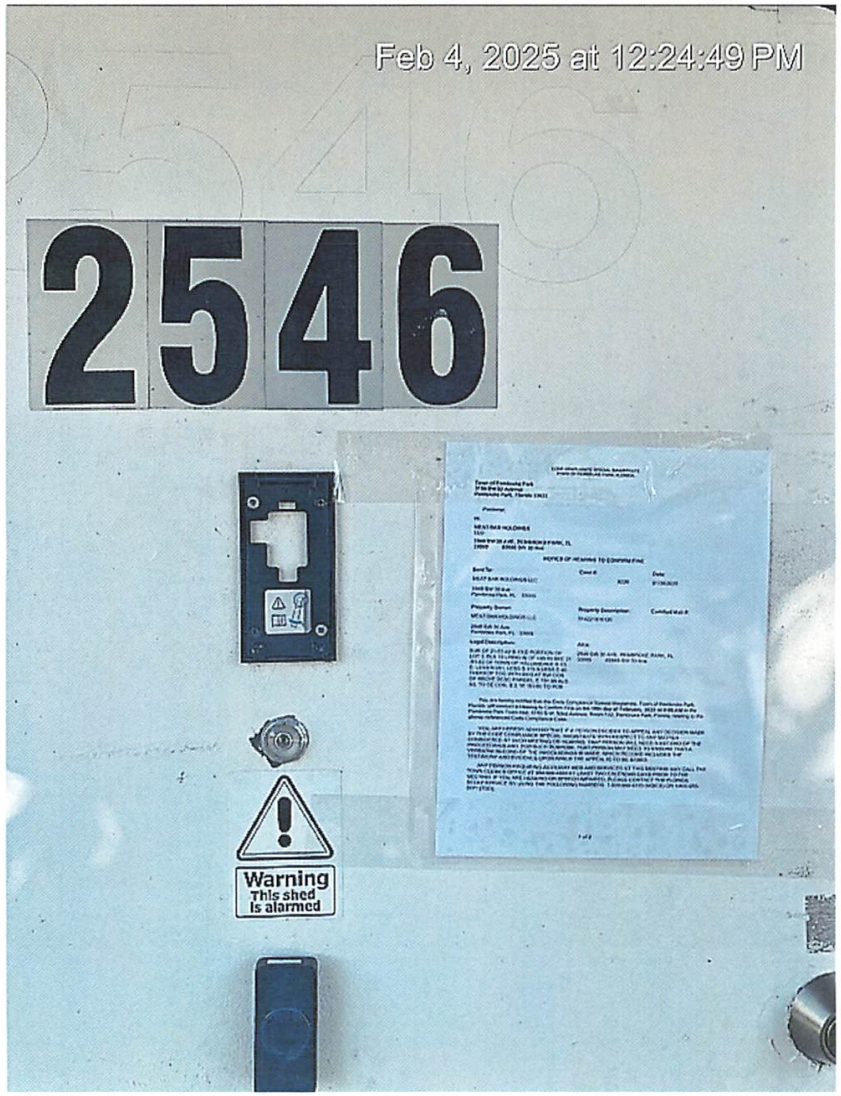
AFFIANT

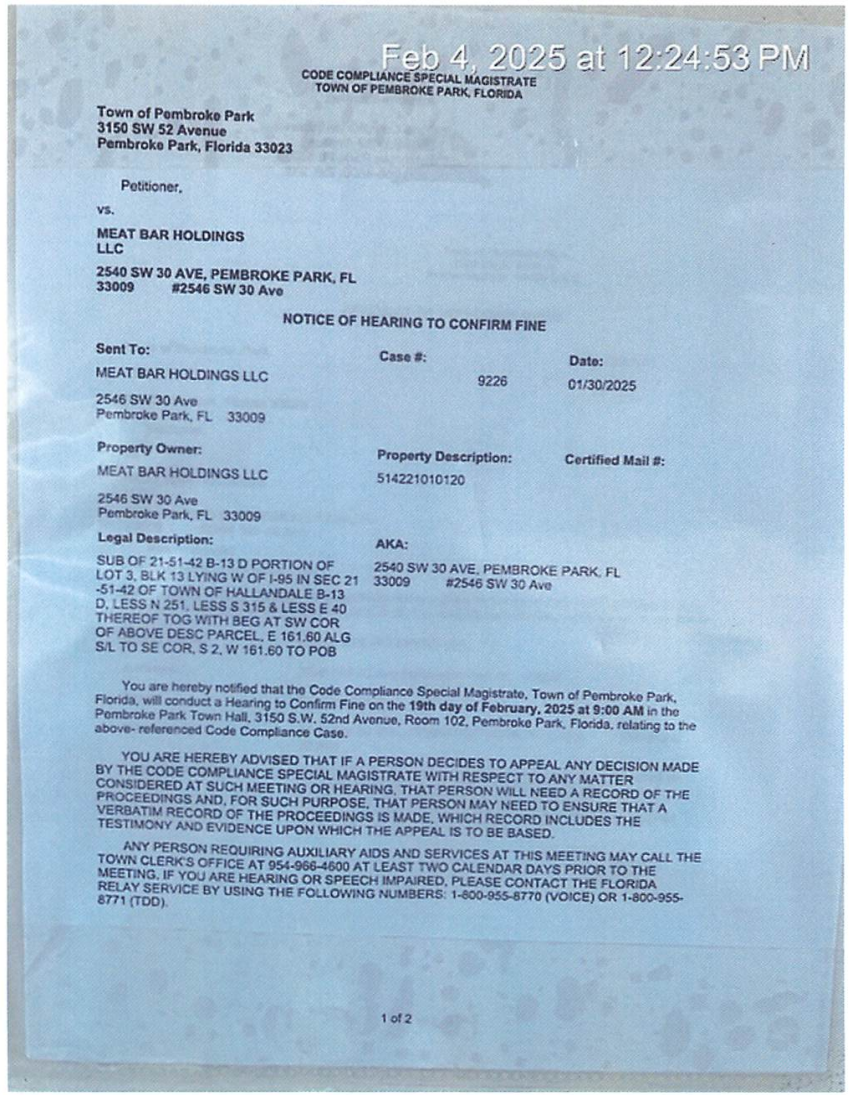
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

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

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MEAT BAR HOLDINGS LLC 2546 SW 30 Ave Pembroke Park, FL 33009	9226	01/30/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2546 SW 30 Ave Pembroke Park, FL 33009	514221010120	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of February, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

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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

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

Respondent(s)

Case #:

9226

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC
Address:	2546 SW 30 Ave Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

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Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. - BTR Application # 23361278-0 canceled. BTR not obtained. Not Corrected.
2. Rack system - No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

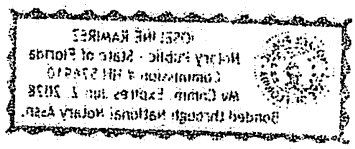
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

NOTARY PUBLIC, STATE OF FLORIDA

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





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☐ Adult Signature Restricted Delivery $
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City, State, ZIP+

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MEAT BAR HOLDINGS LLC
HCF NO. 9226, 9484
2875 NE 191 ST STE 601
AVENTURA, FL 33180

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

9589 0710 5270 1814 2169 50

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☐ Adult Signature Restricted Delivery $
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Total Postage a
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City, State, ZIP+

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MEAT BAR HOLDINGS LLC
HCF NO. 9226
2546 SW 30 AVE
PEMBROKE PARK, FL 33009

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

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.92
Total Postage a
$
Sent To
Street and Apt.
City, State, ZIP+

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MEAT BAR HOLDINGS LLC
SIMON ALON
HCF NO. 9226, 9484
2540 SW 30 AVE
PEMBROKE PINES, FL 33009

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

9589 0710 5270 1814 2169 67



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:

MEAT BAR HOLDINGS LLC
HCF NO. 9226, 9484
2875 NE 191 ST STE 601
AVENTURA, FL 33180

9590 9402 9016 4122 6502 82

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2169 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Julia T

☐ Agent
☐ Addressee

B. Received by (Printed Name) Julia Tabah

C. Date of Delivery 02/04/25

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

FEB 0 6 2025

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
0)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

vs.

MEAT BAR HOLDINGS LLC
Respondent(s)

Case No.: 9226

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2546 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO #: 5142 21 01 0120

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 15-175; 15-22 and 15-28. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175; 15-22 and 15-28 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250— PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th of September 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of Septem., 2024.

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



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

Postage
$ 9.64

Total Postage and
$

Sent To MEAT BAR HOLDINGS LLC

Street and Apt. No. AFO #9484, #9226
2875 NE 191 ST STE 601

City, State, ZIP+4® AVENTURA FL 33180

PS Form 3800, J

Postmark Here

SEP 19 2024

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To MEAT BAR HOLDINGS LLC
ALON, SIMON

Street and Apt. No. AFO #9484, #9226
2540 SW 30 AVE,

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

PS Form 3800, J

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SEP 19 2024

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2546 SW 30 AVE,

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

PS Form 3800,

Postmark Here

9589 0710 5270 1605 9738 19

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2546 SW 30 Ave Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9226 **Date Next Inspection** 9/18/2024

Notes 1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/25/2024		Notice of Violation	Regular Mail
3/26/2024		Affidavit of Non-Compliance	Regular Mail
4/24/2024		Affidavit of Non-Compliance	Certified Mail
4/24/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/15/2024	5/15/2024	Final Order	Certified Mail
8/15/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property

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: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/18/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 9/18/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 9/18/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 9/18/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$13,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$13,600.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$13,600.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9226

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 11:30A.M. ON THE 22 DAY OF AUGUST 2024.

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

TYPE OF SERVICE

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

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

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

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

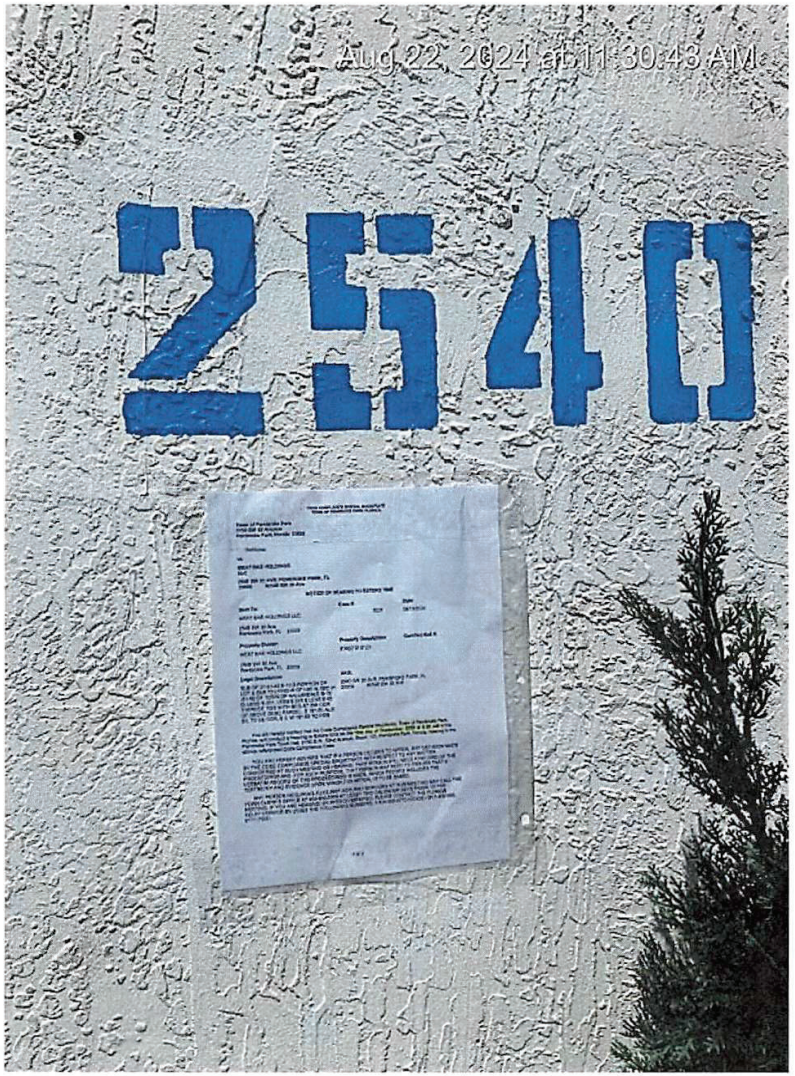
Jean Gustin
AFFIANT

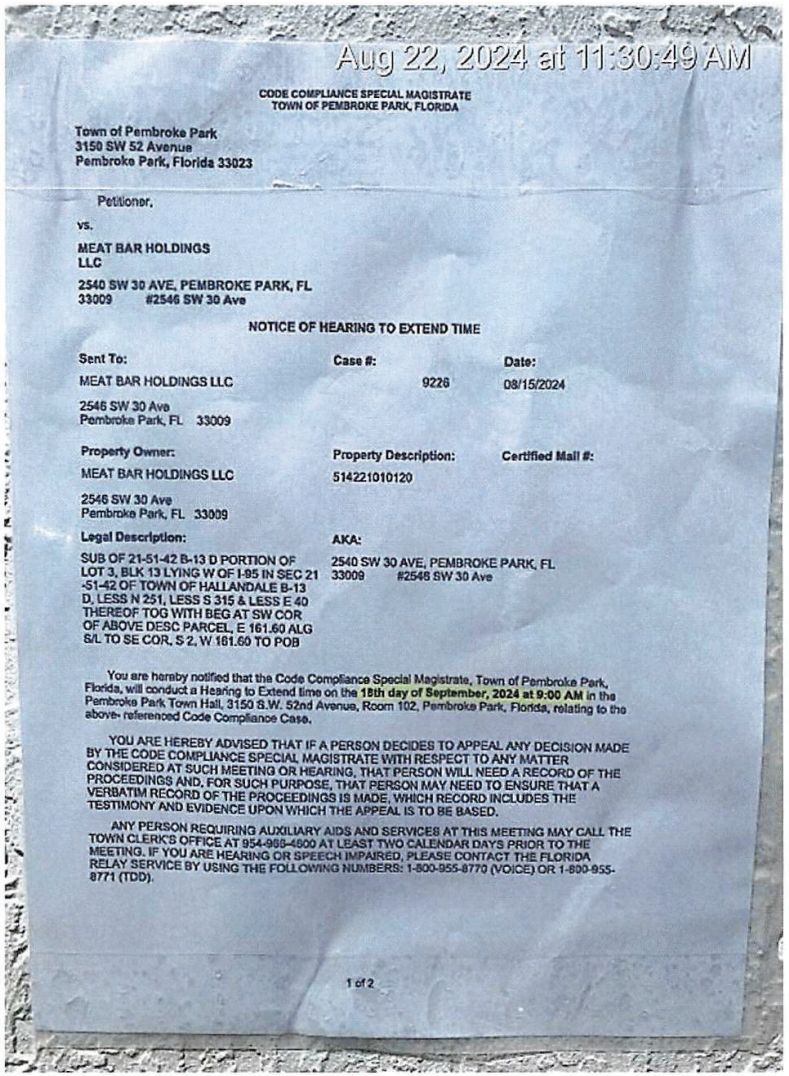
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 22 day of Aug 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2546 SW 30 Ave

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC 2546 SW 30 Ave Pembroke Park, FL 33009	9226	08/15/2024

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2546 SW 30 Ave Pembroke Park, FL 33009	514221010120	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of September, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERKS OFFICE AT 954-968-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2



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

Postage
$ 9.64

Total Postage and
$

Sent To
MEAT BAR HOLDINGS LLC
HET #9484, #9226

Street and Apt. No.
2875 NE 191 ST STE 601

City, State, ZIP+4
AVENTURA FL 33180

Postmark Here
AUG 16 2024

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

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- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
MEAT BAR HOLDINGS LLC
ALON, SIMON
HET #9484, #9226

Street and Apt. No.
2540 SW 30 AVE,

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

Postmark Here
AUG 16 2024

PS Form 3800,

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Postage
$ 9.64

Total Postage a
$

Sent To
MEAT BAR HOLDINGS LLC
ALON, SIMON
HET #9226
2546 SW 30 AVE,
PEMBROKE PARK, FL 33009

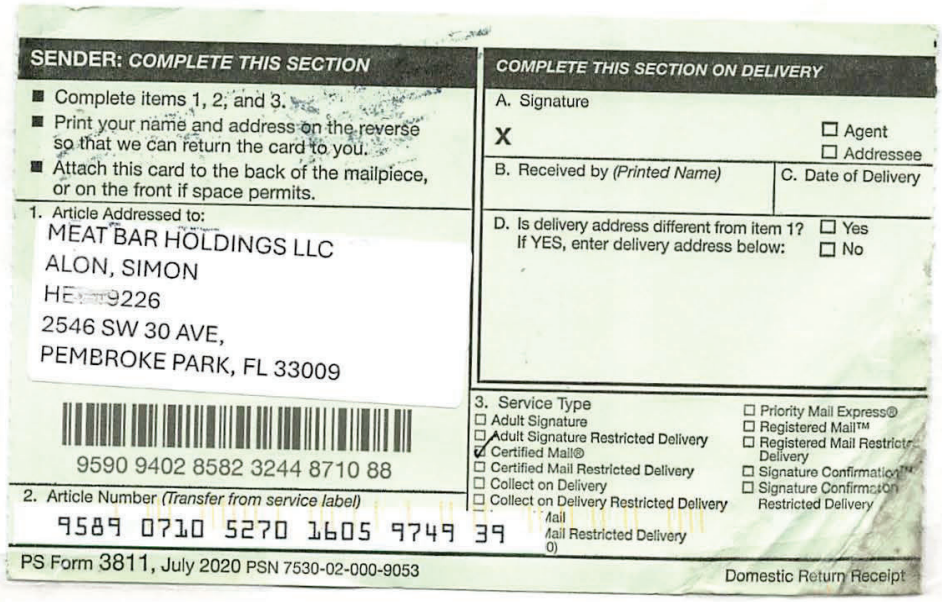
Street and Apt. I

City, State, ZIP+

Postmark Here

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

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SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
ALON, SIMON
HE[illegible]9226
2546 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8710 88

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

9589 0710 5270 1605 9749 39

COMPLETE THIS SECTION ON DELIVERY

A. Signature

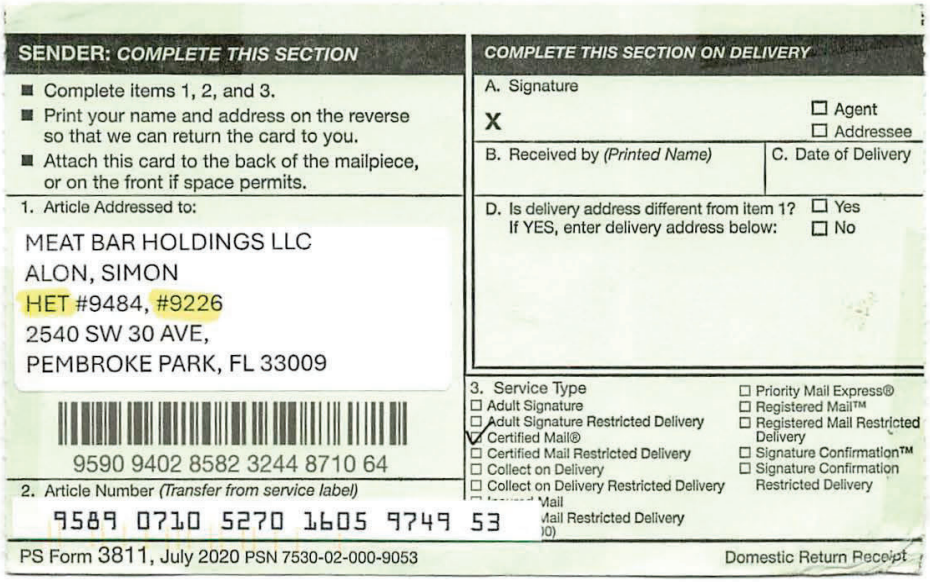
X ☐ Agent ☐ Addressee

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

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

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

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



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
ALON, SIMON
HET #9484, #9226
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8710 64

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

9589 0710 5270 1605 9749 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

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

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

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MEAT BAR HOLDINGS LLC 2546 SW 30 Ave Pembroke Park, FL 33009	9226	08/15/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2546 SW 30 Ave Pembroke Park, FL 33009	514221010120	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

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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 AVE Pembroke Park, 33023

Date: 8/8/24 Phone: 3057589464

Email: Tmrgroup@gmail.com

Property Address: 2546 SW 30 AVE

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Camille Barshishat (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9226 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9/18/24 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 5/15/24 imposing the fine of $ 250 per day for violation(s)of the Town's Code of Ordinances: 5-105; 5-17; 15-17; 15-175; 15-22 & 15-23

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.

Camille Barshishat
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

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

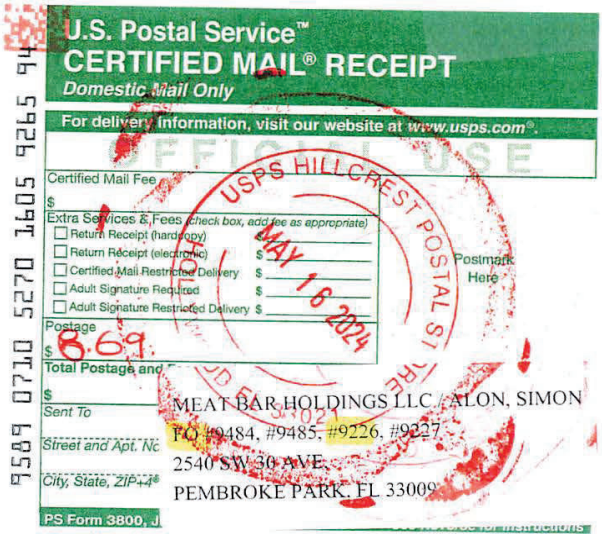
SWORN TO AND SUBSCRIBED before me on 8 day of August, 20 24.

Nazly Dayana CA
Notary

My Commission expires Mar 15, 2027

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage ar
$
Sent To
Street and Apt. N
City, State, ZIP+4
MEAT BAR HOLDINGS LLC
FO #9484, #9485, #9226, #9227
2875 NE 191 ST STE 601
AVENTURA FL 33180
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USPS HILLCREST POSTAL STORE
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Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. Nc
City, State, ZIP+4
MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9484, #9485, #9226, #9227
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PEMBROKE PARK, FL 33009
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Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. Nc
City, State, ZIP+4
MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9226
2546 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800,
USPS HILLCREST POSTAL STORE
MAY 16 2024
Postmark Here

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MEAT BAR HOLDINGS LLC Respondent(s)	)	Case No.: 9226

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 15th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2546 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO #: 5142 21 01 0120

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17; 15-17; 15-175; 15-22 and 15-28. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175; 15-22 and 15-28 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of May 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of May 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of May, 2024.

Nazly Cardona CA

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2546 SW 30 Ave Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9226 **Date Next Inspection** 4/24/2024

Notes
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/25/2024		Notice of Violation	Regular Mail
3/26/2024		Affidavit of Non-Compliance	Regular Mail
4/24/2024		Affidavit of Non-Compliance	Certified Mail
4/24/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

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: 4/24/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/24/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 4/24/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 4/24/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9226

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2546 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 10:24 A.M. ON THE 26 DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

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

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

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

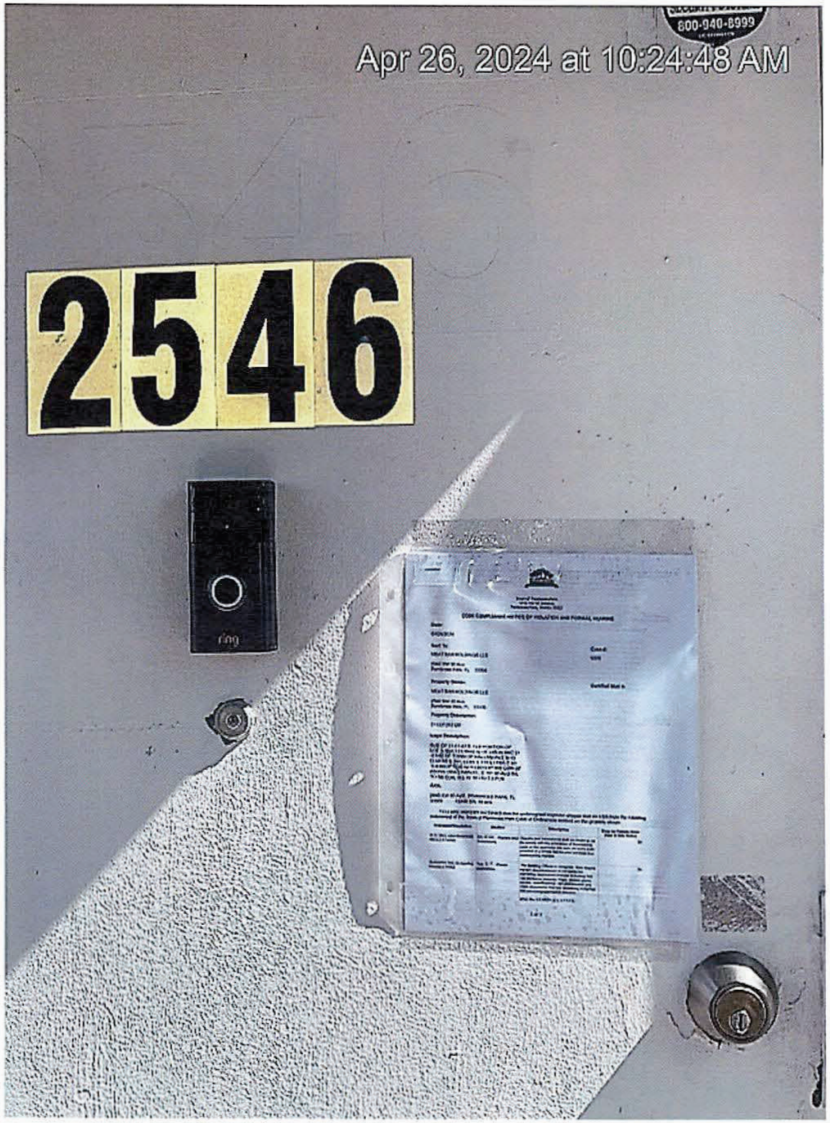
AFFIANT

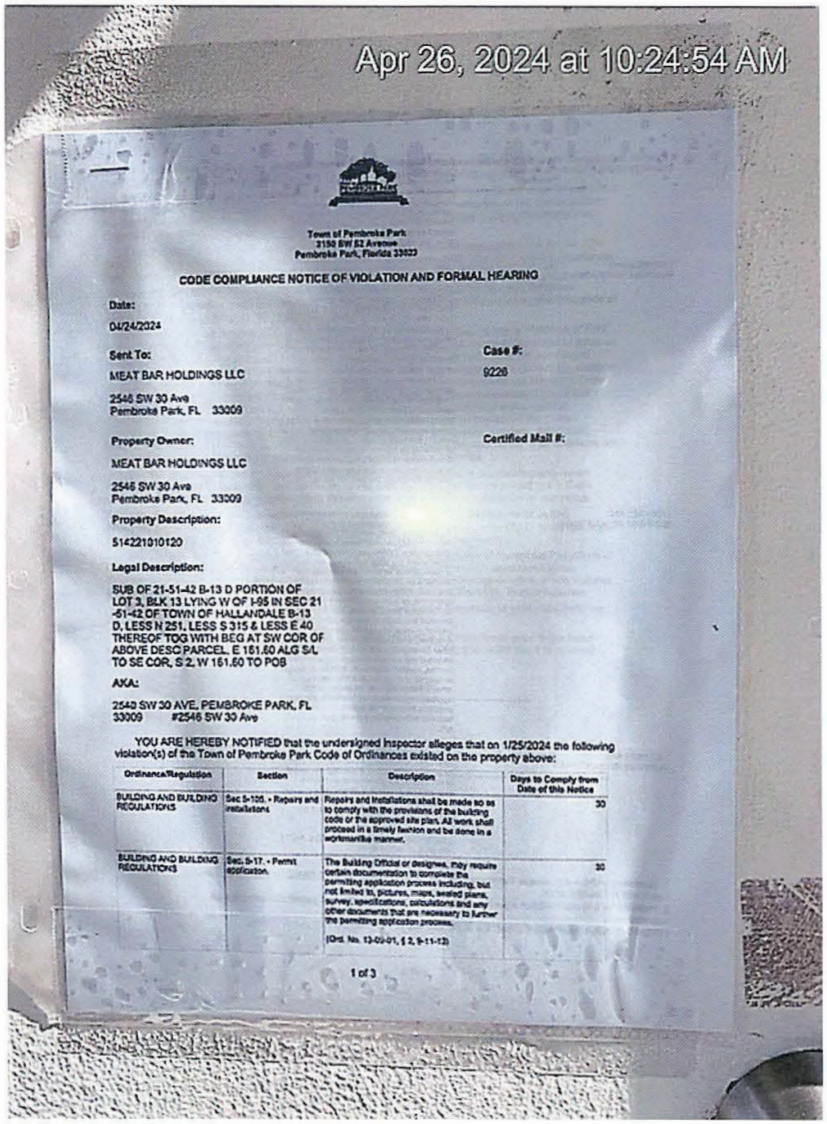
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 26 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.


800-940-8999
Apr 26, 2024 at 10:24:48 AM
2546
ring


Apr 26, 2024 at 10:24:54 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/24/2024
Sent To:
MEAT BAR HOLDINGS LLC
2546 SW 30 Ave
Pembroke Park, FL 33009
Case #:
9226
Property Owner:
MEAT BAR HOLDINGS LLC
2546 SW 30 Ave
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514221010120
Legal Description:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB
AKA:
2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS
Sec 5-105. - Repairs and installations
Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.
30
BUILDING AND BUILDING REGULATIONS
Sec. 5-17. - Permit application.
The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-09-01, § 2, 9-11-13)
30
1 of 3

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:

MEAT BAR HOLDINGS LLC
NOH #9484, #9485, #9226, #9227
2875 NE 191 ST STE 601
AVENTURA FL 33180

9590 9402 7581 2098 7700 60

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4011 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

MEAT BAR HOLDINGS LLC / ALON, SIMON
NOH #9226
2546 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7700 91

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4011 01

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

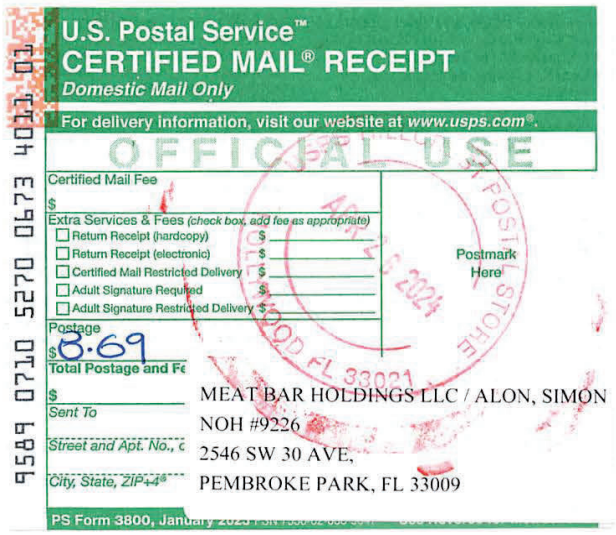
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.17
Total Postage and F
$
Sent To MEAT BAR HOLDINGS LLC / ALON, SIMON
Street and Apt. No., NOH #9484, #9485, #9226, #9227
City, State, ZIP+4® 2540 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, Ja
Postmark Here
9589 0710 5270 0673 4011 25



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.17
Total Postage and F
$
Sent To MEAT BAR HOLDINGS LLC
Street and Apt. No., NOH #9484, #9485, #9226, #9227
City, State, ZIP+4® 2875 NE 191 ST STE 601
AVENTURA FL 33180
PS Form 3800, Janu
See Reverse for Instructions
Postmark Here
9589 0710 5270 0673 4011 32



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and Fe
$
Sent To MEAT BAR HOLDINGS LLC / ALON, SIMON
Street and Apt. No., c NOH #9226
City, State, ZIP+4® 2546 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, January
Postmark Here
9589 0710 5270 0673 4011 01

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/24/2024

Sent To:

MEAT BAR HOLDINGS LLC

2546 SW 30 Ave
Pembroke Park, FL 33009

Case #:

9226

Property Owner:

MEAT BAR HOLDINGS LLC

2546 SW 30 Ave
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/25/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

4/24/2024

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2546 SW 30 Ave

Respondent(s)

Case #:

9226

On 4/24/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC
Address:	2546 SW 30 Ave Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/24/2024
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 4/24/2024

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. - BTR Application # 23361278-0 failed inspection. BTR not obtained. Not Corrected.
2. Rack system - No permit has been obtained. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/24/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC 2875 NE 191 ST STE 601 AVENTURA, FL 33180	9226	01/25/2024

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2875 NE 191 ST STE 601 AVENTURA, FL 33180	514221010120	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

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

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14 -06-04, § 12, 6-11-14)	30

Notes/Means of Correction:

1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

Jean Gustin



Detail by Entity Name

Florida Limited Liability Company
EVERNOVA LLC

Filing Information

Document Number	L23000324775
FEI/EIN Number	NONE
Date Filed	07/10/2023
Effective Date	07/08/2023
State	FL
Status	ACTIVE

Principal Address

16400 COLLINS AVE
841
SUNNY ISLES BEACH, FL 33160

Mailing Address

16400 COLLINS AVE
841
SUNNY ISLES BEACH, FL 33160

Registered Agent Name & Address

LUENGO, MARINA
16400 COLLINS AVE
841
SUNNY ISLES BEACH, FL 33160

Authorized Person(s) Detail

Name & Address

Title MGR

LUENGO, MARINA
16400 COLLINS AVE
SUNNY ISLES BEACH, FL 33160

Title MGR

RODRIGUEZ, RAQUELLE
16400 COLLINS AVE
SUNNY ISLES BEACH, FL 33160



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2540 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0120
Property Owner	MEAT BAR HOLDINGS LLC	Millage	0613
Mailing Address	2875 NE 191 ST STE 601 AVENTURA FL 33180	Use	12-02

Abbr Legal Description	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$154,720	$2,056,860	$2,211,580	$2,211,580	
2023	$154,720	$2,056,860	$2,211,580	$2,211,580	$47,741.83
2022	$161,200	$1,833,940	$1,995,140	$1,995,140	$42,138.14

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,211,580	$2,211,580	$2,211,580	$2,211,580
Portability	0	0	0	0
Assessed/SOH	$2,211,580	$2,211,580	$2,211,580	$2,211,580
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	$2,211,580	$2,211,580	$2,211,580	$2,211,580

Sales History

Date	Type	Price	Book/Page or CIN
10/7/2022	WD*-E	$3,000,000	**118638317**
5/13/2021	QCD-T	$100	**117678190**
3/5/2021	SWD-D	$2,500,000	**117136419**
6/10/2016	WD-E	$1,250,000	**113779786**
10/9/2001	WD*	$1,200,000	**32234 / 395**

* Denotes Multi-Parcel Sale (See Deed)

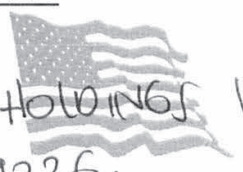
Land Calculations

Price	Factor	Type
$9.00	17,191	SF
Adj. Bldg. S.F. (Card, Sketch)		11764
Eff./Act. Year Built: 2002/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								

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





quadient
FIRST-CLASS MAIL
IMI
$000.64 0
01/29/2024 ZIP 33023
043M30245597

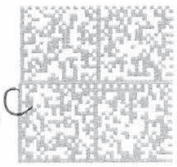
US POSTAGE

MEAT BAR HOLDINGS LLC
NOV #9226.

2875 NE 191 ST, STE 601
AVENTURA, FL 33180.

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





quadient
FIRST-CLASS MAIL
IMI
$000.64 0
01/29/2024 ZIP 33023
043M30245597
US POSTAGE

MEAT BAR HOLDINGS LLC
NOV #9226.
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009

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





quadient
FIRST-CLASS MAIL
IMI
$000.64 0
01/29/2024 ZIP 33023
043M30245597
US POSTAGE

LUENGO, MARINA
NOV #9226.
16400 COLLINS AVE #891
SUNNY ISLES BEACH, FL 33160

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Tuesday, January 23, 2024 9:34 AM
To: Joseline Ramirez <jramirez@tppfl.gov>
Subject: Referral for possible unpermitted construction - EVERNOVA LLC

Report

EVERNOVA LLC
2546 SW 30 Ave
Pembroke Park, FL 33009-3082
Occupancy ID:157126

Pembroke Park - Construction or work without permit.

Storage racks

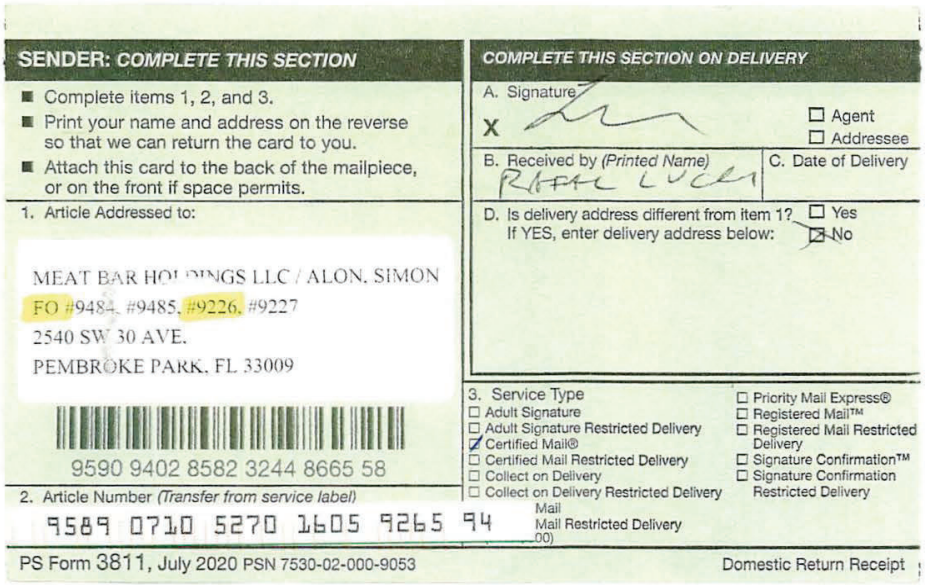
The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow up.

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.


Jan 23, 2024 at 1:29:49 PM


Jan 23, 2024 at 1:29:57 PM
15 ML Bottle
15 ML Bottle
15 ML Bottle
15 ML Bottle
1045D


Jan 23, 2024 at 1:30:03 PM
ULINE



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:

MEAT BAR HOLDINGS LLC / ALON. SIMON
FO #9484, #9485, #9226, #9227
2540 SW 30 AVE.
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8665 58

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9265 94

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
NOEMI VILLAGOMEZ MABACEDA	307 9th ST Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST

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 #** 9252 **Date Next Inspection** 1/30/2025

Notes
1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installation of an external propane tank connected to the mobile home without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.
VIN Identification Number: N22140

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/29/2024		Notice of Violation	Regular Mail
6/14/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
7/23/2024		Affidavit of Non-Compliance	Regular Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/30/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/30/2025

Case Overview

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$15,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$15,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$15,200.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NOEMI VILLAGOMEZ MABACEDA CASE NO. 9252

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NOEMI VILLAGOMEZ MABACEDA

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 307 9TH ST, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: NOEMI VILLAGOMEZ MABACEDA AT 02: 14 P.M. ON THE 04 DAY OF FEBRUARY 2025.

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

TYPE OF SERVICE

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

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

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

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

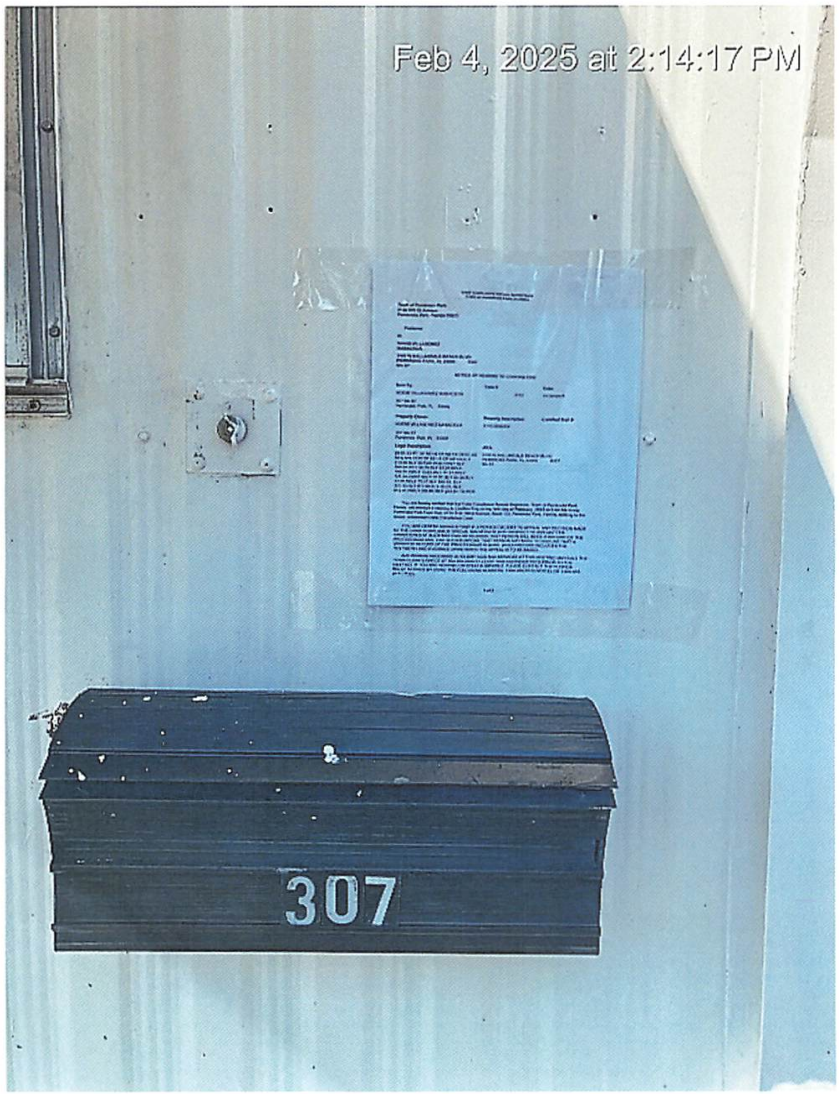
Jean Gustin
AFFIANT

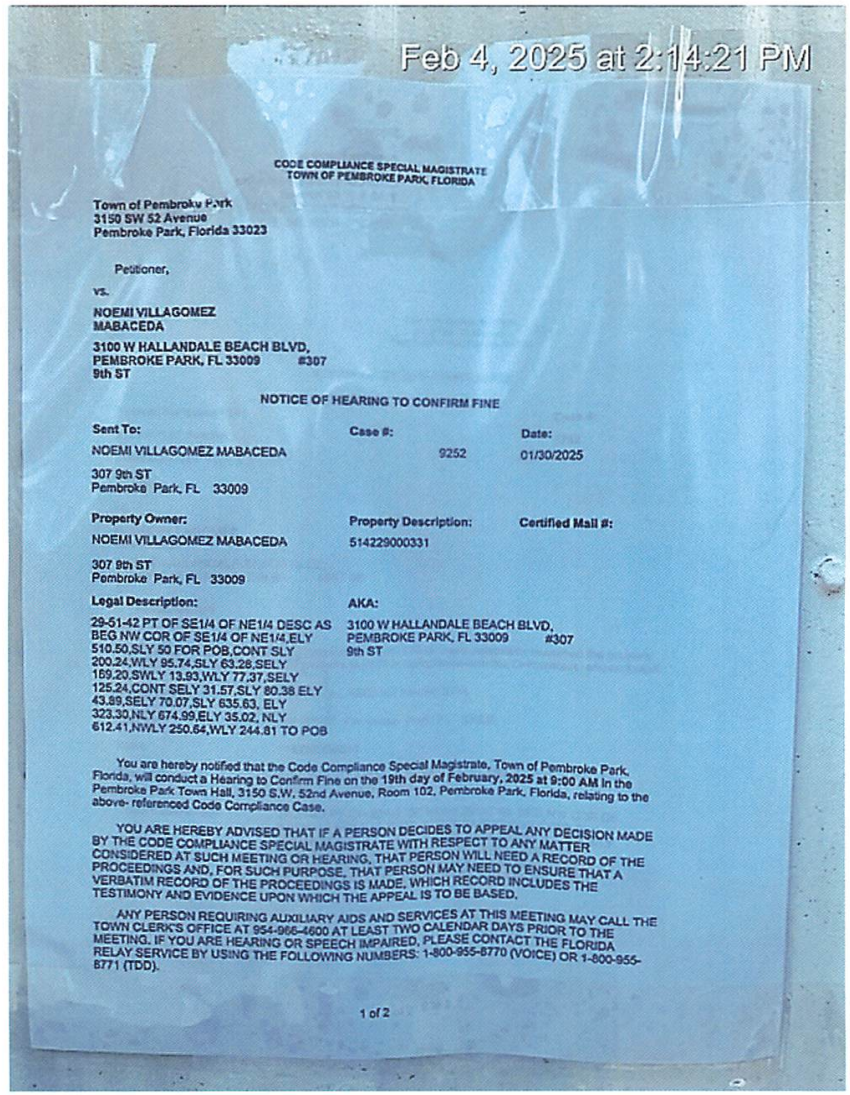
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

NOEMI VILLAGOMEZ
MABACEDA

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #307
9th ST

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
NOEMI VILLAGOMEZ MABACEDA 307 9th ST Pembroke Park, FL 33009	9252	01/30/2025

Property Owner:	Property Description:	Certified Mail #:
NOEMI VILLAGOMEZ MABACEDA 307 9th ST Pembroke Park, FL 33009	514229000331	

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 159.20,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 #307 9th ST

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of February, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

NOEMI VILLAGOMEZ MABACEDA

3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
NOEMI VILLAGOMEZ MABACEDA	9252	01/30/2025
307 9th ST Pembroke Park, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
NOEMI VILLAGOMEZ MABACEDA	514229000331	
307 9th ST 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 #307 9th ST

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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

Petitioner,

vs.

NOEMI VILLAGOMEZ MABACEDA

3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST

Respondent(s)

Case #:

9252

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NOEMI VILLAGOMEZ MABACEDA
Address:	307 9th ST Pembroke Park, FL 33009
Folio:	514229000331
Site Address:	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST
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
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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)	Not in Compliance - Reinspection Date: 2/19/2025

Notes/Means of Correction:

1. Installed a/c unit without a permit. No permit application submitted, for the a/c unit mini split. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2. 2028
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage a
$ 9.64
Sent To
Street and Apt.
City, State, ZIP+

Postmark Here

USPS HILLCREST POST OFFICE JAN 31 2025

NOEMI VILLAGOMEZ MABACEDA
HCF NO. 9252
307 9TH ST
PEMBROKE PARK, FL 33009

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2170 56

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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 a
$ 9.64
Sent To
Street and Apt.
City, State, ZIP+

Postmark Here

GREEN ACRES PEMBROKE MHC LLC
HCF NO. 9252
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2170 32

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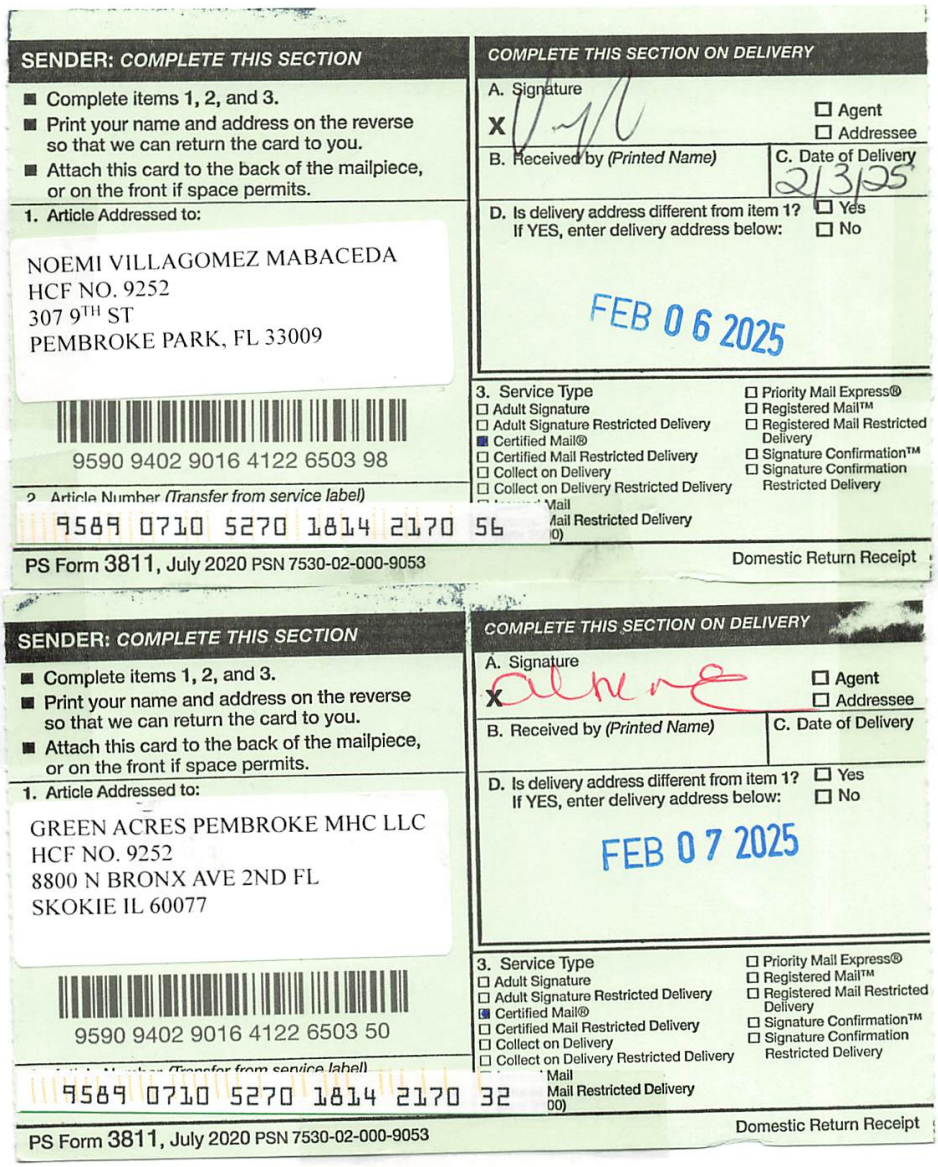
Certified Mail Fee
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Extra Services & Fees (check box, add fee as appropriate)
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☐ Certified Mail Restricted Delivery $
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Postage
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Total Postage
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Street and Apt.
City, State, ZIP:

Postmark Here

GREEN ACRES PEMBROKE MHC LLC
CORPORATION SERVICE COMPANY
HCF NO. 9252
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2170 49



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:

NOEMI VILLAGOMEZ MABACEDA
HCF NO. 9252
307 9TH ST
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6503 98

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2170 56

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery
2/3/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FEB 06 2025

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- 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
HCF NO. 9252
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 9016 4122 6503 50

9589 0710 5270 1814 2170 32

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

FEB 07 2025

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
■ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CERTIFICATE OF TITLE

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR. MAKE	MAKE or MANUFACTURER	BODY TYPE	VEHICLE COLOR
4714105	2A2013	1972	DELO	HS	UNK

DATE OF ISSUE MO DAY YEAR	TRANS CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	FUEL	VESSEL TYPE	WATER	FL NU
09 28 22	TRT	PRIVATE						

SEX	BIRTHDATE MO	DAY
F	09	11

Applicant/Owner's Name & Address
NOEMI VILLAGOMEZ MABACEDA
307 9TH ST
HALLANDALE, FL 33009-5017

1st OWNER FL/DL FEID #

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE
4.75	73.50

Action Requested: TRANSFER TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER
FL	09/28/2022		XX	

LIEN INFORMATION

DATE OF LIEN | RECEIVED DATE | FEID # OR FL / DL AND SEX AND DATE OF BIR

NAME OF FIRST LIENHOLDER

ADDRESS

SALVAGE TYPE

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER

ADDRESS

DEALER LICENSE NO.

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE ☐ PURCHASER HOLDS VALID

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS

9589 0710 5270 0673 4014 60

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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
$ 9.64

Total Postage and F
$

Sent To
NOEMI VILLAGOMEZ MABACEDA
FO #9252

Street and Apt. No.,
307 9th ST

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047

9589 0710 5270 0673 4014 53

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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
$ 9.64

Total Postage an
$

Sent To
CORPORATION SERVICE COMPANY
FO #9252

Street and Apt. No
1201 HAYS STREET

City, State, ZIP+4
TALLAHASSEE, FL 32301

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0673 4014 77

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
GREEN ACRES PEMBROKE MHC LLC
FO #9252

Street and Apt. No.,
8800 N BRONX AVE 2 FL

City, State, ZIP+4®
SKOKIE IL 60077

Postmark Here

PS Form 3800, Ja

9589 0710 5270 0673 4014 84

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Domestic Mail Only

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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
$ 9.64

Total Postage an
$

Sent To
GREEN ACRES PEMBROKE MHC LLC
FO #9252

Street and Apt. N
3100 W HALLANDALE BEACH BLVD,

City, State, ZIP+4
PEMBROKE PARK FL 33009

Postmark Here

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

NOEMI VILLAGOMEZ MABACEDA
FO #9252
307 9th ST
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8663 12

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4014 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* N. F
C. Date of Delivery 7/20

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC
FO #9252
8800 N BRONX AVE 2 FL
SKOKIE IL 60077

9590 9402 8582 3244 8663 05

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4014 77

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Christine 7/29/24 | C. Date of Delivery 7/23/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC
FO #9252
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

9590 9402 8582 3244 8662 99

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4014 84

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature]

B. Received by *(Printed Name)* N.F | C. Delivery 7/27

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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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CORPORATION SERVICE COMPANY
FO #9252
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 8582 3244 8663 29

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4014 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature
Danielle Nelloms
X Danielle Nelloms ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 9252
vs.	)	
NOEMI VILLAGOMEZ MABACEDA Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 307 9th ST, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: NOEMI VILLAGOMEZ MABACEDA

VEHICLE IDENTIFICATION #: 2A2013

TITLE #: 4714105

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 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of July 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of July 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of July, 2024.

Nazly Dayana A.

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
Noemi Villagomez Mabaceda	307 9th ST Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST

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 #** 9252 **Date Next Inspection** 7/17/2024

Notes
1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installation of an external propane tank connected to the mobile home without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.
VIN Identification Number: N22140

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/29/2024		Notice of Violation	Regular Mail
6/14/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

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: 7/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NOEMI VILLAGOMEZ MABACEDA CASE NO. 9252

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NOEMI VILLAGOMEZ MABACEDA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 307 9TH ST, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: NOEMI VILLAGOMEZ MABACEDA
AT 12:35 P.M. ON THE 24 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

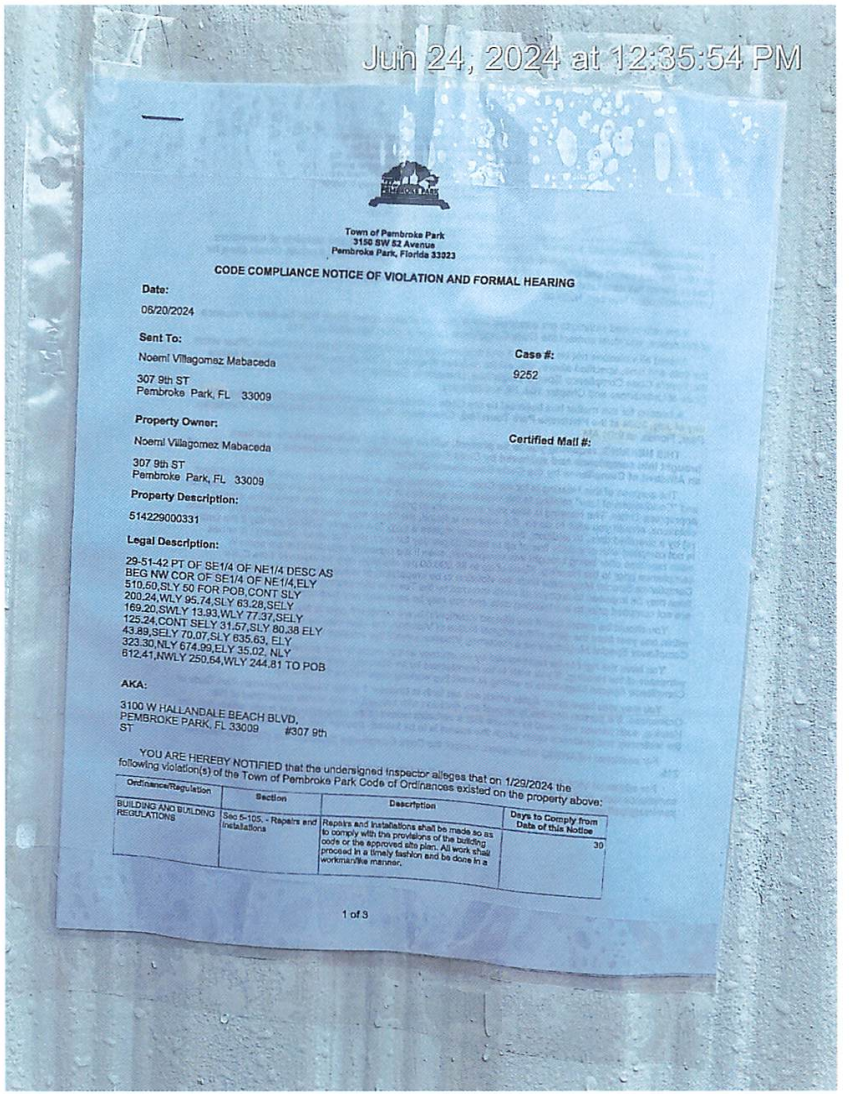
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/20/2024

Sent To:
Noemi Villagomez Mabaceda

307 9th ST
Pembroke Park, FL 33009

Case #:
9252

Property Owner:
Noemi Villagomez Mabaceda

307 9th ST
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
812.41,NWLY 250.64,WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #307 9th
ST

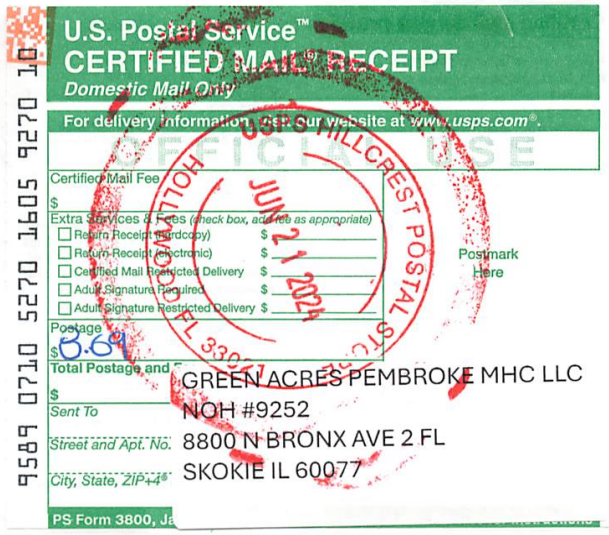
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/29/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall be executed in a timely fashion and be done in a workmanlike manner.	30

1 of 3



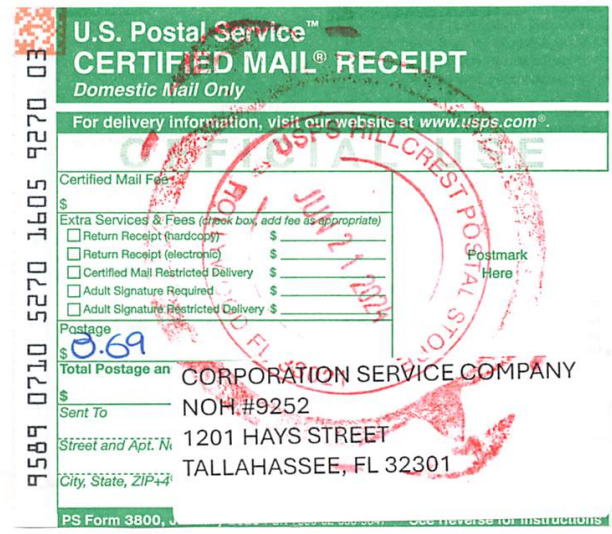
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☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage and
$
Sent To
Street and Apt. N
City, State, ZIP+4
GREEN ACRES PEMBROKE MHC LLC
NOH #9252
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009
Postmark Here
JUN 21 2024
PS Form 3800,
See Reverse for Instructions
9589 0710 5270 1605 9270 27



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For delivery information, visit our website at www.usps.com®.
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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
$ 8.69
Total Postage and
$
Sent To
Street and Apt. No.
City, State, ZIP+4
GREEN ACRES PEMBROKE MHC LLC
NOH #9252
8800 N BRONX AVE 2 FL
SKOKIE IL 60077
Postmark Here
JUN 21 2024
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☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
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Total Postage ai
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Sent To
Street and Apt. I
City, State, ZIP+
NOEMI VILLAGOMEZ MABACEDA
NOH #9252
307 9th ST
PEMBROKE PARK, FL 33009
Postmark Here
JUN 21 2024
PS Form 3800, January 2023
9589 0710 5270 1605 9269 90



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.69
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4
CORPORATION SERVICE COMPANY
NOH #9252
1201 HAYS STREET
TALLAHASSEE, FL 32301
Postmark Here
JUN 21 2024
PS Form 3800,
See Reverse for Instructions
9589 0710 5270 1605 9270 03



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

Noemi Villagomez Mabaceda

307 9th ST
Pembroke Park, FL 33009

Case #:

9252

Property Owner:

Noemi Villagomez Mabaceda

307 9th ST
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 #307 9th ST

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/29/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed a/c unit without a permit. Obtain plans for an after the fact permit and complete all inspections.
2. Installation of an external propane tank connected to the mobile home without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.
VIN Identification Number: N22140

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of July, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



6/14/2024

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Noemi Villagomez Mabaceda
3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST

Respondent(s)

Case #: 9252

On 6/14/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Noemi Villagomez Mabaceda
Address:	307 9th ST Pembroke Park, FL 33009
Folio:	514229000331
Site Address:	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #307 9th ST
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: 7/17/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/17/2024

Notes/Means of Correction:

1. Installed a/c unit without a permit. No permit application submitted, for the a/c unit mini split. Not Corrected.
2. Installation of an external propane tank connected to the mobile home without a permit. No permit application was submitted for the external propane tank. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/14/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florica
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Noemi Villagomez Mabaceda 307 9th ST Pembroke Park, FL 33009	9252	01/29/2024

Property Owner:	Property Description:	Certified Mail #:
Noemi Villagomez Mabaceda 307 9th ST Pembroke Park, FL 33009	514229000331	

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 #307 9th ST

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Notes/Means of Correction:

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Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.
VIN Identification Number: N22140

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Jean Gustin



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
2021	04/07/2021
2022	09/15/2022
2023	04/25/2023



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3100 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	GREEN ACRES PEMBROKE MHC LLC
Mailing Address	8800 N BRONX AVE 2 FL SKOKIE IL 60077

ID #	5142 29 00 0331
Millage	0613
Use	28-03

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).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$4,366,470	$205,610	$4,572,080	$4,211,350	
2023	$4,366,470	$205,610	$4,572,080	$3,828,500	$87,565.82
2022	$3,274,850	$205,610	$3,480,460	$3,480,460	$73,508.71

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$4,572,080	$4,572,080	$4,572,080	$4,572,080
Portability	0	0	0	0
Assessed/SOH	$4,211,350	$4,572,080	$4,211,350	$4,211,350
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	$4,211,350	$4,572,080	$4,211,350	$4,211,350

Sales History

Date	Type	Price	Book/Page or CIN
1/30/2017	SW*-E	$4,938,000	**114182283**
10/1/1970	WD	$5,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	545,809	SF
Adj. Bldg. S.F. (Card, Sketch)		3136
Eff./Act. Year Built: 1978/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
S								
11840								

dent_10742826_390687.pdf

35 of 41

CERTIFICATE OF TITLE

TITLE NUMBER	VEHICLE/VESSEL IDENTIFICATION #	YR. MAKE	MAKE or MANUFACTURER	BODY TYPE	VEHICLE COLOR
4714105	2A2013	1972	DELO	HS	UNK

DATE OF ISSUE MO DAY YEAR	TRANS CODE	VEHICLE USE	HULL MATERIAL	PROPULSION	FUEL	VESSEL TYPE	WATER	FL NU
09 28 22	TRT	PRIVATE						

SEX | BIRTHDATE MO DAY
F | 09 | 11

Applicant/Owner's Name & Address
NOEMI VILLAGOMEZ MABACEDA
307 9TH ST
HALLANDALE, FL 33009-5017

1st OWNER FL/DL F.E.I.D.#

VOLUNTARY CONTRIBUTIONS

AGENCY FEE	TITLE FEE
4.75	73.50

Action Requested: TRANSFER TITLE

Brands:

PREV. STATE	DATE ACQUIRED	NEW	USED	ODOMETER / VESSEL MANUFACTURER
FL	09/28/2022		XX	

LIEN INFORMATION

DATE OF LIEN | RECEIVED DATE | , FEID # OR FL / DL AND SEX AND DATE OF BI

NAME OF FIRST LIENHOLDER

ADDRESS

SALVAGE TYPE

SELLER INFORMATION

NAME OF SELLER, FLORIDA DEALER, OR OTHER PREVIOUS OWNER

ADDRESS

DEALER LICENSE NO.

CONSUMER OR SALES TAX EXEMPTION #

SALES TAX AND USE REPORT

TRANSFER OF TITLE ☐ PURCHASER HOLDS VALID

INDICATE TOTAL PURCHASE PRICE, INCLUDING ANY UNPAID BALANCE DUE SELLER, BANK OR OTHERS

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



GREEN ACRES PEMBROKE LLC
NOV #9252.

3100 N HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



NOEMI VILLAGOMEZ MARACEDA
NOV #9252.

307 9th ST
PEMBROKE PARK, FL 33009.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

GREEN ACRES PEMBROKE MHC LLC
NOV #9252.

8800 N BRONX AVE, 2 FL,
SKOKIE IL 60077.

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$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

CORPORATION SERVICE COMPANY.
NOV #9252.

1201 HAYS STREET,
TALLAHASSEE, FL 32301.

quadient
FIRST-CLASS MAIL
IMI
$000.64 0
02/01/2024 ZIP 33023
043M30245597
US POSTAGE

Please inspect

Green Acres Pembroke - 101
3100 W Hallandale Beach Blvd
Pembroke Park, FL 33009
(954) 983-6009 Office Fax

VIA CERTIFIED MAIL / RETURN RECEIPT REQUESTED
AND REGULAR U. S. MAIL AND POSTING AT THE PREMISES

January 19, 2024

7 - DAY NOTICE TO CURE RULES VIOLATIONS

Noemi Villagomez Mabaceda
And All Others in Possession
307 9th Street
Pembroke Park, FL 33009
COUNTY of Broward

Re: Unit: 129
307 9th Street
Pembroke Park, FL 33009
Tenancy at Green Acres Pembroke - 101

Dear Noemi Villagomez Mabaceda and All others in Possession:

This notice is being sent to you as a First Notice of Park Rules Violations as required by Florida Statute 723.061. This notice concerns violations of your rental agreement at Lot 129 of Green Acres Pembroke - 101. The mailing address of the mobile home in question is 307 9th Street, Pembroke Park, FL 33009.

Please be advised that you have violated the terms of your rental agreement, the Park Prospectus, and Chapter 723 of Florida Statutes. Specifically, you have ***Unauthorized tenants, construction without permits, illegal parking obstructing traffic or emergency vehicles from entering street***.

It is required that within seven (7) days from the date of delivery of this notice that you will correct the deficiencies and violations of the park rules and regulations as noted herein. Pursuant to Section 723.061 (5), delivery of the mailed notice shall be deemed given five (5) days after the date of the postmark. Should you fail or refuse to take the necessary steps to correct these violations and be in compliance with the park rules and regulations, the park will have no choice but to issue a second notice of park rules violations of the same park rule within twelve (12) calendar months. Such second violation is grounds for eviction, which will result in your having to vacate the lot and removing your mobile home from the park, should the action be successful.

In order to cure these violations, you must ***all unauthorized tenants must vacate the premises as once, provide permits for all work being done, you must park in your driveway or in front of your house not on the right of way***. This is the final warning about unauthorized tenants.

Please contact the park office should you have any questions whatsoever concerning the terms of the notice.

Management
Agent for Property

Posted / Delivered by hand
on: 1/19/2024
Time: 7:20 AM
By: Sandra A Wallace

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2546 SW 30 Ave Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9226 **Date Next Inspection** 1/30/2025

Notes
1. Operating without a Business Tax Receipt or Certificate of Use. Obtain BTR/CU at Town Hall, contact Town Hall at 954-966-4600.
2. Installed rack system without a permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/25/2024		Notice of Violation	Regular Mail
3/26/2024		Affidavit of Non-Compliance	Regular Mail
4/24/2024		Affidavit of Non-Compliance	Certified Mail
4/24/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/15/2024	5/15/2024	Final Order	Certified Mail
8/15/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/30/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/30/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/30/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/30/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating:(1)The applicant's name, mailing address, telephone number and email address;(2)The particular location in the Town where the applicant proposes to engage in the business for which the business tax receipt is sought;(3)The exact nature of the business;(4)The date the applicant proposes to commence business;(5)Where the business tax receipt is based on area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency, the area, capacity, capital invested and surplus, average value of stock carried, number of persons, animals or things employed or engaged, quantity, valuation or other contingency shall be stated on the application;(6)A business located in a leased premises must provide written consent of the landlord acknowledging the landlord is aware of t...	Not in Compliance - Reinspection Date: 1/30/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place of business where it may be seen upon inspection by any official of the Town. (Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)	Not in Compliance - Reinspection Date: 1/30/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$22,000.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$22,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$22,200.00**

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 9257 **Date Next Inspection** 2/19/2025

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2024		Notice of Violation	Regular Mail
6/11/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/17/2024	7/17/2024	Final Order	Certified Mail
9/4/2024		Affidavit of Non-Compliance	Regular Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 2/19/2025
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 2/19/2025
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 2/19/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 2/19/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 2/19/2025
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 2/19/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$81,450.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$81,550.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANDERSON, GERALD CASE NO. 9257

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANDERSON, GERALD

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: ANDERSON, GERALD AT 12: 45 P.M. ON THE 04 DAY OF FEBRUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

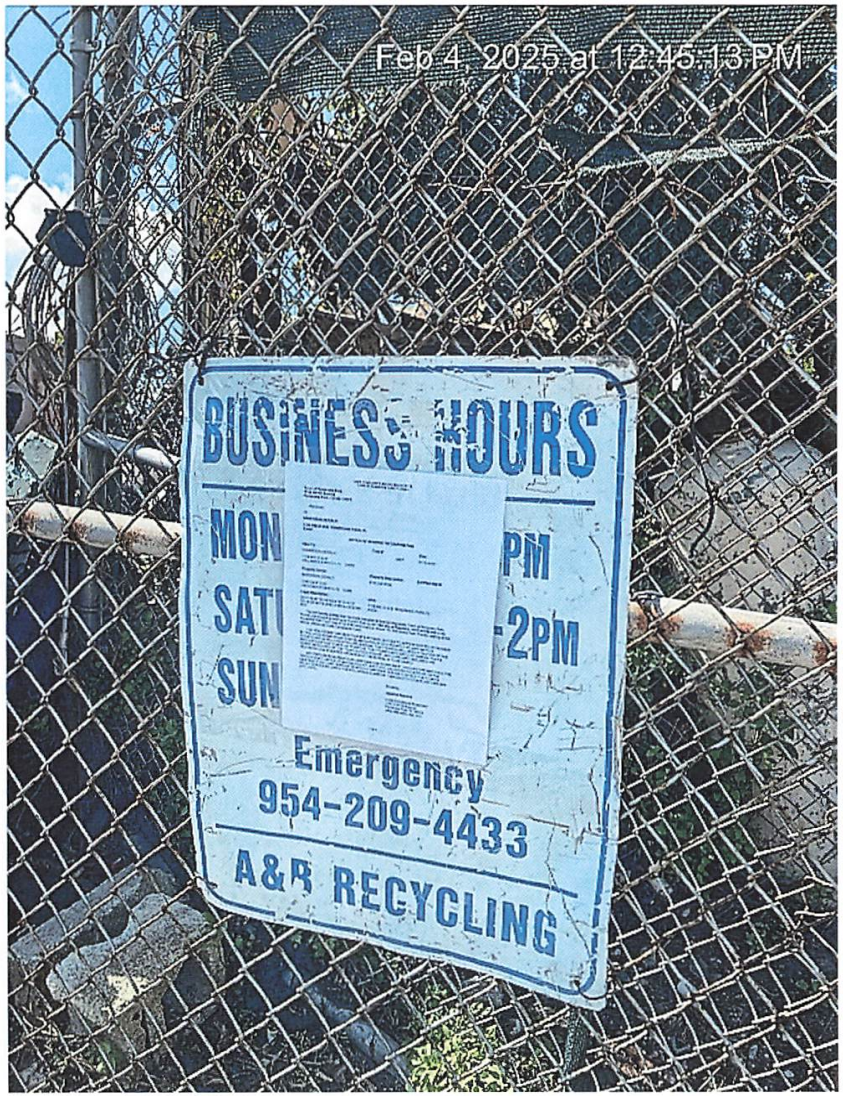
Jean Gustin
AFFIANT

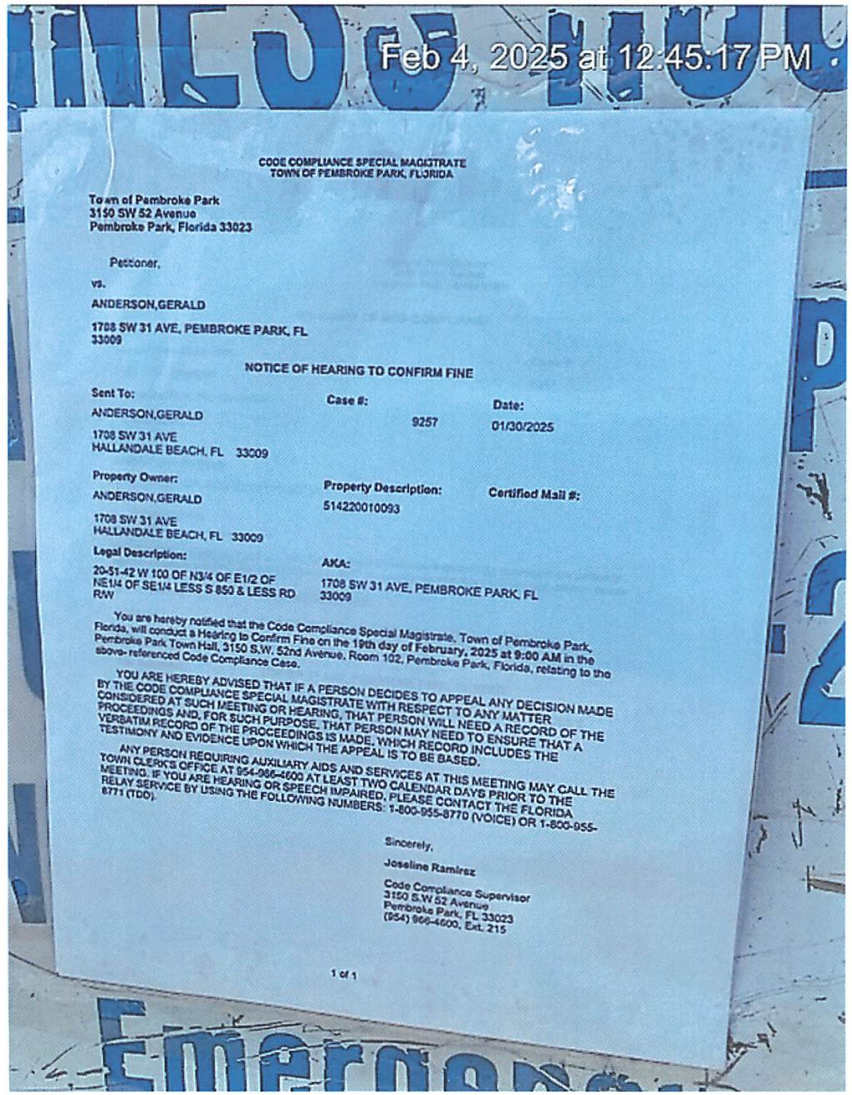
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Feb 4, 2025 at 12:45:13 PM
BUSINESS HOURS
MON
PM
SAT
2PM
SUN
Emergency
954-209-4433
A&B RECYCLING


Feb 4, 2025 at 12:45:17 PM
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ANDERSON,GERALD
1708 SW 31 AVE, PEMBROKE PARK, FL
33009
NOTICE OF HEARING TO CONFIRM FINE
Sent To:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Case #:
9257
Date:
01/30/2025
Property Owner:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Property Description:
514220010093
Certified Mail #:
Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD RW
AKA:
1708 SW 31 AVE, PEMBROKE PARK, FL
33009
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of February, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
Sincerely,
Joseline Ramirez
Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215
1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	9257	01/30/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	**AKA:**
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of February, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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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

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

9257

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANDERSON,GERALD
Address:	1708 SW 31 AVE HALLANDALE BEACH, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference—Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 1/28/2025
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 1/28/2025
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 1/28/2025
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 1/28/2025
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 1/28/2025
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 1/28/2025

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Not Corrected.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Not Corrected.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Not Corrected.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense. Not Corrected.
Repeat Violation - Fifth Offense.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage a
$

Sent To
GERALD ANDERSON
HCF NO. 9257

Street and Apt.
1708 SW 31 AVE

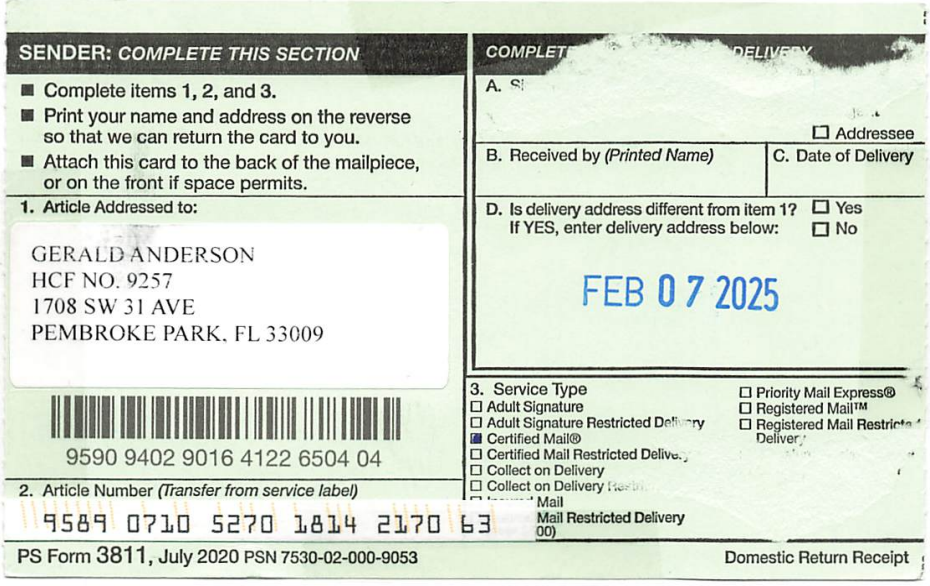
City, State, ZIP+
PEMBROKE PARK, FL 33009

Postmark Here

USPS HILLCREST PO
JAN 31 2025
33021

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2170 63



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GERALD ANDERSON
HCF NO. 9257
1708 SW 31 AVE
PEMBROKE PARK, FL 33009

9590 9402 9016 4122 6504 04

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2170 63

COMPLET DELIVERY

A. S

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FEB 07 2025

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Deliv
- ☑ Certified Mail®
- ☐ Certified Mail Restricted Delive
- ☐ Collect on Delivery
- ☐ Collect on Delivery
- ☐ Mail
- Mail Restricted Delivery 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricte Deliver

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

9257

On 9/4/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANDERSON,GERALD
Address:	1708 SW 31 AVE HALLANDALE BEACH, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Not Corrected.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Not Corrected.
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4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense. Not Corrected.
Repeat Violation - Fifth Offense.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/4/2024

NOTARY PUBLIC STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage ar
$

Sent To ANDERSON,GERALD

Street and Apt. N FO #9257
1708 SW 31 AVE,

City, State, ZIP+4 PEMBROKE PARK, FL 33009

PS Form 3800,

JUL 8 2024

Postmark Here

9589 0710 5270 0673 4015 38

TOWN OF PEMBROKE PARK
3150 S.W. 52nd Avenue
PEMBROKE PARK, FLORIDA 33023-5499



quadient
FIRST-CLASS MAIL
IMI
$000.69 0
09/05/2024 ZIP 33023
043M30245597
US POSTAGE

AONC

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

9257

Property Owner:

Property Descrip

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 9257
vs.	)	
ANDERSON,GERALD Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: ANDERSON,GERALD

FOLIO NO.: 5142 20 01 0093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 12-41; 12-42; 12-46; 12-48; 22-85(a) and 28-215. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-41; 12-42; 12-46; 12-48; 22-85(a) and 28-215 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of July 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 450 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of July 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of July, 2024.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANDERSON,GERALD	1708 SW 31 AVE HALLANDALE BEACH, FL 33009	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Folio

514220010093

Legal Description

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

Case Status Open **Case #** 9257 **Date Next Inspection** 7/17/2024

Notes

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
1/30/2024		Notice of Violation	Regular Mail
6/11/2024		Affidavit of Non-Compliance	Certified Mail
6/20/2024	7/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 7/17/2024
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 7/17/2024
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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/17/2024
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 7/17/2024
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 7/17/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANDERSON, GERALD CASE NO. 9257

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANDERSON, GERALD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ANDERSON, GERALD AT 11:04 A.M. ON THE 24 DAY OF JUNE 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Jean Gustin
AFFIANT

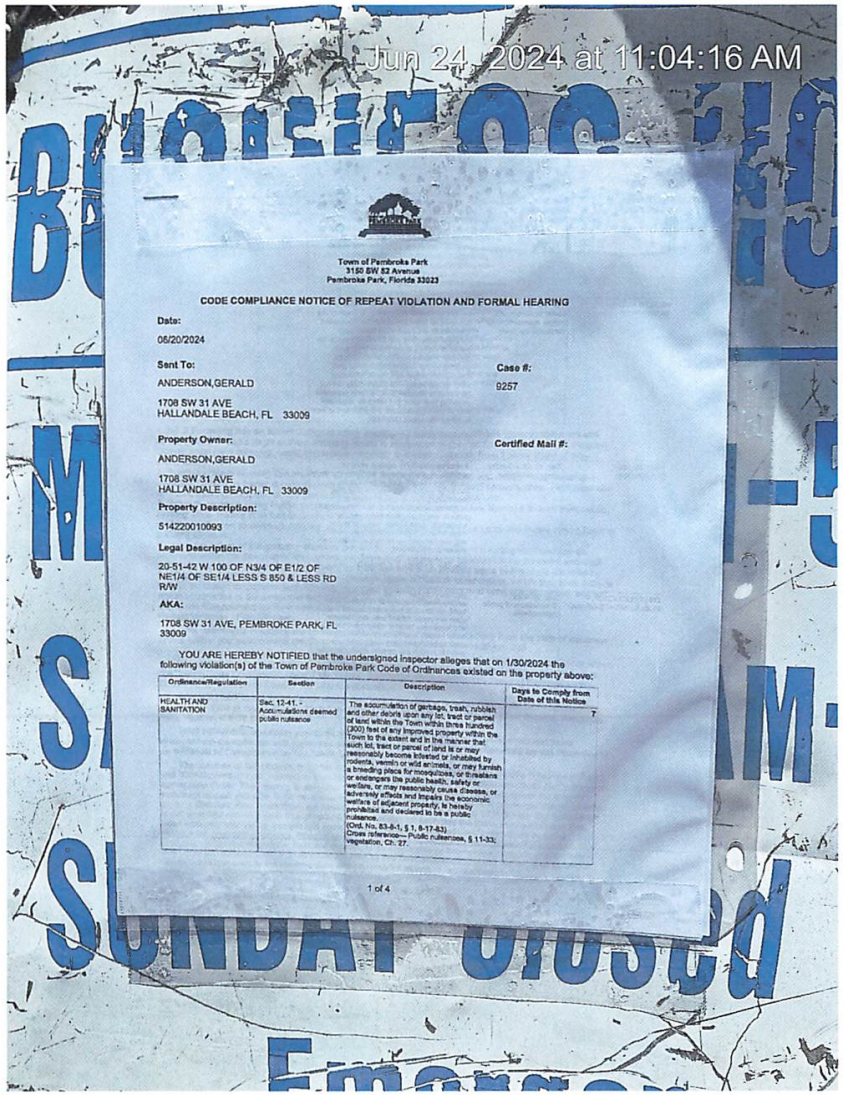
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 24 day of June 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

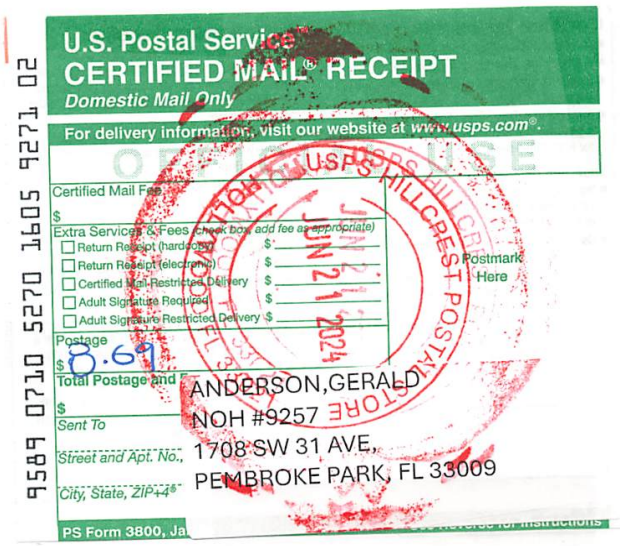
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.


Jun 24, 2024 at 11:04:11 AM
Emergency
954-209-4433
A&B RECYCLING


Jun 24, 2024 at 11:04:16 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING
Date:
06/20/2024
Sent To:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Case #:
9257
Property Owner:
ANDERSON,GERALD
1708 SW 31 AVE
HALLANDALE BEACH, FL 33009
Certified Mail #:
Property Description:
514220010093
Legal Description:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W
AKA:
1708 SW 31 AVE, PEMBROKE PARK, FL 33009
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
HEALTH AND SANITATION
Sec. 12-41. - Accumulations deemed public nuisance
The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance.
(Ord. No. 83-8-1, § 1, 8-17-83)
Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.
7
1 of 4



U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 8.61
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

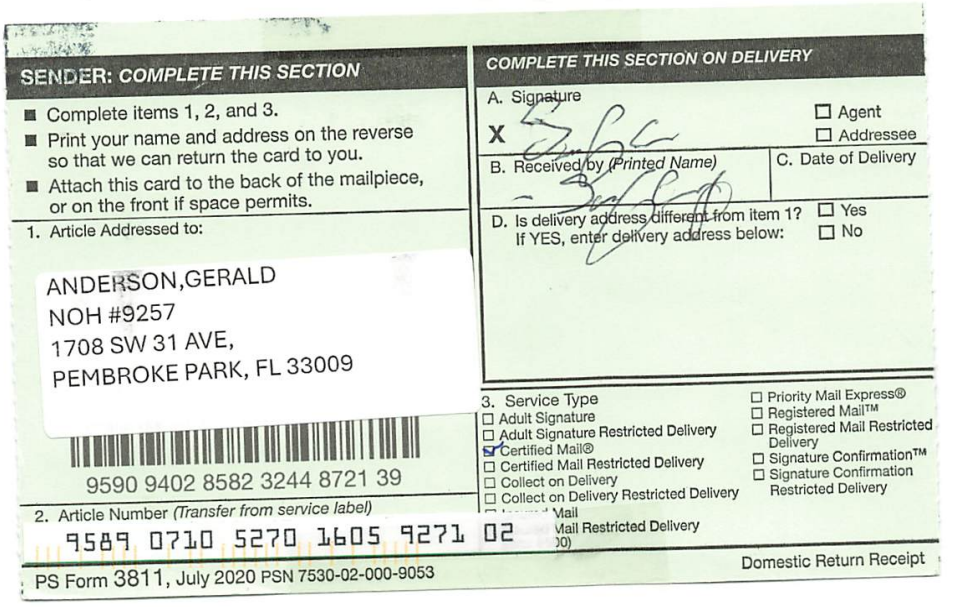
ANDERSON,GERALD
NOH #9257
1708 SW 31 AVE,
PEMBROKE PARK, FL 33009

Postmark Here

USPS HILLCREST POSTAL STORE JUN 21 2024

PS Form 3800, Ja

9589 0710 5270 1605 9271 02



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ANDERSON,GERALD
NOH #9257
1708 SW 31 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8721 39

2. Article Number (Transfer from service label)
9589 0710 5270 1605 9271 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery
00)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/20/2024

Sent To:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Case #:

9257

Property Owner:

ANDERSON,GERALD

1708 SW 31 AVE
HALLANDALE BEACH, FL 33009

Certified Mail #:

Property Description:

514220010093

Legal Description:

20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

AKA:

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	7

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	7
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	7
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OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	7

ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	7

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of July, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin

6/14/2024

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ANDERSON,GERALD

1708 SW 31 AVE, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

9257

On 6/11/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	ANDERSON,GERALD
Address:	1708 SW 31 AVE HALLANDALE BEACH, FL 33009
Folio:	514220010093
Site Address:	1708 SW 31 AVE, PEMBROKE PARK, FL 33009
Legal Description:	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

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OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	Not in Compliance - Reinspection Date: 7/17/2024
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 7/17/2024

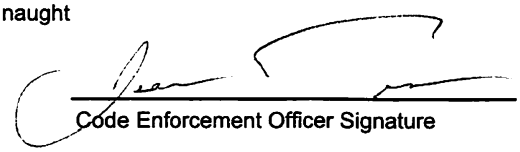
Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Not Corrected.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Not Corrected.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Not Corrected.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense. Not Corrected.
Repeat Violation - Fifth Offense.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD



Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/11/2024



NOTARY PUBLIC, STATE OF FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	9257	01/30/2024

Property Owner:	Property Description:	Certified Mail #:
ANDERSON,GERALD 1708 SW 31 AVE HALLANDALE BEACH, FL 33009	514220010093	

Legal Description:	AKA:
20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W	1708 SW 31 AVE, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/30/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	7
HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	7

HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	7
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition, no person shall park, store or queue any motor vehicle or trailer or truck in any manner which obstructs or could obstruct the free flowing and convenient use, or any intended use, of a public or private right-of-way.	7
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	7

Notes/Means of Correction:

1. A& B Recycling has an accumulation of scrap metals and hazardous materials causing spillovers and obstruction on Town's Right of Way. Property owner is in violation of the certificate of occupancy. Property Owner, must clear all scrap metal, hazardous materials and other materials from Town's Right of Way immediately.
2. Business owner is using Town's ROW and Public parking area to unload and reload scrap metal and materials. Business owner is only allowed to operate within 1708 SW 31 AVE property lines. Prohibited use of Public parking area, do not use public parking area to unload for Business Use.
3. Property owner is using Public parking to park his fork-lift for Business Use. Remove fork-lift from public parking area. Town's Row has to be clear of any or all materials.
4. Owner will need to clean up property within 5 days or area will be cleaned up by the Public Works Dept at owner's expense.
5. Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars ($250.00).
Call Code Enforcement for Re-inspection.
Repeat Violation - Fifth Offense.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin

TOWN OF PEMBROKE PARK CODE COMPLIANCE

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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FIRST-CLASS MAIL

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02/01/2024 ZIP 33023

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US POSTAGE

ANDERSON, GERALD.

NORV #9257.

1708 SW 31 AVE,

PEMBROKE PARK, FL 33009.



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	1708 SW 31 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 20 01 0093
Property Owner	ANDERSON, GERALD	Millage	0613
Mailing Address	1708 SW 31 AVE HALLANDALE BEACH FL 33009-2023	Use	49-02
Abbr Legal Description	20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$230,160	$40,130	$270,290	$214,220	
2023	$230,160	$40,130	$270,290	$194,750	$4,703.86
2022	$161,110	$40,130	$201,240	$177,050	$3,887.85

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$270,290	$270,290	$270,290	$270,290
Portability	0	0	0	0
Assessed/SOH	$214,220	$270,290	$214,220	$214,220
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$214,220	$270,290	$214,220	$214,220

Sales History

Date	Type	Price	Book/Page or CIN
5/1/1990	WD	$145,000	**17476 / 438**

Land Calculations

Price	Factor	Type
$20.00	11,508	SF
Adj. Bldg. S.F. (Card, Sketch)		296
Eff./Act. Year Built: 1962/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
W								
296								



Detail by Entity Name

Florida Limited Liability Company
A & B RECYCLING, LLC

Filing Information

Document Number	L22000276368
FEI/EIN Number	65-0196394
Date Filed	06/17/2022
Effective Date	06/20/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT AND NAME CHANGE
Event Date Filed	11/14/2022
Event Effective Date	NONE

Principal Address

1708 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 11/14/2022

Mailing Address

1708 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Changed: 11/14/2022

Registered Agent Name & Address

ANDERSON, GERALD D
1708 SW 31ST AVENUE
PEMBROKE PARK, FL 33009

Authorized Person(s) Detail

Name & Address

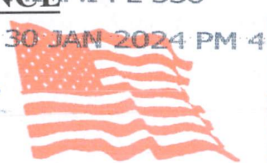
Title MGR

ANDERSON, GERALD D
1708 SW 31ST AVENUE
PEMBROKE PARK, US 33009

Title AMBR

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

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US POSTAGE

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NOV #9257.

SW 56 AVE,
PEMBROKE PARK, FL 33023.

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VACANT
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Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 6905

Petitioner,

vs.

ANDERSON,GERALD

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

FOLIO: 514220010093

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, April 20, 2022, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
BUILDING AND BUILDING REGULATIONS...	Sec 5-207. - Graffiti Enforcement	The Broward County Sheriff's Deputies and Town Code Enforcement Officers are hereby authorized to enforce the provisions of this section, including the issuance of notices to appear and notices required herein pursuant to under section 5-208. (Ord...	4/11/2022		$500.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
HEALTH AND SANITATION...	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parce...	4/11/2022		$500.00
HEALTH AND SANITATION...	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. ...			
HEALTH AND SANITATION...	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for...			
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 ...			
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY...	Sec. 22-85(a). - Obstructions of public rights-of-way.	(a)Obstruction prohibited. Without specific written municipal approval, no person shall build, construct, or in any way deposit in or upon any public right-of-way, any obstacle which impedes traffic or otherwise creates a traffic hazard. In addition,...	4/11/2022		$500.00
ZONING...	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian...			

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Joseline Ramirez**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may 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 further information, please contact the Code Compliance Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

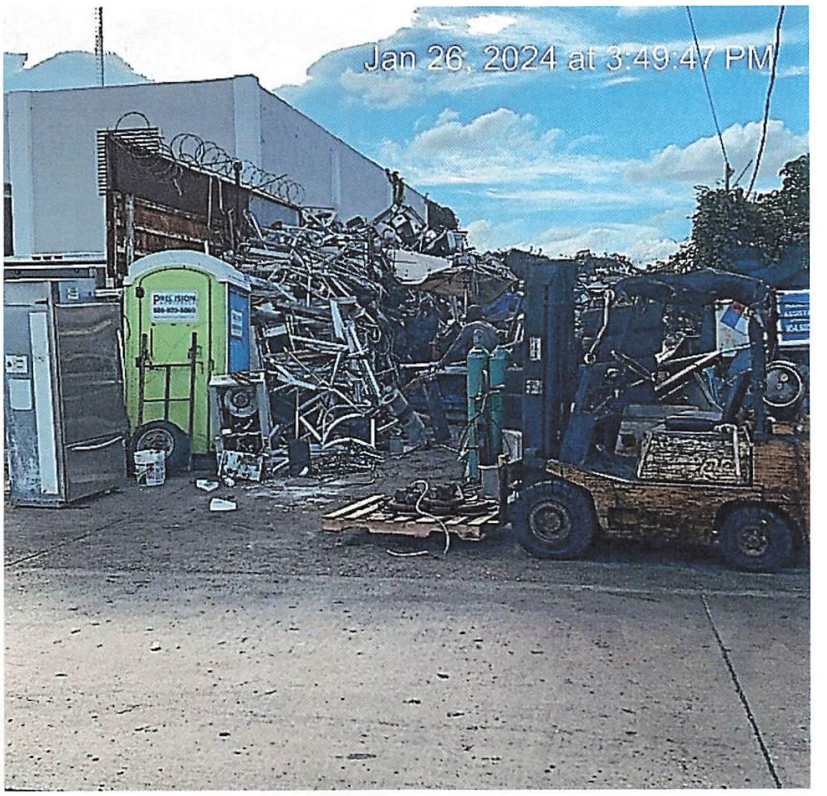
TOWN OF PEMBROKE PARK, FLORIDA

MARLEN D. MARTELL
CLERK
Code Compliance Board

TEST MAGISTRATE
Code Compliance Board

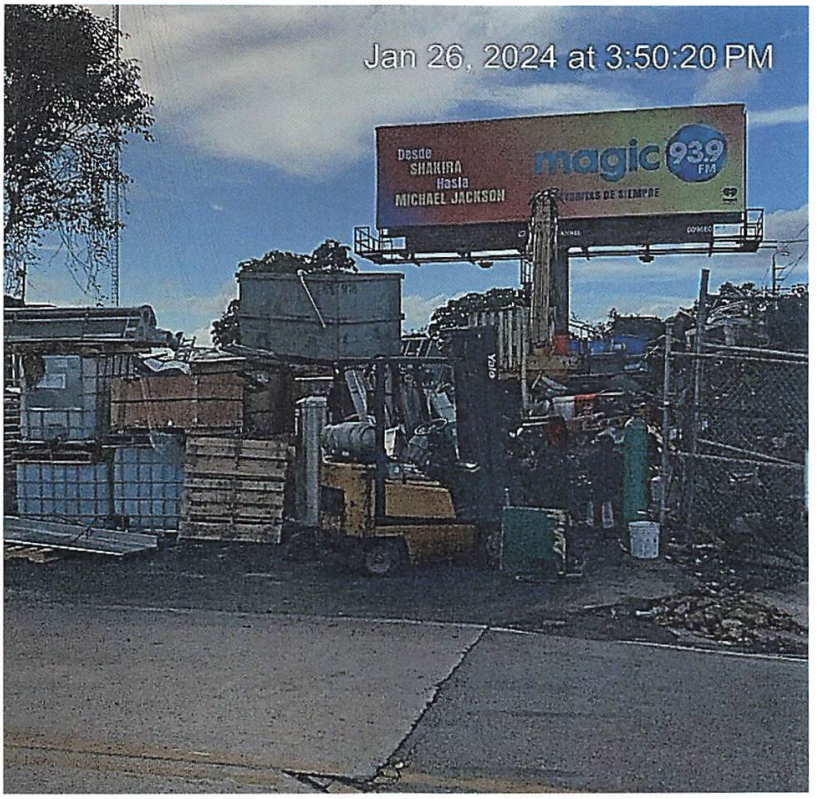
Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

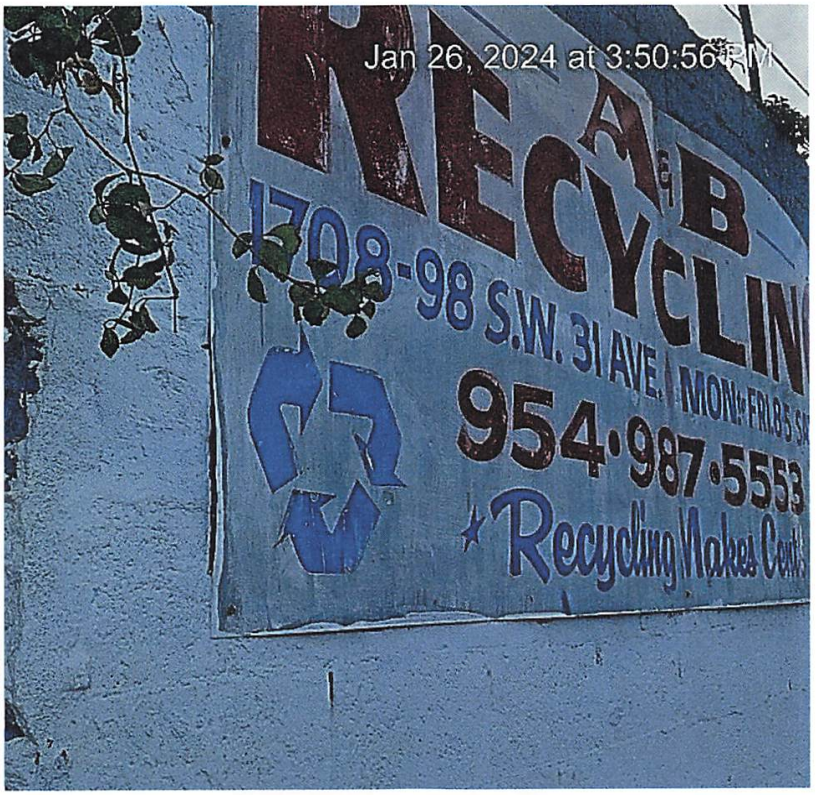

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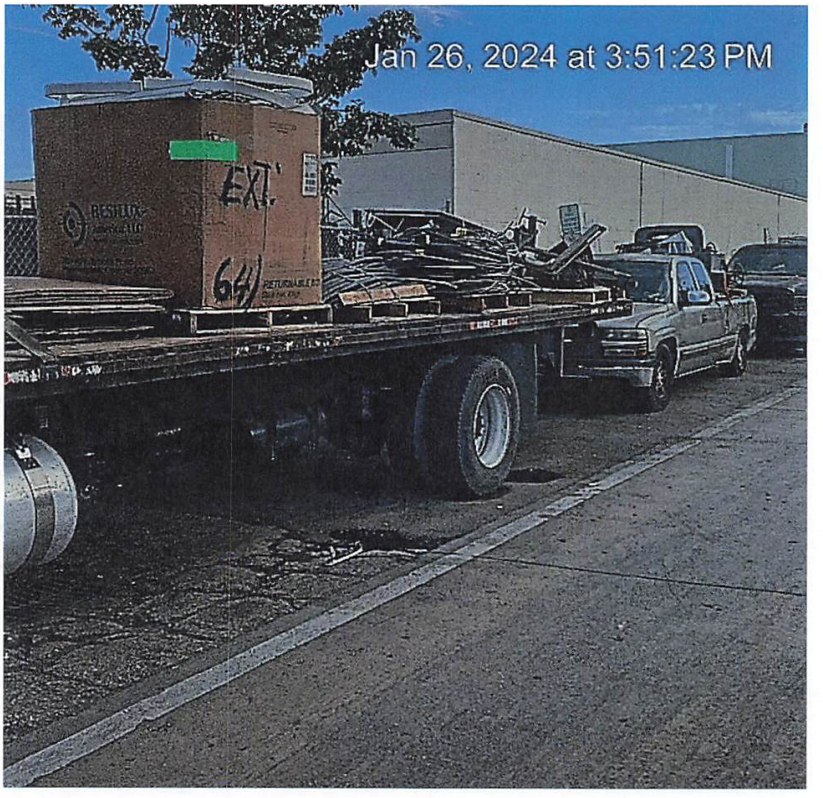

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A&B
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1708-98 S.W. 31 AVE.
954·987·5553
Recycling Makes Cent


Jan 26, 2024 at 3:51:06 PM


Jan 26, 2024 at 3:51:23 PM
EXT.


Jan 26, 2024 at 3:51:38 PM
PRECISION
888-920-5060


Jan 26, 2024 at 3:52:21 PM
KITCHEN CABINETS
GRANITE & MARBLE

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA,
Petitioner,

Vs.

GERALD ANDERSON

Respondent(s)

Case No.: 4400

FINAL ORDER

STREET ADDRESS: 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: GERALD ANDERSON – 1708 SW 31 AVE, PEMBROKE PARK, FL 33009

LEGAL DESCRIPTION: 20-51-42 W 100 OF N3/4 OF E1/2 OF NE1/4 OF SE1/4 LESS S 850 & LESS RD R/W

The Code Enforcement Board heard testimony at the Formal Hearing held the 27th day of June 2019 and based on the evidence, the Board, pursuant to a unanimous vote, entered the following FINDINGS OF FACT, CONCLUSION OF LAW, AND ORDER.

FINDINGS OF FACT

THE BOARD ADOPTED AS ITS FINDINGS OF FACT THOSE FACTS AS SET FORTH BY THE CODE ENFORCEMENT OFFICER AND FOUND GUILT.

CONCLUSIONS OF LAW

THE RESPONDENT(S) IS/ARE GUILTY OF VIOLATING THE TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48

It is the Order of this Board that, based on the foregoing, the respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 12-48, **WITHIN TEN (10) DAYS FROM THE DATE OF THIS FORMAL HEARING** held this 27th day of June 2019. If the Respondent(s) does/do not comply, within the time specified, the Respondent(s) shall pay TWO HUNDRED FIFTY DOLLARS ($250.00) PER DIEM FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance. IN ADDITION TO THE FINE ASSESSED BY THE BOARD, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) MUST BE PAID IMMEDIATELY.**

Done and ordered this 27th day of June 2019.

MR. ROBERT JANZER, CHAIRPERSON
CODE ENFORCEMENT BOARD

ATTEST:

NATASHA JOSEPH, BOARD CLERK
CODE ENFORCEMENT BOARD

Case Overview

Property/Incident Information

Owner	Address	Site Address
Normand Girard or Sandra M Nadeau	302 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302 Lone Pine Lane

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status Open **Case #** 9294 **Date Next Inspection** 1/30/2025

Notes

1. Electrical exposed wires at meter box (hazard) and poses an immediate health and safety concern. Eliminate health and safety concern, secure meter box and obtain a permit for electrical repairs with plans and inspections.
2. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits.
3. Exterior maintenance of the building is required. Pressure wash and paint all four walls.
4. Property has blight damage to the vinyl siding at rear. Repair or replace the missing and damaged vinyl siding.
Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/9/2024		Notice of Violation	Regular Mail
8/6/2024		Affidavit of Non-Compliance	Regular Mail
8/7/2024	9/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/18/2024	9/18/2024	Final Order	Certified Mail Hand
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 1/30/2025

Case Overview

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: 1/30/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/30/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/30/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$8,800.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$8,900.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$8,900.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NORMAND GIRARD OR SANDRA M NADEAU CASE NO. 9294

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NORMAND GIRARD OR SANDRA M NADEAU

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 302 LONE PINE LANE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: NORMAND GIRARD OR SANDRA M NADEAU AT 02: 23 P.M. ON THE 04 DAY OF FEBRUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

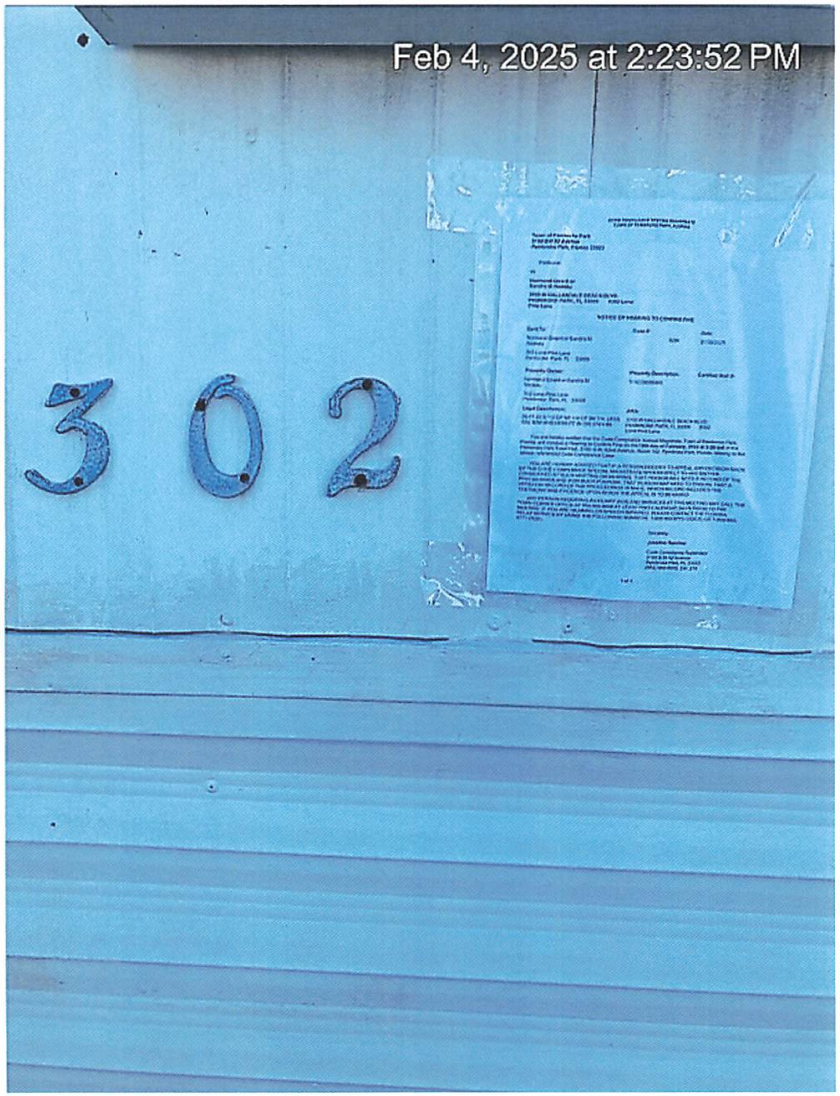
AFFIANT

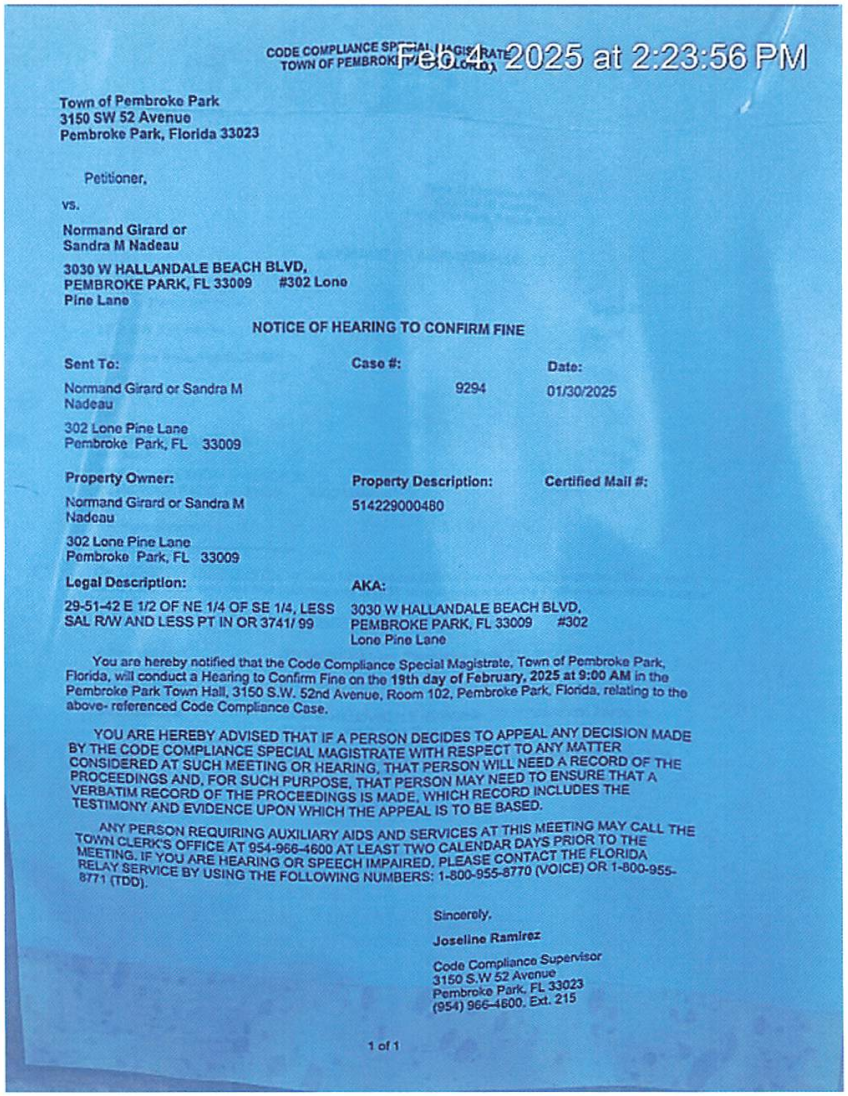
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Normand Girard or
Sandra M Nadeau

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #302 Lone
Pine Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
Normand Girard or Sandra M Nadeau 302 Lone Pine Lane Pembroke Park, FL 33009	9294	01/30/2025

Property Owner:	Property Description:	Certified Mail #:
Normand Girard or Sandra M Nadeau 302 Lone Pine Lane Pembroke Park, FL 33009	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302 Lone Pine 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 **19th day of February, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Normand Girard or
Sandra M Nadeau

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #302 Lone Pine Lane

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
Normand Girard or Sandra M Nadeau 302 Lone Pine Lane Pembroke Park, FL 33009	9294	01/30/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
Normand Girard or Sandra M Nadeau 302 Lone Pine Lane Pembroke Park, FL 33009	514229000480	

Legal Description:	**AKA:**
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302 Lone Pine Lane

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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

Petitioner,

vs.

Normand Girard or Sandra M Nadeau

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302 Lone Pine Lane

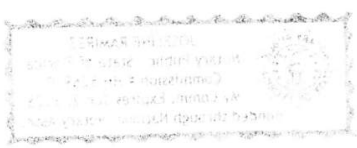
Respondent(s)

Case #:

9294

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Normand Girard or Sandra M Nadeau
Address:	302 Lone Pine Lane Pembroke Park, FL 33009
Folio:	514229000480
Site Address:	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302 Lone Pine Lane
Legal Description:	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99



Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 2/19/2025
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: 2/19/2025
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: 2/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/19/2025

Notes/Means of Correction:

1. Electrical exposed wires at meter box (hazard) and poses an immediate health and safety concern. Corrected.
2. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Alterations to the meter boxes with no permit, no record on file. Not Corrected.
3. Exterior maintenance of the building is required. Pressure wash and paint all four walls. Not Corrected.
4. Property has blight damage to the vinyl siding at rear. Repair or replace the missing and damaged vinyl siding. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

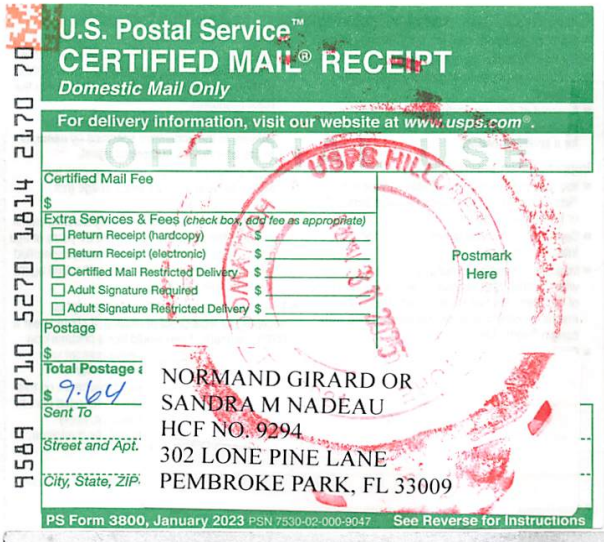
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.



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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.64

Sent To
NORMAND GIRARD OR
SANDRA M NADEAU
HCF NO. 9294

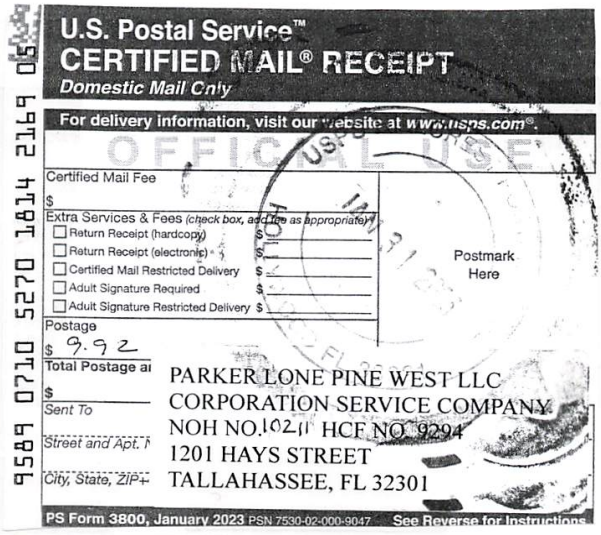
Street and Apt. No., or PO Box No.
302 LONE PINE LANE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.92

Total Postage and Fees
$

Sent To
PARKER LONE PINE WEST LLC
CORPORATION SERVICE COMPANY
NOH NO. 10211 HCF NO. 9294

Street and Apt. No., or PO Box No.
1201 HAYS STREET

City, State, ZIP+4®
TALLAHASSEE, FL 32301

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2169 05

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARKER LONE PINE WEST LLC
NOH NO. 10211 HCF NO. 9294
8800 N BRONX AVE 2ND FL
SKOKIE, IL 60077

9590 9402 9016 4122 6502 44

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2169 12

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. NORMAND GIRARD / SANDRA M NADEAU Respondent(s)	)	Case No.: 9294

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 302 LONE PINE LANE, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: NORMAND GIRARD OR SANDRA M NADEAU

VEHICLE IDENTIFICATION #: 3633465

TITLE #: 710235

LEGAL DESCRIPTION: 29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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); 5-105; 5-17 and12-76(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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); 5-105; 5-17 and12-76(b) **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 100 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of September 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of Sept., 2024.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
PARKER LONE PINE WEST LLC
HOLIDAY HALLANDALE MHC LLC

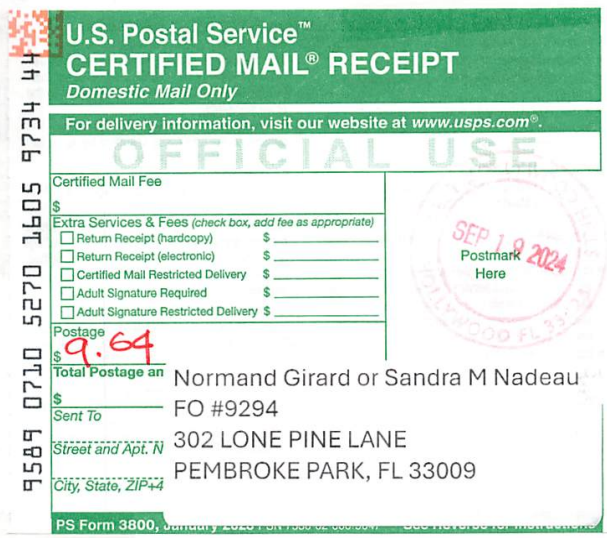
Street and Apt. No
FO #9294, #9285

City, State, ZIP+4
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

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SEP 19 2024

PS Form 3800, January 2023

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Total Postage an
$

Sent To
Normand Girard or Sandra M Nadeau
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Street and Apt. N
302 LONE PINE LANE

City, State, ZIP+4
PEMBROKE PARK, FL 33009

Postmark Here
SEP 19 2024

PS Form 3800, January 2023

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Postage
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Total Postage an
$

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PARKER LONE PINE WEST LLC
FO #9294

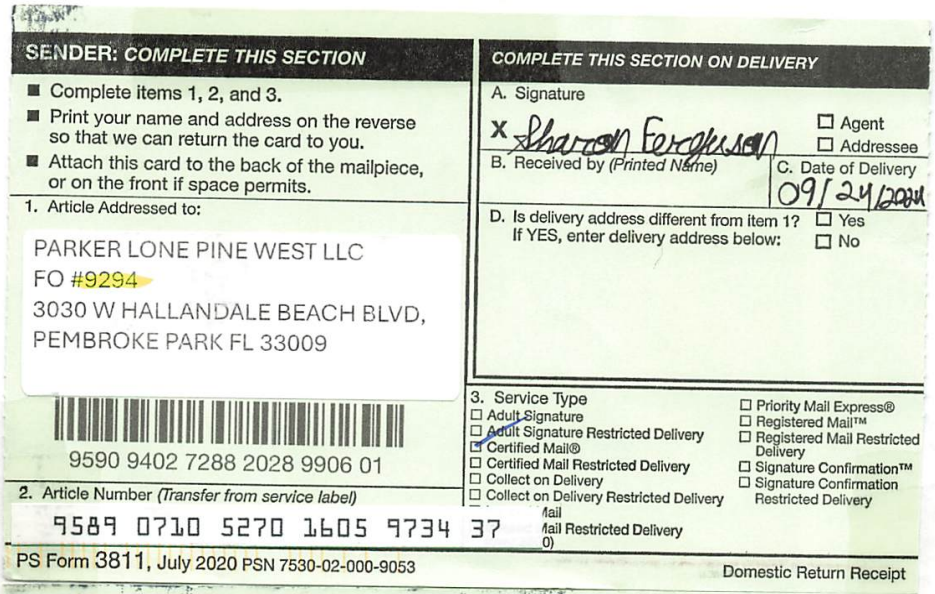
Street and Apt. N
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

City, State, ZIP+4

Postmark Here
SEP 19 2024

PS Form 3800, January 2023

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1. Article Addressed to:

PARKER LONE PINE WEST LLC
FO #9294
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

9590 9402 7288 2028 9906 01

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9734 37

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Sharon Ferguson ☐ Agent ☐ Addressee

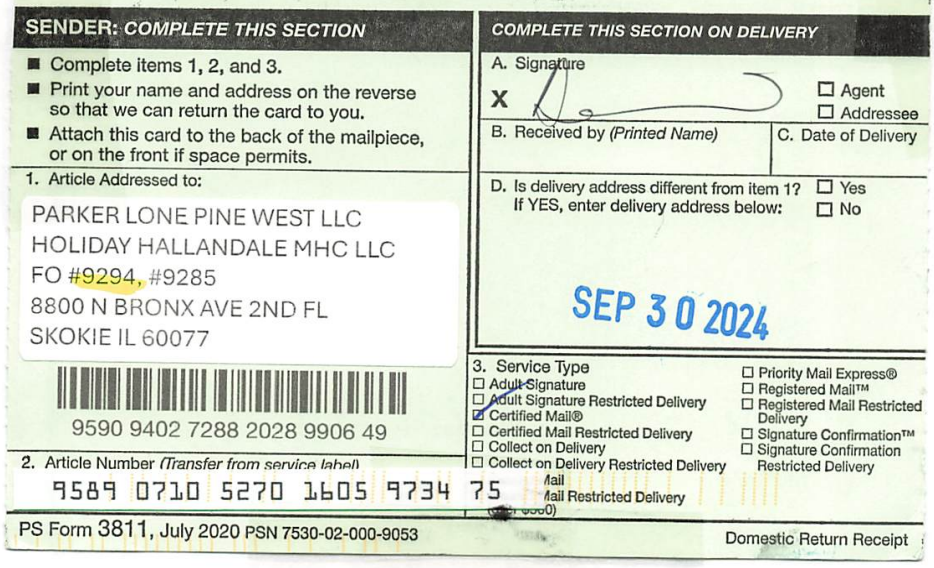
B. Received by *(Printed Name)*

C. Date of Delivery
09/24/2024

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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1. Article Addressed to:

PARKER LONE PINE WEST LLC
HOLIDAY HALLANDALE MHC LLC
FO #9294, #9285
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 7288 2028 9906 49

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9734 75

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SEP 30 2024

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
Normand Girard or Sandra M Nadeau	302 Lone Pine Lane Pembroke Park, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302 Lone Pine Lane

Folio

514229000480

Legal Description

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

Case Status Open **Case #** 9294 **Date Next Inspection** 9/18/2024

Notes

1. Electrical exposed wires at meter box (hazard) and poses an immediate health and safety concern. Eliminate health and safety concern, secure meter box and obtain a permit for electrical repairs with plans and inspections.
2. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits.
3. Exterior maintenance of the building is required. Pressure wash and paint all four walls.
4. Property has blight damage to the vinyl siding at rear. Repair or replace the missing and damaged vinyl siding.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

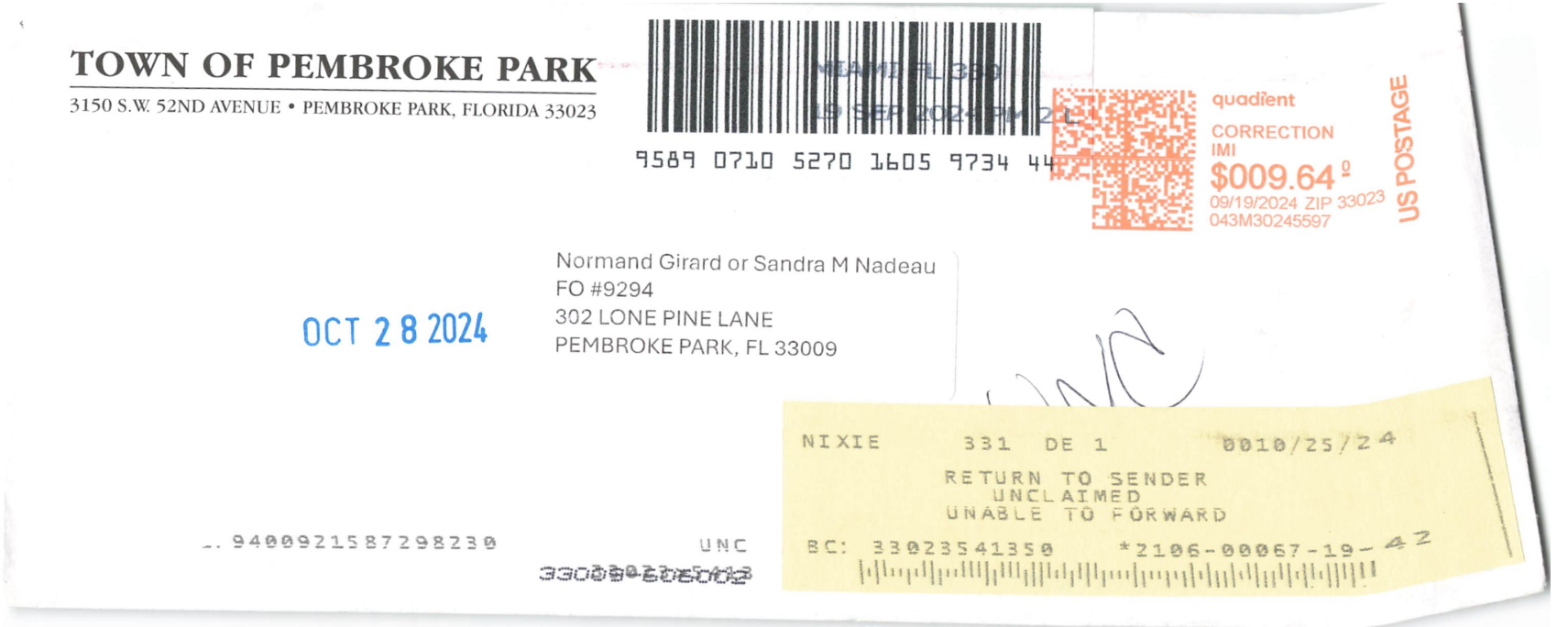
Date Issue	Hearing Date	Document Type	Delivery
2/9/2024		Notice of Violation	Regular Mail
8/6/2024		Affidavit of Non-Compliance	Regular Mail
8/7/2024	9/18/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

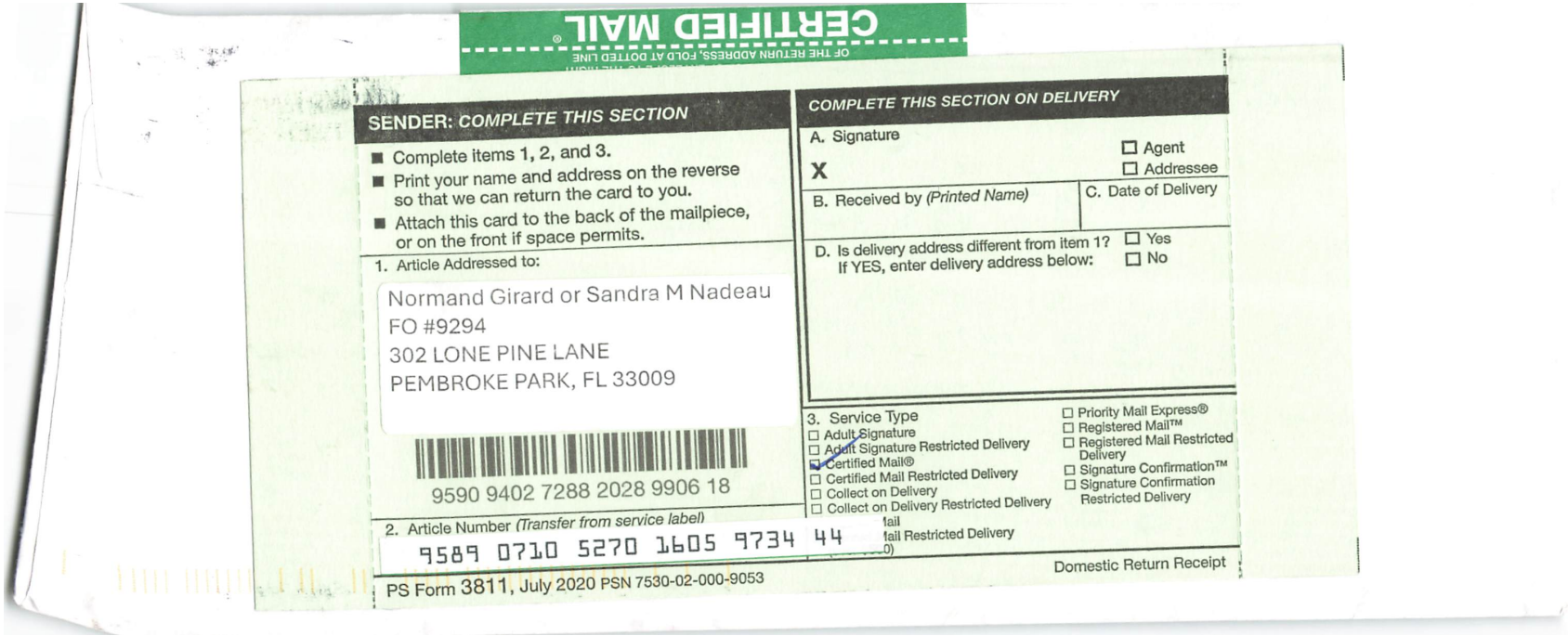
Violations

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: 9/18/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/18/2024

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/18/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 9/18/2024


TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
MIAMI FL 330
19 SEP 2024 PM 2
9589 0710 5270 1605 9734 44
quadient
CORRECTION
IMI
$009.64
09/19/2024 ZIP 33023
043M30245597
US POSTAGE
Normand Girard or Sandra M Nadeau
FO #9294
302 LONE PINE LANE
PEMBROKE PARK, FL 33009
OCT 28 2024
NIXIE 331 DE 1 0010/25/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2106-00067-19-42
9400921587298230
UNC


CERTIFIED MAIL®
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
■ Complete items 1, 2, and 3.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
Normand Girard or Sandra M Nadeau
FO #9294
302 LONE PINE LANE
PEMBROKE PARK, FL 33009
9590 9402 7288 2028 9906 18
2. Article Number (Transfer from service label)
9589 0710 5270 1605 9734 44
COMPLETE THIS SECTION ON DELIVERY
A. Signature
X
☐ Agent
☐ Addressee
B. Received by (Printed Name)
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No
3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053
Domestic Return Receipt

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MIAMI FL 330
7 AUG 2024 PM 2 L

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043M30245597

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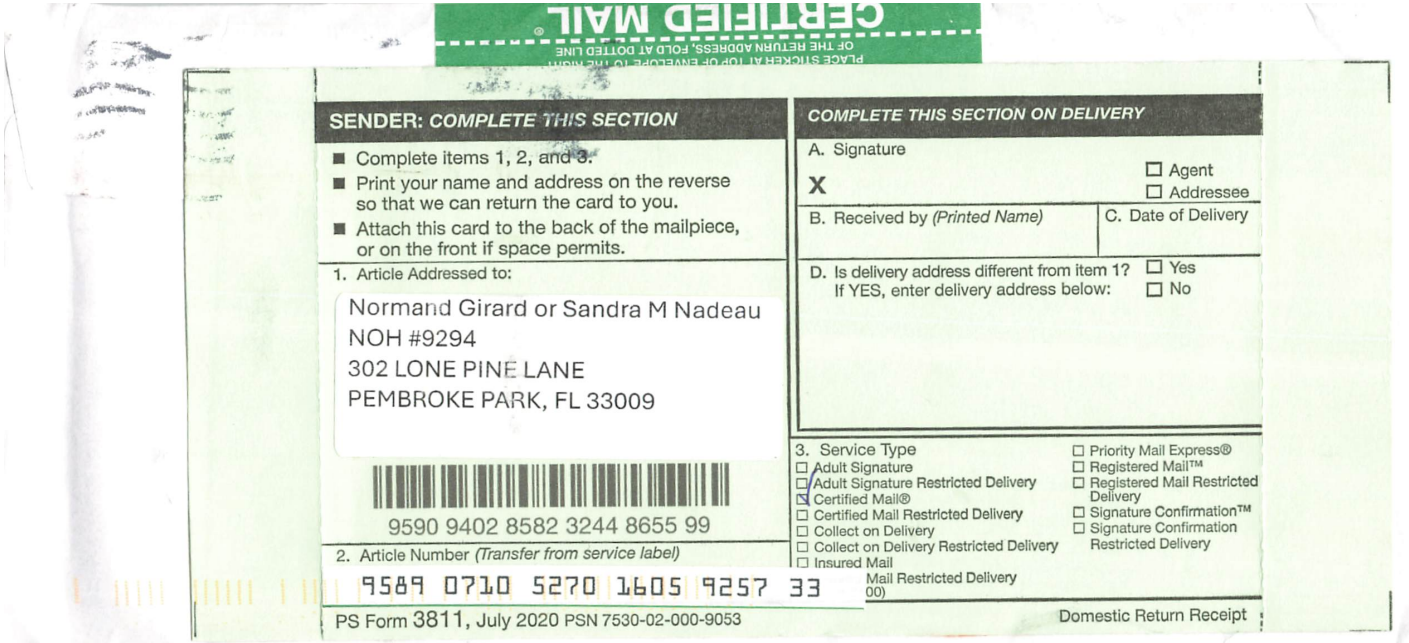
Normand Girard or Sandra M Nadeau
NOH #9294
302 LONE PINE LANE
PEMBROKE PARK, FL 33009

UNC

SEP 03 2024

UNC
33009-606002
33023541350

NIXIE 331 DE 1 0008/31/24
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33023541350 *2106-08102-07-44


CERTIFIED MAIL®
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
SENDER: COMPLETE THIS SECTION
Complete items 1, 2, and 3.
Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.
1. Article Addressed to:
Normand Girard or Sandra M Nadeau
NOH #9294
302 LONE PINE LANE
PEMBROKE PARK, FL 33009
9590 9402 8582 3244 8655 99
2. Article Number (Transfer from service label)
9589 0710 5270 1605 9257 33
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?
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
Insured Mail
Mail Restricted Delivery
00)
Priority Mail Express®
Registered Mail™
Registered Mail Restricted Delivery
Signature Confirmation™
Signature Confirmation Restricted Delivery
Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

NORMAND GIRARD OR SANDRA M NADEAU CASE NO. 9294

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NORMAND GIRARD OR SANDRA M NADEAU

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 302 LONE PINE LANE PEMBROKE PARK, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: NORMAND GIRARD OR SANDRA M NADEAU AT 10:50A.M. ON THE 23 DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

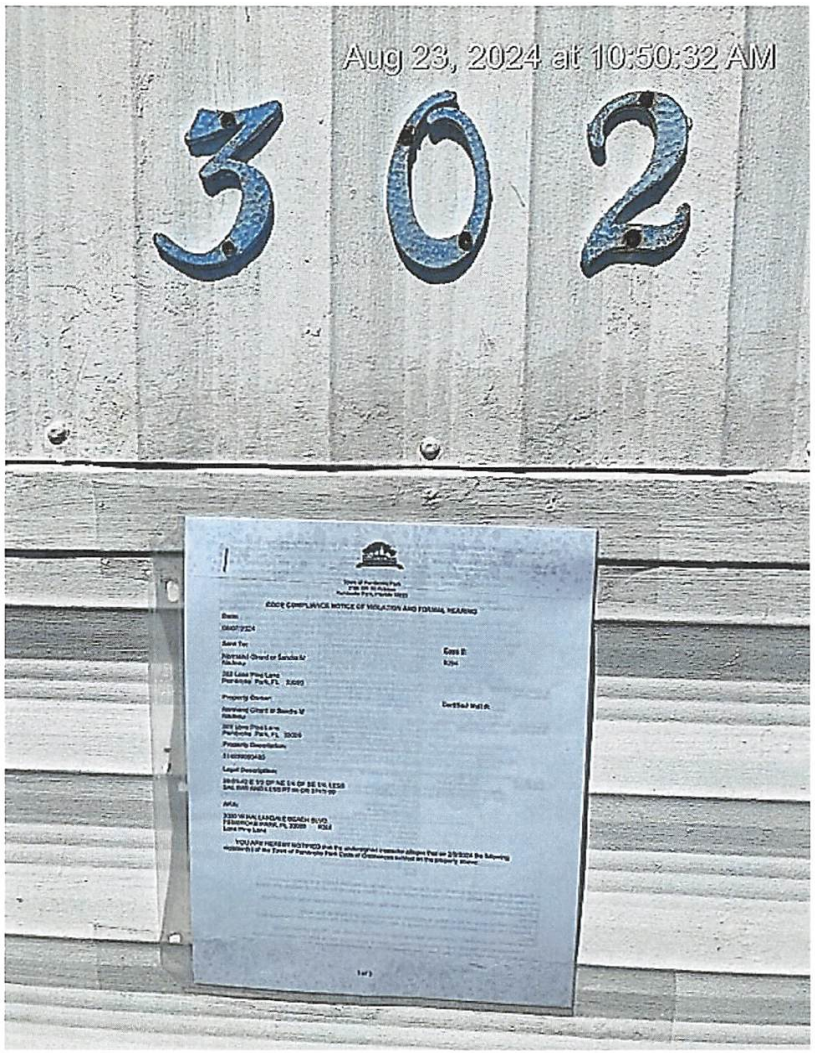
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

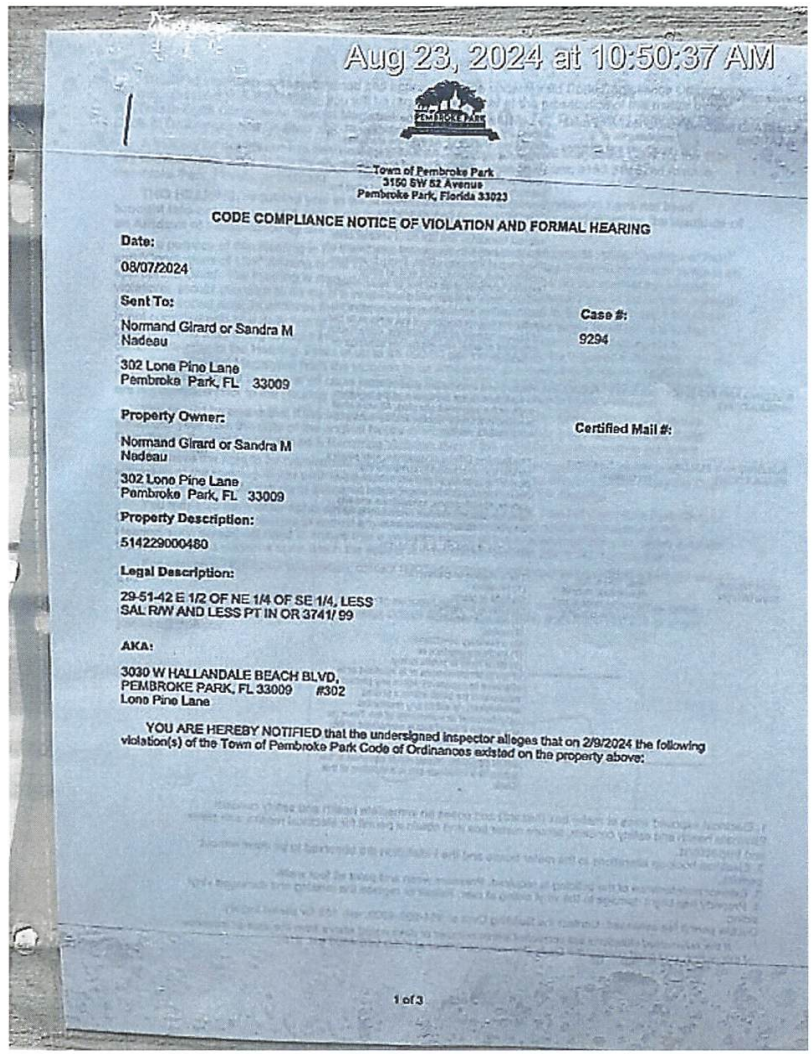
AFFIANT

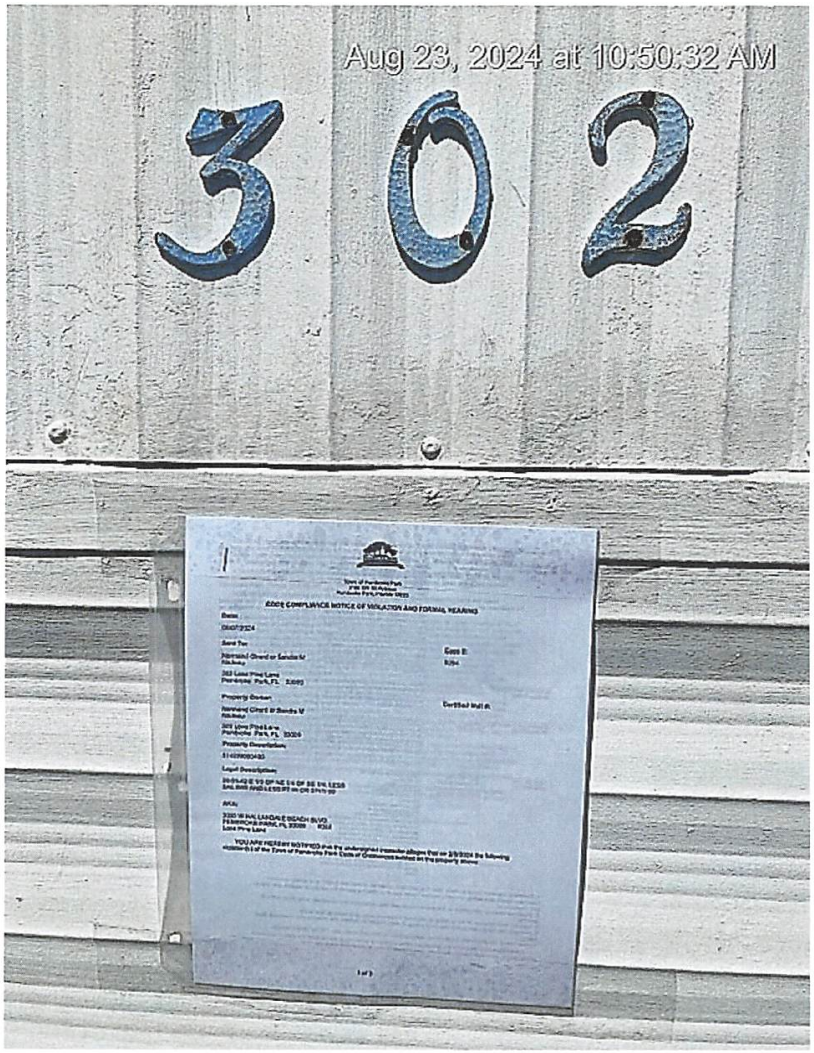
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 23 day of Aug, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

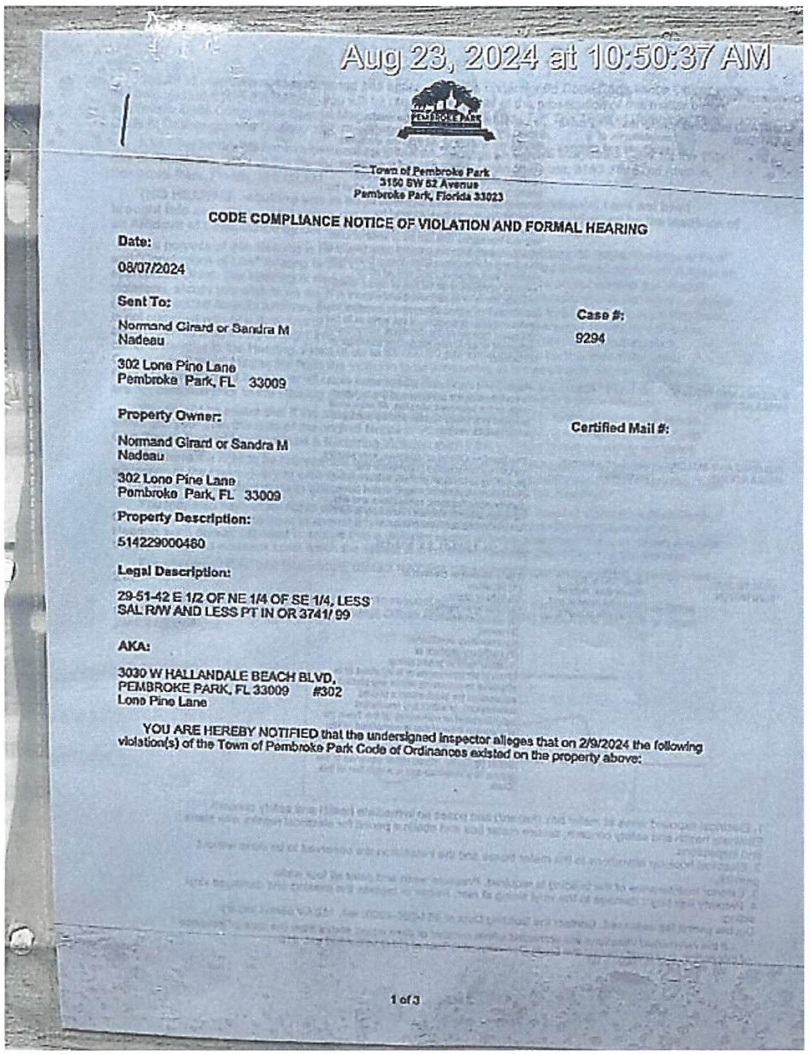
Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____


Aug 23, 2024 at 10:50:32 AM
302


Aug 23, 2024 at 10:50:37 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/07/2024
Sent To:
Case #:
Normand Girard or Sandra M Nadeau
9294
302 Lone Pine Lane
Pembroke Park, FL 33009
Property Owner:
Certified Mail #:
Normand Girard or Sandra M Nadeau
302 Lone Pine Lane
Pembroke Park, FL 33009
Property Description:
514229000480
Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99
AKA:
3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302
Lone Pine Lane
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/9/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3


Aug 23, 2024 at 10:50:32 AM
302


Aug 23, 2024 at 10:50:37 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
08/07/2024
Sent To:
Normand Girard or Sandra M Nadeau
Case #:
9294
302 Lone Pine Lane
Pembroke Park, FL 33009
Property Owner:
Normand Girard or Sandra M Nadeau
Certified Mail #:
302 Lone Pine Lane
Pembroke Park, FL 33009
Property Description:
514229000480
Legal Description:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99
AKA:
3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302
Lone Pine Lane
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/9/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
1 of 3



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.92

Total Postage and
$

Sent To
PARKER LONE PINE WEST LLC
HOLIDAY HALLANDALE MHC LLC

Street and Apt. No.:
NOH #9294, #9285, #9033
8800 N BRONX AVE 2ND FL

City, State, ZIP+4®
SKOKIE IL 60077

WEST HOLLYWOOD HILL HOLLYWOOD FL 33023
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9257 88



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.92

Total Postage and Fe
$

Sent To
PARKER LONE PINE WEST LLC
NOH #9294, #9033

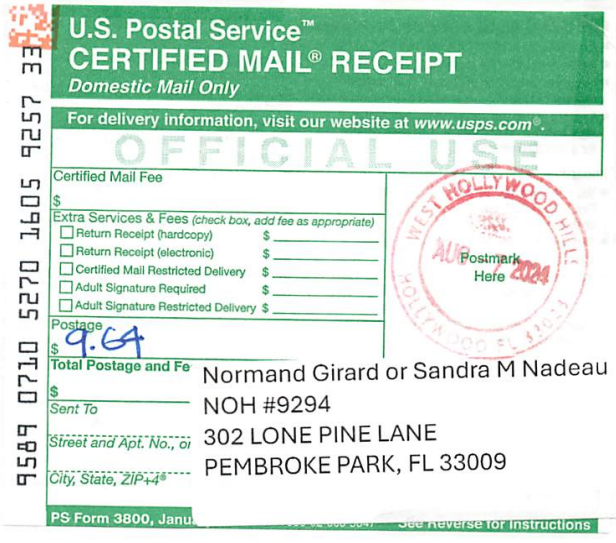
Street and Apt. No.,
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

City, State, ZIP+4®

WEST HOLLYWOOD HILL HOLLYWOOD FL 33023
AUG - 7 2024
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9257 95



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and Fe
$

Sent To
Normand Girard or Sandra M Nadeau
NOH #9294

Street and Apt. No., or
302 LONE PINE LANE

City, State, ZIP+4®
PEMBROKE PARK, FL 33009

WEST HOLLYWOOD HILL HOLLYWOOD FL 33023
AUG 2024
Postmark Here

PS Form 3800, Janu See Reverse for Instructions

9589 0710 5270 1605 9257 33

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:

PARKER LONE PINE WEST LLC
NOH #9294, #9033
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

9590 9402 8582 3244 8655 37

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9257 95

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X VR ☐ Agent ☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery 8-12-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PARKER LONE PINE WEST LLC
HOLIDAY HALLANDALE MHC LLC
NOH #9294, #9285, #9033
9300 N BRONX AVE 2ND FL
SKOKIE IL 60077

9590 9402 8582 3244 8655 44

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9257 88

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X B Andrasi ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* B ANDRASICI

C. Date of Delivery 8-12-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SKOKIE IL 60076 AUG 13 2024 USPS

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/07/2024

Sent To:

Normand Girard or Sandra M Nadeau

302 Lone Pine Lane
Pembroke Park, FL 33009

Case #:

9294

Property Owner:

Normand Girard or Sandra M Nadeau

302 Lone Pine Lane
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000480

Legal Description:

29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

AKA:

3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #302
Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/9/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	10

1. Electrical exposed wires at meter box (hazard) and poses an immediate health and safety concern. Eliminate health and safety concern, secure meter box and obtain a permit for electrical repairs with plans and inspections.
2. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits.
3. Exterior maintenance of the building is required. Pressure wash and paint all four walls.
4. Property has blight damage to the vinyl siding at rear. Repair or replace the missing and damaged vinyl siding.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of September, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin

8/7/2024

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Normand Girard or Sandra M Nadeau

3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302 Lone Pine Lane

Respondent(s)

Case #:

9294

On 8/6/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Normand Girard or Sandra M Nadeau
Address:	302 Lone Pine Lane Pembroke Park, FL 33009
Folio:	514229000480
Site Address:	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302 Lone Pine Lane
Legal Description:	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

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: 8/5/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/5/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/5/2024
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 8/5/2024

Notes/Means of Correction:

1. Electrical exposed wires at meter box (hazard) and poses an immediate health and safety concern. Corrected.
2. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits. Alterations to the meter boxes with no permit, no record on file. Not Corrected.
3. Exterior maintenance of the building is required. Pressure wash and paint all four walls. Not Corrected.
4. Property has blight damage to the vinyl siding at rear. Repair or replace the missing and damaged vinyl siding. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/6/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Normand Girard or Sandra M Nadeau 302 Lone Pine Lane Pembroke Park, FL 33009	9294	02/09/2024

Property Owner:	Property Description:	Certified Mail #:
Normand Girard or Sandra M Nadeau 302 Lone Pine Lane Pembroke Park, FL 33009	514229000480	

Legal Description:	AKA:
29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #302 Lone Pine Lane

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/9/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	10

Notes/Means of Correction:

1. Electrical exposed wires at meter box (hazard) and poses an immediate health and safety concern. Eliminate health and safety concern, secure meter box and obtain a permit for electrical repairs with plans and inspections.
2. Electrical hook-up alterations to the meter boxes and the installation are observed to be done without permits.
3. Exterior maintenance of the building is required. Pressure wash and paint all four walls.
4. Property has blight damage to the vinyl siding at rear. Repair or replace the missing and damaged vinyl siding.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin



Detail by Entity Name

Foreign Limited Liability Company
PARKER LONE PINE WEST, LLC

Filing Information

Document Number	M06000002678
FEI/EIN Number	20-4844877
Date Filed	05/10/2006
State	DE
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/10/2015

Principal Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Mailing Address

8800 N. Bronx Avenue
Second Floor
Skokie, IL 60077

Changed: 04/10/2015

Registered Agent Name & Address

Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301-2525

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title Manager



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009
Property Owner	PARKER LONE PINE WEST LLC
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077

ID #	5142 29 00 0480
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 E 1/2 OF NE 1/4 OF SE 1/4, LESS SAL R/W AND LESS PT IN OR 3741/ 99

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$6,146,540	$312,980	$6,459,520	$6,459,520	
2023	$6,146,540	$312,980	$6,459,520	$6,071,830	$133,638.61
2022	$6,146,540	$312,980	$6,459,520	$5,519,850	$122,349.42

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,459,520	$6,459,520	$6,459,520	$6,459,520
Portability	0	0	0	0
Assessed/SOH	$6,459,520	$6,459,520	$6,459,520	$6,459,520
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	$6,459,520	$6,459,520	$6,459,520	$6,459,520

Sales History

Date	Type	Price	Book/Page or CIN
5/25/2006	SW*	$9,900,000	**42102 / 869**
4/19/2005	QC*	$100	**39524 / 162**
4/19/2005	SW*	$8,600,000	**39524 / 157**
1/8/1981	WD	$249,750	**9343 / 996**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	768,317	SF
Adj. Bldg. S.F. (Card, Sketch)		4217
Eff./Act. Year Built: 2001/2000		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
218								

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0650

T# 901287333
B# 484663

STATE OF FLORIDA

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
710235	1969	NEWM	HS	56'		3633465

Date of Issue 04/04/2016

Registered Owner:
NORMAND GIRARD OR SANDRA M NADEAU
302 LONE PINE LN
PEMBROKE PARK, FL 33009-6060

Mail To:
NORMAND GIRARD
302 LONE PINE LN
PEMBROKE PARK, FL 33009-6060

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.flhsmv.gov/html/titlinf.html

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
710235	1969	NEWM	HS	56'		3633465

Prev. State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	11/25/2015

Odometer Status or Vessel Manufacturer or OH use	Hull Material	Prop	Date of Issue
			04/04/2016

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Registered Owner
NORMAND GIRARD OR SANDRA M NADEAU
302 LONE PINE LN
PEMBROKE PARK, FL 33009-6060

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES — TALLAHASSEE — FLORIDA — DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 123136791

Terry L. Rhodes
Executive Director

10 /12 123136791

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law requires that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads [| | | | | |] (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading:

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS. ☐ 3. is NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here:

CO-SELLER Must Sign Here:

Print Here:

Print Here:

Selling Dealer's License Number:

Tax No:

Tax Collected:

Auction Name:

License Number:

Print Here:

CO-PURCHASER Must Sign Here:

Print Here:

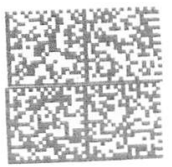
NOTICE: PENALTY FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82250 (REV. 3/15) STATE OF FLORIDA

Lakeshore Management
February 8, 2024 1:48 PM

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





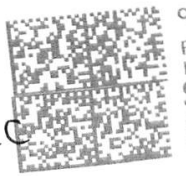
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FIRST-CLASS MAIL
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02/12/2024 ZIP 33023
043M30245597

US POSTAGE

Normand Girad Or.
Sandra M. Nadeau.
NOV #9294.
302 Lone Pine Lane,
Pembroke Park, FL 33009.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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FIRST-CLASS MAIL
IMI
$000.64 0
02/12/2024 ZIP 33023
043M30245597

US POSTAG

Parker Lone Pine West LLC
NOV #9294.
8800 N Bronx Ave 2nd. Fl.
Skokie, IL 60077.

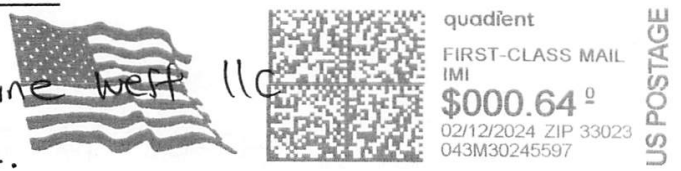
TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



Corporation Service Company.
NOV #9294.

1201 Hays Street,
Tallahassee, FL 32301.

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



Parker Lone Pine West LLC
NOV #9294.

3030 W Hallandale Beach Blvd,
Pembroke Park, FL 33009.

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2540 SW 30 AVE Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9484 **Date Next Inspection** 1/28/2025

Notes

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/8/2024		Notice of Violation	Regular Mail
4/25/2024		Affidavit of Non-Compliance	Certified Mail
4/25/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/15/2024	5/15/2024	Final Order	Certified Mail
8/15/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property
9/18/2024	9/18/2024	Amended Final Order	Certified Mail
1/30/2025		Affidavit of Non-Compliance	Certified Mail
1/30/2025	2/19/2025	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 1/28/2025

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 1/28/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 1/28/2025
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	1/30/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$30,800.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$31,000.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$31,000.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9484

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: MEAT BAR HOLDINGS LLC AT 12: 24 P.M. ON THE 04 DAY OF FEBRUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Jean Gustin

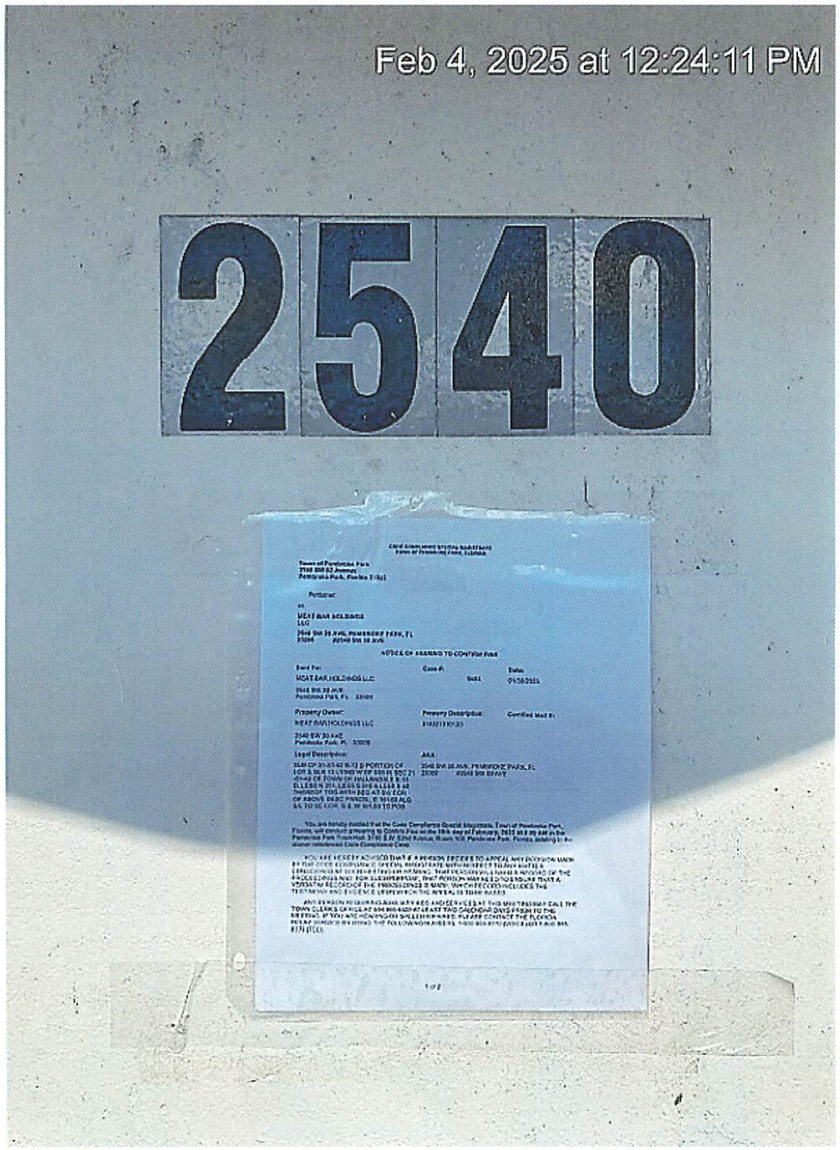
AFFIANT

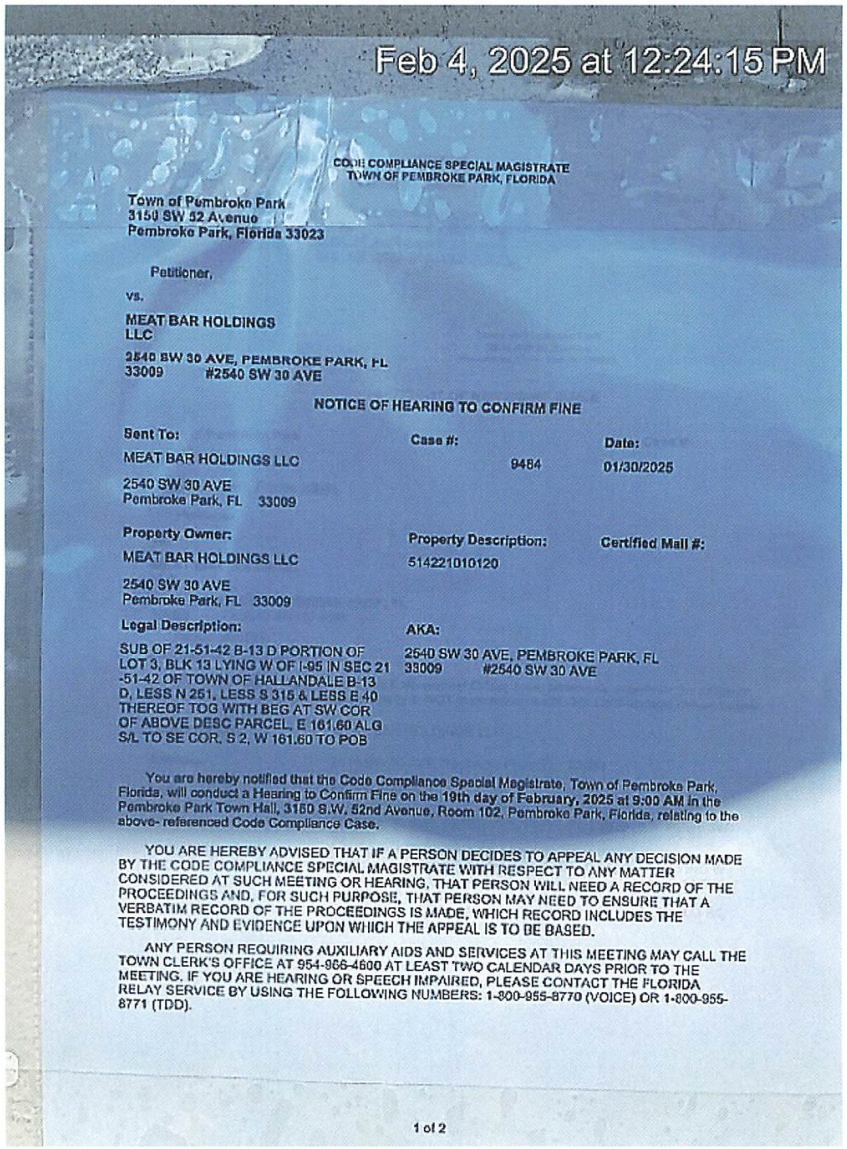
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 4 day of Feb, 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2540 SW 30 AVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	9484	01/30/2025

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	514221010120	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of February, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	9484	01/30/2025

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	514221010120	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of February, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2540 SW 30 AVE

Respondent(s)

Case #:

9484

On 1/30/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC
Address:	2540 SW 30 AVE Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 2/19/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 2/19/2025
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 2/19/2025
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	1/30/2025

Notes/Means of Correction:

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. The banner sign has been removed. Corrected.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. BTR Process #974249 / Permit # 24367552-0 incomplete. Not Corrected.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections. BTR Process #974249 / Permit # 24367552-0 incomplete. Obtain BTR, display in unit and call for re-inspection.
4. Display Business License within unit. The Business License, Not Displayed. Not Corrected.

Further, Affiant sayeth naught

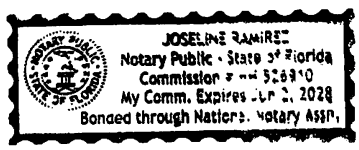
STATE OF FLORIDA

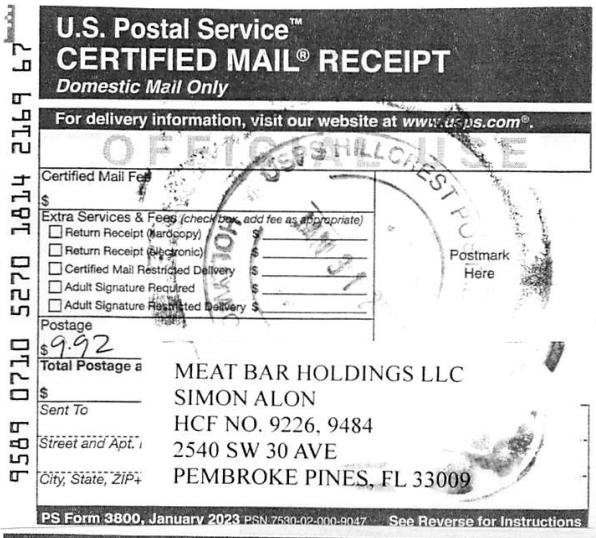
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/30/2025

NOTARY PUBLIC, STATE OF FLORIDA





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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.92

Total Postage a
$

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Street and Apt. I

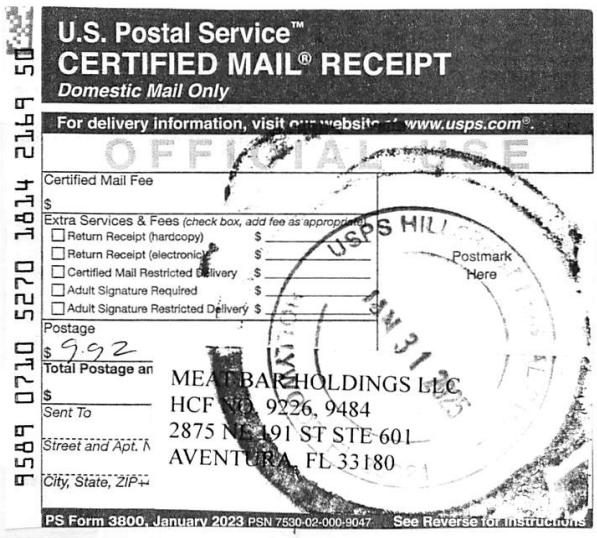
City, State, ZIP+

MEAT BAR HOLDINGS LLC
SIMON ALON
HCF NO. 9226, 9484
2540 SW 30 AVE
PEMBROKE PINES, FL 33009

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2169 67



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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
$ 9.92

Total Postage an
$

Sent To

Street and Apt. N

City, State, ZIP+

MEAT BAR HOLDINGS LLC
HCF NO. 9226, 9484
2875 NE 191 ST STE 601
AVENTURA, FL 33180

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1814 2169 50

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:

MEAT BAR HOLDINGS LLC
HCF NO. 9226, 9484
2875 NE 191 ST STE 601
AVENTURA, FL 33180

9590 9402 9016 4122 6502 82

2. Article Number (Transfer from service label)
9589 0710 5270 1814 2169 50

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
02/04/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FEB 06 2025

3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MEAT BAR HOLDINGS LLC Respondent(s)	Case No.: 9484

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 18th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO NO.: 5142 21 01 0120

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL

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) 15-17; 15-175; 15-40(b) and 21-19. 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) 15-17; 15-175; 15-40(b) and 21-19 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of September 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 350- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of September 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of Sept., 2024.

Nazly Cardona CA

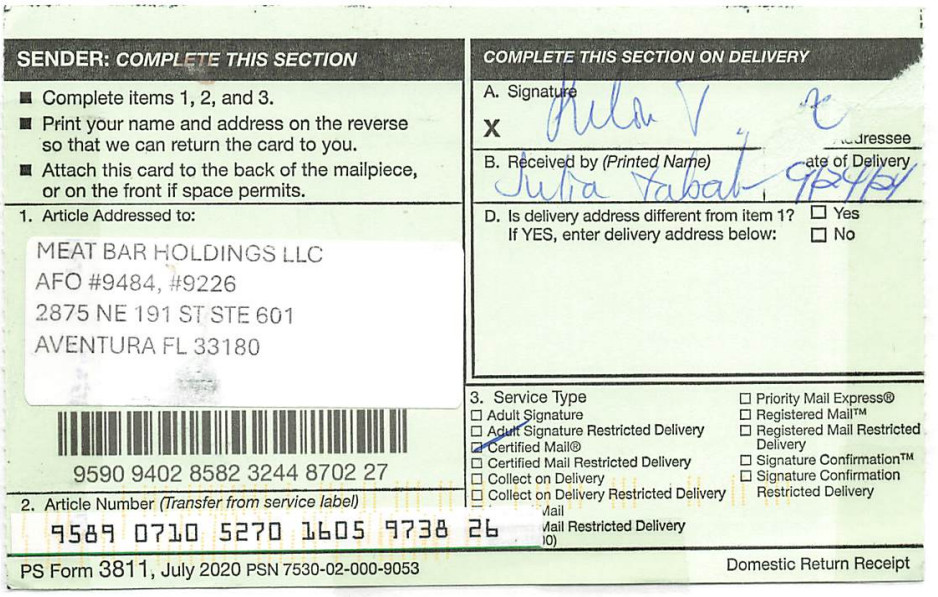
Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.64
Total Postage and
$
Sent To MEAT BAR HOLDINGS LLC
Street and Apt. No. AFO #9484, #9226
City, State, ZIP+4® 2875 NE 191 ST STE 601 AVENTURA FL 33180
Postmark Here
SEP 19 2024
PS Form 3800, Ja
9589 0710 5270 1605 9738 26



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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.64
Total Postage and
$
Sent To MEAT BAR HOLDINGS LLC
ALON, SIMON
Street and Apt. No. AFO #9484, #9226
City, State, ZIP+4® 2540 SW 30 AVE, PEMBROKE PARK, FL 33009
Postmark Here
SEP 19 2024
PS Form 3800, Ja
9589 0710 5270 1605 9738 33



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:

MEAT BAR HOLDINGS LLC
AFO #9484, #9226
2875 NE 191 ST STE 601
AVENTURA FL 33180

9590 9402 8582 3244 8702 27

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9738 26

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by *(Printed Name)* Julia Tabak — Date of Delivery 9/24/21

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

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2540 SW 30 AVE Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9484 **Date Next Inspection** 9/18/2024

Notes Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/8/2024		Notice of Violation	Regular Mail
4/25/2024		Affidavit of Non-Compliance	Certified Mail
4/25/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/15/2024	5/15/2024	Final Order	Certified Mail
8/15/2024	9/18/2024	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 9/18/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 9/18/2024
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SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 9/18/2024

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$29,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$29,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$29,500.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9484

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

I I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 11:35A.M. ON THE 22 DAY OF AUGUST 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

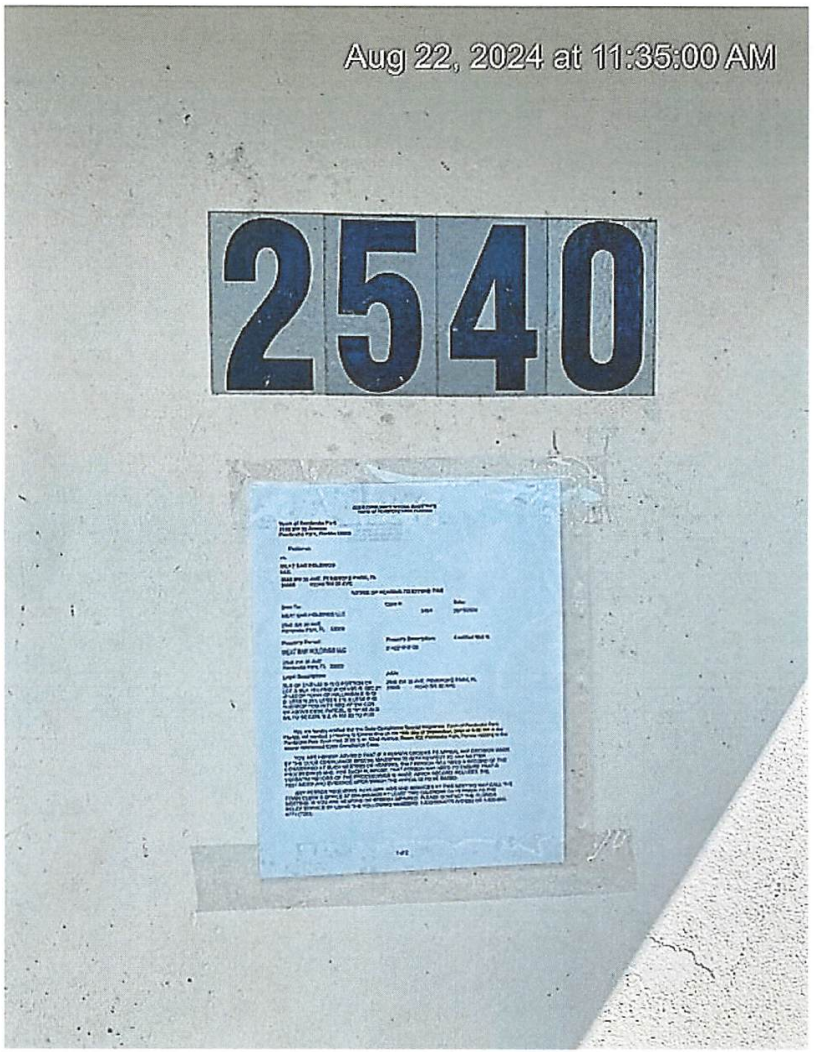
AFFIANT

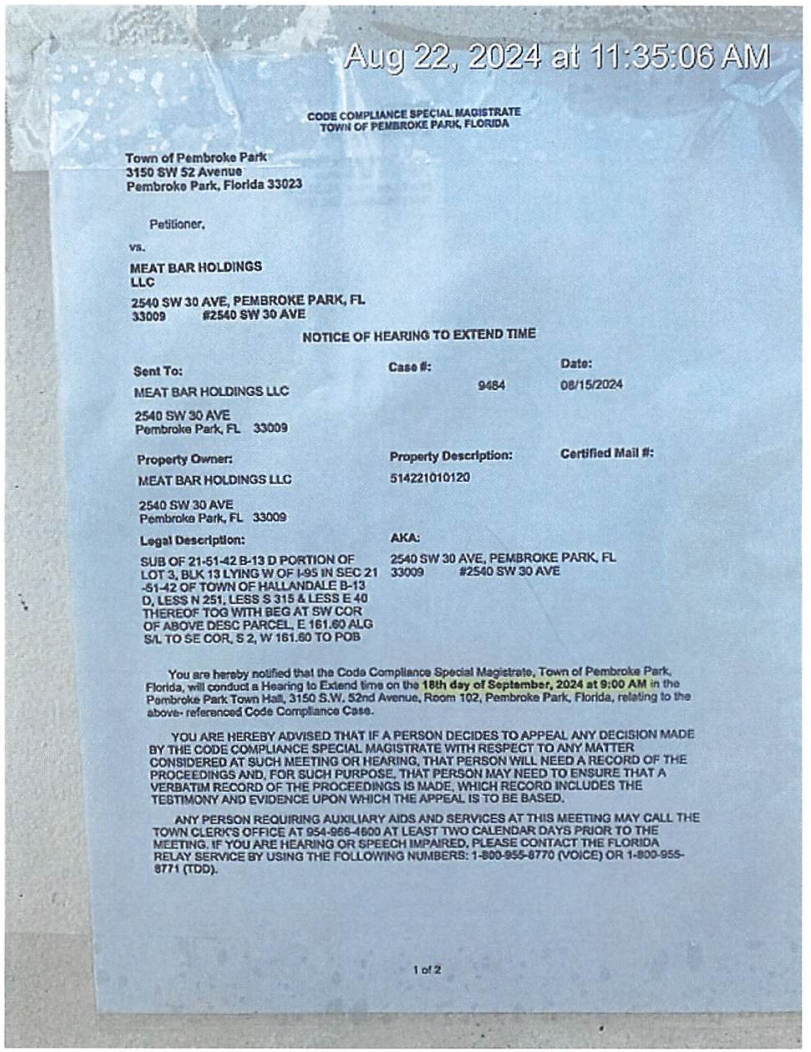
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 22 day of Aug, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2540 SW 30 AVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	9484	08/15/2024

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	514221010120	

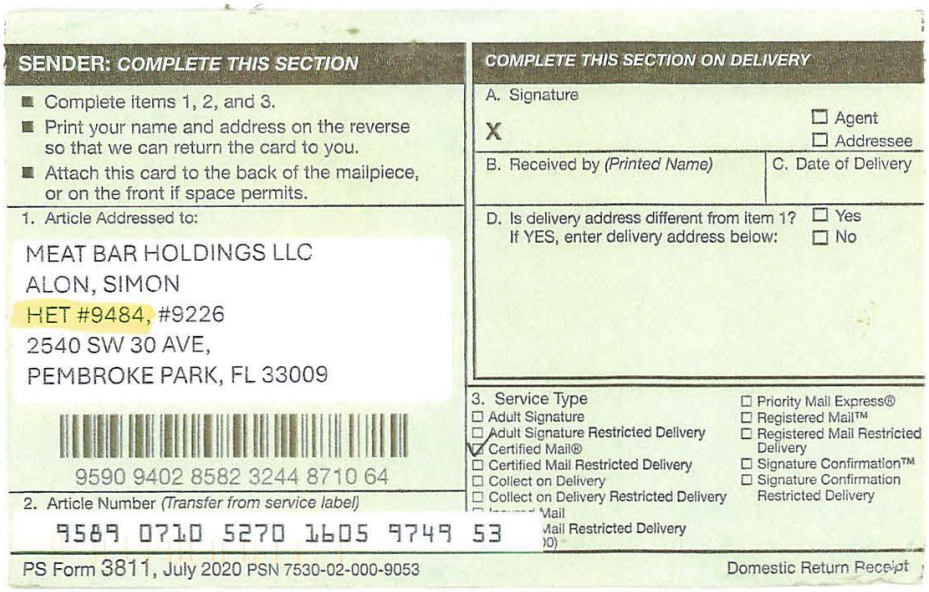
Legal Description:	AKA:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **18th day of September, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

1 of 2



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:

MEAT BAR HOLDINGS LLC
ALON, SIMON
HET #9484, #9226
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8710 64

2. Article Number *(Transfer from service label)*

9589 0710 5270 1605 9749 53

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail Restricted Delivery

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☐ Registered Mail™
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☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



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- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
MEAT BAR HOLDINGS LLC

Street and Apt. No.
HET #9484, #9226
2875 NE 191 ST STE 601

City, State, ZIP+4
AVENTURA FL 33180

AUG 16 2024
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1605 9749 46



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Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
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- ☐ Certified Mail Restricted Delivery $
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- ☐ Adult Signature Restricted Delivery $

Postage
$ 9.64

Total Postage and
$

Sent To
MEAT BAR HOLDINGS LLC
ALON, SIMON

Street and Apt. No.
HET #9484, #9226
2540 SW 30 AVE,

City, State, ZIP+4
PEMBROKE PARK, FL 33009

AUG 16 2024
Postmark Here

PS Form 3800, ... See Reverse for Instructions

9589 0710 5270 1605 9749 53

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	9484	08/15/2024

Property Owner:	**Property Description:**	**Certified Mail #:**
MEAT BAR HOLDINGS LLC 2540 SW 30 AVE Pembroke Park, FL 33009	514221010120	

Legal Description:	**AKA:**
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

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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 AVE Pembroke Park, 33023

Date: 8/8/24 Phone: 305-728-9464

Email: TMGA GROUP @gmail.com

Property Address: 2546 SW 30th Ave

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Camille Barshishat (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9484 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 9/18/24 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 5/15/24 imposing the fine of $ 350.00 per day for violation(s)of the Town's Code of Ordinances:

15-17 ; 15-175 ; 15-40(b) ; 21-19

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.

Camille Barshishat
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Camile Barshishat, and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 08 day of August, 2024.

Nazly Cardona CA.
Notary

My Commission expires Mar 15, 27

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MEAT BAR HOLDINGS LLC Respondent(s)	)	Case No.: 9484

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 15th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MEAT BAR HOLDINGS LLC

FOLIO #: 5142 21 01 0120

LEGAL DESCRIPTION: SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

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) 15-17; 15-175; 15-40(b) and 21-19. 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) 15-17; 15-175; 15-40(b) and 21-19 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of May 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $350 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th of May 2024.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

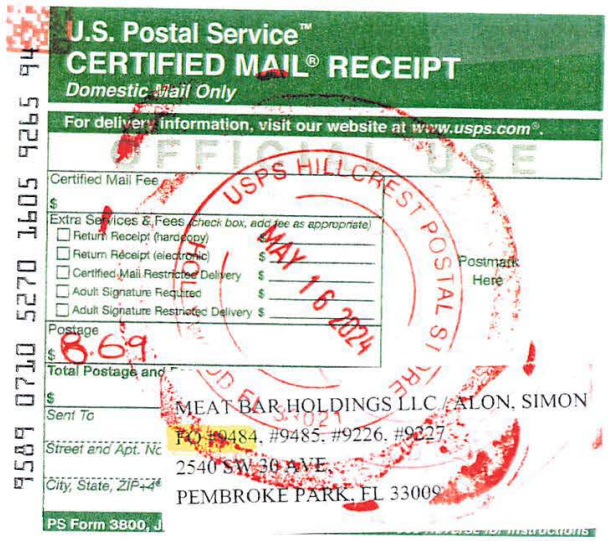
This Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of May., 2024.

Nazly Cardona CA.

Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023


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Return Receipt (electronic)
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Adult Signature Restricted Delivery
Postage
8.69
Total Postage and
Sent To
Street and Apt. N
City, State, ZIP+4
MEAT BAR HOLDINGS LLC
FO #9484, #9485, #9226, #9227
2875 NE 191 ST STE 601
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MAY 16 2024
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8.69
Total Postage and
Sent To
Street and Apt. Nc
City, State, ZIP+4
MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9484, #9485, #9226, #9227
2540 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800,
USPS HILLCREST POSTAL STATION
HOLLYWOOD FL 33021
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Adult Signature Required
Adult Signature Restricted Delivery
Postage
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Total Postage an
Sent To
Street and Apt. N
City, State, ZIP+4
MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9485
2538 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800,
USPS HILLCREST POSTAL STATION
HOLLYWOOD FL 33021
MAY 16 2024
Postmark Here
9589 0710 5270 1605 9265 56

Case Overview

Property/Incident Information

Owner	Address	Site Address
MEAT BAR HOLDINGS LLC	2540 SW 30 AVE Pembroke Park, FL 33009	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

Folio

514221010120

Legal Description

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Case Status Open **Case #** 9484 **Date Next Inspection** 4/25/2024

Notes

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/8/2024		Notice of Violation	Regular Mail
4/25/2024		Affidavit of Non-Compliance	Certified Mail
4/25/2024	5/15/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/25/2024

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	Not in Compliance - Reinspection Date: 4/25/2024
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/25/2024

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MEAT BAR HOLDINGS LLC CASE NO. 9484

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MEAT BAR HOLDINGS LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2540 SW 30 AVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: MEAT BAR HOLDINGS LLC AT 10:19 A.M. ON THE 26 DAY OF APRIL 2024.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

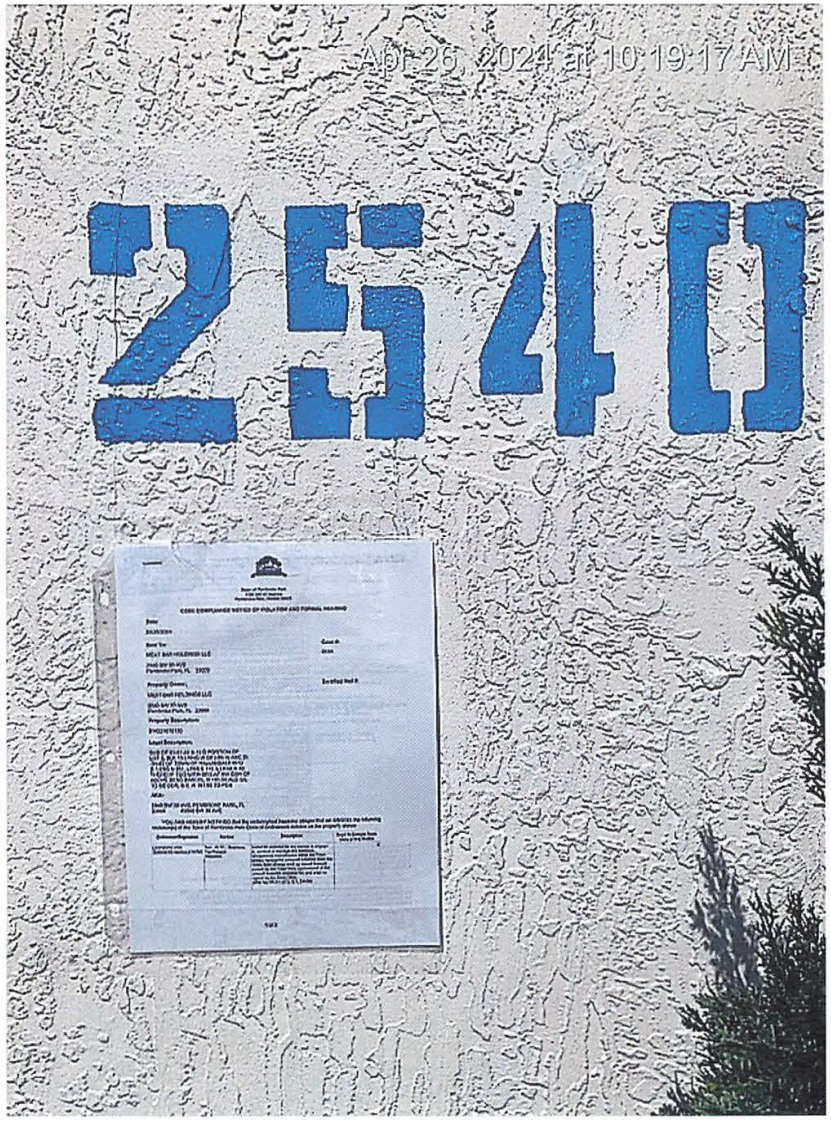
( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

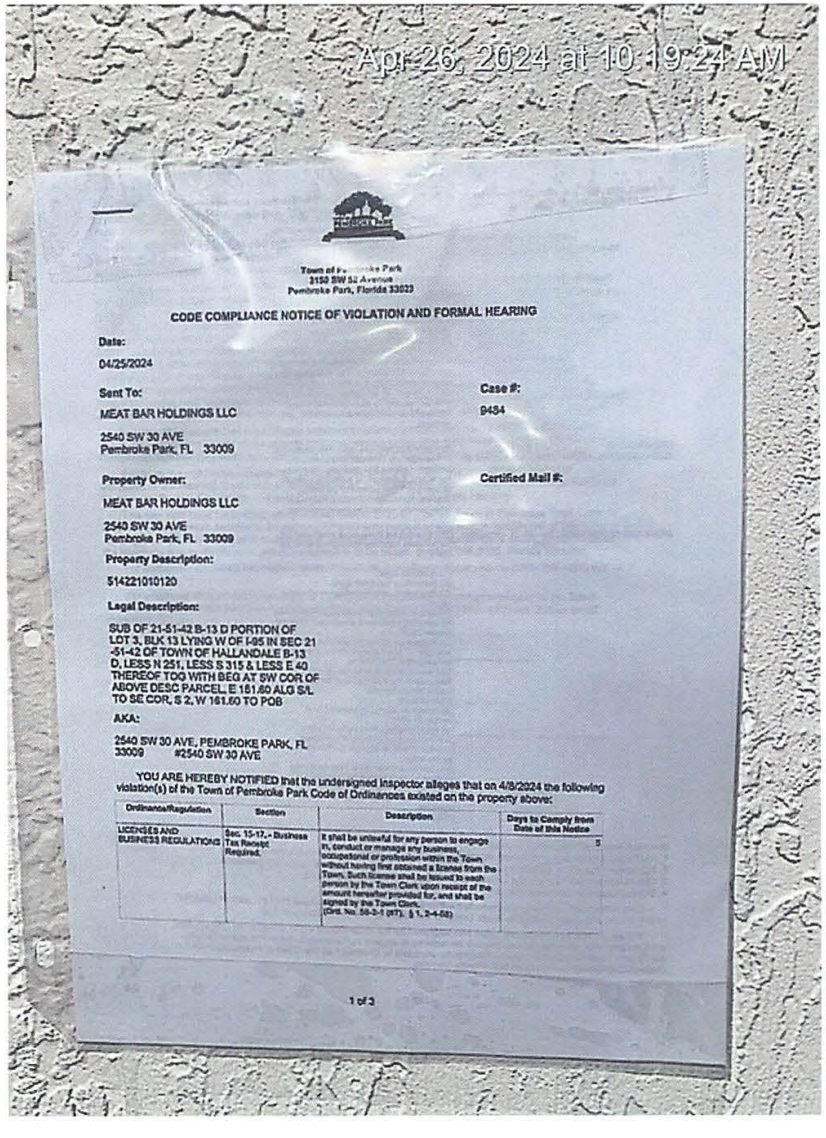
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Jean Gustin
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 26 day of April, 2024, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Signature
Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____


Apr 26, 2024 at 10:19:17 AM
2540


Apr 26, 2024 at 10:19:24 AM
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
04/25/2024
Sent To:
MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
Pembroke Park, FL 33009
Case #:
9484
Property Owner:
MEAT BAR HOLDINGS LLC
2540 SW 30 AVE
Pembroke Park, FL 33009
Certified Mail #:
Property Description:
514221010120
Legal Description:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB
AKA:
2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Comply from Date of this Notice
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. 56-3-1 (RT), § 1, 2-4-58)
5
1 of 3



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:

MEAT BAR HOLDINGS LLC
NOH #9484, #9485, #9226, #9227
2875 NE 191 ST STE 601
AVENTURA FL 33180

9590 9402 7581 2098 7700 60

2. Article Number *(Transfer from service label)*
9589 0710 5270 0673 4011 32

COMPLETE THIS SECTION ON DELIVERY

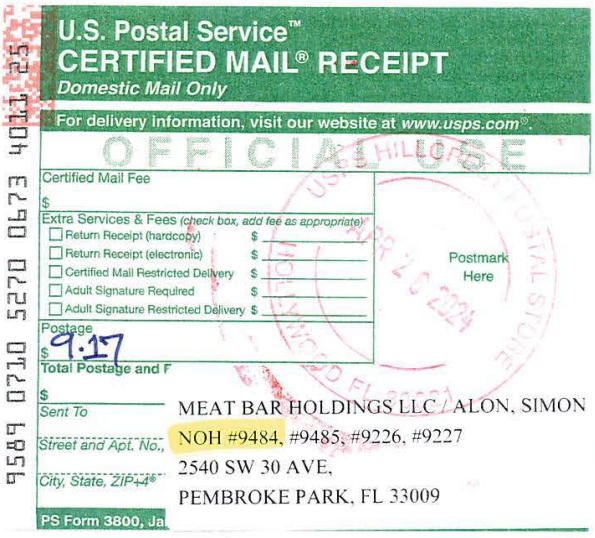
A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Julia Tabak
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®
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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.17
Total Postage and F
$
Sent To MEAT BAR HOLDINGS LLC / ALON, SIMON
Street and Apt. No., NOH #9484, #9485, #9226, #9227
City, State, ZIP+4® 2540 SW 30 AVE,
PEMBROKE PARK, FL 33009
PS Form 3800, Ja
Postmark Here
APR 26 2024
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 9.17
Total Postage and F
$
Sent To MEAT BAR HOLDINGS LLC
Street and Apt. No., NOH #9484, #9485, #9226, #9227
City, State, ZIP+4® 2875 NE 191 ST STE 601
AVENTURA FL 33180
PS Form 3800, Janu
See Reverse for Instructions
Postmark Here
APR 26 2024
9589 0710 5270 0673 4011 32

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

04/25/2024

Sent To:

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE
Pembroke Park, FL 33009

Case #:

9484

Property Owner:

MEAT BAR HOLDINGS LLC

2540 SW 30 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514221010120

Legal Description:

SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

AKA:

2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	5

LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 (b) - Delinquent business tax receipt fees and penalties	Any person or business entity who engages in or manages any business, occupation, or profession without first obtaining a business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the license business tax receipt due, in addition to any other penalty provided by law or ordinance.	30
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30

Business Name: EQ Modern Furniture

1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of May, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin

4/25/2024

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

MEAT BAR HOLDINGS
LLC

2540 SW 30 AVE, PEMBROKE PARK, FL
33009 #2540 SW 30 AVE

Respondent(s)

Case #:

9484

On 4/25/2024 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	MEAT BAR HOLDINGS LLC
Address:	2540 SW 30 AVE Pembroke Park, FL 33009
Folio:	514221010120
Site Address:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE
Legal Description:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 4/25/2024
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required.(c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	Not in Compliance - Reinspection Date: 4/25/2024
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SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	Not in Compliance - Reinspection Date: 4/25/2024

Notes/Means of Correction:

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. The prohibited banner sign remains mounted on the building. Not Corrected.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. The Business Tax Receipt (BTR), has not been obtained. Not Corrected.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections. No Business Tax Receipt License or Certificate of Use with inspections has been scheduled. Not Corrected.
4. Display Business License within unit. The Business License, Not Displayed. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/25/2024

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MEAT BAR HOLDINGS LLC 2875 NE 191 ST STE 60 AVENTURA, FL 33180	9484	04/08/2024

Property Owner:	Property Description:	Certified Mail #:
MEAT BAR HOLDINGS LLC 2875 NE 191 ST STE 60 AVENTURA, FL 33180	514221010120	

Legal Description:	AKA:
SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2540 SW 30 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/8/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	5

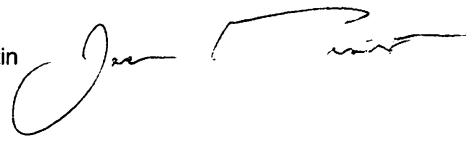
LICENSES AND BUSINESS REGULATIONS	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance with all requirements of this Code.(b)Apartment buildings, hotels, and other multiple family residential occupancies containing three (3) or more units and occupied by only residential tenants shall require one (1) certificate of use. Where these occupancies contain commercial activities in addition to residential tenants, an additional certificate of use for each commercial activity contained therein shall be required. (c)Industrial, office and commercial buildings being occupied by a single tenant shall require one (1) certificate of use. If an industrial, office or commercial building contains more than one (1) tenant, an additional certificate of use shall be required for each separate tenant located therein.(d)One and two family residenc...	30
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Notes/Means of Correction:

Business Name: EQ Modern Furniture
1. Prohibited banner signs; mounted banners located on the building. Remove banner signs.
2. EQ Modern Furniture: Operating without a Business Tax Receipt. Stop all business operations.
3. Obtain a Business Tax Receipt License & Certificate of Use and inspections.
4. Display Business License within unit.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Jean Gustin 



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2540 SW 30 AVENUE, PEMBROKE PARK FL 33009	ID #	5142 21 01 0120
Property Owner	MEAT BAR HOLDINGS LLC	Millage	0613
Mailing Address	2875 NE 191 ST STE 601 AVENTURA FL 33180	Use	12-02
Abbr Legal Description	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21-51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB LESS S 12 OF E 60 OF SAID DESC'D LAND AKA:MAIN PARCEL		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2024 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	$154,720	$2,056,860	$2,211,580	$2,211,580	
2023	$154,720	$2,056,860	$2,211,580	$2,211,580	$47,741.83
2022	$161,200	$1,833,940	$1,995,140	$1,995,140	$42,138.14

2024* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,211,580	$2,211,580	$2,211,580	$2,211,580
Portability	0	0	0	0
Assessed/SOH	$2,211,580	$2,211,580	$2,211,580	$2,211,580
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	$2,211,580	$2,211,580	$2,211,580	$2,211,580

Sales History

Date	Type	Price	Book/Page or CIN
10/7/2022	WD*-E	$3,000,000	118638317
5/13/2021	QCD-T	$100	117678190
3/5/2021	SWD-D	$2,500,000	117136419
6/10/2016	WD-E	$1,250,000	113779786
10/9/2001	WD*	$1,200,000	32234 / 395

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	17,191	SF
Adj. Bldg. S.F. (Card, Sketch)		11764
Eff./Act. Year Built: 2003/2002		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
11764								

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
MEAT BAR HOLDINGS LLC

Filing Information

Document Number	L22000413984
FEI/EIN Number	92-0531170
Date Filed	09/22/2022
Effective Date	09/22/2022
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/30/2022
Event Effective Date	NONE

Principal Address

2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Changed: 09/30/2022

Mailing Address

601 NE 36th st
APT 1301
Miami, FL 33137

Changed: 01/23/2023

Registered Agent Name & Address

ALON, SIMON
2540 SW 30TH AVE
PEMBROKE PINES, FL 33009

Address Changed: 09/30/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MEAT BAR HOLDINGS LLC
ALON, SIMON
NOV #9484

2540 SW 30 AVE
PEMBROKE PARK, FL 33009

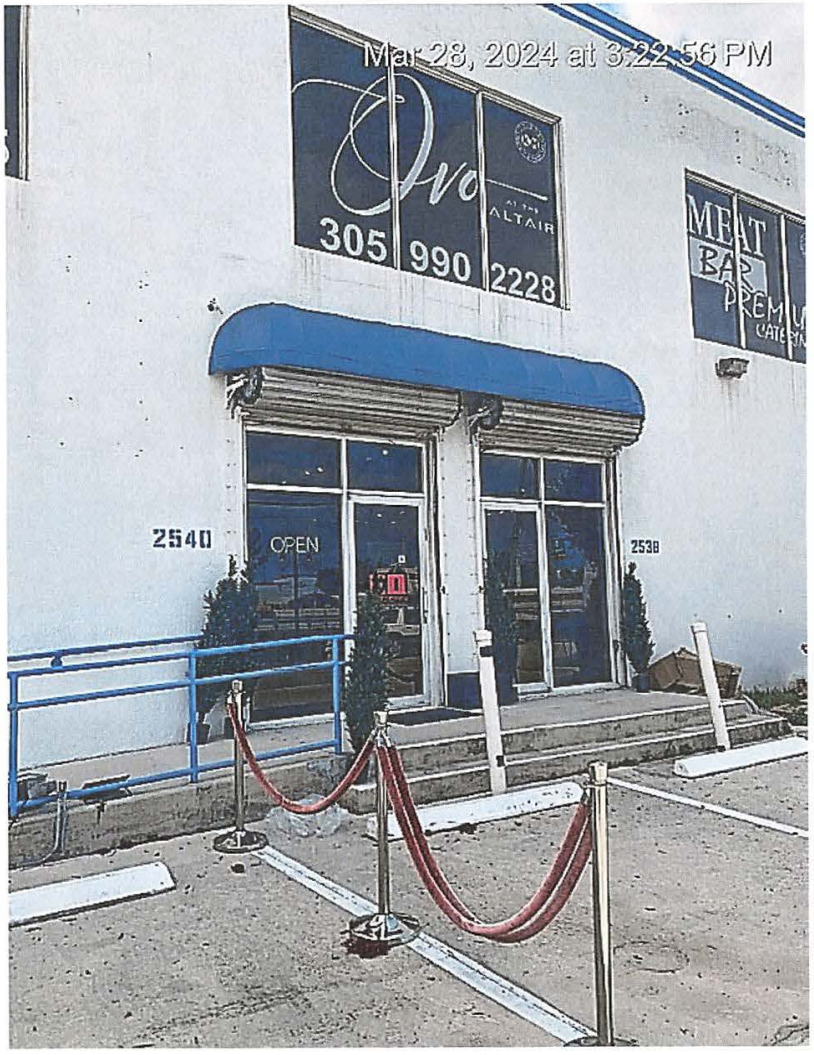
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US POSTAGE

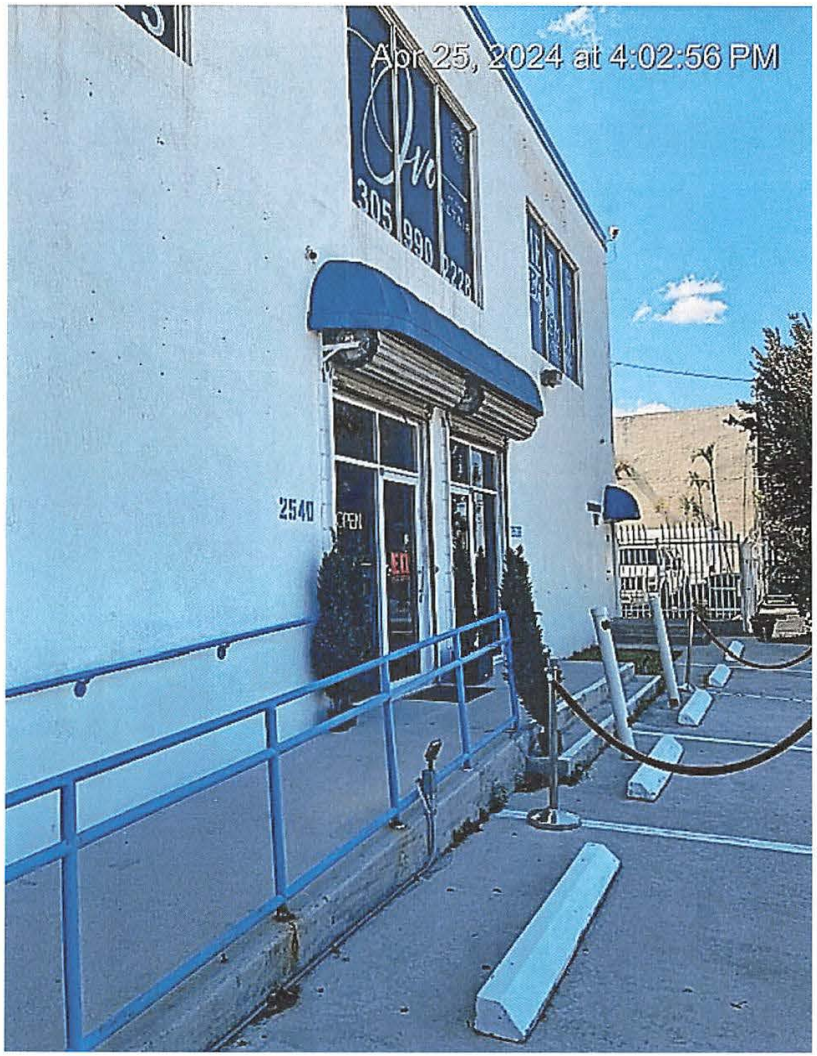
TOWN OF PEMBROKE PARK CODE COMPLIANCE
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

MEAT BAR HOLDINGS LLC
NOV #9484.
2875 NE 191 St, Ste 601
Aventura, FL 33180.

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04/10/2024 ZIP 33023
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US POSTAGE

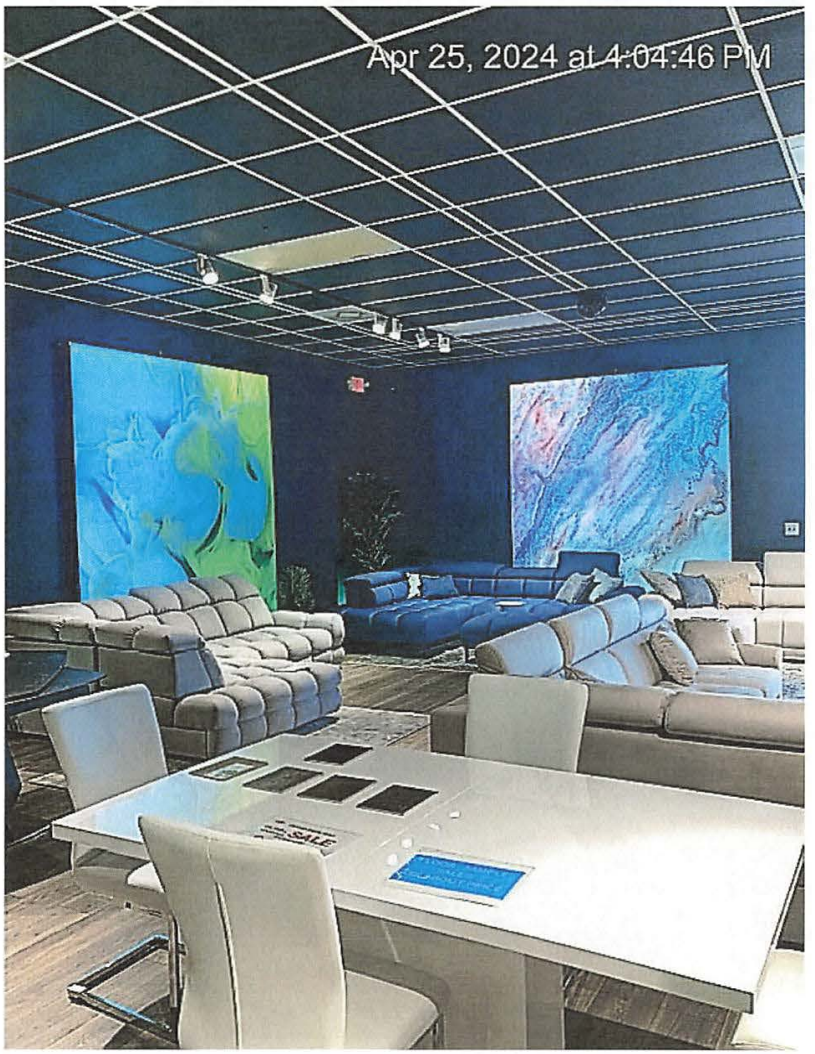

Mar 28, 2024 at 3:22:39 PM
MEAT
BAR
785 216 7275
Ovo
305 990 2228
MEAT
BAR
PREMIUM
EQ FURNITURE
MODERN
SMART & MODERN FURNITURE
FROM EUROPE
TABLES SECTIONALS
2540
2538

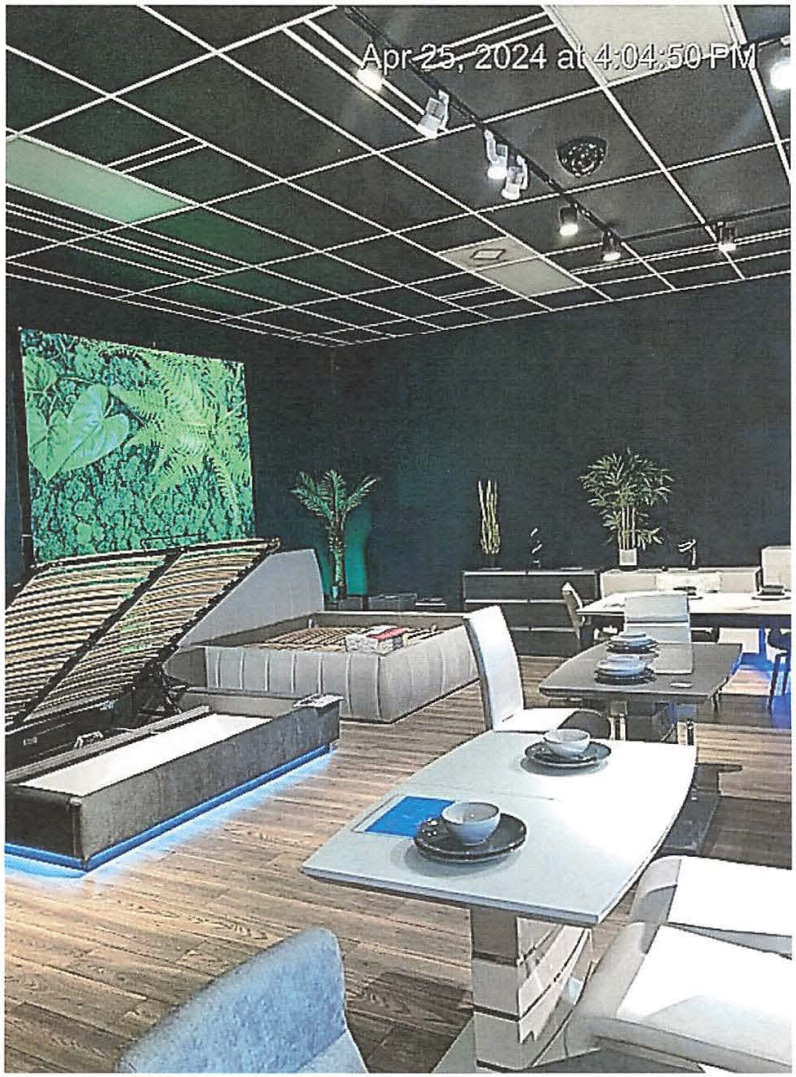

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305 990 2228
MEAT
BAR
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2538

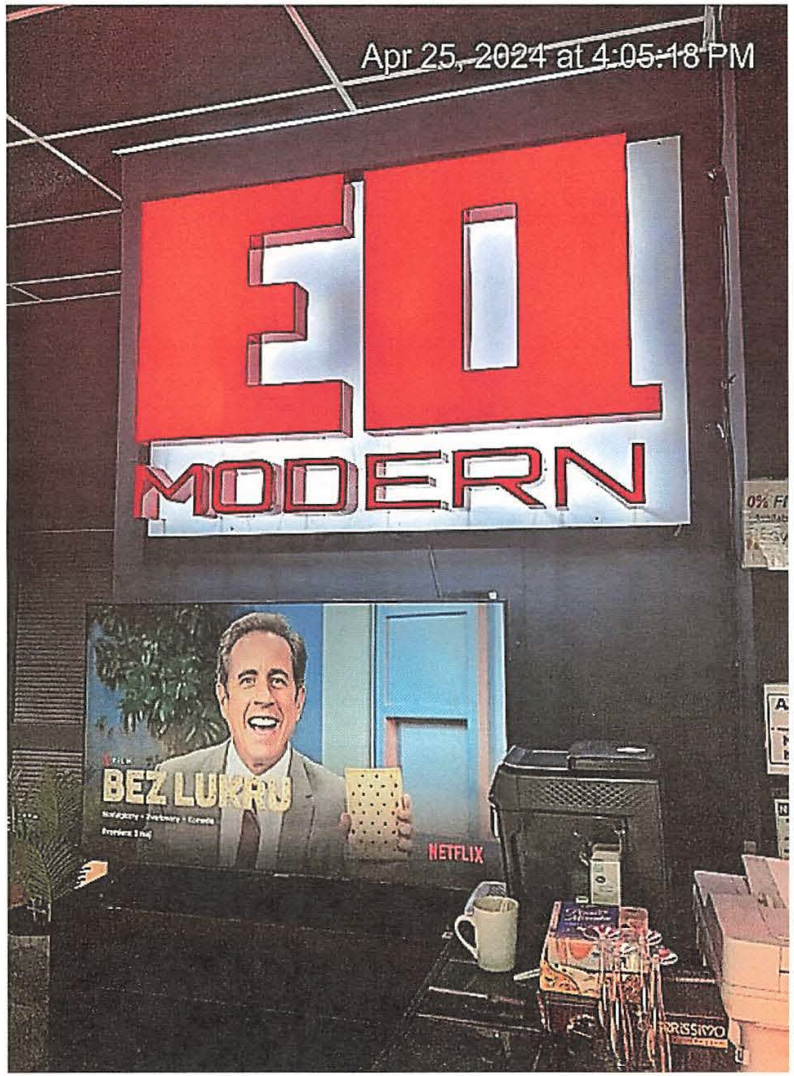

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305 990 2228
2540

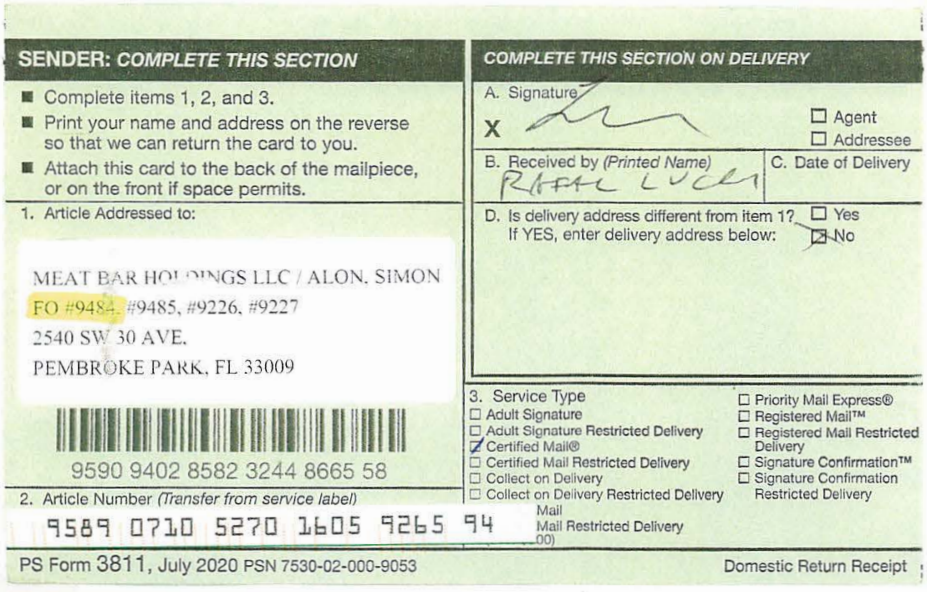

Apr 25, 2024 at 4:03:34 PM


Apr 25, 2024 at 4:04:40 PM


Apr 25, 2024 at 4:04:46 PM


Apr 25, 2024 at 4:04:50 PM


Apr 25, 2024 at 4:05:18 PM
EO
MODERN
BEZ LUKRU
NETFLIX



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:

MEAT BAR HOLDINGS LLC / ALON, SIMON
FO #9484, #9485, #9226, #9227
2540 SW 30 AVE.
PEMBROKE PARK, FL 33009

9590 9402 8582 3244 8665 58

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9265 94

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* RAFAEL LUCA
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEAT BAR HOLDINGS LLC
FO #9484, #9485, #9226, #9227
2875 NE 191 ST STE 601
AVENTURA FL 33180

9590 9402 8582 3244 8665 41

2. Article Number *(Transfer from service label)*
9589 0710 5270 1605 9265 87

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☒ Agent
☐ Addressee

B. Received by *(Printed Name)* Julia Tabak
C. Date of Delivery 5/20/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 9226

Petitioner,

vs.

MEAT BAR HOLDINGS LLC

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS:	2540 SW 30 AVE, PEMBROKE PARK, FL 33009 #2546 SW 30 Ave
FOLIO:	514221010120
LEGAL DESCRIPTION:	SUB OF 21-51-42 B-13 D PORTION OF LOT 3, BLK 13 LYING W OF I-95 IN SEC 21 -51-42 OF TOWN OF HALLANDALE B-13 D, LESS N 251, LESS S 315 & LESS E 40 THEREOF TOG WITH BEG AT SW COR OF ABOVE DESC PARCEL, E 161.60 ALG S/L TO SE COR, S 2, W 161.60 TO POB

The Town of Pembroke Park Code Compliance Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Wednesday, May 15, 2024, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Compliance Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
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....	7/14/2024		$250.00
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 rec...			
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-175. - Certificate of use requirements.	(a)No new commercial or industrial building or premises or part thereof shall be occupied until a certificate of use is issued by the Town. Certificates of use shall not be issued until the premises have been inspected and found to be in compliance w...			
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-22. - Application.	(a)An applicant for a business tax receipt shall provide a sworn and notarized affidavit to the Business Tax Clerk, stating: (1)The applicant's name, mailing address, telephone number and email address; (2)The particular location in the Town where the ...			
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-28. - Display.	Any person or business entity exercising the privilege or conducting a business, occupation or profession for which a business tax receipt is required by this Article shall display the business tax receipt in a conspicuous place in or about the place...			
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 nec...			

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jean Gustin**, the Code Compliance Officer, who shall have the property inspected and notify the Code Compliance Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Compliance Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Compliance Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Compliance Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may 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 further information, please contact the Code Compliance Officer at 123-321-1234 or (954) 275-0609.

DONE AND ORDERED this _____

ATTEST:

Code Compliance Board

TOWN OF PEMBROKE PARK, FLORIDA

_____

MARLEN D. MARTELL
CLERK
Code Compliance Board

_____

TEST MAGISTRATE
Code Compliance Board

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL OR ALEX HUMBERTO NOVA	106 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #106 David Drive

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 Closed **Case #** 8712

Notes 1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections. 2. Damaged garden bed. Repair/Replace broken brick slot of the garden bed. 3. Missing panel skirt. Replace the missing panel skirting on the mobile home 4. There are bare spots on the lawn of this property. Re-sod all bare spots-. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/30/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/18/2023	10/18/2023	Final Order	Certified Mail
10/17/2024		Affidavit of Non-Compliance	Regular Mail
1/31/2025		Affidavit of Compliance	Certified Mail
1/31/2025	2/19/2025	Notice of Formal Hearing - Dismissal	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.	1/31/2025

Case Overview

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.	1/31/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/31/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/31/2025	$41,100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$41,200.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$41,200.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL / ALEX HUMBERTO NOVA CASE NO. 8712

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL / ALEX HUMBERTO NOVA

TYPE OF PROCESS: NOTICE OF HEARING TO DISMISS

ADDRESS: 106 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN, HEREBY CERTIFY THAT I SERVED: ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL / ALEX HUMBERTO NOVA AT 01: 32 P.M. ON THE 04 DAY OF FEBRUARY 2025.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

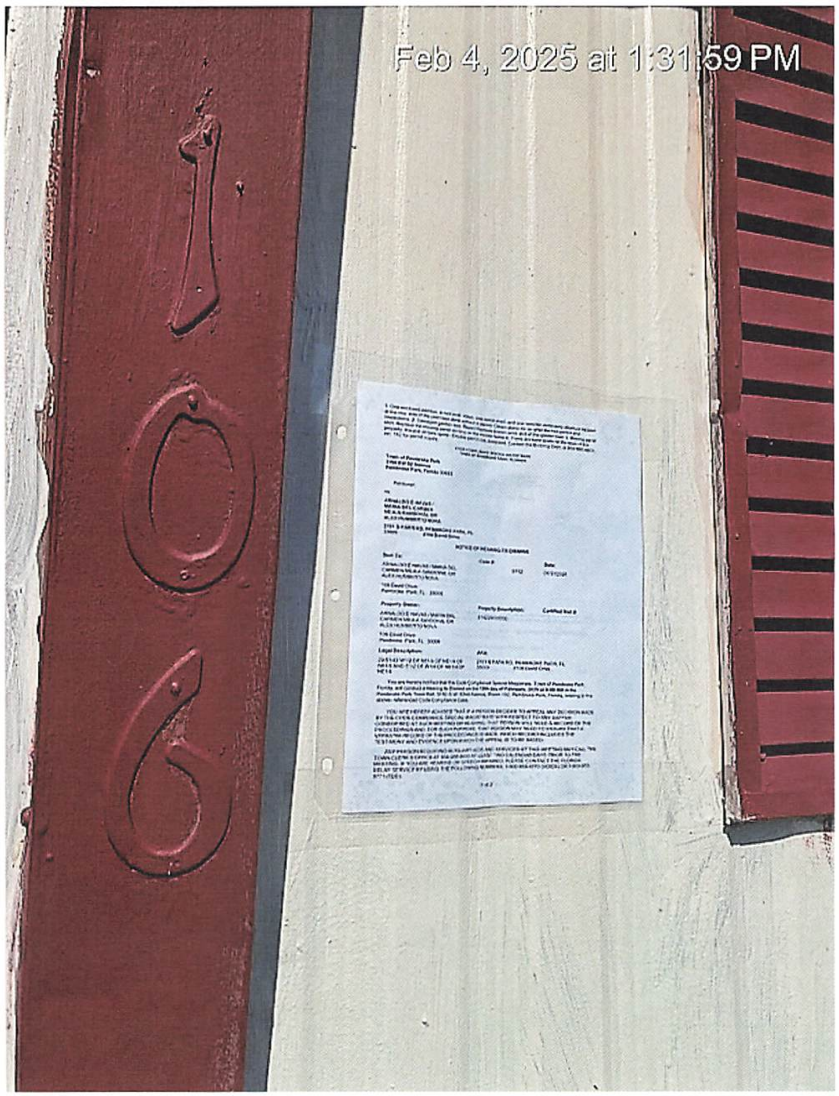
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

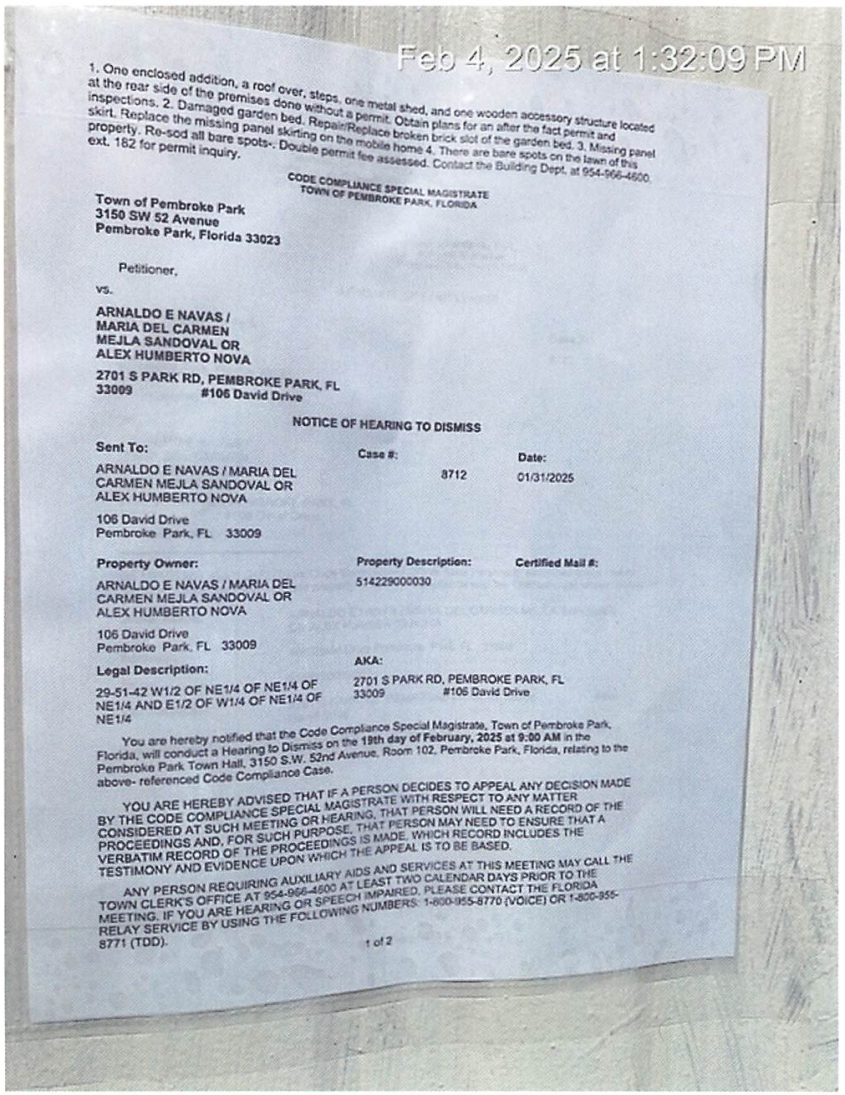
AFFIANT

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 4 day of Feb 2025, by Jean Gustin as Code Compliance Officer for the Town of Pembroke Park.

Signature


Feb 4, 2025 at 1:31:59 PM


Feb 4, 2025 at 1:32:09 PM
1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections. 2. Damaged garden bed. Repair/Replace broken brick slot of the garden bed. 3. Missing panel skirt. Replace the missing panel skirting on the mobile home 4. There are bare spots on the lawn of this property. Re-sod all bare spots-. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023
Petitioner,
vs.
ARNALDO E NAVAS /
MARIA DEL CARMEN
MEJLA SANDOVAL OR
ALEX HUMBERTO NOVA
2701 S PARK RD, PEMBROKE PARK, FL
33009 #106 David Drive
NOTICE OF HEARING TO DISMISS
Sent To:
Case #:
Date:
ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL OR ALEX HUMBERTO NOVA
8712
01/31/2025
106 David Drive
Pembroke Park, FL 33009
Property Owner:
Property Description:
Certified Mail #:
ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL OR ALEX HUMBERTO NOVA
514229000030
106 David Drive
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 #106 David Drive
You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Dismiss on the 19th day of February, 2025 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.
YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).
1 of 2

1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections. 2. Damaged garden bed. Repair/Replace broken brick slot of the garden bed. 3. Missing panel skirt. Replace the missing panel skirting on the mobile home 4. There are bare spots on the lawn of this property. Re-sod all bare spots-. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

ARNALDO E NAVAS /
MARIA DEL CARMEN
MEJLA SANDOVAL OR
ALEX HUMBERTO NOVA

2701 S PARK RD, PEMBROKE PARK, FL 33009 #106 David Drive

NOTICE OF HEARING TO DISMISS

Sent To:	Case #:	Date:
ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL OR ALEX HUMBERTO NOVA 106 David Drive Pembroke Park, FL 33009	8712	01/31/2025

Property Owner:	Property Description:	Certified Mail #:
ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL OR ALEX HUMBERTO NOVA 106 David Drive 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 #106 David 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

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

ARNALDO E NAVAS /
MARIA DEL CARMEN
MEJLA SANDOVAL OR
ALEX HUMBERTO NOVA

2701 S PARK RD, PEMBROKE PARK, FL
33009 #106 David Drive

Respondent(s)

Case #:

8712

On 1/31/2025 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name:	ARNALDO E NAVAS / MARIA DEL CARMEN MEJLA SANDOVAL OR ALEX HUMBERTO NOVA
Address:	106 David Drive Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #106 David Drive
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.	1/31/2025
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	1/31/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	1/31/2025

Notes/Means of Correction:

1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises were done without a permit. Broward County Property Appraiser (BCPA) aerial map shows addition and modifications to home has been there since 2006. Corrected.
2. Damaged garden bed. Corrected.
3. Missing panel skirt. Corrected.
4. There are bare spots on the lawn of this property. Not Corrected. Recited New Case # 10609

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 1/31/2025

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 526910
My Comm. Expires Jun 2, 2028
Bonded through National Notary Assn.

9589 0710 5270 1814 2171 00

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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.64

Postmark Here

USPS HILLCREST OH JAN 21 2023 FL 33021

Sent To
Arnaldo & Navas, Maria del Carmen Mejia, Alex H. Nova

Street and Apt. No., or PO Box No.
106 David Drive

City, State, ZIP+4®
Pembroke Park FL 33009

HD 8712

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.64

Postmark Here

USPS HILLCREST JAN 21 2023 FL 33021

Sent To
Lakeshore MHP LLC HD 8712

Street and Apt. No., or PO Box No.
6400 Telegraph Rd #2000

City, State, ZIP+4®
Bloomfield Township MI 48301

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$ 9.64

Postmark Here

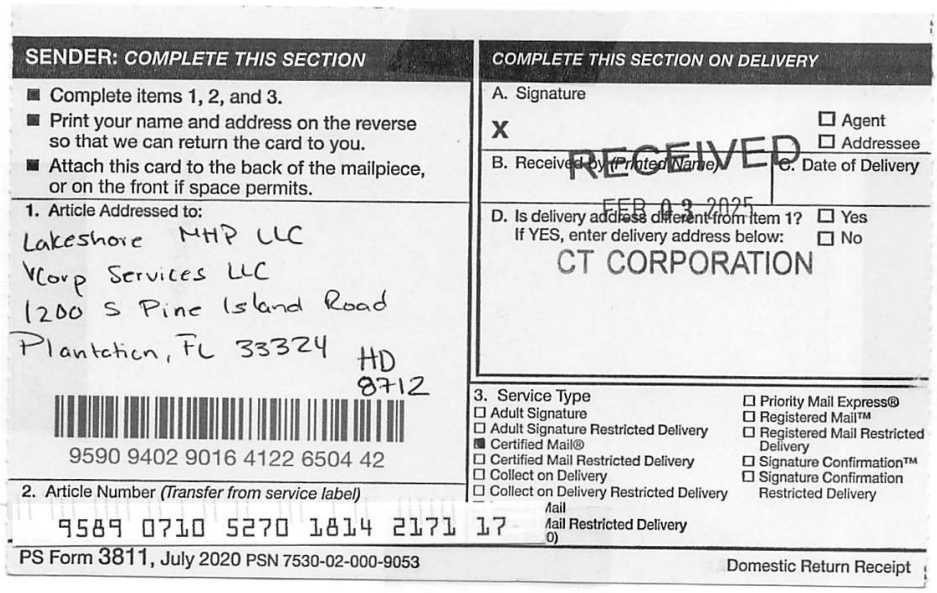
USPS HILLCREST OH JAN 21 2023 FL 33021

Sent To
Lakeshore MHP LLC c/o Core Services, LLC

Street and Apt. No., or PO Box No.
1200 S Pine Island Road

City, State, ZIP+4®
Plantation FL 33324

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Lakeshore MHP LLC
YCorp Services LLC
1200 S Pine Island Road
Plantation, FL 33324

HD
8712

9590 9402 9016 4122 6504 42

2. Article Number *(Transfer from service label)*

9589 0710 5270 1814 2171 17

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

RECEIVED
FEB 03 2025

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

Mail
Mail Restricted Delivery
0)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0500

T# 1851291983
B# 1000438

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0190	1970	BEAC	HS	60'		4148415

Registered Owner:

Date of Issue 08/22/2023

MARIA DEL CARMEN MEJIA SANDOVAL OR ALEX HUMBERTO NOVA
106 DAVID DR
HALLANDALE BEACH, FL 33009-3805

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Mail To:

MARIA DEL CARMEN MEJIA SANDOVAL
106 DAVID DR
HALLANDALE BEACH, FL 33009-3805

IMPORTANT INFORMATION

1. When ownership of the vehicle described herein is transferred, the seller MUST complete in full the Transfer of Title by Seller section at the bottom of the certificate of title.
2. Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
3. Remove your license plate from the vehicle.
4. See the web address below for more information and the appropriate forms required for the purchaser to title and register the vehicle, mobile home or vessel: http://www.hsmv.state.fl.us/html/titlinf.html

CERTIFICATE OF TITLE

Identification Number	Year	Make	Body	WT-L-BHP	Vessel Regis. No.	Title Number
0190	1970	BEAC	HS	60'		4148415

Lien Release
Interest in the described vehicle is hereby released
By_____
Title_____
Date_____

Prev State	Color	Primary Brand	Secondary Brand	No of Brands	Use	Prev Issue Date
FL	UNK				PRIVATE	05/27/2021

Odometer Status or Vessel Manufacturer or OH use	Engine Drive	Hull Material	Prop	Date of Issue
				08/22/2023

DUPLICATE

Registered Owner
MARIA DEL CARMEN MEJIA SANDOVAL OR ALEX HUMBERTO NOVA
106 DAVID DR
HALLANDALE BEACH, FL 33009-3805

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES TALLAHASSEE FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number

10 /12 163503329

David M. Kerner
Executive Director

TRANSFER OF TITLE BY SELLER (This section must be completed at the time of sale.)

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment.

This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name_____ Address_____

Seller Must Enter Selling Price_____ Seller Must Enter Date Sold_____

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads:_____ X (no tenths) miles, date read_____ and I hereby certify that to the best of my knowledge the odometer reading

☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE READ THE FOREGOING DOCUMENT AND THAT THE FACTS STATED IN IT ARE TRUE.

SELLER Must Sign Here_____ CO-SELLER Must Sign Here_____

Print Here_____ Print Here_____

Selling Dealer's License Number_____ Tax No._____ Tax Collected_____

Auction Name_____ License Number_____

PURCHASER Must Sign Here_____ CO-PURCHASER Must Sign Here_____

Print Here_____ Print Here_____

NOTICE: PENALTY IS REQUIRED BY LAW IF NOT SUBMITTED FOR TRANSFER WITHIN 30 DAYS AFTER DATE OF PURCHASE.

HSMV 82050 (REV. 3-15) STATE OF FLORIDA

Case Overview

Property/Incident Information

Owner	Address	Site Address
ARNALDO E NAVAS	106 David Drive Pembroke Park, FL 33009	2701 S PARK RD, PEMBROKE PARK, FL 33009 #106 David Drive

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 #** 8712 **Date Next Inspection** 9/21/2023

Notes 1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections. 2. Damaged garden bed. Repair/Replace broken brick slot of the garden bed. 3. Missing panel skirt. Replace the missing panel skirting on the mobile home 4. There are bare spots on the lawn of this property. Re-sod all bare spots-. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/30/2023		Notice of Violation	Regular Mail
9/21/2023		Affidavit of Non-Compliance	Regular Mail
9/21/2023	10/18/2023	Notice of Formal Hearing - Notice w/ NOV	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: 9/21/2023
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: 9/21/2023
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: 9/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
ARNALDO E NAVAS	CASE NO. 8712
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: ARNALDO E NAVAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 106 DAVID DRIVE, PEMBROKE PARK, FL 33009

I, Jean Gustin HEREBY CERTIFY that I SERVED: ARNALDO E NAVAS AT 01:22 P.M. ON THE 29 DAY OF SEPTEMBER 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed th ereon 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.

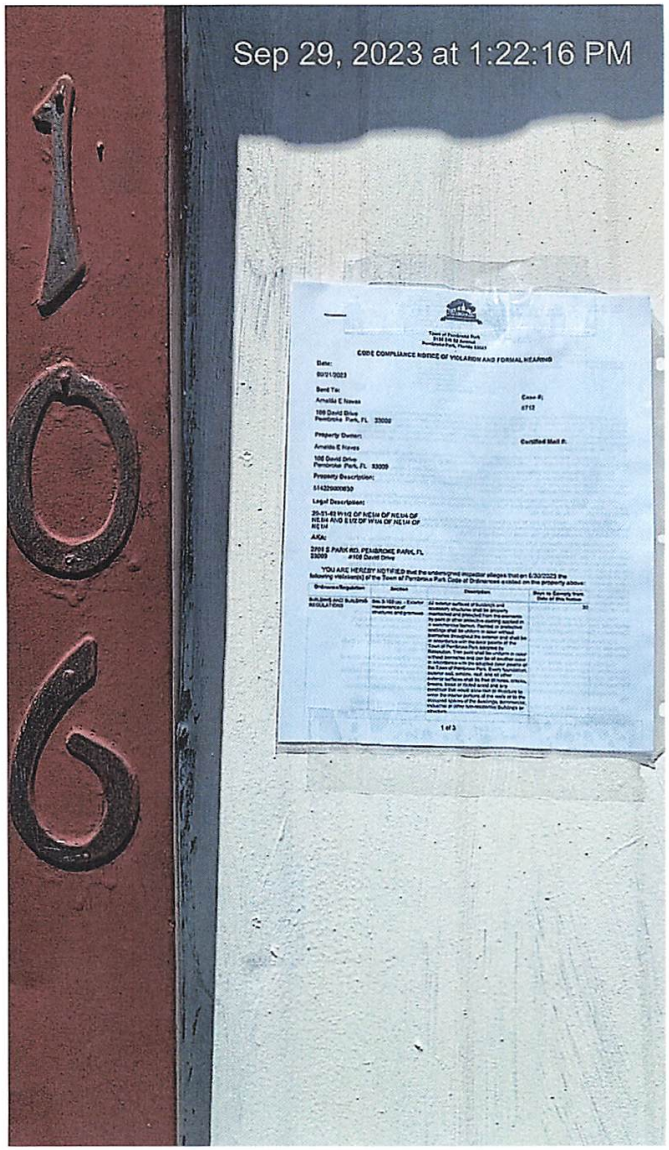
_____ 10-4-23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of Oct, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


Sep 29, 2023 at 1:22:16 PM
106
Town of Pembroke Park
3140 SW 52 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
09/21/2023
Send To:
Amalia E Nieves
Case #:
1713
109 David Blvd
Pembroke Park, FL 33009
Property Owner:
Certified Mail #:
Amalia E Nieves
106 David Drive
Pembroke Park, FL 33009
Property Description:
514230000830
Legal Description:
26-51-40 W1/2 OF NE1/4 OF NE1/4 AND E1/2 OF W1/4 OF NE1/4 OF NE1/4
AKA:
3200 S PARK RD, PEMBROKE PARK, FL 33009 #106 David Drive
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/20/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:
Ordinance/Regulation
Section
Description
Days to Correct from Date of this Notice
BUILDING and BUILDING REGULATIONS
Sec. 5-102 (a) – Exterior maintenance of structures and grounds
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 uniform manner. Painted or protected buildings shall be maintained in color without fading, chipping or flaking. Any repair work to or alterations which require permits of the Town of Pembroke Park obtained by
1 of 3

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/21/2023

Sent To:

Arnaldo E Navas

106 David Drive
Pembroke Park, FL 33009

Case #:

8712

Property Owner:

Arnaldo E Navas

106 David Drive
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 #106 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2023 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 (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(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.	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. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Obtain plans for an after the fact permit and inspections. 2. Damaged garden bed. Repair/Replace broken brick slot of the garden bed. 3. Missing panel skirt. Replace the missing panel skirting on the mobile home 4. There are bare spots on the lawn of this property. Re-sod all bare spots-. Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Compliance Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of October, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

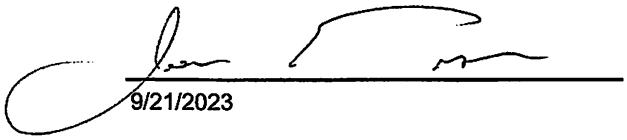
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Jean Gustin



9/21/2023

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Arnaldo E Navas

2701 S PARK RD, PEMBROKE PARK, FL 33009 #106 David Drive

Respondent(s)

Case #:

8712

On 9/21/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Arnaldo E Navas
Address:	106 David Drive Pembroke Park, FL 33009
Folio:	514229000030
Site Address:	2701 S PARK RD, PEMBROKE PARK, FL 33009 #106 David Drive
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.	Not in Compliance - Reinspection Date: 10/18/2023
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: 10/18/2023
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: 10/18/2023

Notes/Means of Correction:

1. One enclosed addition, a roof over, steps, one metal shed, and one wooden accessory structure located at the rear side of the premises done without a permit. Not Corrected.
2. Damaged garden bed. Not Corrected.
3. Missing panel skirt. Not Corrected.
4. There are bare spots on the lawn of this property. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/21/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Arnaldo E Navas 106 David Drive Pembroke Park, FL 33009	8712	06/30/2023

Property Owner:	Property Description:	Certified Mail #:
Arnaldo E Navas 106 David Drive 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 #106 David Drive

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/30/2023 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 (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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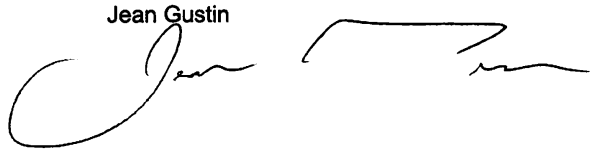
Notes/Means of Correction:

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Jean Gustin





MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2701 S PARK ROAD, PEMBROKE PARK FL 33009**
Property Owner	LAKESHORE MOBILE HOME PARK LLC
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301

ID #	5142 29 00 0030
Millage	0613
Use	28-03

Abbr Legal Description	29-51-42 W1/2 OF NE1/4 OF NE1/4 OF NE1/4 AND E1/2 OF NW1/4 OF NE1/4 OF NE1/4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$3,565,990	$217,900	$3,783,890	$2,891,220	
2022	$2,765,790	$217,900	$2,983,690	$2,628,390	$57,693.60
2021	$2,499,060	$217,900	$2,716,960	$2,389,450	$53,500.56

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,783,890	$3,783,890	$3,783,890	$3,783,890
Portability	0	0	0	0
Assessed/SOH	$2,891,220	$3,783,890	$2,891,220	$2,891,220
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,891,220	$3,783,890	$2,891,220	$2,891,220

Sales History

Date	Type	Price	Book/Page or CIN
7/2/2002	SW*	$220,000	**33474 / 1458**
9/10/2001	CE*	$1,100,000	**32122 / 1108**
8/20/1997	WD*	$3,262,200	**26945 / 137**
2/22/1989	CP*	$100	**16299 / 977**

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$10.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
100								

DIVISION OF CORPORATIONS

Sunbiz.org Division of Corporations
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

Document Number	L02000014024
FEI/EIN Number	42-1541005
Date Filed	06/07/2002
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/19/2014
Event Effective Date	NONE

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

VCORP SERVICES, LLC
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/19/2014

Address Changed: 01/20/2022

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD TWP., MI 48301

Annual Reports

Report Year	Filed Date
2021	01/11/2021
2022	01/25/2022
2023	05/01/2023

Document Images

05/01/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
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 Liabilites	View image in PDF format

Florida Department of State, Division of Corporations

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023





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07/11/2023 ZIP 33023
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US POSTAGE

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Sent To:

Arnaldo E Navas

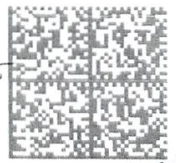
106 David Drive
Pembroke Park, FL 33009

Case #:

8712

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

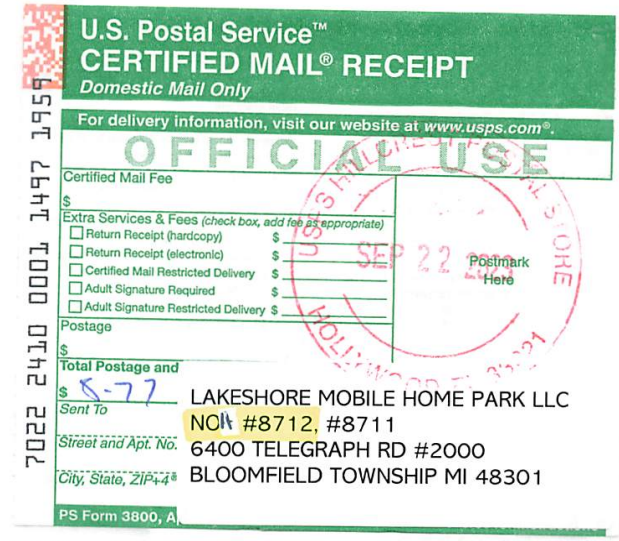




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FIRST-CLASS MAIL
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07/11/2023 ZIP 33023
043M30245597

US POSTAGE

LAKESHORE MOBILE HOME
PARK LLC.
NOV #8714, #8713, #8712, #8711
6400 Telegraph Road, ste 2000,
Bloomfield Hills, MI 48301.



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
$ 8.77

Sent To
Street and Apt. No.
City, State, ZIP+4®

LAKESHORE MOBILE HOME PARK LLC
NOH #8712, #8711
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP MI 48301

Postmark Here
SEP 22 2023

PS Form 3800, A

7022 2410 0001 1497 1959



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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
$ .87

Total Postage and
$ 8.77

Sent To
Street and Apt. No
City, State, ZIP+4

LAKESHORE MOBILE HOME PARK LLC
NOH #8712, #8711
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

Postmark Here
SEP 22 2023

PS Form 3800, April 2015

7022 2410 0002 7328 0596



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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
$ .87

Total Postage and
$ 8.77

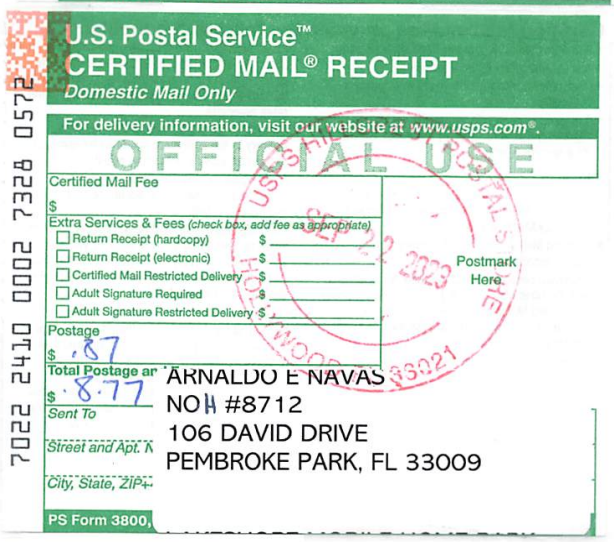
Sent To
Street and Apt. No
City, State, ZIP+4

VCORP SERVICES, LLC
NOH #8712, #8711
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

Postmark Here
SEP 22 2023

PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0002 7328 0602



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
$ .87

Total Postage ar
$ 8.77

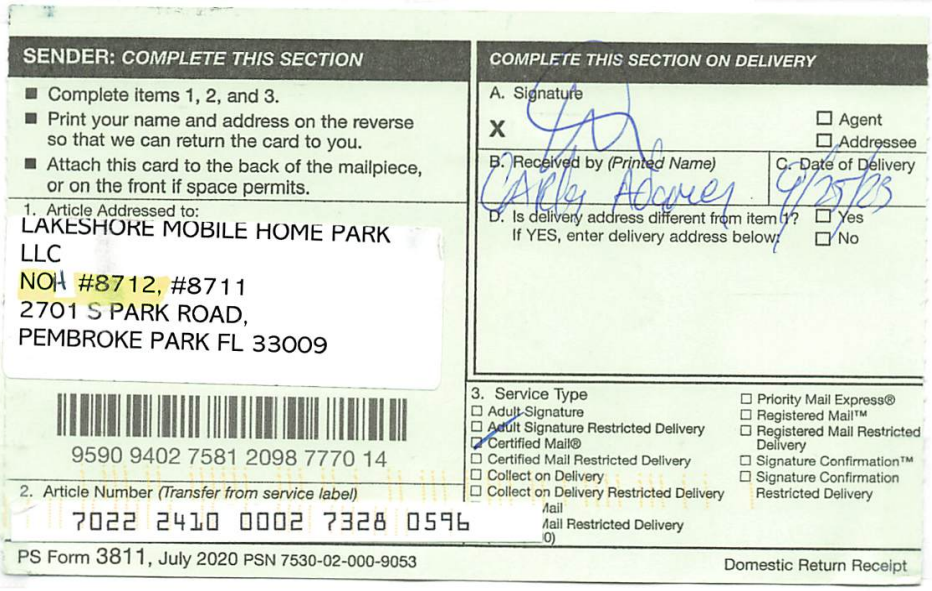
Sent To
Street and Apt. N
City, State, ZIP+

ARNALDO E NAVAS
NOH #8712
106 DAVID DRIVE
PEMBROKE PARK, FL 33009

Postmark Here
SEP 22 2023

PS Form 3800,

7022 2410 0002 7328 0572



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
LAKESHORE MOBILE HOME PARK LLC
NOH #8712, #8711
2701 S PARK ROAD,
PEMBROKE PARK FL 33009

9590 9402 7581 2098 7770 14

2. Article Number (Transfer from service label)
7022 2410 0002 7328 0596

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

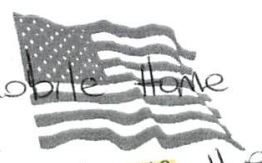
A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
6/25/23

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
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadient
FIRST-CLASS MAIL
IMI
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07/11/2023 ZIP 33023
043M30245597
US POSTAGE

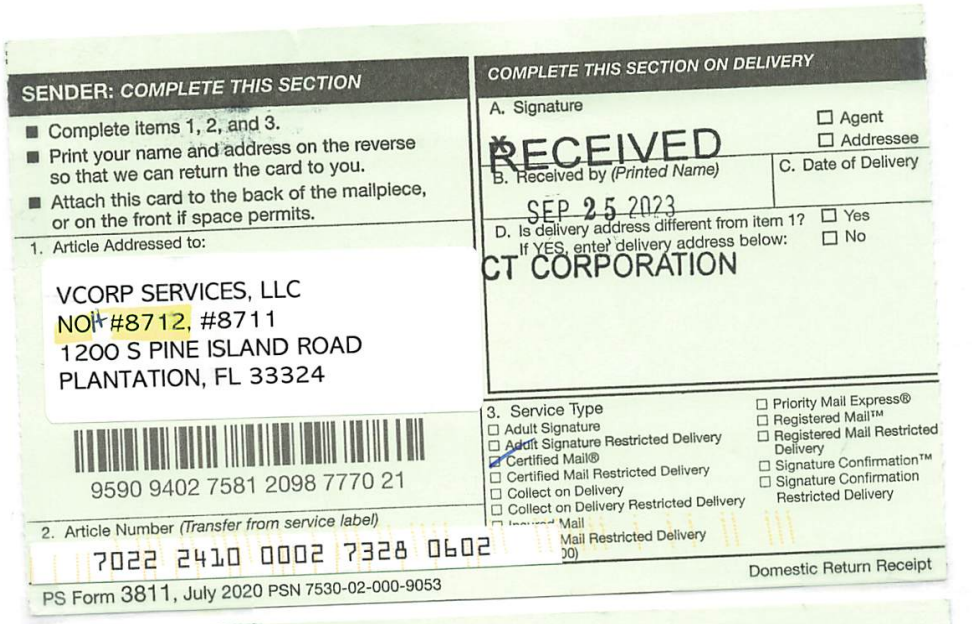
Lakeshore Mobile Home
Park LLC
NOV #8714, #8713, #8712, #8711
2701 S Park Road,
Pembroke Park, Fl 33009.

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023



quadient
FIRST-CLASS MAIL
IMI
$000.60 0
07/11/2023 ZIP 33023
043M30245597
US POSTAGE

VCORP SERVICES, LLC
NOV #8714, 8713, #8712, #8711
1200 S 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:

VCORP SERVICES, LLC
NOA #8712, #8711
1200 S PINE ISLAND ROAD
PLANTATION, FL 33324

9590 9402 7581 2098 7770 21

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 0602

COMPLETE THIS SECTION ON DELIVERY

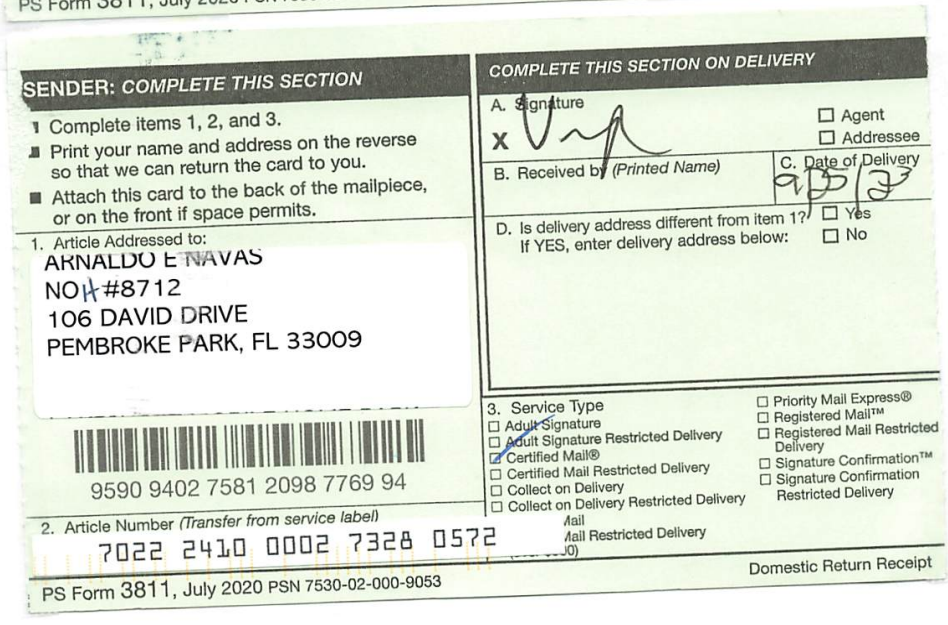
A. Signature
RECEIVED
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
SEP 25 2023

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
☐ 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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ARNALDO E NAVAS
NOA #8712
106 DAVID DRIVE
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7769 94

2. Article Number *(Transfer from service label)*
7022 2410 0002 7328 0572

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery
9/25/23

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
☐ 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


Jun 29, 2023 at 10:45 PM


Jun 29, 2023 at 2:11:11 PM


Jun 29, 2023 at 2:11:30 PM


Jun 29, 2023 at 2:11:34 PM


Jun 29, 2023 at 2:11:41 PM
POSTED
PRIVATE PROPERTY
HUNTING, FISHING, TRAPPING OR
TRESPASSING FOR ANY PURPOSE
IS STRICTLY FORBIDDEN
VIOLATORS WILL BE PROSECUTED


Jun 29, 2023 at 2:13:55 PM


Jun 29, 2023 at 2:14:27 PM


Jun 29, 2023 at 2:14:36 PM