



AGENDA

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, June 21, 2023

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

7 - 14

- 4.1. SPECIAL MAGISTRATE HEARING MINUTES - APRIL 17, 2023
[CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES-
Apr 19 2023](#)

15 - 21

- 4.2. SPECIAL MAGISTRATE HEARING MINUTES - MAY 17, 2023
[CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES -
May 17 2023](#)

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- 22 - 48 7.1. **CASE 7159** - CARMEN YOLANDA CAAMANO - 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7159](#)
- 7.2. **CASE 7386** - DCT/CE II LLC %PROLOGIS RE TAX - 3500 SW 20 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
- 49 - 79 7.3. **CASE 7587** - JOSE COLMENARAS - 2307 SW 31 COURT, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
[Case Overview 7587](#)
- 80 - 103 7.4. **CASE 7595** - PARK LAKE INC - 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7595](#)
- 104 - 127 7.5. **CASE 7603** - SABAN, AVIHAY - 5511 SW 34 ST, PEMBROKE PARK, FL 33023, UNIT 1 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 7603](#)
- 128 - 151 7.6. **CASE 8107** - CARMEN YOLANDA CAAMANO - 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
[Case Overview 8107](#)
- 152 - 179 7.7. **CASE 8109** - PEMBROKE GARDENS LTD - 3841 SW 52 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(a)(c)(h)(i) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8109](#)

- 180 - 204 7.8. **CASE 8352** - YESYM 5401 LLC - 5401 SW 25 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(c)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-48 - OUTDOOR STORAGE PROHIBITED 22-27 - USE OF CERTAIN GRASS SPECIES; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 28-208.2(a) SPECIFIC USE REGULATIONS AND LIMITATIONS - **FIRST OFFENSE**
[Case Overview 8352](#)
- 205 - 222 7.9. **CASE 8354** - ENCO LLC - 5411 SW 25 CT, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 22-27 - USE OF CERTAIN GRASS SPECIES; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE**
[Case Overview 8354](#)
- 223 - 251 7.10. **CASE 8438** - INFINITY AZURE LLC - 3294 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8438](#)
- 252 - 268 7.11. **CASE 8593** - PEMBROKE VILLAS APARTMENTS LTD - 4801 SW 41 ST, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8593](#)
- 269 - 281 7.12. **CASE 8595** - PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA - 4945 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-103(h) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCES; 12-42 - RESPONSIBILITY OF PROPERTY OWNERS; 12-43 - NOTICE TO REMOVE ACCUMULATIONS - TO BE SENT TO PROPERTY OWNER; 12-46 - FAILURE OF OWNER TO COMPLY WITH NOTICE; ASSESSMENT FOR CORRECTION BY TOWN; 12-48 - OUTDOOR STORAGE PROHIBITED; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE; 27-33 - MAINTENANCE - **FIRST OFFENSE**
[Case Overview 8595](#)

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

- 282 - 316 8.1. **CASE 6926** - RACETRAC PETROLEUM INC %SILVER OAK ADVISORS - 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; -17 - PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDING OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 6926](#)
- 317 - 352 8.2. **CASE 7745** - INFINITY AZURE LLC - 3302 SW 54 AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 7745](#)
- 353 - 394 8.3. **CASE 7750** - INFINITY AZURE LLC - 5414 SW 32 STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 7750](#)
- 395 - 421 8.4. **CASE 7888** - PEMBROKE PARK WAREHOUSES HOLDING - 3121 SW 21 STREET, UNIT 675, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 7888](#)
- 422 - 445 8.5. **CASE 7958** - INFINITY AZURE LLC - 3351 SW 55TH AVE, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 7958](#)
- 446 - 481 8.6. **CASE 8076** - INFINITY AZURE LLC - 5425 SW 32 STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(b) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8076](#)

- 482 - 527 8.7. **CASE 8079** - INFINITY AZURE LLC - 5210 SW 32 STREET, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**
[Case Overview 8079](#)

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

- 528 - 581 9.1. **CASE 5387** - PEMBROKE PARK WAREHOUSES HOLDING - 3170 PEMBROKE RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDING OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**
[Case Overview 5387](#)

- 582 - 626 9.2. **CASE 7182** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, #4, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 15-22 - APPLICATION; 15-28 - DISPLAY - **REPEAT OFFENSE**
[Case Overview 7182](#)

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

- 627 - 661 10.1. **CASE 7722** - PEMBROKE PARK WAREHOUSES HOLDING - 3140 PEMBROKE RD, UNIT 612, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE**
[Case Overview 7722](#)

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.



AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES

9:00 AM - Wednesday, April 19, 2023

Council Chambers -

3150 SW 52 AVE, PEMBROKE PARK, FL 33023

Page

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

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL:
SPECIAL MAGISTRATE: ANDRE MCKENNEY.
INTERIM TOWN ATTORNEY: BRIAN SHERMAN.
CHIEF CODE COMPLIANCE OFFICER: JOSELINE RAMIREZ.
BUILDING CODE CLERK: MARYCARI PAZ.
CODE CLERK: NAZLY CARDONA.

4. ADOPTION OF MINUTES

- # - # 4.1. [CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES
- OCTOBER 19, 2022](#)
- # - # 4.2. [CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES
- DECEMBER 21, 2022](#)
- # - # 4.3. [CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES
- FEBRUARY 15, 2023](#)

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

- Case #5770 added for an abatement of fine.
- Case #6051 added for an abatement of fine.
- Case #5672 added for an extension of time.
- Case #5672 added 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

- # - # 7.1. **CASE 5812** - BARRY CUNNINGHAM - 7 SUNNY LANE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(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 5812](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Barry Cunningham	60 Days to Comply \$100 Per Diem \$100 Admin Fee	06/18/2023

- # - # 7.2. **CASE 7722** - PEMBROKE PARK WAREHOUSES HOLDING - 3120 PEMBROKE RD, #612, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE** [Case Overview 7722](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	15 Days to Comply \$500 Per Diem \$100 Admin Fee	05/04/2023

- # - # 7.3. **CASE 7734** - PEMBROKE CROWN LLC - 2565 S PARK LN, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-28 - DISPLAY; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **REPEAT OFFENSE** [Case Overview 7734](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	15 Days to Comply \$500 Per Diem \$100 Admin Fee	05/04/2023

- # - # 7.4. **CASE 8359** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #G, H, I, J - 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; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH BUSINESS LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 15-28 - DISPLAY; - **REPEAT OFFENSE** [Case Overview 8359](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Luke Lirot	60 Days to Comply \$500 Per Diem \$100 Admin Fee	06/18/2023

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

- # - # 8.1. **CASE 4862** - FRAMMY NUNEZ BATISTA - 3140 W HALLANDALE BEACH BLVD, #524, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a)(b)(f)(j)(o) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-272 - NUMBER OF OCCUPANTS PER MOBILE HOME OR RECREATIONAL VEHICLE - **FIRST OFFENSE** [Case Overview 4862](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Absent	Confirmed Fine of \$32,400.00

- # - # 8.2. **CASE 5808** - LESSARD, CLAUDINE T LESSARD, SERGE - 102 S KEY DR, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 5808](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Absent	Confirmed Fine of \$26,150.00

- # - # 8.3. **CASE 6051** - INFINITY AZURE LLC - 3252 SW 52 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** [Case Overview 6051](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Juany Merced	Fine Abated to \$2,513.00 Payable in 30 Days or reverts to \$18,850.00	05/19/2023

- # - # 8.4. **CASE 7193** - RHAYCOM LLC - 5510 SW 32 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO EXTEND TIME - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-104 - DETERMINATION OF NEED FOR CORRECTION; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7193](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Soannys Cuevas	60 Days to Comply \$250 Per Diem \$100 Admin Fee	06/18/2023

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

- # - # 9.1. **CASE 4798** - MAGALY CAMPOS-LICEA - 111 LONE PINE LANE, PEMBROK PARK, FL 33009 - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 28-260 - PROHIBITED USES - **FIRST OFFENSE** [Case Overview 4798](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Azul Suarez	Fine Abated to \$0.00, Completed Amnesty Program Admin Fee of \$100.00 Recorded Lien Fee \$48.50 Payable in 30 Days	05/19/2023

- # - # 9.2. **CASE 5549** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, UNIT 6, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NON-RESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION - **REPEAT OFFENSE** [Case Overview 5549](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Claudine Thorpe	Fine Abated to \$3,000.00 Payable in 30 Days or reverts to \$69,750.00	05/19/2023

- # - # 9.3. **CASE 5680** - LA ESTANCIA OF BROWARD COUNTY HOMEOWNERS ASSOCIATION INC - SW 41 ST, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(c)(g)(i)(j)(l) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 15-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 5680](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Absent	Fine Abated to \$1,665.00 Payable in 30 Days or reverts to \$69,750.00	05/19/2023

- # - # 9.4. **CASE 5699** - ROLLINS CONTINENTAL INC - 1820 SW 30 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(j)(n) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE** [Case Overview 5699](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Absent	Fine Abated to \$2,384.00 Payable in 30 Days or reverts to \$23,350.00	05/19/2023

- 9.5. **CASE 7110** - V & A MIAMI LLC - 4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-22 - APPLICATION; 15-28 - DISPLAY - **FIRST OFFENSE**

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Kadir Puentes	Fine Abated to \$8,250.00 Payable in 30 Days or reverts to \$23,350.00	05/19/2023

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

- # - # 10.1. **CASE 5672** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3876-3880 PEMBROKE RD, PEMBROKE PARK, FL 33021 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIR AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS. OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-22 - APPLICATION ; 15-23 - SEPRATE BUSINESS TAX RECEIPT FOR EACH BUSINESS ADVERTISED PUBLICLY - **FIRST OFFENSE**
[Case Overview 5672](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Absent	60 Days to Comply \$250 Per Diem \$100 Admin Fee	06/18/2023

- # - # 10.2. **CASE 6185** - NATIONDOM INC - 5100 SW 41 ST, UNIT 307, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(a)(b) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE** [Case Overview 6185](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Nikita Netshcevert	60 Days to Comply \$250 Per Diem \$100 Admin Fee	06/18/2023

- # - # 10.3. **CASE 6541** - BH 2550 LLC - 2550 SW 30 AVE, PEMBROKE PARK, FL 33009 - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
[Case Overview 6541](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Absent	60 Days to Comply \$250 Per Diem \$100 Admin Fee	06/18/2023

- # - # 10.4. **CASE 7706** - ERIC DIAZ - 76 W LAKE DRIVE, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7706](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Absent	10 Days to Comply \$0 Per Diem \$100 Admin Fee	04/29/2023

- # - # 10.5. **CASE 7858** - HOLIDAY HALLANDALE MHC LLC - 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - SECTION(s) 5-103(k) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISE; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7858](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Marlen Hernandez	90 Days to Comply \$250 Per Diem \$100 Admin Fee	07/18/2023

11. TOWN'S MOTION TO VACATE FINAL ORDER

- # - # 11.1. **CASE 6057** - SERGE LESSARD LIV TR CLAUDINE LESSARD LIV TR - 104 S KEY DR, #618, PEMBROKE PARK, FL 33009 - TOWN'S MOTION TO VACATE FINAL ORDER -SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 6057](#)

Respondent or Representative	Vacated Order Issued
Absent	Final Order Vacated and Case Closed

12. ADJOURNMENT: 11:04 P.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.



MINUTES

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES

9:00 AM - Wednesday, May 17, 2023

Council Chambers -

3150 SW 52 AVE, Pembroke Park, FL 33023

Page

1. CALL TO ORDER: 9:10 A.M.

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

SPECIAL MAGISTRATE: Harry Hipler.

INTERIM TOWN ATTORNEY: Brian Sherman.

CHIEF CODE COMPLIANCE OFFICER: Joseline Ramirez.

BUILDING CLERK: Marycari Paz.

CODE CLERK: Nazly Cardona.

4. ADOPTION OF MINUTES

- Case #7225 added for an extension of time.
- Case #4947 added for an abatement of the fine.
- Case #5619 added for an abatement of the fine.
- Case #7122 added for an abatement of the fine.
- Case #5534 removed. It was entered in error.

-

4.1. [CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING MINUTES - MARCH 15, 2023](#)

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

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # - # 7.1. **CASE 6563** - PEMBROKE ROAD CENTER LLC - 3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** [Case Overview 6563](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Carolina Sarquis	5 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	05/22/2023

- # - # 7.2. **CASE 7284** - DCT/CE LLC %PROLOGIS RE TAX - 2500 COMMERCE CENTER WAY, #800, PEMBROKE PARK, FL 33023 - 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; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 15-40 - DELINQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE** [Case Overview 7284](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	07/16/2023

- # - # 7.3. **CASE 7285** - 1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT - 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-103(f)(i)(o) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7285](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	60 Days to Comply \$ 250.00 Per Diem \$100.00 Admin Fee	07/16/2023

- # - # 7.4. **CASE 7594** - PEMBROKE ROAD CENTER LLC - 3950 PEMBROKE RD PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7594](#)

Respondent or Representative	Final Order Issued	Date to Comply by
- Olga Perez. - Carolina Sarquis. - Alberto Duncan.	60 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	07/16/2023

- # - # 7.5. **CASE 7876** - 1950 SOUTH 30 AVENUE LLC %PURACOSTA MANAGEMENT - 1950 SW 30 AVE, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE** [Case Overview 7876](#)

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	5 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	05/22/2023

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

- # - # 8.1. **CASE 4883** - ROBERT MONASTERIO - 107 LORI LANE PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 4883](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Absent	Confirmed Fine of \$5,200.00

- 8.2. **CASE 5534** - PEMBROKE CROWN III LLC - 2533- 2575 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **REPEAT OFFENSE**

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Absent	Removed. It was entered in error.

- # - # 8.3. **CASE 5545** - PEMBROKE CROWN III LLC - 2533 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-177 - INITIAL CERTIFICATE OF USE; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS; 15-28 - DISPLAY - **FIRST OFFENSE** [Case Overview 5445](#)

Respondent or Representative	Order of Continuance Issued	Date to Comply by
- Shir Jeremy. - Etan Raz.	60 Days to Comply \$100.00 Admin Fee	07/16/2023

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

Respondent or Representative	Order of Continuance Issued	Date to Comply by
- Shir Jeremy. - Etan Raz.	60 Days to Comply \$100.00 Admin Fee	07/16/2023

- # - # 8.5. **CASE 5466** - PEMBROKE CROWN III LLC - 2575 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE** [Case Overview 5466](#)

Respondent or Representative	Order of Continuance Issued	Date to Comply by
- Shir Jeremy. - Etan Raz.	60 Days to Comply \$100.00 Admin Fee	07/16/2023

- # - # 8.6. **CASE 6999** - EXCELENTE LLC - 4250 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #6 - HEARING TO CONFIRM FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 6999](#)

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Absent.	Confirmed Fine of \$68,850.00

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

- # - # 9.1. **CASE 4947** - 967 SW 5 ST LLC - 5100 SW 41 ST, PEMBROKE PARK, FL 33023 309 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 4947](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Ezequiel Steinman	Fine Abated to \$1,500.00 Payable in 30 Days or Reverts to \$12,700.00	06/16/2023

- # - # 9.2. **CASE 5070** - IRAEL FAMILY PARK ROAD 1 LLC - 2641 - 2649 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - FLORIDA BUILDING CODE SECTION(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE** [Case Overview 5070](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Absent	Fine Abated to \$22,086.00 Payable in 30 Days or Reverts to \$146,398.00	06/16/2023

- # - # 9.3. **CASE 5619** - MS INVEST US LLC - 5100 SW 41 ST, PEMBROKE PARK, FL 33023 108 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 5619](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Evens Thebeaud	Fine Abated to \$3,300.00 Payable in 30 Days or Reverts to \$27,400.00	06/16/2023

- # - # 9.4. **CASE 6147** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(c)(e)(h)(j) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES - **REPEAT OFFENSE** [Case Overview 6147](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Absent	Fine Abated to \$12,929.00 Payable in 45 Days or Reverts to \$85,300.00	07/01/2023

- # - # 9.5. **CASE 6288** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(c)(e)(h)(i)(j)(l)(m)(n)(o) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-207 - GRAFFITI ENFORCEMENT; 5-17 - PERMIT APPLICATION; 5-2(a) NON-RESIDENTIAL COMMERCIAL BUILDINGS OWNER'S RESPONSIBILITIES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCE; 12-43 - NOTICE TO REMOVE ACCUMULATIONS-TO B SENT TO PROPERTY OWNER; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-76 - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 28-330 - MINIMUM STANDARDS FOR FENCE, WALL AND HEDGES - **FIRST OFFENSE** [Case Overview 6288](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Absent	Fine Abated to \$35,200.00 Payable in 45 Days or Reverts to \$234,100.00	07/01/2023

- # - # 9.6. **CASE 6399** - BNUMO INC - 4420 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-17 - BUSINESS TAX RECEIPT REQUIRED - **FIRST OFFENSE** [Case Overview 6399](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
- France Lamar. - David Bouganim.	Fine Abated to \$600.00 Payable in 90 Days or Reverts to \$10,350.00	08/15/2023

- # - # 9.7. **CASE 6504** - SENECA SECURITY HOLDINGS L L C - 3201 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(h)(i)(k) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE** [Case Overview 6504](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Absent.	Fine Abated to \$2,338.00 Payable in 30 Days or Reverts to \$14,450.00	06/16/2023

- # - # 9.8. **CASE 7122** - SUNSHINE GASOLINE DISTRIBUTORS INC - 3700 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7122](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Absent.	Fine Abated to \$5,300.00 Payable in 30 Days or Reverts to \$35,350.00	06/16/2023

- # - # 9.9. **CASE 7380** - HANLEX PROPERTIES LLC - 4790 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(c)(h)(l) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 21-19 - PROHIBITED SIGNS; 27-33 MAINTENANCE; 28-346(f) PORTABLE STORAGE UNITS - **REPEAT OFFENSE** [Case Overview 7380](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Absent.	Fine Abated to \$5,575.00 Payable in 45 Days or reverts to \$36,600.00	07/01/2023

- # - # 9.10. **CASE 7448** - ORION HALLANDALE LLC - 3990 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 5-103(i) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 7448](#)

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Absent.	Fine Abated to \$963.00 Payable in 30 Days or reverts to \$5,850.00	06/16/2023

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

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

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Absent.	90 Days to Comply \$100 Per Diem \$100 Admin Fee	08/15/2023

- # - # 10.2. **CASE 8145** - GARDEN PROPERTY 786 INC - 2950 SW 32 AVE, PEMBROKE PARK, FL 33023 - HEARING TO EXTEND TIME - SECTION(s) 5-103(c)(g)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE** [Case Overview 8145](#)

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Adeel Sachwanl.	90 Days to Comply \$250 Per Diem \$100 Admin Fee	08/15/2023

11. TOWN'S MOTION TO AUTHORIZE FORECLOSURE

11.1.

No.	CASE #	NAME	NOV DATE	SITE ADDRESS	RECORDING DATE	INSTRUMENTAL #	HOMESTEAD EXCEPTION
1	4630	DISCOUNT AUTO PARTS INC % ADVANCE STORES CO INC #9479	9/5/19	3000 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	9/14/2022	118401692	NO
2	4948	CONDADO REAL CONDOMINIUM ASSOCIATION, INC.	3/13/18	5100 SW 41 STREET, PEMBROKE PARK, FL 33023	11/7/2022	118506046	NO
3	4950	CONDADO REAL CONDOMINIUM ASSOCIATION, INC.	01/13/20	5100 SW 41 STREET, PEMBROKE PARK, FL 33023	11/7/2022	118506173	NO
4	4958a	CONDADO REAL CONDOMINIUM ASSOCIATION, INC.	7/26/21	5100 SW 41 STREET, PEMBROKE PARK, FL 33023	11/7/2022	118506171	NO

- Cases #4948, #4950 and #4958a – C. Mark Reed – 5100 SW 41 Street, Pembroke Park, FL 33023. - Postponed for 6 months.

12. ADJOURNMENT: 11:02 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.

Case Overview

Property/Incident Information

Owner	Address	Site Address
CARMEN YOLANDA CAAMANO	119 LONE PINE DRIVE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229000480

Legal Description

Case Status	Open	Case #	7159	Date Next Inspection	6/21/2023
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Notes

1. Installed two sheds without a building permit. Obtain plans for permit and inspection.
2. Started work without a permit, interior renovations without a permit. Obtain plans for permit and inspections. No permit has been obtained.
3. Installed screen room without a permit. Obtain plans for permit and inspection.

Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966--4600, ext. 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/24/2022		Notice of Violation	Regular Mail
5/25/2023		Affidavit of Non-Compliance	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
CARMEN YOLANDA CAAMANO) CASE NO. 7159
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: CARMEN YOLANDA CAAMANO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 119 LONE PINE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CARMEN YOLANDA CAAMANO AT 10:41
A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

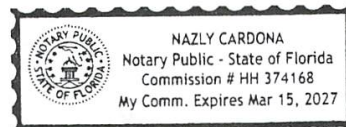
Josefine Ramirez 6/13/23
AFFIANT

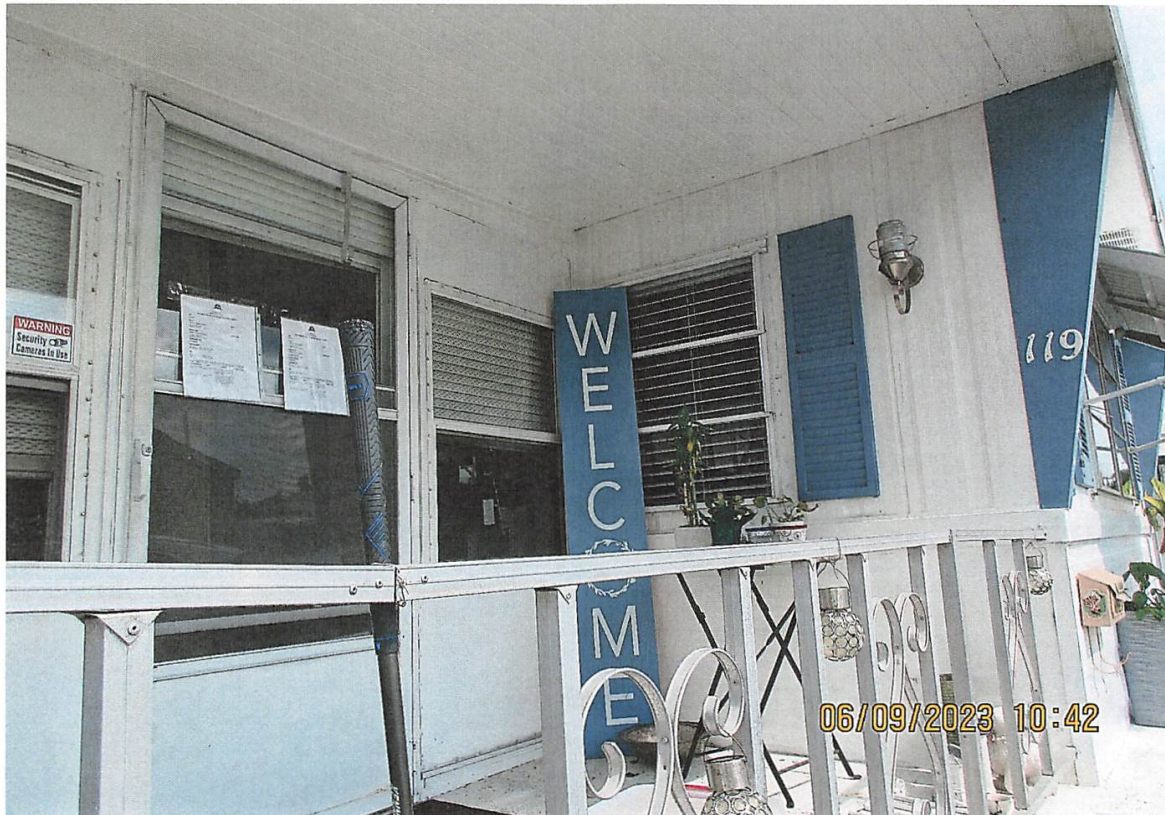
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana A.
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 05/25/2023

Sent To: CARMEN YOLANDA CAAMANO
 119 LONE PINE DRIVE
 PEMBROKE PARK, FL 33009

Case #: 7159

Property Owner: CARMEN YOLANDA CAAMANO
 119 LONE PINE DRIVE
 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 RW AND LESS PT IN OR 3741/99

AKA: 3030 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

06/09/2023 10:41

Ord. No. 13-09-01, § 2, 9-1(13)



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Sent To:

CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7159

Property Owner:

CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed two sheds without a building permit. Obtain plans for permit and inspection.
 2. Started work without a permit, interior renovations without a permit. Obtain plans for permit and inspections. No permit has been obtained.
 3. Installed screen room without a permit. Obtain plans for permit and inspection.
- Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

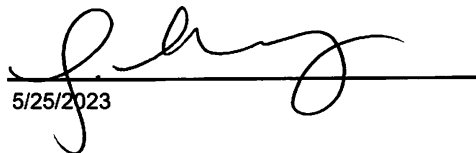
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



5/25/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7159

Petitioner,

vs.

CARMEN YOLANDA
CAAMANO
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Respondent(s)

On 5/25/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CARMEN YOLANDA CAAMANO
Address: 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
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: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/25/2023

Notes/Mean of Correction:

1. Installed two sheds without a building permit. Obtain plans for permit and inspection. Only yellow shed requires permit. The white shed has been existing since 2006, permit requirement cannot be determined at that time. No permit has been applied for or obtained.
2. Started work without a permit, interior renovations without a permit. Obtain plans for permit and inspections. No permit has been obtained.
3. Installed screen room without a permit. Obtain plans for permit and inspection. Screen room has been existing since 2006, permit requirement cannot be determined at that time.

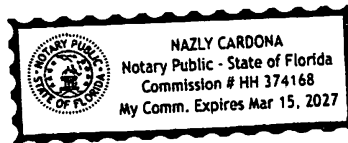
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/25/2023


NOTARY PUBLIC, STATE OF FLORIDA



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PARKER LONE PINE WEST LLC

NOH #8107, #7159

8800 N BRONX AVE 2ND FL

SKOKIE IL 60077



9590 9402 2481 6306 5316 78

2. Article Number (Transfer from service label)

7008 1140 0003 2128 2739

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Cruz

C. Date of Delivery

5/30/25

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☐ Insured Mail☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ 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 #8107, #7159

3030 W HALLANDALE BEACH BLVD,

PEMBROKE PARK, FL 33009



9590 9402 2481 6306 5316 61

2. Article Number (Transfer from service label)

7008 1140 0003 2128 2722

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

NFE

C. Date of Delivery

5/30

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ 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:

CORPORATION SERVICE COMPANY

NOH #8107, #7159, #7386

1201 HAYS STREET

TALLAHASSEE, FL 32301



9590 9402 2483 6306 0079 28

2. Article Number (Transfer from service label)

7008 1140 0003 2128 1671

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Caesar Scalia

C. Date of Delivery

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PARKER LONE PINE WEST LLC/
CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Case #: 7159

Date: 05/24/2022

Property Owner: PARKER LONE PINE WEST LLC/
CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Property Description: 514229000480

Certified Mail #:

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Installed two sheds without a building permit. Obtain plans for permit and inspection.
 2. Started work without a permit, full interior renovation (includes removal of kitchen, subfloors and two bathrooms). Obtain plans for permit and inspections.
 3. Installed screen room without a permit. Obtain plans for permit and inspection.
- Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966--4600, ext. 182.

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

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


Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIARD
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	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\(8\)](#).

* 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*	\$6,146,540	\$312,980	\$6,459,520	\$6,071,830		
2022	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	\$122,349.42	
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	\$112,261.13	
2023* 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	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type	0	0	0	0		
Taxable	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317	SF
4/19/2005	QC*	\$100	39524 / 162			
4/19/2005	SW*	\$8,600,000	39524 / 157			
1/8/1981	WD	\$249,750	9343 / 996			
				Adj. Bldg. S.F. (Card, Sketch)		4217
				Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

NOV 7159, 8107

Hasler

FIRST CLASS MAIL

01/27/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Parker Lone Pine West LLC
3030 W. Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV 7159, 8107

Hasler

FIRST CLASS MAIL

01/27/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

CARMEN YOLANDA CAAMANO

119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7159

TOWN OF PEMBROKE PARK

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

NOV 7159, 8107

Hasler

FIRST CLASS MAIL

01/27/2023

US POSTAGE \$000.57⁰



ZIP 33023

011D10656696

Parker Long Pine West LLC
3800 N. Bronx Ave 2nd FL
Skokie, IL 60077



Town of Pembroke Park Notice of Violation Notice

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

Name Carmen Yolanda Cagmano

Date 5/24/22

Site Address 119 Lone Pine Drive
Pembroke Park, FL

Case # _____
Sub/Park Parker Lone Pine Lane

Permit # _____

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation(s)

Installation of sheds⁽²⁾ without a permit.
Full interior renovation done without a
permit. Bathroom renovation.

Corrective Action(s)

Obtain plans for inspections and permits

☒ Structural

☒ Code Enforcement

☒ Plumbing

☒ Zoning

☒ Mechanical

☐ Business Tax Receipt

☒ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext.215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to the property
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PARKER LONE PINE WEST LLC/
CARMEN YOLANDA CAAMANO
119 LONE PINE LANE
PEMBROKE PARK, FL 33009

Case #: 7159

Date: 05/24/2022

Property Owner: PARKER LONE PINE WEST LLC/
CARMEN YOLANDA CAAMANO
119 LONE PINE LANE
PEMBROKE PARK, FL 33009

Property Description: 514229000480

Certified Mail #:

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

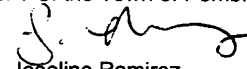
(Ord. No. 13-09-01, § 2, 9-11-13)

Notes/Mean of Correction:

1. Installed two sheds without a building permit. Obtain plans for permit and inspection.
 2. Started work without a permit, full interior renovation (includes removal of kitchen, subfloors and two bathrooms). Obtain plans for permit and inspections.
 3. Installed screen room without a permit. Obtain plans for permit and inspection.
- Double permit fee assessed.
Contact the Building Dept to obtain permits at 954-966-4600, ext. 182.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	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\(8\)](#).

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	\$112,261.13
2020	\$4,994,060	\$312,980	\$5,307,040	\$4,561,870	\$103,300.84

2022* 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	\$5,519,850	\$6,459,520	\$5,519,850	\$5,519,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$5,519,850	\$6,459,520	\$5,519,850	\$5,519,850

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317	SF
4/19/2005	QC*	\$100	39524 / 162			
4/19/2005	SW*	\$8,600,000	39524 / 157			
1/8/1981	WD	\$249,750	9343 / 996			
Adj. Bldg. S.F. (Card, Sketch)						4217
Eff./Act. Year Built: 2001/2000						

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

NOV 7159

Hasler

FIRST-CLASS MAIL

06/06/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

PARKER LONE PINE WEST LLC/
CARMEN YOLANDA CAAMANO

7159

119 LONE PINE LANE
PEMBROKE PARK, FL 33009

Property Owner:

Property ID:

TOWN OF PEMBROKE PARK

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

NOV #7159

Hasler

FIRST-CLASS MAIL

06/06/2022

US POSTAGE \$000.53⁰



ZIP 33023
011D10656696

Parker Lone Pine West LLC
3030 Hallandale Beach Blvd
Pembroke Park, FL 33009



TOWN OF PEMBROKE PARK

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

Nov# 7154

Hasler

FIRST CLASS MAIL

06/06/2022

US POSTAGE \$000.53⁰



ZIP 33023

011D10656696

Parker Lane Pine West LLC
8800 N BRONX Ave 2nd FL
Skokie, IL 60077

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

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	7.85

Sent To
PARKER LONE PINE WEST LLC
NOH #8107, #7159
 Street, Apt. No., or PO Box No. **3030 W HALLANDALE BEACH BLVD,**
 City, State, ZIP+4 **PEMBROKE PARK, FL 33009**

PS Form 3800, Aug 2013

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

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	7.85

Sent To
CARMEN YOLANDA CAAMANO
NOH #8107, #7159
 Street, Apt. No., or PO Box No. **119 LONE PINE DRIVE,**
 City, State, ZIP+4 **PEMBROKE PARK, FL 33009**

PS Form 3800, Aug 2013

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

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	7.85

Sent To
CORPORATION SERVICE COMPANY
NOH #8107, #7159, #7386
 Street, Apt. No., or PO Box No. **1201 HAYS STREET**
 City, State, ZIP+4 **TALLAHASSEE, FL 32301**

PS Form 3800, Aug 2013

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

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	7.85

Sent To
PARKER LONE PINE WEST LLC
NOH #8107, #7159
 Street, Apt. No., or PO Box No. **8800 N BRONX AVE 2ND FL**
 City, State, ZIP+4 **SKOKIE IL 60077**

PS Form 3800, Aug 2013

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: CARMEN YOLANDA CAAMANO NOH #8107, #7159 119 LONE PINE DRIVE, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7008 1140 0003 2128 2746	COMPLETE THIS SECTION ON DELIVERY A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) U.F. C. Date of Delivery 5/30 D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt



MWM
Transmittal Number: 27039397

Rejection of Service of Process

Return to Sender Information:

Town Of Pembroke Park null
Town Of Pembroke Park
3150 Sw 52nd Avenue
Pembroke Park, FL 33023

Date:	06/03/2023
Party Served:	Carmen Yolanda Caamano
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town Of Pembroke Park vs. 3030 W Hallandale Beach Blvd, Pembroke Park, FL 33009
Case/Reference No:	7159

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.

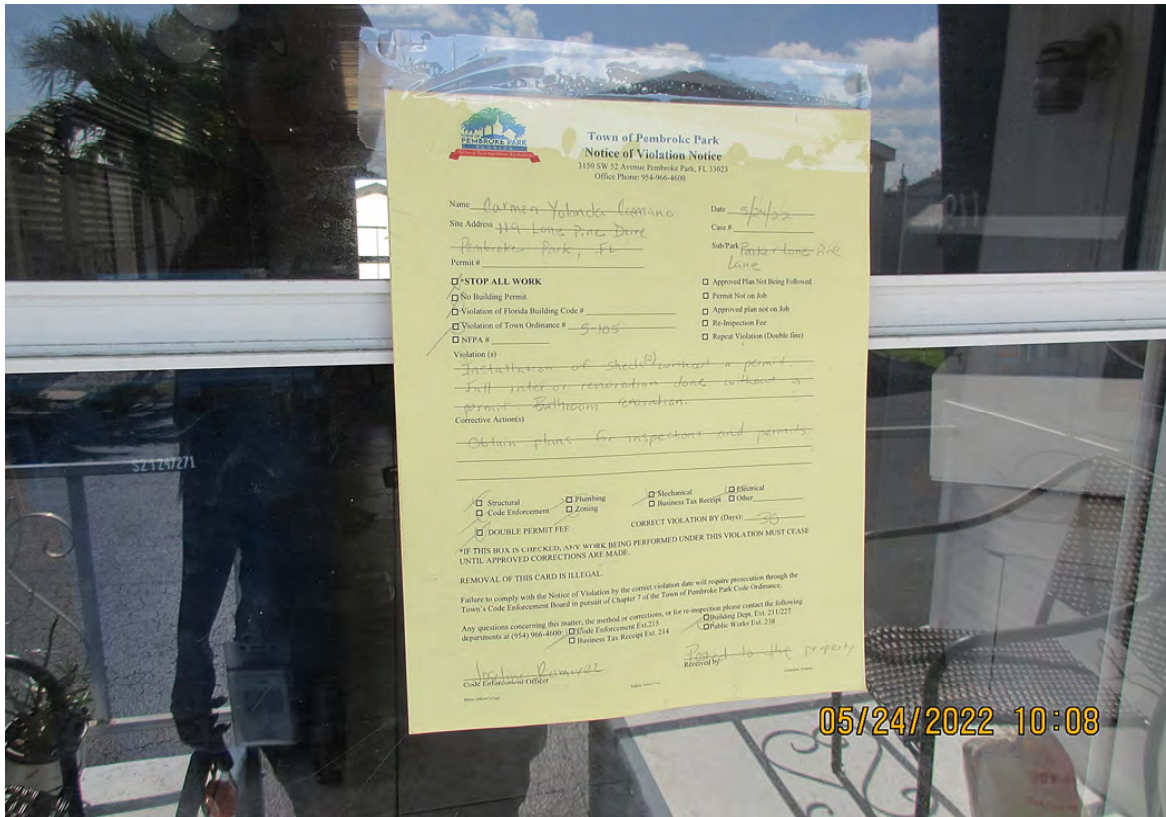
Or the entity served is inactive at the state for one of the reasons listed below:

- **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.













Case Overview

Property/Incident Information

Owner	Address	Site Address
JOSE COLMENARAS	2307 SW 31 COURT PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT

Folio

514220000520

Legal Description

Case Status	Open	Case #	7587	Date Next Inspection	6/21/2023
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Notes

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
7. Exterior maintenance require. Pressure wash and paint mobile.
8. Outdoor storage. Remove outdoor storage.
9. Exterior maintenance of overgrown trees. Trim trees.

Contact the Building Dept. 954-966-4600, ext. 182

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/6/2022		Notice of Violation	Hand
5/25/2023		Affidavit of Non-Compliance	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 6/21/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
JOSE COLMENARAS)
Respondent)
CASE NO. 7587

AFFIDAVIT OF SERVICE

TO BE SERVED: JOSE COLMENARAS

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2307 SW 31 COURT, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: JOSE COLMENARAS AT 11:01 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

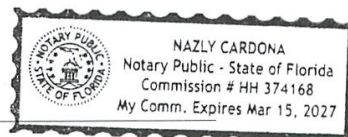
Jose Ramirez
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana GA
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
 05/25/2023

Sent To:
 JOSE COLMENARAS
 2307 SW 31 COURT
 PEMBROKE PARK, FL 33009

Case #:
 7537

Property Owner:
 JOSE COLMENARAS
 2307 SW 31 COURT
 PEMBROKE PARK, FL 33009

Property Description:
 514220000520

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

AKA:
 2301 SW 31 CT, PEMBROKE PARK, FL
 33009 #2307 SW 31 COURT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/6/2022 the following
 violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a) - Exterior maintenance of structures and premises	All exterior surfaces of buildings and necessary structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, leaks or other signs of deterioration or condition that would allow rain or water or in the condition that would allow rain or water or in the	30

06/09/2023 11:01



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Sent To:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Case #:

7587

Property Owner:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
 2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
 3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
 4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
 5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
 6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
 7. Exterior maintenance require. Pressure wash and paint mobile.
 8. Outdoor storage. Remove outdoor storage.
 9. Exterior maintenance of overgrown trees. Trim trees.
- Contact the Building Dept. 954-966-4600, ext. 182

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


5/25/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7587

Petitioner,

vs.

JOSE COLMENARAS
2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2307 SW 31 COURT

Respondent(s)

On 5/25/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	JOSE COLMENARAS
Address:	2307 SW 31 COURT PEMBROKE PARK, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 5/25/2023
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Notes/Mean of Correction:

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections. No permit application submitted.
2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections. Addition has been there since 2006, cannot determine if permit is required.
3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections. Screen room has been there since 2006, cannot determine if permit is required.
4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections. No permit application submitted.
5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections. Shed has been there since 2006, cannot determine if permit is required.
6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections. Deck has been there since 2006, cannot determine if permit is required.
7. Exterior maintenance require. Pressure wash and paint mobile. Call for re-inspection.
8. Outdoor storage. Remove outdoor storage. Call for re-inspection.
9. Exterior maintenance of overgrown trees. Trim trees. Call for re-inspection.

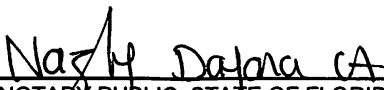
Further, Affiant sayeth naught

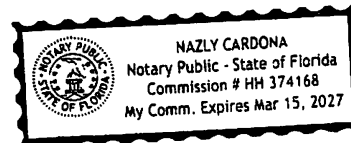
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/25/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: JOSE COLMENARAS
2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Case #: 7587

Date: 09/06/2022

Property Owner: JOSE COLMENARAS
2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Property Description: 514220000520

Certified Mail #:

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

AKA: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2307 SW 31 COURT

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/6/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Bathroom renovation done without a permit. Obtain plans for permit and inspections.
 2. Very of obtain permit for addition without a permit. Obtain plans for permit and inspections.
 3. Very of obtain permit for screen room without a permit. Obtain plans for permit and inspections.
 4. Very of obtain permit for a/c unit without a permit. Obtain plans for permit and inspections.
 5. Very of obtain permit for shed without a permit. Obtain plans for permit and inspections.
 6. Very of obtain permit for wooden deck without a permit. Obtain plans for permit and inspections.
 7. Exterior maintenance require. Pressure wash and paint mobile.
 8. Outdoor storage. Remove outdoor storage.
 9. Exterior maintenance of overgrown trees. Trim trees.
- Contact the Building Dept. 954-966-4600, ext. 182

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

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


Joseline Ramirez
Chief Code Enforcement Officer



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$2,945,130		\$2,945,130	\$2,615,960	
2021	\$2,749,190		\$2,749,190	\$2,378,150	\$53,538.86
2020	\$2,553,240		\$2,553,240	\$2,161,960	\$49,204.34

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,945,130	\$2,945,130	\$2,945,130	\$2,945,130
Portability	0	0	0	0
Assessed/SOH	\$2,615,960	\$2,945,130	\$2,615,960	\$2,615,960
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,615,960	\$2,945,130	\$2,615,960	\$2,615,960

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/22/2017	DRR-T	\$100	114264912	\$7.50	391,882	SF
5/30/1979	WD	\$875,000	8248 / 695	\$0.10	60,113	SF
				Adj. Bldg. S.F.		

Special Assessments

[illegible]

7008 1140 0003 2128 1695

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

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

OFFICIAL USE

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

Sent To: **DAVID E ZELL TR / ZELL, DAVID E TRS**
NOH #7587
140 GREENS RD
HOLLYWOOD FL 33021

Postmark Here: **MAY 26 2023**

PS Form 3800, Aug 2000

7008 1140 0003 2128 1688

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

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

OFFICIAL USE

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

Sent To: **JOSE COLMENARAS**
NOH #7587
2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Postmark Here: **MAY 26 2023**

PS Form 3800, August 2000

7008 1140 0003 2128 1640

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

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

OFFICIAL USE

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

Sent To: **DAVID E ZELL TR / ZELL, DAVID E TRS**
NOH #7587
2301 SW 31 COURT
PEMBROKE PARK FL 33009

Postmark Here: **MAY 26 2023**

PS Form 3800, August 2000

TOWN OF PEMBROKE PARK

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

NOV 7587

Hasler

FIRST CLASS MAIL

09/23/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

David E Zell TR
Zell, David E TRS
140 Greens Rd
Hollywood, FL 33021

TOWN OF PEMBROKE PARK

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

NOV 7587

Hasler

FIRST CLASS MAIL

09/23/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

David E Zell TR
Zell, David E TRS
2301 SW 31st Court
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV 7587

Hasler

FIRST CLASS MAIL

09/23/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

JOSE COLMENARAS

2307 SW 31 COURT
PEMBROKE PARK, FL 33009

Case #:

7587

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #7587
140 GREENS RD
HOLLYWOOD FL 33021



9590 9402 7581 2098 7753 48

2. Article Number (Transfer from service label)

7008 1140 0003 2128 1695

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? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

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

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

Domestic Return Receipt



Town of Pembroke Park Notice of Violation Notice

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

Name Jose

Date 9/6/22

Site Address 2307 SW 31st Ct
Pembroke Park, FL

Case # 7587

Sub/Park Bamboo

Permit # _____

☒ ***STOP ALL WORK**

☒ No Building Permit

☐ Violation of Florida Building Code # _____

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

☐ NFPA # _____ 12-48; 5-103

Violation (s)

Bathroom renovation done without
permits. Verify or obtain permits for
additions, screen room, A/C, shed & wooden deck

Corrective Action(s) Exterior maintenance required.
Trim overgrown

Obtain plans for permit and inspection
Verify permits for add ons.

Pressure wash & paint mobile home. Trim Overgrown
Remove outdoor storage. trees.

☒ Structural

☐ Plumbing

☐ Mechanical

☐ Electrical

☐ Code Enforcement

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ **DOUBLE PERMIT FEE**

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by [Signature]

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator



























Case Overview

Property/Incident Information

Owner	Address	Site Address
PARK LAKE INC	3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009	3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229000220

Legal Description

Case Status	Open	Case #	7595	Date Next Inspection	6/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. A/C Concept Service contractors were installing new a/c unit on top of the roof of the club house without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. for permit information. at 954-966-4600, ext 182

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/16/2022		Notice of Violation	Regular Mail
5/25/2023		Affidavit of Non-Compliance	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PARK LAKE INC) CASE NO. 7595
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PARK LAKE INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PARK LAKE INC AT 10:36 A.M. ON THE 09
DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

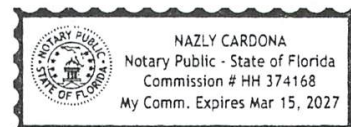
Jo. Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana A
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/25/2023

Sent To:
PARK LAKE INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Owner:
PARK LAKE INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description:
514229000220

Legal Description:
29-51-42 POR SE1/4 & NE1/4 DESC
AS: BEG SW COR SE1/4, N180, E 150, NE
508.96, N 3038.67, NW 155.61, E345, NE
107.93 TO REF PT A, E 170.33, S 1092.32, E
1048.01, S 1346.67, E 573.30, S 1347.07, W
2598.37 TO POB TOG W/ COMM REF PT
A: N208, E 220.02, S 96 TO POB & TOG W/
130.54, N 79, W 130.54 TO POB & TOG W/
137-46 B POR PAR A, COMM NE COR PAR
A: S150 TO POB, S56, SW 107.84, W
345.15, NW 212.07, E 547.80 TO POB
AKA: UNDER LYING LAND PARK LAKE CO-
OP

Case #:
7595

Certified Mail #:

06/09/2023 10:36



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Sent To:

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

7595

Property Owner:

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000220

Legal Description:

29-51-42 POR SE1/4 & NE1/4 DESC
AS:BEG SW COR SE1/4,N180,E 150,NE
508.96,N 3038.67,NW 155.61,E345,NE
107.93 TO REF PT A,E 170.33,S 1092.32,E
1046.01,S 1346.67,E 573.30,S 1347.07,W
2598.37 TO POB TOG W/ COMM REF PT
A;N206,E 220.02,S 96 TO POB;S 79,E
130.54,N 79,W 130.54 TO POB & TOG W/
137-46 B POR PAR A;COMM NE COR PAR
A;S150 TO POB,S56,SW 107.84,W
345.15,NW 212.07.E 547.80 TO POB
AKA:UNDER LYING LAND PARK LAKE CO-
OP

AKA:

3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	90
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.	90

(Ord. No. 13-09-01, § 2, 9-11-13)

1. A/C Concept Service contractors were installing new a/c unit on top of the roof of the club house without a permit. Obtain plans for permit and inspections.
Double permit fee assessed.
Contact the Building Dept. for permit information. at 954-966-4600, ext 182

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

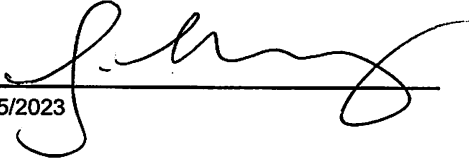
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



5/25/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7595

Petitioner,

vs.

PARK LAKE INC
3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009
Respondent(s)

On 5/25/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PARK LAKE INC
Address:	3184 W HALLANDALE BEACH BLVD PEMBROKE PARK, FL 33009
Folio:	514229000220
Site Address:	3184 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description:	29-51-42 POR SE1/4 & NE1/4 DESC AS:BEG SW COR SE1/4,N180,E 150,NE 508.96,N 3038.67,NW 155.61,E345,NE 107.93 TO REF PT A,E 170.33,S 1092.32,E 1046.01,S 1346.67,E 573.30,S 1347.07,W 2598.37 TO POB TOG W/ COMM REF PT A;N206,E 220.02,S 96 TO POB;S 79,E 130.54,N 79,W 130.54 TO POB & TOG W/ 137-46 B POR PAR A;COMM NE COR PAR A;S150 TO POB,S56,SW 107.84,W 345.15,NW 212.07,E 547.80 TO POB AKA:UNDER LYING LAND PARK LAKE CO-OP

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/25/2023

Notes/Mean of Correction:

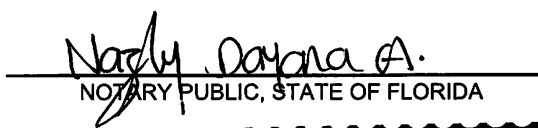
1. A/C Concept Service contractors were installing new a/c unit on top of the roof of the club house without a permit. Obtain plans for permit and inspections. No permit has been obtained.

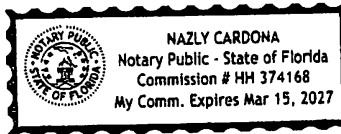
Further, Affiant sayeth naught

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 5/25/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PARK LAKE INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #: 7595

Date: 09/16/2022

Property Owner: PARK LAKE INC
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Property Description: 514229000220

Certified Mail #:

Legal Description:
29-51-42 POR SE1/4 & NE1/4 DESC
AS:BEG SW COR SE1/4,N180,E 150,NE
508.96,N 3038.67,NW 155.61,E345,NE
107.93 TO REF PT A,E 170.33,S 1092.32,E
1046.01,S 1346.67,E 573.30,S 1347.07,W
2598.37 TO POB TOG W/ COMM REF PT
A;N206,E 220.02,S 96 TO POB;S 79,E
130.54,N 79,W 130.54 TO POB & TOG W/
137-46 B POR PAR A;COMM NE COR PAR
A;S150 TO POB,S56,SW 107.84,W
345.15,NW 212.07,E 547.80 TO POB
AKA:UNDER LYING LAND PARK LAKE CO-
OP

AKA:
3184 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Sec. 5-17. - Permit
application.

The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.

30

(Ord. No. 13-09-01, § 2, 9-11-13)

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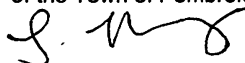
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Double permit fee assessed.

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

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

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


Joseline Ramirez
Chief Code Enforcement Officer



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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$10		\$10	\$10	
2021	\$10		\$10	\$10	
2020	\$10		\$10	\$10	

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F.

Special Assessments



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

Detail by Entity Name

Florida Profit Corporation

PARK LAKE, INC.

Filing Information

Document Number H42954
FEI/EIN Number 59-2502705
Date Filed 02/15/1985
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/08/2018

Principal Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Mailing Address

3184 W HALLANDALE BCH BLVD
PEMBROKE PARK, FL 33009

Changed: 03/26/1996

Registered Agent Name & Address

Glazer & Sachs,
3113 Stirling Rd
Hollywood, FL 33021

Name Changed: 11/08/2018

Address Changed: 08/04/2015

Officer/Director Detail

Name & Address

Title VP

Bernier, Conrad
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

Bedard, Raynald
3184 W Hallandale beach BLVD
Pembroke Park, FL 33009

Title Director

Bourque, Normand
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Secretary

Gautreau, Linda
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title DIRECTOR

FORTIER, DANIEL
3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Title Treasurer

Turcotte, Diane
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Director

Degen, Michael E
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title President

Vendetti, Dominic
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Title Register Agent

Glazer, Eric
3113 Stirling Rd
201
Ft Lauderdale, FL 33312

Title Director

Hebert Dube, Diane
3184 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/09/2020
2021	03/09/2021
2022	03/09/2022

Document Images

03/09/2022 -- ANNUAL REPORT	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
11/08/2018 -- REINSTATEMENT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
04/05/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
08/04/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/10/2015 -- ANNUAL REPORT	View image in PDF format
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03/09/2011 -- ANNUAL REPORT	View image in PDF format
03/12/2010 -- ANNUAL REPORT	View image in PDF format
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04/11/2008 -- ANNUAL REPORT	View image in PDF format
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03/22/2006 -- ANNUAL REPORT	View image in PDF format
03/31/2005 -- ANNUAL REPORT	View image in PDF format
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03/26/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
05/03/1999 -- ANNUAL REPORT	View image in PDF format
03/19/1998 -- ANNUAL REPORT	View image in PDF format
03/07/1997 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- ANNUAL REPORT	View image in PDF format
03/26/1996 -- Reg. Agent Change	View image in PDF format
06/08/1995 -- ANNUAL REPORT	View image in PDF format

TOWN OF PEMBROKE PARK

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

NOV 7595

Hasler

FIRST CLASS MAIL

09/23/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

PARK LAKE INC

3184 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

Case #:

7595

TOWN OF PEMBROKE PARK

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

NOV 7595

Hasler

FIRST CLASS MAIL

09/23/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Glazer & Sachs
3113 Stirling Rd
Hollywood, FL 33021

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	7.85

Sent To
 PARK LAKE INC
 NOH #7595
 3184 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009

Street, Apt. No., or PO Box No.
 City, State, ZIP+4

PS Form 3800, Aug 2019

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	7.85

Sent To
 BECKER & POLIAKOFF, P.A.
 NOH #7595
 1 E BROWARD BLVD, SUITE 1800
 FT LAUDERDALE, FL 33301

Street, Apt. No., or PO Box No.
 City, State, ZIP+4

PS Form 3800, Aug 2019

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 BECKER & POLIAKOFF, P.A.
 NOH #7595
 1 E BROWARD BLVD, SUITE 1800
 FT LAUDERDALE, FL 33301

2. Article Number (Transfer from service label)
 7008 1140 0003 2128 2791

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

B. Received by (Printed Name)
 Meline

C. Date of Delivery
 May 26 2020

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

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

Domestic Return Receipt

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:
 PARK LAKE INC
 NOH #7595
 3184 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009

2. Article Number (Transfer from service label)
 7008 1140 0003 2128 2807

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
☒ Agent
☐ Addressee

B. Received by (Printed Name)
 G.H. LOOVERTURE

C. Date of Delivery
 05/30/20

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

Domestic Return Receipt



Town of Pembroke Park Notice of Violation Notice

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

Contractor A/C concept service
Name Park Lake Inc.
Site Address 3184 W Hardlandale
Beach Blvd

Date 9/16/22
Case # 7595
Sub/Park Park Lake Estate

Permit # _____

☒ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

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

☐ NFPA # _____

Violation (s) _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Installation of new a/c unit on roof
at Club House without a permit.

Corrective Action(s)

Obtain plans for permit and inspection.

☒ Structural

☒ Plumbing

☒ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

[Signature]
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

TOWN OF PEMBROKE PARK

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

NOV 7595

MIAMI FL 330

23 SEP 2022 PM 6 L

Hasler

FIRST-CLASS MAIL

09/23/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

RECEIVED OCT 03 2022

Glazer & Sachs
3113 Stirling Rd
Hollywood

NIXIE

331 DE 1

0009/29/22

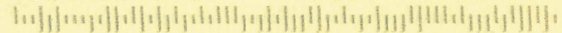
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 33023541350

*2606-00281-23-42

330235413













Trane
Panama City, FL 32405

MODEL NO. 4TCC4036A1000AB SERIAL NO. 220413978L
MFG. DATE 01/2022 SUITABLE FOR OUTDOOR USE

CPR. MOT. (1) 15.4 RLA 208/230 V 1PH 60 HZ 83.9 LRA
I.D. MOT. (1) 4.1 FLA 208/230 V 1PH 60 HZ 1/2 HP
O.D. MOT. (1) 1.1 FLA 208/230 V 1PH 60 HZ 1/5 HP

DESIGN PSI HIGH 480 LOW 480
REFRIGERANT R410A CPR "A" 7 LBS 3 OZ
FACTORY CHARGE

WHEN UNIT IS CONVERTED TO DOWNFLOW, METAL OR CLASS 1 PLENUM AND AIR OUTLET DUCT MUST BE USED.

MIN CKT AMPS	24.5
--------------	------

DATA FOR U.S.A. INSTALLATION

BR. CKT. SEL. CUR.	15.4	AMPS
SCCR	5	kA rms
MAX. FUSE (AMPS)	40	HACR TYPE CKT. BREAKER 40 AMPS

DATA FOR CANADIAN INSTALLATION

MAX. FUSE (AMPS)	40	CKT. BREAKER 40 AMPS
CAPACITY COOLING	10.8	KW/HR. HEATING
EXTERNAL STATIC PRESSURE	.50	IN OF WATER

MAXIMUM DISCHARGE TEMPERATURE IS 94 °C.
SEE "ELECTRIC HEATER INSTALLED"

NAMEPLATE FOR HEATER RATING

Manufactured under one or more of the following U.S. Patents:			
7,144,219	7,014,422	7,108,478	7,381,028

ASSEMBLED IN USA

AUDI CERTIFIED
www.audicertified.org

ETL
Intertek
4802784
HEATING AND COOLING EQUIPMENT

D932308P02

TRANE ELECTRIC HEATER INSTALLED					
HEATER MODEL	VOLTS	AMP	KW	MCA	SIZE
D932308P02	208	18	3.76	22.5	20

WARNING

REFER TO OWNER'S INFORMATION MANUAL PROVIDED WITH THIS UNIT FOR PROPER INSTALLATION, OPERATING, AND MAINTENANCE INSTRUCTIONS.

THIS PRODUCT CAN EXPOSE YOU TO CHEMICALS INCLUDING LEAD, WHICH ARE KNOWN TO THE STATE OF CALIFORNIA TO CAUSE CANCER AND BIRTH DEFECTS OR OTHER REPRODUCTIVE HARM. FOR MORE INFORMATION GO TO WWW.P65WARNINGS.CA.GOV.

AVERTISSEMENT

CONSULTEZ LE MANUEL D'INFORMATION DU PROPRIÉTAIRE FOURNI AVEC CETTE UNITÉ POUR DES INSTRUCTIONS D'INSTALLATION, D'UTILISATION ET DE MAINTENANCE APPROPRIÉES.

CE PRODUIT PEUT VOUS EXPOSER À DES PRODUITS CHIMIQUES, NOTAMMENT À DU PLOMB, CONNU DANS L'ÉTAT DE CALIFORNIE POUR PROVOQUER UN CANCER, AINSI QUE DES ANOMALIES CONGÉNITALES OU AUTRES EFFETS NÉFESTES POUR LA REPRODUCTION. POUR PLUS DE RENSEIGNEMENTS, RENDEZ-VOUS SUR WWW.P65WARNINGS.CA.GOV.

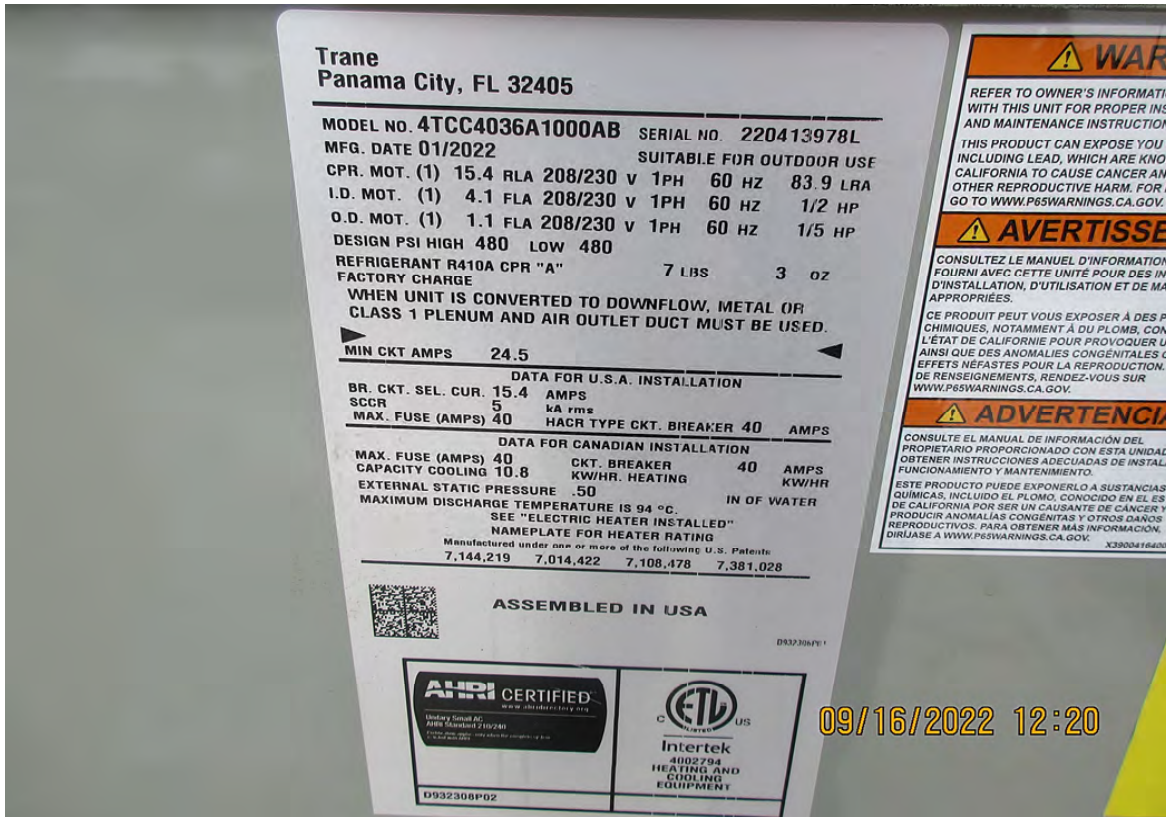
ADVERTENCIA

CONSULTE EL MANUAL DE INFORMACIÓN DEL PROPIETARIO PROPORCIONADO CON ESTA UNIDAD PARA OBTENER INSTRUCCIONES ADECUADAS DE INSTALACIÓN, FUNCIONAMIENTO Y MANTENIMIENTO.

ESTE PRODUCTO PUEDE EXPONERLO A SUSTANCIAS QUÍMICAS, INCLUIDO EL PLOMO, CONOCIDO EN EL ESTADO DE CALIFORNIA POR SER UN CAUSANTE DE CÁNCER Y PRODUCIR ANOMALÍAS CONGÉNITAS Y OTROS DAÑOS REPRODUCTIVOS. PARA OBTENER MÁS INFORMACIÓN, DIRÍJASE A WWW.P65WARNINGS.CA.GOV.

Notice
Federal
Energy Eff

09/16/2022 12:19



Case Overview

Property/Incident Information

Owner	Address	Site Address
SABAN, AVIHAY	19390 COLLINS AVE #608 SUNNY ISLES BEACH, FL 33160	5511 SW 34 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120220

Legal Description

Case Status	Open	Case #	7603	Date Next Inspection	6/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Started interior renovation work without a permit. Obtain plans for permit and inspections. Double permit fee.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/27/2022		Notice of Violation	Hand
5/25/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
SABAN, AVIHAY) CASE NO. 7603
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SABAN, AVIHAY

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5511 SW 34 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: SABAN, AVIHAY AT 09:57 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

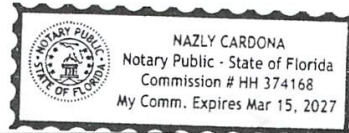
Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
05/25/2023

Sent To:
SABAN, AVIHAY
19390 COLLINS AVE #608
SUNNY ISLES BEACH, FL 33160

Case #:
7603

Property Owner:
SABAN, AVIHAY
19390 COLLINS AVE #608
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:
514230120220

Legal Description:
LEE-MILL SUB 50-25 B LOT 6 BLK 3

AKA:
5511 SW 34 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	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 done in a timely fashion and be done in a	120

06/09/2023 09:57



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Sent To:

SABAN, AVIHAY

19390 COLLINS AVE #608
SUNNY ISLES BEACH, FL 33160

Case #:

7603

Property Owner:

SABAN, AVIHAY

19390 COLLINS AVE #608
SUNNY ISLES BEACH, FL 33160

Certified Mail #:

Property Description:

514230120220

Legal Description:

LEE-MILL SUB 50-25 B LOT 6 BLK 3

AKA:

5511 SW 34 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	120
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)	120

1. Started interior renovation work without a permit. Obtain plans for permit and inspections.
Double permit fee.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

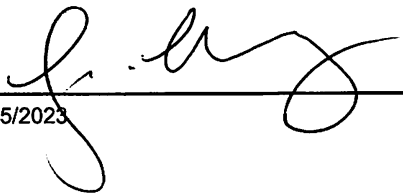
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

5/25/2023 



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7603

Petitioner,

vs.

SABAN, AVIHAY
5511 SW 34 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

On 5/25/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: SABAN, AVIHAY
Address: 19390 COLLINS AVE #608 SUNNY ISLES BEACH, FL 33160
Folio: 514230120220
Site Address: 5511 SW 34 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description: LEE-MILL SUB 50-25 B LOT 6 BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/25/2023

Notes/Mean of Correction:

1. Started interior renovation work without a permit. Obtain plans for permit and inspections. Permit #23353031-0, in-complete.

Further, Affiant sayeth naught

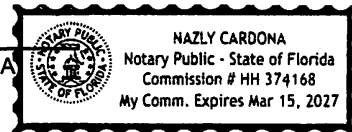
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/25/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: SABAN, AVIHAY
19390 COLLINS AVE #608
SUNNY ISLES BEACH, FL 33160

Case #: 7603

Date: 09/27/2022

Property Owner: SABAN, AVIHAY
19390 COLLINS AVE #608
SUNNY ISLES BEACH, FL 33160

Property Description: 514230120220

Certified Mail #:

Legal Description: LEE-MILL SUB 50-25 B LOT 6 BLK 3

AKA: 5511 SW 34 ST, PEMBROKE PARK, FL 33023 1

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Started interior renovation work without a permit. Obtain plans for permit and inspections.
Double permit fee.
Contact the Building Dept to obtain permits at 954-966-4600, ext 182.

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

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



Joseline Ramirez
Chief Code Enforcement Officer



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Unit 1 only

Site Address	5511 SW 34 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0220
Property Owner	SABAN, AVIHAY	Millage	0613
Mailing Address	19390 COLLINS AVE #608 SUNNY ISLES BEACH FL 33160	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 6 BLK 3		

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	\$12,550	\$237,490	\$250,040	\$250,040	
2022	\$12,550	\$237,490	\$250,040	\$240,390	
2021	\$12,550	\$208,950	\$221,500	\$218,540	\$4,718.74

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$250,040	\$250,040	\$250,040	\$250,040
Portability	0	0	0	0
Assessed/SOH	\$250,040	\$250,040	\$250,040	\$250,040
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	\$250,040	\$250,040	\$250,040	\$250,040

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/27/2019	WD-Q	\$255,000	116260381	\$2.00	6,277	SF
11/3/2017	QCD-T	\$100	114713570			
5/11/2016	WD-Q	\$112,000	113693365			
9/1/1980	WD	\$47,500	9152 / 584			
9/1/1979	WD	\$35,667				
				Adj. Bldg. S.F. (Card, Sketch)		1340
				Units		2
				Eff./Act. Year Built: 1960/1959		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

TOWN OF PEMBROKE PARK

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

NOV 7603

Hasler

FIRST CLASS MAIL

10/03/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

Case #:

SABAN, AVIHAY

7603

19390 COLLINS AVE #608
SUNNY ISLES BEACH, FL 33160

TOWN OF PEMBROKE PARK

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

NOV 7603

Hasler

FIRST CLASS MAIL

10/03/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Saban, Avihay
5511 SW 34th Street Unit #1
Pembroke Park, FL 33023

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	7.85

Sent To: SABAN, AVIHAY
 NOH #7603
 19390 COLLINS AVE #608
 SUNNY ISLES BEACH FL 33160

Postmark Here: MAY 26 2023

PS Form 3800, Aug 2019

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	7.85

Sent To: SABAN, AVIHAY
 NOH #7603
 5511 SW 34 ST #1,
 PEMBROKE PARK, FL 33023

Postmark Here: MAY 26 2023

PS Form 3800, Aug 2019

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 SABAN, AVIHAY
 NOH #7603
 5511 SW 34 ST #1,
 PEMBROKE PARK, FL 33023

2. Article Number (Transfer from service label)
 7008 1140 0003 2128 2784

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail[™]
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation[™]
☐ Signature Confirmation Restricted Delivery

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

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:
 SABAN, AVIHAY
 NOH #7603
 19390 COLLINS AVE #608
 SUNNY ISLES BEACH FL 33160

2. Article Number (Transfer from service label)
 7008 1140 0003 2128 2777

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail[®]
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail[™]
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation[™]
☐ Signature Confirmation Restricted Delivery

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

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



Town of Pembroke Park Notice of Violation Notice

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

Name Avihay Saban

Date 9/27/22

Site Address 5511 SW 34 Street

Case # _____

Unit 1, Pembroke Park, FL

Sub/Park _____

Permit # _____

☒ ***STOP ALL WORK**

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 5-105

☐ Re-Inspection Fee

☐ NFPA # _____ 12-48

☐ Repeat Violation (Double fine)

Violation (s)

Interior Renovation done without permit.

Corrective Action(s)

Obtain plans for permit and inspection

☒ Structural

☒ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext. 215

☒ Building Dept. Ext. 211/227 182

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

[Signature]
Received by

White: Officer's Copy

Yellow: Office Copy

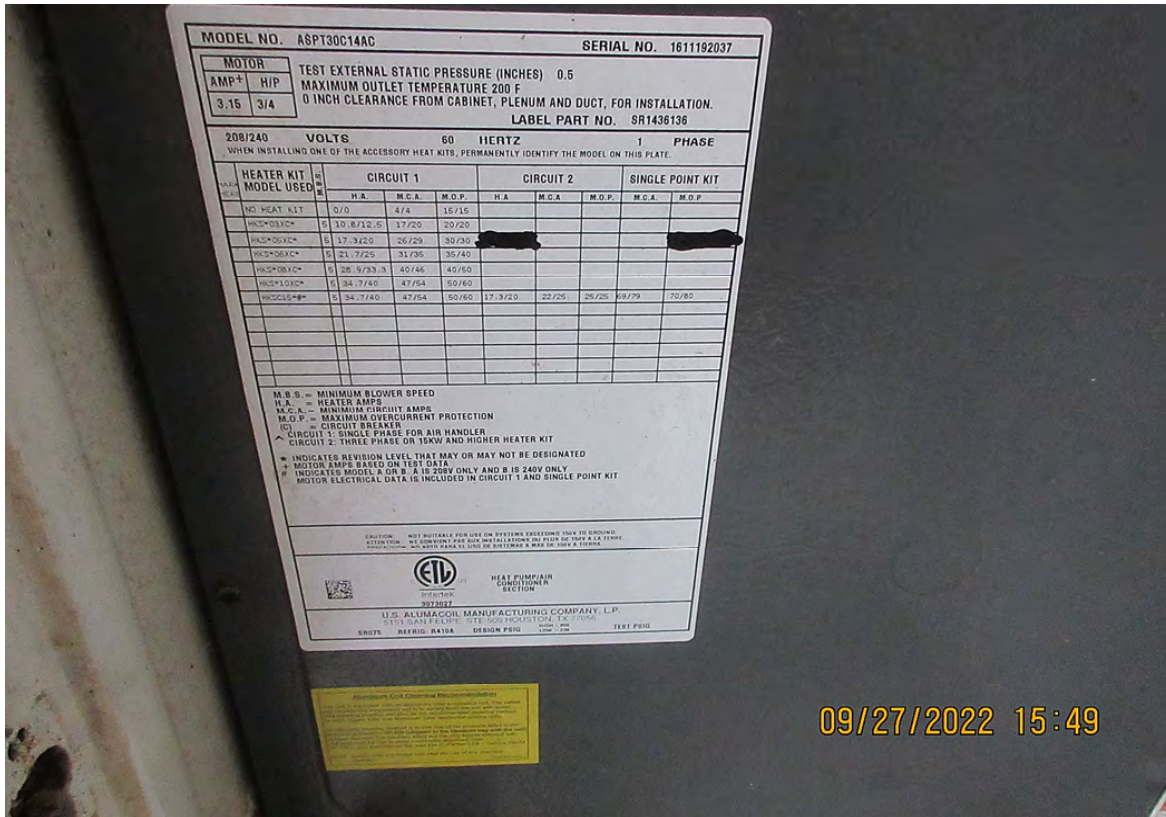
Cardstock: Violator























Case Overview

Property/Incident Information

Owner	Address	Site Address
CARMEN YOLANDA CAAMANO	119 LONE PINE DRIVE PEMBROKE PARK, FL 33009	3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119 LONE PINE DRIVE

Folio
514229000480

Legal Description

Case Status	Open	Case #	8107	Date Next Inspection	6/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes 1. Installed two wooden steps without a permit. Obtain an after the fact permit and complete inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/26/2023		Notice of Violation	Hand
5/25/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
CARMEN YOLANDA CAAMANO	)	CASE NO. 8107
Respondent	)	

AFFIDAVIT OF SERVICE

TO BE SERVED: CARMEN YOLANDA CAAMANO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 119 LONE PINE DRIVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: CARMEN YOLANDA CAAMANO AT 10:41
A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

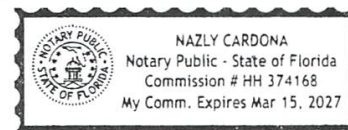
[Signature] 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana A
Signature

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






Town of Pembroke Park
3155 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 05/25/2023

Sent To: CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Property Owner: CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
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 #119 LONE
PINE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2023 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.	15
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	15

06/09/2023 10:41



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Sent To:

CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Case #:

8107

Property Owner:

CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
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 #119 LONE
PINE DRIVE

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1. Installed two wooden steps without a permit. Obtain an after the fact permit and complete 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 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

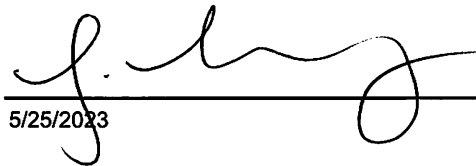
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



5/25/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8107

Petitioner,

vs.

CARMEN YOLANDA
CAAMANO
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #119 LONE
PINE DRIVE

Respondent(s)

On 5/25/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: CARMEN YOLANDA CAAMANO
Address: 119 LONE PINE DRIVE PEMBROKE PARK, FL 33009
Folio: 514229000480
Site Address: 3030 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #119 LONE PINE DRIVE
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: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/25/2023

Notes/Mean of Correction:

1. Installed two wooden steps without a permit. Obtain an after the fact permit and complete inspections.
No permit obtained.

Further, Affiant sayeth naught

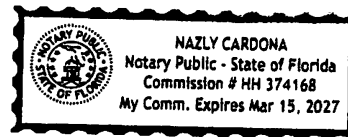
STATE OF FLORIDA

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 5/25/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Case #: 8107

Date: 01/26/2023

Property Owner: CARMEN YOLANDA CAAMANO
119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Property Description: 514229000480

Certified Mail #:

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 #119 LONE
PINE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2023 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.	15
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Notes/Mean of Correction:

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Joseline Ramirez
Chief Code Enforcement Officer



MWM
Transmittal Number: 27039399

Rejection of Service of Process

Return to Sender Information:

Town of Pembroke Park null
Town of Pembroke Park
3150 Sw 52 Avenue
Pembroke Park, FL 33023

Date:	06/03/2023
Party Served:	Carmen Yolanda Caamano
Jurisdiction Served:	FL
Method Served:	Certified Mail
Title of Action:	Town of Pembroke Park vs. 3030 W Hallandale Beach Blvd, Pembroke Park, FL 33009
Case/Reference No:	8107

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.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X  ☐ Agent ☐ Addressee	
1. Article Addressed to: CARMEN YOLANDA CAAMANO NOH #8107, #7159 119 LONE PINE DRIVE, PEMBROKE PARK, FL 33009		B. Received by (Printed Name) N.F.	C. Date of Delivery 5/25
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
 9590 9402 2483 6306 0079 11		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 7008 1140 0003 2128 2746		☐ Mail Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
PARKER LONE PINE WEST LLC
NOH #8107, #7159
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 2481 6306 5316 61

2. Article Number (Transfer from service label)

7008 1140 0003 2128 2722

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

N.F.

C. Date of Delivery

5/28

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

3. Service Type

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

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ 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 #8107, #7159
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077



9590 9402 2481 6306 5316 78

2. Article Number (Transfer from service label)

7008 1140 0003 2128 2739

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

CRZ

C. Date of Delivery

5-30-23

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

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ 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:
CORPORATION SERVICE COMPANY
NOH #8107, #7159, #7386
1201 HAYS STREET
TALLAHASSEE, FL 32301



9590 9402 2483 6306 0079 28

2. Article Number (Transfer from service label)

7008 1140 0003 2128 1671

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Caesar Scalia
 B. Received by (Printed Name)
 Caesar Scalia

- ☐ Agent
☐ Addressee

C. Date of Delivery

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

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Registered Mail | |
| ☐ Registered Mail Restricted Delivery | |

7008 1140 0003 2128 2722

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

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		\$7.85

Sent To: **PARKER LONE PINE WEST LLC**
NOH #8107, #7159
3030 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800, Aug 2012

7008 1140 0003 2128 2739

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

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		\$7.85

Sent To: **PARKER LONE PINE WEST LLC**
NOH #8107, #7159
8800 N BRONX AVE 2ND FL
SKOKIE IL 60077

PS Form 3800, Aug 2012

7008 1140 0003 2128 1671

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

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		\$7.85

Sent To: **CORPORATION SERVICE COMPANY**
NOH #8107, #7159, #7386
1201 HAYS STREET
TALLAHASSEE, FL 32301

PS Form 3800, Aug 2012

7008 1140 0003 2128 2746

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

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

OFFICIAL USE

Postage	\$	
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		\$7.85

Sent To: **CARMEN YOLANDA CAAMANO**
NOH #8107, #7159
119 LONE PINE DRIVE,
PEMBROKE PARK, FL 33009

PS Form 3800, Aug 2012

TOWN OF PEMBROKE PARK

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

NOV 7159, 8107

Hasler

FIRST CLASS MAIL

01/27/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Parker Lone Pine West LLC
3030 W. Hallandale Beach Blvd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

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

NOV 7159, 8107

Hasler

FIRST CLASS MAIL

01/27/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

CARMEN YOLANDA CAAMANO

119 LONE PINE DRIVE
PEMBROKE PARK, FL 33009

Case #:

7159

TOWN OF PEMBROKE PARK

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

NOV 7159, 8107

Hasler

01/27/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Parker Long Pine West LLC
3800 N. Bronx Ave 2nd FL
Skokie, IL 60077



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	3030 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0480
Property Owner	PARKER LONE PINE WEST LLC	Millage	0613
Mailing Address	8800 N BRONX AVE 2ND FL SKOKIE IL 60077	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\(8\)](#).

* 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*	\$6,146,540	\$312,980	\$6,459,520	\$6,071,830				
2022	\$6,146,540	\$312,980	\$6,459,520	\$5,519,850	\$122,349.42			
2021	\$5,378,220	\$312,980	\$5,691,200	\$5,018,050	\$112,261.13			
2023* 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	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$6,071,830	\$6,459,520	\$6,071,830	\$6,071,830				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
5/25/2006	SW*	\$9,900,000	42102 / 869	\$8.00	768,317	SF		
4/19/2005	QC*	\$100	39524 / 162					
4/19/2005	SW*	\$8,600,000	39524 / 157					
1/8/1981	WD	\$249,750	9343 / 996					
				Adj. Bldg. S.F. (Card, Sketch)		4217		
				Eff./Act. Year Built: 2001/2000				
* Denotes Multi-Parcel Sale (See Deed)								
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Joseline Ramirez

From: BROWN, JONATHAN K <jb4003@att.com>
Sent: Wednesday, April 13, 2022 3:57 PM
To: VECCHIO, PHIL; Joseline Ramirez; CRUSEMIRE, THOMAS; ONAINDIA, JON A; PATINO, ANNIKEN
Cc: Robert Clark; Myriam Jacques
Subject: RE: 2600 S Park Lane, 3300 SW 52 AVE, 2649 S Park Lane

Do we have any pictures?

Jonathan Brown
Area Manager
Core Network Operations - DEG
Florida/South Alabama

AT&T
10330 SW 184 St, Cutler Bay, FL 33157
m 305.282.3635 | jb4003@att.com

MOBILIZING YOUR WORLD

-----Original Message-----

From: VECCHIO, PHIL <pv8321@att.com>
Sent: Wednesday, April 13, 2022 3:56 PM
To: Joseline Ramirez <jramirez@tpfl.gov>; SCHNEIDER, TOM L <ts4953@att.com>; CRUSEMIRE, THOMAS <tc0175@att.com>; ONAINDIA, JON A <jo0268@att.com>; PATINO, ANNIKEN <ap7914@att.com>
Cc: Robert Clark <rclark@tpfl.gov>; Myriam Jacques <mjacques@tpfl.gov>; BROWN, JONATHAN K <jb4003@att.com>
Subject: RE: 2600 S Park Lane, 3300 SW 52 AVE, 2649 S Park Lane

Adding DEG AM Jonathan Brown

Jonathan,
I was not sure if you were handling this or Maintenance.

Thank you,

Philip Vecchio
Area Manager
Central Florida District
Integrated Fiber Plan

AT&T
5395 NE 14th Ave Fort Lauderdale, 33334
cell 954-592-7074
pv8321@att.com

. All correspondence and coordination herein is with regards to BellSouth Telecommunications, LLC d/b/a AT&T Florida (ATT-D) which is not responsible for facilities owned and managed by AT&T Corp (ATT-T). Any questions with regards to ATT-T facilities should be addressed to Inquiries@pea-inc.net . This email and any attachments are confidential AT&T

property intended solely for the recipients. If you received this message in error, please notify me and immediately delete this message from your computer. Any retention, distribution or other use of this email is strictly prohibited.

-----Original Message-----

From: Joseline Ramirez <jramirez@tppfl.gov>
Sent: Wednesday, April 13, 2022 11:13 AM
To: VECCHIO, PHIL <pv8321@att.com>; SCHNEIDER, TOM L <ts4953@att.com>; CRUSEMIRE, THOMAS <tc0175@att.com>; ONAINDIA, JON A <jo0268@att.com>; PATINO, ANNIKEN <ap7914@att.com>
Cc: Robert Clark <rclark@tppfl.gov>; Myriam Jacques <mjacques@tppfl.gov>
Subject: 2600 S Park Lane, 3300 SW 52 AVE, 2649 S Park Lane

Good morning,

I hope to find you well, I sent an email about the AT&T boxes (pictures attached to this email) two months ago and the boxes remain in the same condition, can you please have someone come out and maintenance these boxes as soon as possible?

Thank you for your attention to this matter.

Respectfully,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 * C: (954) 551-7147 / jramirez@tppfl.gov.com Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023 Follow us on: Facebook /
[https://urldefense.com/v3/__http://www.townofpembrokepark.com__;!!BhdT!ls0Zi_YHn6H5Z253sNfNuJ0HOQUG4SF9T9Q9Kpjfv9gsO9I2v7bK3Zy61vivi1VmR9Q2AoaxiSVUirkF4RI\\$](https://urldefense.com/v3/__http://www.townofpembrokepark.com__;!!BhdT!ls0Zi_YHn6H5Z253sNfNuJ0HOQUG4SF9T9Q9Kpjfv9gsO9I2v7bK3Zy61vivi1VmR9Q2AoaxiSVUirkF4RI$)

-----Original Message-----

From: Joseline Ramirez
Sent: Tuesday, February 1, 2022 8:42 AM
To: SCHNEIDER, TOM L <ts4953@att.com>
Cc: Erik Richwagen <erichwagen@tppfl.gov>
Subject: Emailing: 2600 S Park Lane, 3300 SW 52 AVE, 2649 S Park Lane

Good morning Tom,

Please be advised that there are three AT&T boxes that have graffiti and one of the boxes is severely damaged. Does anyone come and check the boxes periodically? Please advise.

Regards,

Joseline Ramirez
Chief Code Enforcement Officer
P: (954) 966-4600 ext. 215 * C: (954) 551-7147 / jramirez@tppfl.gov.com Town of Pembroke Park / Code Enforcement Dept.
3150 SW 52nd Avenue, Pembroke Park, FL 33023 Follow us on: Facebook /
[https://urldefense.com/v3/__http://www.townofpembrokepark.com__;!!BhdT!ls0Zi_YHn6H5Z253sNfNuJ0HOQUG4SF9T9Q9Kpjfv9gsO9I2v7bK3Zy61vivi1VmR9Q2AoaxiSVUirkF4RI\\$](https://urldefense.com/v3/__http://www.townofpembrokepark.com__;!!BhdT!ls0Zi_YHn6H5Z253sNfNuJ0HOQUG4SF9T9Q9Kpjfv9gsO9I2v7bK3Zy61vivi1VmR9Q2AoaxiSVUirkF4RI$)

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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.









Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE GARDENS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	3841 SW 52 AVE, PEMBROKE PARK, FL 33009

Folio
514230130230

Legal Description

Case Status	Open	Case #	8109	Date Next Inspection	6/8/2023
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Notes

1. Damaged chain-link fence near back end of the property adjacent to Pembroke Park Place housing. Repair damaged chain-link fence.
2. Overgrown vegetation. Trim a hedges and trees near fence area all around the perimeter of the property.
3. Underground PVC pipe exposed and damaged near fence area. Obtain plans for permit and inspections to repair.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/26/2023		Notice of Violation	Regular Mail
6/7/2023		Affidavit of Compliance	Hand
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/8/2023		Affidavit of Non-Compliance	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 6/8/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(j). - 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: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/8/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE GARDENS LTD) CASE NO. 8109
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE GARDENS LTD

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3841 SW 52 AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE GARDENS LTD AT 10:22 A.M. ON
THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

Josefine Ramirez 6/13/23
AFFIANT

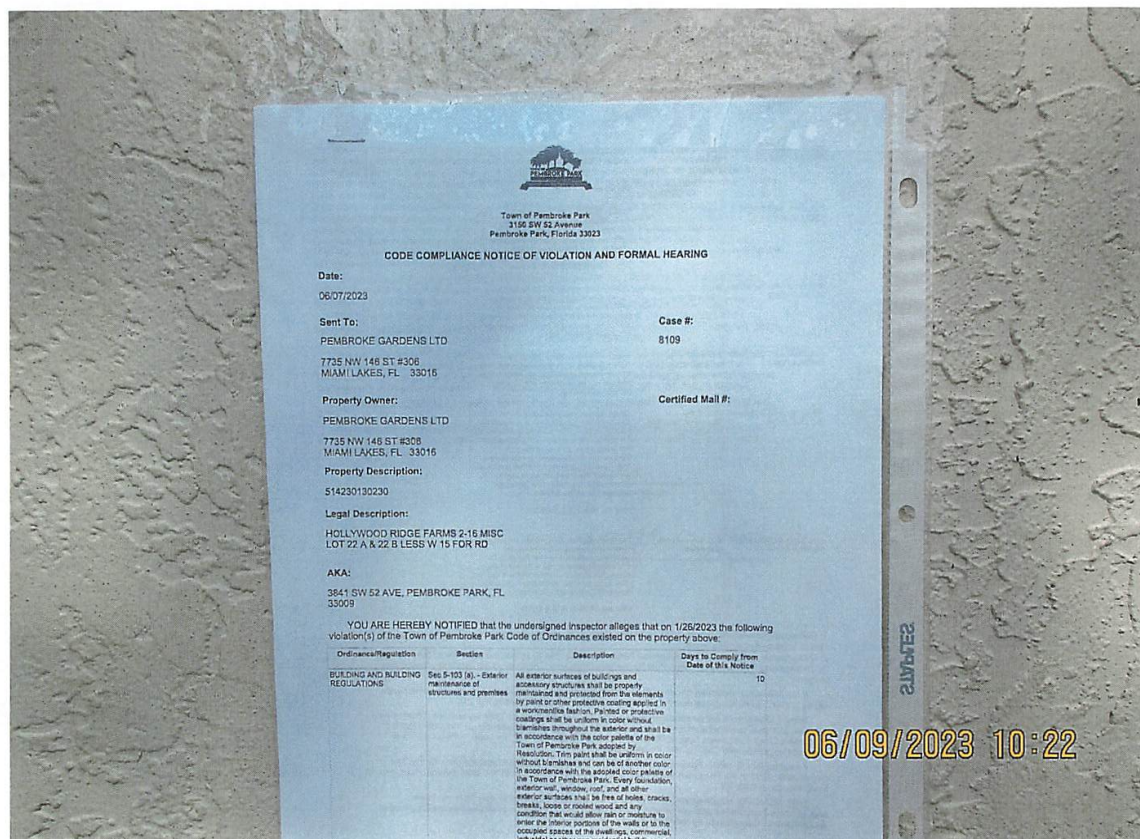
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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







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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/07/2023

Sent To:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

8109

Property Owner:

PEMBROKE GARDENS LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130230

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 22 A & 22 B LESS W 15 FOR RD

AKA:

3841 SW 52 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2023 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.	10

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.	10
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.	10
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.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10

1. Damaged chain-link fence near back end of the property adjacent to Pembroke Park Place housing. Repair damaged chain-link fence.
2. Overgrown vegetation. Trim a hedges and trees near fence area all around the perimeter of the property.
3. Underground PVC pipe exposed and damaged near fence area. Obtain plans for permit and inspections to repair.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

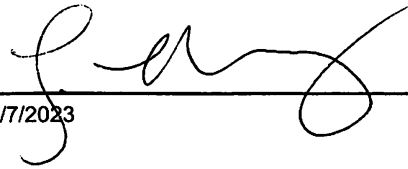
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



6/7/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8109

Petitioner,

vs.

PEMBROKE GARDENS
LTD
3841 SW 52 AVE, PEMBROKE PARK, FL
33009

Respondent(s)

On 6/8/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

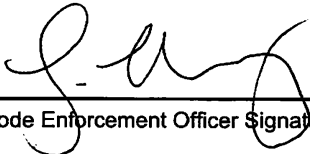
Owner Name:	PEMBROKE GARDENS LTD
Address:	7735 NW 146 ST #306 MIAMI LAKES, FL 33016
Folio:	514230130230
Site Address:	3841 SW 52 AVE, PEMBROKE PARK, FL 33009
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 22 A & 22 B LESS W 15 FOR RD

Ordinance/Regulation	Section	Description	Date Completed
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 6/8/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/8/2023

Notes/Means of Correction:

1. Damaged chain-link fence near back end of the property adjacent to Pembroke Park Place housing. Repair damaged chain-link fence. Not corrected.
2. Overgrown vegetation. Trim a hedges and trees near fence area all around the perimeter of the property. No corrected.
3. Underground PVC pipe exposed and damaged near fence area. Obtain plans for permit and inspections to repair. PVC pipes removed, corrected.

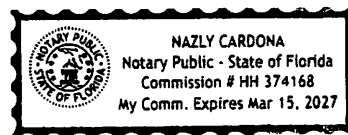
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/8/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE GARDENS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #: 8109

Date: 01/26/2023

Property Owner: PEMBROKE GARDENS LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Property Description: 514230130230

Certified Mail #:

Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 22 A & 22 B LESS W 15 FOR RD

AKA: 3841 SW 52 AVE, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/26/2023 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.	10
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.	10

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.	10
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.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10

Notes/Mean of Correction:

1. Damaged chain-link fence near back end of the property adjacent to Pembroke Park Place housing. Repair damaged chain-link fence.
2. Overgrown vegetation. Trim a hedges and trees near fence area all around the perimeter of the property.
3. Underground PVC pipe exposed and damaged near fence area. Obtain plans for permit and inspections to repair.

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

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


Joseline Ramirez
Chief Code Enforcement Officer



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

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments



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

Detail by Entity Name

Florida Limited Partnership
PEMBROKE GARDENS, LTD.

Filing Information

Document Number	A98000001849
FEI/EIN Number	65-0859159
Date Filed	07/31/1998
State	FL
Status	ACTIVE
Last Event	CONTRIBUTION CHANGE
Event Date Filed	04/13/1999
Event Effective Date	NONE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33014 6

Changed: 03/31/2012

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Name Changed: 04/16/2010

Address Changed: 03/31/2012

General Partner Detail

TOWN OF PEMBROKE PARK

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

NOV 8109

Hasler

FIRST-CLASS MAIL

01/27/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Pembroke Gardens LTD
3841 SW 52nd Ave
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue

PEMBROKE PARK, FLORIDA 33023-5499

NOV 8109

Hasler

FIRST-CLASS MAIL

01/27/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

PEMBROKE GARDENS LTD
Swezy, Lewis V
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

8109

7022 2410 0001 1497 5513

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

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

OFFICIAL USE

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

Postage	\$
Total Postage and Fees	\$
Sent To	PEMBROKE GARDENS LTD
	SWEZY, LEWIS V
	NOH #8109
Street and Apt. No.	7735 NW 146 ST #306
City, State, ZIP+4®	MIAMI LAKES FL 33016

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

7022 2410 0001 1497 5506

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

OFFICIAL USE

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

Postage	\$
Total Postage and Fees	\$
Sent To	PEMBROKE GARDENS LTD
	NOH #8109
Street and Apt. No.	3841 SW 52 AVE,
City, State, ZIP+4®	PEMBROKE PARK, FL 33009

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

7022 2410 0001 1497 5520

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

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

OFFICIAL USE

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

Postage	\$
Total Postage and Fees	\$
Sent To	PEMBROKE GARDENS LTD
	NOH #8109
Street and Apt. No.	3881 SW 52 AVE,
City, State, ZIP+4®	PEMBROKE PARK, FL 33009

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





















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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6731
Petitioner,)
)
vs.)
PEMBROKE GARDENS LTD)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3701 SW 48 AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE GARDENS LTD

FOLIO NO.: 514230130261

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 23-B;23-C;23-E & 24-A LESS W 15 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(c)(h)(i), 5-105, 5-17, and 12-48 The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(c)(h)(i), 5-105, 5-17, and 12-48 **WITHIN** **DAYS OF THE** **DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ PER DIEM (PER DAY)

1 FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance
2 herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A**
3 **MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00)**
4 **SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**
5

6 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
7 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
8 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
9 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
10 DETERMINE IF COMPLIANCE HAS OCCURRED.
11

12
13
14 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
15 this 16th day of March 2022.
16

17
18 **TOWN OF PEMBROKE PARK**
19

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24 _____
25 Rafael Suarez-Rivas, Special Magistrate
26

27
28 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
29 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.
30

31
32 Certificate of Service
33

34 I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct
35 copy of this order was mailed through the United States Mail to the Respondent(s) at the
36 address set forth above in this Final Order on this _____ day of _____, 2022.
37
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41 _____
42 Erik Richwagen
43 Code Enforcement Officer
44 Town of Pembroke Park
45 3150 SW 52 AVE
46 Pembroke Park, FL 33023
47
48
49
50

Case Overview

Property/Incident Information

Owner	Address	Site Address
YESYM 5401 LLC	19355 TURNBERRY WAY #27E AVENTURA, FL 33181	5401 SW 25 CT, PEMBROKE PARK, FL 33023

Folio
514230100770

Legal Description

Case Status	Open	Case #	8352	Date Next Inspection	6/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 6/21/2023

Case Overview

OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not In Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 6/21/2023
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	Not in Compliance - Reinspection Date: 6/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YESYM 5401 LLC)

CASE NO. 8352

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: YESYM 5401 LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YESYM 5401 LLC AT 10:03 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

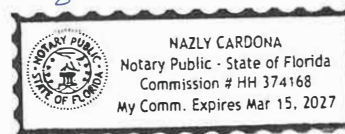
Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana A
Signature

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






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 06/08/2023

Sent To: YESYM 5401 LLC
19356 TURNBERRY WAY #27E
AVENTURA, FL 33181

Case #: 8352

Certified Mail #:

Property Owner: YESYM 5401 LLC
19356 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Description: 514230100770

Legal Description: MIAMI GARDENS ESTATES SEC 6 44-33 B
LOT 7, 8 BLK 4
AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c) - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trails, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(j) - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent, shall comply with all landscaping requirements in effect at the time of alteration, unless said in effect at the time of alteration is repealed or amended.	7

06/09/2023 10:03

STAPLES



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/08/2023

Sent To:

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Case #:

8352

Property Owner:

YESYM 5401 LLC

19355 TURNBERRY WAY#27E
AVENTURA, FL 33181

Certified Mail #:

Property Description:

514230100770

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33 B
LOT 7,8 BLK 4

AKA:

5401 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	7
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	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. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	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
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	7

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property.
2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property.
3. Swale area has bare spots and requires new sod. On backend of property.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

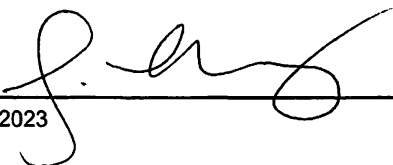
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


6/8/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8352

Petitioner,

vs.

YESYM 5401 LLC
5401 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/8/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	YESYM 5401 LLC
Address:	19355 TURNBERRY WAY #27E AVENTURA, FL 33181
Folio:	514230100770
Site Address:	5401 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description:	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(l). - Exterior maintenance of structures and premises	Premises and adjacent swales shall be kept landscaped, irrigated and maintained in good repair. All landscaping on commercial property shall be in compliance with the site plan. Any person who increases the area of a primary structure by more than twenty (20) percent shall comply with all landscaping requirements in effect at the time of alteration unless said person applies for and is granted a special permit by the Town Commission.	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 6/21/2023
ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	Not in Compliance - Reinspection Date: 6/21/2023

Notes/Mean of Correction:

1. Silt on fence is broken and prohibited. Remove silt from chain-link fence. On backend of property. Not corrected.
 2. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property. Corrected.
 3. Outdoor storage is prohibited. Remove all materials and store inside building. On backend of property. Partially corrected, all items have to be stored inside.
 3. Swale area has bare spots and requires new sod. On backend of property. Not corrected.
- Call for re-inspection when all items are corrected at 954-551-7147.

Further, Affiant sayeth naught

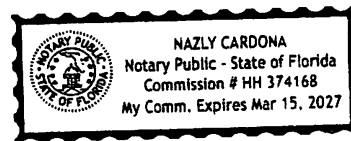
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/8/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: YESYM 5401 LLC
Case #: 8352
Date: 03/30/2023
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Property Owner: YESYM 5401 LLC
Property Description: 514230100770
Certified Mail #:
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4
AKA: 5401 SW 25 CT, PEMBROKE PARK, FL 33023

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(Ord. No. 12-06-01, § 1, 6-13-12)

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ZONING	Sec. 28-208.2.(a) - Specific use regulations and limitations.	(Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7- 1, § 2, 7-14-82) The specific conditions set forth below shall be applied to each proposed use during site development plan review when a site development plan is required or prior to the issuance of an occupational license. (a) Automotive repair establishments. Any building used for automobile repair (including automotive paint) and any storage area for vehicles being or to be repaired shall be screened from any adjacent (immediately abutting or across a roadway) residential zoned property in accordance with the provisions contained herein. All repairs are to be performed within a fully enclosed building. Small dent repair not involving the use of paint, sanding, body fillers, chemicals or mechanical equipment shall be considered the same as auto repair garages and shall be permitted in C-1 Districts. No vehicle sales or rental shall be permitted. This use is not permitted unless a special exception application is approved by the Town Commission in accordance with the requirements of section 28-199 o...	7

Notes/Mean of Correction:

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

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

Joseline Ramirez
Chief Code Compliance Officer



TOWN OF PEMBROKE PARK

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

March 30, 2023

Greetings Property Owner

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

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

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

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

Respectfully,

Joseline Ramirez
Chief Code Compliance Officer
Code Compliance Dept.



Site Address	5401 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0770
Property Owner	YESYM 5401 LLC	Millage	0613
Mailing Address	19355 TURNBERRY WAY #27E AVENTURA FL 33181	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 7,8 BLK 4		

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

* 2023 values are considered "working values" and are subject to change.
--

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$91,040	\$381,700	\$472,740	\$472,740	
2022	\$91,040	\$381,700	\$472,740	\$472,740	\$9,984.47
2021	\$91,040	\$347,400	\$438,440	\$438,440	\$9,428.48

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$472,740	\$472,740	\$472,740	\$472,740
Portability	0	0	0	0
Assessed/SOH	\$472,740	\$472,740	\$472,740	\$472,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$472,740	\$472,740	\$472,740	\$472,740

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/22/2017	WD-Q	\$420,000	114740431	\$7.00	13,006	SF
12/16/2016	WD-D	\$100,000	114165586			
8/10/2011	WD-Q	\$150,000	48116 / 1904			
5/11/2011	DR*-T		47942 / 90			
11/4/2006	QC*	\$100	43395 / 1471			
				Adj. Bldg. S.F. (Card, Sketch)		4302
				Eff./Act. Year Built: 1961/1960		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company
YESYM 5401, LLC

Filing Information

Document Number	L17000234172
FEI/EIN Number	82-3420392
Date Filed	11/13/2017
Effective Date	11/14/2017
State	FL
Status	ACTIVE

Principal Address

19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Mailing Address

PO Box 2914
Hallandale, FL 33008

Changed: 02/22/2018

Registered Agent Name & Address

MIMOUN, ROGER
19355 TURNBERRY WAY
27E
AVENTURA, FL 33180

Address Changed: 02/22/2018

Authorized Person(s) Detail

Name & Address

Title MGR

Mimoun, Roger
PO Box 2914
Hallandale, FL 33008

Annual Reports

Report Year	Filed Date
-------------	------------

2021	02/01/2021
2022	02/02/2022
2023	03/06/2023

Document Images

03/06/2023 -- ANNUAL REPORT	View image in PDF format
02/02/2022 -- ANNUAL REPORT	View image in PDF format
02/01/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/19/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
11/13/2017 -- Florida Limited Liability	View image in PDF format

7022 2410 0001 1497 5711

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$ 7.85	
Total Postage and Fees	
Sent To	YESYM 5401 LLC
Street and Apt. No.	MIMOUN, ROGER
City, State, ZIP+4®	NOH #8352 19355 TURNBERRY WAY #27E AVENTURA FL 33181
PS Form 3800, April 2013 PSN 7530-02-000-9001	

7022 2410 0001 1497 5698

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
<i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage \$ 7.85	
Total Postage and Fees	
Sent To	YESYM 5401 LLC
Street and Apt. No.	NOH #8352 5401 SW 25 CT, PEMBROKE PARK, FL 33023
City, State, ZIP+4®	
PS Form 3800, April 2013 PSN 7530-02-000-9001	

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

Sent To:

YESYM 5401 LLC
19355 TURNBERRY WAY #27E
AVENTURA, FL 33181

NOV
Case #.

8352

Property Owner:

Property Desr

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁹
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

yesym 5401 LLC

NOV #8352

5401 SW 25 Ct,
Pembroke Park, FL 33023.

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

3 APR 2023 PM 1 L



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

03/31/2023 ZIP 33023

043M30245597

US POSTAGE

Jesym 5401 LLC

NOV #B352

5401 SW 25 Ct,
Pembroke Park, FL 33023

VAC

NIXIE

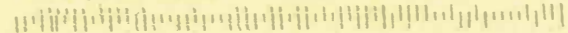
331 DE 1

0004/13/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 33023541350

*2006-02130-03-43



.. 9327020151561202

ANK

3004041000













Case Overview

Property/Incident Information

Owner	Address	Site Address
ENCO LLC	5411 SW 25 CT PEMBROKE PARK, FL 33023	5411 SW 25 CT, PEMBROKE PARK, FL 33023
Folio		
514230100760		
Legal Description		

Case Status	Open	Case #	8354	Date Next Inspection	6/8/2023
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Notes

1. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
2. Swale area has bare spots and requires new sod. On backend of property.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/30/2023		Notice of Violation	Regular Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
6/8/2023		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 6/8/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 6/8/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 6/8/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
ENCO LLC) CASE NO. 8354
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ENCO LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5411 SW 25 CT, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ENCO LLC AT 10:01 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

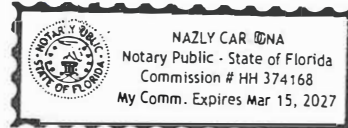
Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Signature

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






Town of Pembroke Park
 3155 SW 22 Avenue
 Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
06/08/2023

Sent To:
ENCO LLC
5411 SW 25 CT
PEMBROKE PARK, FL 33023

Case #:
8354

Property Owner:
ENCO LLC
5411 SW 25 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230100760

Legal Description:
MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 6 BLK 4
AKA:
5411 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
RESTRICTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-07 - Use of (certain) grass areas	Every vehicle or mobile unit within the Town shall be parked in manner of grass roadway (and its pavement) owned by the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
RESTRICTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-08 - To be free from obstructions, impediments, or encumbrances, etc.	Every vehicle or mobile unit within the Town shall be free and clear of obstructions, impediments or encumbrances that obstruct or impede the free and unobstructed use of the public right-of-way. (Ord. No. 82-1-1, § 2, 1-13-82)	7

1 of 3

06/09/2023 10:01



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/08/2023

Sent To:

ENCO LLC

5411 SW 25 CT
PEMBROKE PARK, FL 33023

Case #:

8354

Property Owner:

ENCO LLC

5411 SW 25 CT
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230100760

Legal Description:

MIAMI GARDENS ESTATES SEC 8 44-33
B LOT 6 BLK 4

AKA:

5411 SW 25 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	7

1. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
2. Swale area has bare spots and requires new sod. On backend of property.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

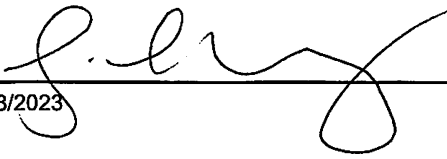
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


6/8/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8354

Petitioner,

vs.

ENCO LLC

5411 SW 25 CT, PEMBROKE PARK, FL
33023

Respondent(s)

On 6/8/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: ENCO LLC
Address: 5411 SW 25 CT PEMBROKE PARK, FL 33023
Folio: 514230100760
Site Address: 5411 SW 25 CT, PEMBROKE PARK, FL 33023
Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 6 BLK 4

Ordinance/Regulation	Section	Description	Date Complied
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	Not in Compliance - Reinspection Date: 6/8/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 6/8/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 6/8/2023

Notes/Mean of Correction:

1. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property. Not corrected.
 2. Swale area has bare spots and requires new sod. On backend of property. Not corrected.
- Call for re-inspection once corrected at 954-551-7147.

Further, Affiant sayeth naught

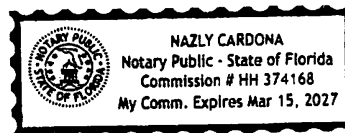
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/8/2023


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: ENCO LLC
5411 SW 25 CT
PEMBROKE PARK, FL 33023

Case #: 8354

Date: 03/30/2023

Property Owner: ENCO LLC
5411 SW 25 CT
PEMBROKE PARK, FL 33023

Property Description: 514230100760

Certified Mail #:

Legal Description: MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 6 BLK 4

AKA: 5411 SW 25 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/30/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-27. - Use of certain grass species.	Every swale or swale area within the Town shall be sodded in species of grass normally grown as permanent lawns in the County. (Ord. No. 82-1-1, § 2, 1-13-82)	7
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Notes/Mean of Correction:

1. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation. On backend of property.
2. Swale area has bare spots and requires new sod. On backend of property.

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

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


Joseline Ramirez
Chief Code Compliance Officer



TOWN OF PEMBROKE PARK

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

March 30, 2023

Greetings Property Owner

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

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

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

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

Respectfully,

Joseline Ramirez
Chief Code Compliance Officer
Code Compliance Dept.



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5411 SW 25 COURT, PEMBROKE PARK FL 33023	ID #	5142 30 10 0760
Property Owner	ENCO LLC	Millage	0613
Mailing Address	5411 SW 25 CT PEMBROKE PARK FL 33023	Use	48-01
Abbr Legal Description	MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 6 BLK 4		

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

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$45,520	\$146,060	\$191,580	\$191,580	
2022	\$45,520	\$146,060	\$191,580	\$191,580	\$4,046.23
2021	\$45,520	\$132,960	\$178,480	\$178,480	\$3,838.13

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$191,580	\$191,580	\$191,580	\$191,580
Portability	0	0	0	0
Assessed/SOH	\$191,580	\$191,580	\$191,580	\$191,580
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	\$191,580	\$191,580	\$191,580	\$191,580

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/5/2017	WD-Q	\$200,000	114137641	\$7.00	6,503	SF
5/11/2011	WD-Q	\$55,000	47942 / 89			
5/11/2011	DR*-T		47942 / 90			
11/4/2006	QC*	\$100	43395 / 1471			
12/20/2004	QC*	\$100	43395 / 1465			
				Adj. Bldg. S.F. (Card, Sketch)		888
				Eff./Act. Year Built: 1999/1977		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



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

Detail by Entity Name

Florida Limited Liability Company

ENCO, LLC

Filing Information

Document Number L02000005410
FEI/EIN Number 01-0632027
Date Filed 03/07/2002
State FL
Status ACTIVE
Last Event NAME CHANGE AMENDMENT
Event Date Filed 06/12/2003
Event Effective Date NONE

Principal Address

5411 SW 25th CT
Pembroke Park, FL 33023

Changed: 01/10/2017

Mailing Address

5411 SW 25th CT
Pembroke Park, FL 33023

Changed: 01/10/2017

Registered Agent Name & Address

SANCHEZ, WILSON
5411 SW 25th CT
Pembroke Park, FL 33023

Name Changed: 04/16/2007

Address Changed: 01/10/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

7022 2410 0001 1497 5728

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

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

OFFICIAL USE

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

Postage
\$ 7.85

Total Postage and Fee \$

Sent To ENCO LLC
SANCHEZ, WILSON

Street and Apt. No. NOH #8354

City, State, ZIP+4® 5411 SW 25 CT,

PEMBROKE PARK, FL 33023

PS Form 3800, Apr



TOWN OF PEMBROKE PARK

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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.60⁹

03/31/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

ENCO LLC

5411 SW 25 CT
PEMBROKE PARK, FL 33023

Case #:

8354





Jun 14, 2023 at 1:19:10 PM



Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3294 SW 52 Ave, Pembroke Park FL 33023

Folio

514230180010

Legal Description

Case Status	Open	Case #	8438	Date Next Inspection	6/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Roof is severely damaged. Obtain plans for permit and complete all inspections for repair.
2. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
3. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.

Repeat offense.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/26/2023		Notice of Violation	Regular Mail
5/25/2023		Affidavit of Non-Compliance	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
INFINITY AZURE LLC) CASE NO. 8438
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3294 SW 52 AVE, PEMBROKE PARK FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:54 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

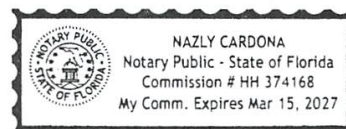
J. Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana GA
Signature

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






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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
05/25/2023

Sent To:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:
8438

Property Owner:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:
514230180010

Legal Description:
TOWN LAKE HOMES 68-16 B LOT 1 & 1/4
INT IN LAKE ABUTTING PROP.2 & 1/4
INT IN LAKE ABUTTING PROP.3 BLK 1

AKA:
3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3294 SW 52 Ave, Pembroke Park
FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/28/2023 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 Installation	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. 5-11 - 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. 13-08-01, § 2, 9-11-13)	30

1 of 2

06/09/2023 09:54



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

05/25/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8438

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180010

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 1 & 1/24
INT IN LAKE ABUTTING PROP,2 & 1/24
INT IN LAKE ABUTTING PROP,3 BLK 1

AKA:

3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3294 SW 52 Ave, Pembroke Park
FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2023 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. Roof is severely damaged. Obtain plans for permit and complete all inspections for repair.
2. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
3. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.

Repeat offense.

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

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

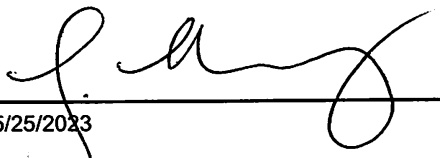
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer


5/25/2023



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8438

Petitioner,

vs.

INFINITY AZURE LLC

3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3294 SW 52 Ave, Pembroke Park
FL 33023

Respondent(s)

On 5/25/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC

Address: 9520 HARDING AVE STE 1 SURFSIDE, FL 33154

Folio: 514230180010

Site Address: 3272 SW 52 AVE, PEMBROKE PARK, FL 33023 #3294 SW 52 Ave, Pembroke Park FL 33023

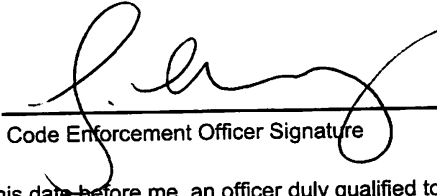
Legal Description: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24 INT IN LAKE ABUTTING PROP,2 & 1/24 INT IN LAKE ABUTTING PROP,3 BLK 1

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/25/2023

Notes/Mean of Correction:

1. Roof is severely damaged. Obtain plans for permit and complete all inspections for repair.
 2. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
 3. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
- No permit obtained for items 1-3.

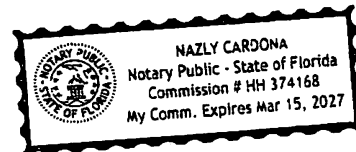
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/25/2023


NOTARY PUBLIC, STATE OF FLORIDA



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: INFINITY AZURE LLC /GOLDFARB, IGHAL HCF #7745, #7750, #8079, #7958, #8076 NOH #8438 9520 HARDING AVE STE 1 SURFSIDE, FL 33154		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	
 9590 9402 7581 2098 7751 33		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 5599		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X _____ ☐ Agent ☐ Addressee	
1. Article Addressed to: INFINITY AZURE LLC NOH #8438 3272 SW 52 AVE, PEMBROKE PARK, FL 33023		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	
 9590 9402 7581 2098 7751 40		3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 7022 2410 0001 1497 5605		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #: 8438

Date: 04/26/2023

Property Owner: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description: 514230180010

Certified Mail #:

Legal Description: TOWN LAKE HOMES 68-16 B LOT 1 & 1/24
INT IN LAKE ABUTTING PROP,2 & 1/24
INT IN LAKE ABUTTING PROP,3 BLK 1

AKA: 3272 SW 52 AVE, PEMBROKE PARK, FL
33023 #3294 SW 52 Ave, Pembroke Park
FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/26/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Notes/Mean of Correction:

1. Roof is severely damaged. Obtain plans for permit and complete all inspections for repair.
 2. Installed water heater without a permit. Obtain an after the fact permit and complete inspections.
 3. Installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections.
- Repeat offense.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600 for permit inquiry.

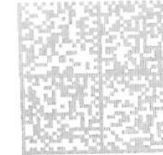
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Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant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



Joseline Ramirez
Chief Code Compliance Officer

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



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FIRST-CLASS MAIL
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04/27/2023 ZIP 33023
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US POSTAGE

Goldfarb, bhal

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Sent To:

Case #:

INFINITY AZURE LLC

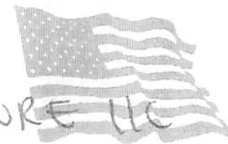
8438

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Owner:

Property Desc:

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



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INFINITY AZURE LLC

Nov #8438.

3294 SW 52 AVE,
PEMBROKE PARK, FL 33023.

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$ 4.23

Total Postage and Fee

\$

Sent To

Street and Apt. No., c

City, State, ZIP+4®

INFINITY AZURE LLC /GOLDFARB, IGHAL
 HCF #7745, #7750, #8079, #7958
 #8076 NOH #8438
 9520 HARDING AVE STE 1
 SURFSIDE, FL 33154

PS Form 3800, April 2013 PSN 7530-02-000-9041

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$ 7.85

Total Postage and Fee

\$

Sent To

Street and Apt. No., c

City, State, ZIP+4®

INFINITY AZURE LLC
 NOH #8438
 3294 SW 52 AVE,
 PEMBROKE PARK FL 33023

PS Form 3800, April 2013 PSN 7530-02-000-9041

7022 2410 0001 1497 5605

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$ 7.85

Total Postage and Fee

\$

Sent To

Street and Apt. No., c

City, State, ZIP+4®

INFINITY AZURE LLC
 NOH #8438
 3272 SW 52 AVE,
 PEMBROKE PARK, FL 33023

PS Form 3800, Apr

TOWN OF PEMBROKE PARK

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

INFINITY AZURE LLC
NOV # 8438.



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FIRST-CLASS MAIL
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\$000.60⁹

04/27/2023 ZIP 33023
043M30245597

US POSTAGE

3272 SW 52 AVE,
PEMBROKE PARK, FL 33023



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

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Page 236 of 661



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number L21000115852
FEI/EIN Number 86-3113914
Date Filed 03/19/2021
State FL
Status ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022
2023	03/17/2023























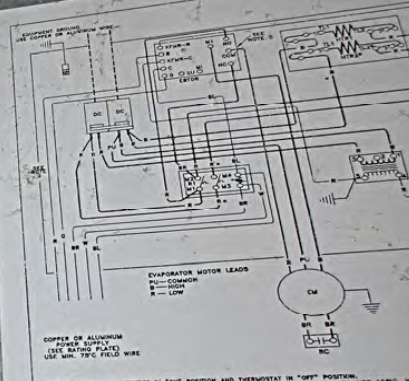


WARNING
Unit is equipped with Drain-T-Stat[®] device.
Condensate overflow shut-off device.
Installed on drain pan or drain line.
If unit is not operating, this switch may
assembly to test. If unit runs, drain
needs to be cleared. Clean and Test
every 180 days.

MODEL NO.	AWUF240516BA	SERIAL NO.	1108724903
POWER SUPPLY	208V/240V		
HEATER AMPS	17.3 / 20		
HEATER AMPS	23.3 / 26.6		
MIN. CIRCUIT AMPS	25 / 30		
MAX. OVERCURRENT PROTECTION	1.30		
FUSES OR CIRCUIT BREAKER	1/5		
MOTOR HORSEPOWER	1/5		
REFRIGERANT:	DESIGN PSIG 450	TEST PSIG 450	
SUITABLE FOR			
TEST STATIC PRESSURE (INCHES)	0.2		
TEST EXTERNAL TEMPERATURE	200°F. OR LESS		
MAXIMUM OUTLET TEMPERATURE	200°F. OR LESS		
0" CLEARANCE FROM CABINET PLenum AND DUCT			
FOR INSTALLATION SEE MANUAL			
CABINET INSULATION R-VALUE	4.2 (AWUF ONLY)		

WARNING:
HAZARD OF ELECTRICAL SHOCK.
DISCONNECT ALL POWER BEFORE
OPENING THIS PANEL.

**FAN-COIL AND
ROOM-FAN HEATER UNITS**
GOODMAN COMPANY, L.P.
4441 SAN FELICE STE 500
HOUSTON, TEXAS 77056



DANGER

04/21/2023 11:51

CARBON MONOXIDE POISONING HAZARD
Special warning for carbon monoxide poisoning hazard.
Carbon monoxide is a colorless, odorless, tasteless gas that can be fatal.
It is produced by the incomplete combustion of solid fuels (such as wood, coal, oil, kerosene, natural gas, propane, etc.) in enclosed spaces.
If you suspect a carbon monoxide leak, evacuate the area immediately and call the fire department.

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7745
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3302 SW 54TH AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0270

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(d)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

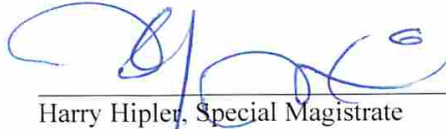
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(d)(g); 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of November 2022.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.


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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE VILLAS APARTMENTS LTD	7735 NW 146 ST #306 MIAMI LAKES, FL 33016	4803 SW 41 ST, PEMBROKE PARK, FL 33009
Folio		
514230130220		
Legal Description		

Case Status	Open	Case #	8593	Date Next Inspection	6/21/2023
Notes	1. Damaged concrete and picket fence. Obtain plans for a permit and complete all required inspections. Repeat Violation Ref Case 5202.				

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/8/2023		Notice of Violation	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE VILLAS APARTMENTS LTD) CASE NO. 8593
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE VILLAS APARTMENTS LTD

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 4801 SW 41 ST, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE VILLAS APARTMENTS LTD AT
10:26 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

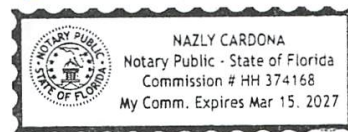
Jose 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana A.
Signature

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






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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
06/08/2023

Sent To:
PEMBROKE VILLAS APARTMENTS
LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:
8593

Property Owner:
PEMBROKE VILLAS APARTMENTS
LTD
7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:
514230130220

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOTS 20B, 20F, 20G, 21A, 21C & 21D LESS
RD R/W'S

AKA:
4803 SW 41 ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2023 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.	13

06/09/2023 10:26



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/08/2023

Sent To:

PEMBROKE VILLAS APARTMENTS
LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Case #:

8593

Property Owner:

PEMBROKE VILLAS APARTMENTS
LTD

7735 NW 146 ST #306
MIAMI LAKES, FL 33016

Certified Mail #:

Property Description:

514230130220

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOTS 20B,20F,20G,21A,21C & 21D LESS
RD R/W'S

AKA:

4803 SW 41 ST, PEMBROKE PARK, FL
33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2023 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.	13

BUILDING AND BUILDING REGULATIONS	Sec. 5-104. - Determination of need for correction	Structures and properties failing to meet the standards for a nonblighting influence will be considered "deficient." A blighting influence on the surrounding neighborhood in violation of this article exists when a deficiency or combination of deficiencies represents more than twenty-five (25) percent of the area of any wall, exterior premises, structure, roof or paved surface as viewed from any single vantage point off the property. (Ord. No. 93-6-2, § 1, 5-26-93)	13
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)	13

1. Damaged concrete and picket fence. Obtain plans for a permit and complete all required inspections. Repeat Violation Ref Case 5202.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

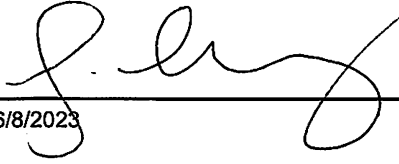
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

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

6/8/2023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5202
Petitioner,)
vs.)
PEMBROKE VILLAS APARTMENTS LTD)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4803 SW 41 STREET, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE VILLAS APARTMENTS LTD, 7735 NW 146 ST #306
MIAMI LAKES, FL, 33016

FOLIO NO.: 5142 30 13 0220

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS
20B,20F,20G,21A,21C & 21D LESS RD R/W'S

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(g)(h)(i); 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(g)(h)(i); 5-207 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

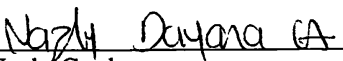


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, 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 22 day of oct, 2021.



Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$926,190	\$14,210,750	\$15,136,940	\$6,880,760	
2022	\$926,190	\$14,210,750	\$15,136,940	\$6,255,240	
2021	\$926,190	\$4,760,400	\$5,686,590	\$5,686,590	\$61,143.83

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$15,136,940	\$15,136,940	\$15,136,940	\$15,136,940
Portability	0	0	0	0
Assessed/SOH	\$6,880,760	\$15,136,940	\$6,880,760	\$6,880,760
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
Affordable Housing	\$6,880,760	\$15,136,940	\$6,880,760	\$6,880,760
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/7/2001	DRR	\$100	31578 / 654	\$2.00	463,094	SF
10/2/2000	WD	\$595,000	30909 / 449			
3/15/1996	WD	\$245,000	24617 / 608			
6/12/1985	WD	\$100	12621 / 411			
				Adj. Bldg. S.F. (Card, Sketch)		158683
				Units		180
				Eff./Act. Year Built: 2004/2003		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
180								



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

Detail by Entity Name

Florida Limited Partnership
PEMBROKE VILLAS APARTMENTS, LTD.

Filing Information

Document Number A99000000760
FEI/EIN Number 65-0983522
Date Filed 05/11/1999
State FL
Status ACTIVE
Last Event LP AMENDMENT
Event Date Filed 09/22/2017
Event Effective Date NONE

Principal Address

7735 NW 146TH STREET, STE 306
 MIAMI LAKES, FL 33016

Changed: 09/22/2017

Mailing Address

7735 NW 146TH STREET, STE 306
 MIAMI LAKES, FL 33016

Changed: 09/22/2017

Registered Agent Name & Address

SWEZY, LEWIS V
 7735 NW 146TH STREET, STE 306
 MIAMI LAKES, FL 33016

Address Changed: 03/31/2012

General Partner Detail

Name & Address

Document Number P99000041686

PEMBROKE VILLAS APARTMENTS, INC.
 7735 NW 146TH STREET, STE 306
 MIAMI LAKES, FL 33016

7022 2410 0001 1497 5544

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	\$
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Total Postage and \$	
Sent To	PEMBROKE VILLAS APARTMENTS LTD
Street and Apt. No.	SWEZY, LEWIS V
City, State, ZIP+4®	NOH #8593 7735 NW 146 ST #306 MIAMI LAKES FL 33016
PS Form 3800, A	

7022 2410 0001 1497 5537

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	\$
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Postage \$	
Total Postage and \$	
Sent To	PEMBROKE VILLAS APARTMENTS LTD
Street and Apt. No.	NOH #8593 4803 SW 41 ST,
City, State, ZIP+4®	PEMBROKE PARK, FL 33009
PS Form 3800, A	



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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: **5202**

vs.

PEMBROKE VILLAS APARTMENTS LTD
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being full compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO _____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4801 SW 41 ST, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE VILLAS APARTMENTS LTD

FOLIO NO.: 5142 30 13 0220

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION(S) 5-103(a)(b)(c)(g)(h)(i) and 5-207 WITHIN NINETY (90) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **\$100.00** (ONE HUNDRED 00/100 DOLLARS. If the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$5,100.00** (FIVE THOUSAND ONE HUNDRED 00/100 DOLLARS) as of the date of this hearing

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

R B INDUSTRIAL PLAT 104-38 B TRACT A

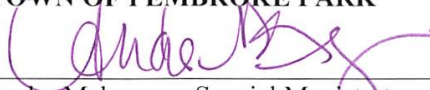
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK

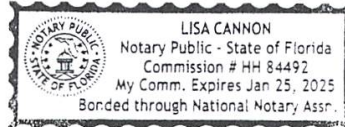

Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date:
October 19, 2022.


Notary Public, state of Florida



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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of Oct., 2022.

Nazly Dayana CA.
Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5202
Petitioner,)
)
vs.)
)
PEMBROKE VILLAS APARTMENTS LTD)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 4803 SW 41 STREET, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE VILLAS APARTMENTS LTD, 7735 NW 146 ST #306
MIAMI LAKES, FL, 33016

FOLIO NO.: 5142 30 13 0220

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOTS
20B,20F,20G,21A,21C & 21D LESS RD R/W'S

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(c)(g)(h)(i); 5-207. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(c)(g)(h)(i); 5-207 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

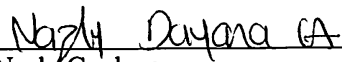


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, 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 22 day of Oct, 2021.



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
PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA	1000 BRICKELL AVE STE 201 MIAMI, FL 33131	4945 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230130162

Legal Description

Case Status	Open	Case #	8595	Date Next Inspection	6/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation.
2. Overgrown tree. Trim and prune overgrown tree.
3. Swale area has bare spots and requires new sod.

Repeat violation reference case 6829.

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). Estimate \$1000 cleanup fee.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
5/30/2023		Courtesy Notice	Regular
6/8/2023		Notice of Violation	Certified Mail
6/8/2023	6/21/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	Not in Compliance - Reinspection Date: 6/21/2023

Case Overview

HEALTH AND SANITATION	Sec. 12-42. - Responsibility of property owners.	It shall be the responsibility and duty of the owner or owners of any lot, tract or parcel of land within the Town to clear and remove from such lot, tract or parcel of land any and all material as described in section 12-41 of this division. (Ord. No. 83-8-1, § 2, 8-17-83)	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-43. - Notice to remove accumulations—To be sent to property owner.	Whenever any owner or owners of any lot, tract or parcel of land within the Town shall permit the accumulation thereon of garbage, trash, rubbish or other debris, including but not limited to, untended piles of sand, dirt, and rocks, as provided in section 12-41, it shall be the duty of the Code Inspector to notify the owner or owners of such lot, tract or parcel of land as hereinafter provided to remove such garbage, trash, rubbish or other debris from such lot, tract or parcel of land. (Ord. No. 83-8-1, § 3, 8-17-83; Ord. No. 18-10-02, § 2, 9-12-18)	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-46. - Failure of owner to comply with notice; assessment for correction by Town	Upon the failure of the property owner or owners to remove the conditions creating the nuisance as aforesaid within the designated time period, the Town shall cause such condition to be removed and shall assess the owner or owners of the property for such services in an amount equal to the costs incurred by the Town in the removal and disposal of the garbage, trash, rubbish or other debris, which cost shall include but not be limited to disposal fees, removal expenses including both labor and vehicular expenses, and an administrative fee in the amount of two hundred fifty dollars (\$250.00). (Ord. No. 83-8-1, § 6, 8-17-83)	Not in Compliance - Reinspection Date: 6/21/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	Not in Compliance - Reinspection Date: 6/21/2023
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	Not in Compliance - Reinspection Date: 6/21/2023
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 6/21/2023

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

CASE NO. 8595

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

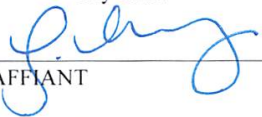
ADDRESS: 4945 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA AT 10:30 A.M. ON THE 09 DAY OF JUNE 2023.

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

T Y P E O F S E R V I C E

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

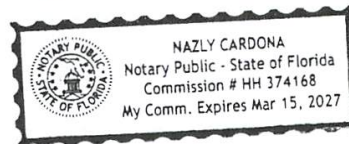
 6/13/23
AFFIANT

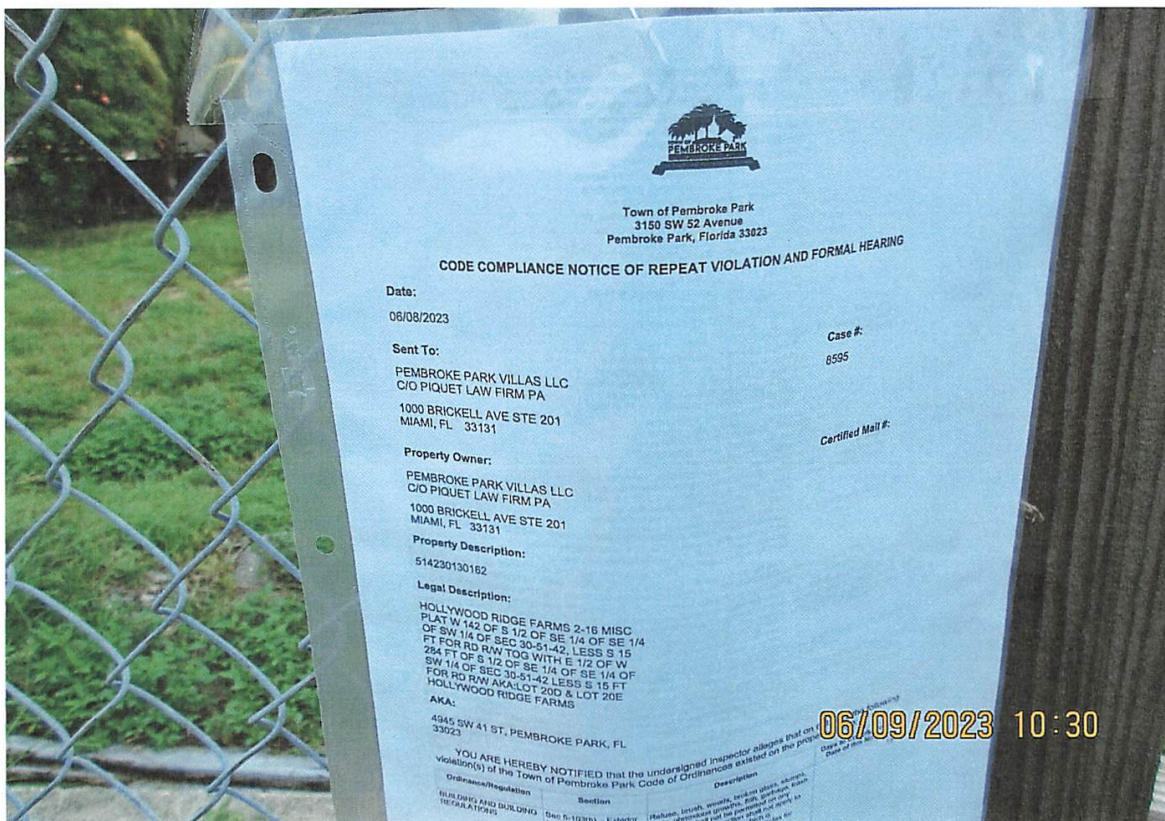
STATE OF FLORIDA
COUNTY OF BROWARD

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


Signature

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









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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/08/2023

Sent To:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Case #:

8595

Property Owner:

PEMBROKE PARK VILLAS LLC
C/O PIQUET LAW FIRM PA

1000 BRICKELL AVE STE 201
MIAMI, FL 33131

Certified Mail #:

Property Description:

514230130162

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4
OF SW 1/4 OF SEC 30-51-42, LESS S 15
FT FOR RD R/W TOG WITH E 1/2 OF W
284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF
SW 1/4 OF SEC 30-51-42 LESS S 15 FT
FOR RD R/W AKA: LOT 20D & LOT 20E
HOLLYWOOD RIDGE FARMS

AKA:

4945 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/8/2023 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(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.	13

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.	13
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)	13
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OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, rock substances, etc.	Every swale or swale area within the Town shall be free and clear of shrubs, hedges, asphalt, cement or rock substances. However, asphalt or cement shall be permitted for the purpose of providing ingress and egress from the paved portion of the street or road into the driveway on the property contiguous to the street or road right-of-way. (Ord. No. 82-1-1, § 3, 1-13-82)	13
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1. Swale area is full of trash, debris, overgrown weeds and dead vegetation. Remove trash, debris, dead vegetation and trim overgrown vegetation.

2. Overgrown tree. Trim and prune overgrown tree.

3. Swale area has bare spots and requires new sod.

Repeat violation reference case 6829.

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).

Estimate \$1000 cleanup fee.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of June, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

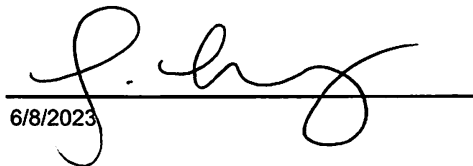
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



6/8/2023



Site Address	4945 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0162
Property Owner	PEMBROKE PARK VILLAS LLC C/O PIQUET LAW FIRM PA	Millage	0613
Mailing Address	1000 BRICKELL AVE STE 201 MIAMI FL 33131	Use	00
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC PLAT W 142 OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42, LESS S 15 FT FOR RD R/W TOG WITH E 1/2 OF W 284 FT OF S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 30-51-42 LESS S 15 FT FOR RD R/W AKA: LOT 20D & LOT 20E HOLLYWOOD RIDGE FARMS		

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.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$1,358,240		\$1,358,240	\$796,820	
2022	\$724,390		\$724,390	\$724,390	\$15,299.41
2021	\$701,790		\$701,790	\$99,600	\$6,033.27

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,358,240	\$1,358,240	\$1,358,240	\$1,358,240
Portability	0	0	0	0
Assessed/SOH	\$796,820	\$1,358,240	\$796,820	\$796,820
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	\$796,820	\$1,358,240	\$796,820	\$796,820

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/10/2022	DRR-T	\$100	118001188	\$15.00	90,549	SF
11/2/2021	QCD-T	\$100	117717679			
9/16/2021	WD-Q	\$810,000	117592769			
2/29/2012	SWD-Q-DS	\$65,000	48605 / 605			
8/23/2011	CET-T	\$100	48199 / 1814	Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
L								
1								



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

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE PARK VILLAS, LLC

Filing Information

Document Number	L21000389404
FEI/EIN Number	36-4999995
Date Filed	08/31/2021
Effective Date	08/30/2021
State	FL
Status	ACTIVE

Principal Address

1110 BRICKELL AVENUE
SUITE 200
MIAMI, FL 33131

Changed: 10/28/2022

Mailing Address

1110 BRICKELL AVENUE
SUITE 200
MIAMI, FL 33131

Changed: 10/28/2022

Registered Agent Name & Address

BTU INTERNATIONAL CONSULTING LLC
1110 BRICKELL AVENUE
SUITE 200
MIAMI, FL 33131

Name Changed: 10/28/2022

Address Changed: 10/28/2022

Authorized Person(s) Detail

Name & Address

Title MGR

7022 2410 0001 1497 5551

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

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Sent To

Street and Apt. No.

City, State, ZIP+4®

BTU INTERNATIONAL CONSULTING LLC
 NOH #8595
 1110 BRICKELL AVE STE 200
 MIAMI FL 33131

PS Form 3800, April 2010 PSN 7530-02-000-9041

7022 2410 0001 1497 5704

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

Postmark
Here

Postage \$

Total Postage and F

Sent To

Street and Apt. No.

City, State, ZIP+4®

PEMBROKE PARK VILLAS LLC
 C/O PIQUET LAW FIRM PA
 NOH #8595
 4945 SW 41 ST,
 PEMBROKE PARK, FL 33023

PS Form 3800, Ap

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

Postmark
Here

Postage \$

Total Postage an

Sent To

Street and Apt. N

City, State, ZIP+4

PEMBROKE PARK VILLAS LLC
 C/O PIQUET LAW FIRM PA
 NOH #8595
 1000 BRICKELL AVE STE 201
 MIAMI FL 33131

PS Form 3800,

May 30, 2023 at 4:48:27 PM



May 30, 2023 at 4:49:06 PM



Case Overview

Property/Incident Information

Owner	Address	Site Address
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS	PO BOX 2437 SMYRNA, GA 30081	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229030010

Legal Description

Case Status Closed **Case #** 6926

Notes

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.

Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/11/2022		Notice of Violation	Certified Mail
4/11/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
12/9/2022		Affidavit of Compliance	Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	12/9/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	12/9/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	12/9/2022
---	---	---	-----------

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/9/2022	\$43,500.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$43,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$43,600.00

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
RACETRAC PETROLEUM INC		CASE NO. 6926
%SILVER OAK ADVISORS		
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS AT 11:09 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

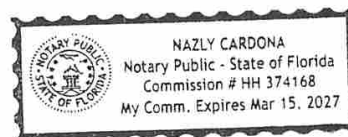
Jose 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana CA
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
RACETRAC PETROLEUM
INC %SILVER OAK
ADVISORS
3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS PO BOX 2437 SMYRNA, GA 30081	6926	05/26/2023
Property Owner:	Property Description:	Certified Mail #:
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS PO BOX 2437 SMYRNA, GA 30081	514229030010	
Legal Description:	AKA:	
SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS BEG SE COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD, W 181.80, NW 38.05, N 154.25, E 207.74, S 180.24 TO POB	3031 W HALLANDALE BEACH BLVD, 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 21st day of June, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida 33023, 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 DECISION OF THE SPECIAL MAGISTRATE AND THE APPEAL IS TO BE BASED.

06/09/2023 11:09

Town of Pembroke Park

INVOICE

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



DATE: June 7, 2023
INVOICE # 435
FOR:

Case # 6926
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
3031 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL 33009

Bill To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
3031 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 5-2(a)		
	Final Order 05/18/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
174	Day(s) of Per Diem from (06/18/2022-12/9/2022)	\$ 250.00	\$ 43,500.00
Balance			\$ 43,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**RACETRAC PETROLEUM
INC %SILVER OAK
ADVISORS**

**3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS PO BOX 2437 SMYRNA, GA 30081	6926	05/26/2023
Property Owner:	Property Description:	Certified Mail #:
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS PO BOX 2437 SMYRNA, GA 30081	514229030010	
Legal Description:	AKA:	
SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS:BEG SE COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD,W 181.80, NW 36.05,N 154.25,E 207.74,S 180.24 TO POB	3031 W HALLANDALE BEACH BLVD, 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 **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

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Latest Update

This is a reminder to pick up your item before June 14, 2023 or your item will be returned on June 15, 2023. Please pick up the item at the SMYRNA, GA 30081 Post Office.

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Delivery Attempt

Reminder to pick up your item before June 14, 2023

SMYRNA, GA 30081

June 5, 2023

Available for Pickup

SMYRNA

850 WINDY HILL RD SE

SMYRNA, GA 30080-1910

M-F 0830-1700; SAT 0900-1200

May 31, 2023, 9:23 am

Departed USPS Regional Facility

ATLANTA NORTH METRO DISTRIBUTION CENTER

May 30, 2023, 1:35 am

Arrived at USPS Regional Facility

ATLANTA NORTH METRO DISTRIBUTION CENTER

May 29, 2023, 2:52 pm

In Transit to Next Facility

May 28, 2023

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

May 26, 2023, 11:47 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

May 26, 2023, 10:33 pm

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.85	

Sent To
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
HCF #6926
PO BOX 2437
SMYRNA GA 30081

PS Form 3800, At

7008 1140 0003 2128 1732

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CERTIFIED MAIL™ RECEIPT
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Postage	\$	Postmark Here MAY 26 2023
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.85	

Sent To
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
HCF #6926
3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800, At

Case Overview

Property/Incident Information

Owner	Address	Site Address
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS	PO BOX 2437 SMYRNA, GA 30081	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229030010

Legal Description

Case Status Closed **Case #** 6926

Notes

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.

Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/11/2022		Notice of Violation	Certified Mail
4/11/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
12/9/2022		Affidavit of Compliance	Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	12/9/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	12/9/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	12/9/2022
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/9/2022	\$43,500.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$43,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$43,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

CASE NO. 6926

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS AT 11:09 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

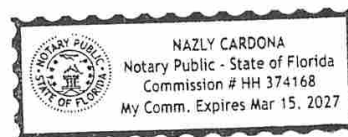
Jose
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana
Signature

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



Town of Pembroke Park

INVOICE

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



DATE: June 7, 2023
INVOICE # 435
FOR:

Case # 6926
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
3031 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL 33009

Bill To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
3031 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 5-2(a)		
	Final Order 05/18/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
174	Day(s) of Per Diem from (06/18/2022-12/9/2022)	\$ 250.00	\$ 43,500.00
Balance			\$ 43,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**RACETRAC PETROLEUM
INC %SILVER OAK
ADVISORS**

**3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS PO BOX 2437 SMYRNA, GA 30081	6926	05/26/2023
Property Owner:	Property Description:	Certified Mail #:
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS PO BOX 2437 SMYRNA, GA 30081	514229030010	
Legal Description:	AKA:	
SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS:BEG SE COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD,W 181.80, NW 36.05,N 154.25,E 207.74,S 180.24 TO POB	3031 W HALLANDALE BEACH BLVD, 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 **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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This is a reminder to pick up your item before June 14, 2023 or your item will be returned on June 15, 2023. Please pick up the item at the SMYRNA, GA 30081 Post Office.

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Delivery Attempt

Reminder to pick up your item before June 14, 2023

SMYRNA, GA 30081

June 5, 2023

Available for Pickup

SMYRNA

850 WINDY HILL RD SE

SMYRNA GA 30080-1910

M-F 0830-1700; SAT 0900-1200

May 31, 2023, 9:23 am

Departed USPS Regional Facility

ATLANTA NORTH METRO DISTRIBUTION CENTER

May 30, 2023, 1:35 am

Arrived at USPS Regional Facility

ATLANTA NORTH METRO DISTRIBUTION CENTER

May 29, 2023, 2:52 pm

In Transit to Next Facility

May 28, 2023

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

May 26, 2023, 11:47 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

May 26, 2023, 10:33 pm

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.85	

Sent To
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
HCF #6926
PO BOX 2437
SMYRNA GA 30081

PS Form 3800, At

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.85	

Sent To
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
HCF #6926
3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

PS Form 3800, At

EST POSTAL STORE
MAY 26 2023

Case Overview

Property/Incident Information

Owner	Address	Site Address
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS	PO BOX 2437 SMYRNA, GA 30081	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Legal Description		

Case Status	Open	Case #	6926	Date Next Inspection	5/18/2022
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Notes

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.

Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections. Double permit fee assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/11/2022		Notice of Violation	Certified Mail
4/11/2022	5/18/2022	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: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
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RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
N.O.H #6594 & N.O.R.V #6926
3031 W HALLANDALE BEACH BOULEVARD,
PEMBROKE PARK, FL, 33009

PS Form 3800, Apr

7021 0350 0000 2802 0770

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RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
N.O.H #6594 & N.O.R.V #6926
PO BOX 2437,
SMYRNA, GA, 30081

PS Form 3800, Apr



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
RACETRAC PETROLEUM INC		CASE NO. 6926
%SILVER OAK ADVISORS		
Respondent		

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS AT 1:03 P.M. ON THE 6 DAY OF MAY 2022.

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

T Y P E O F S E R V I C E

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

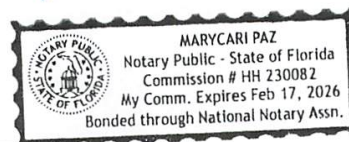


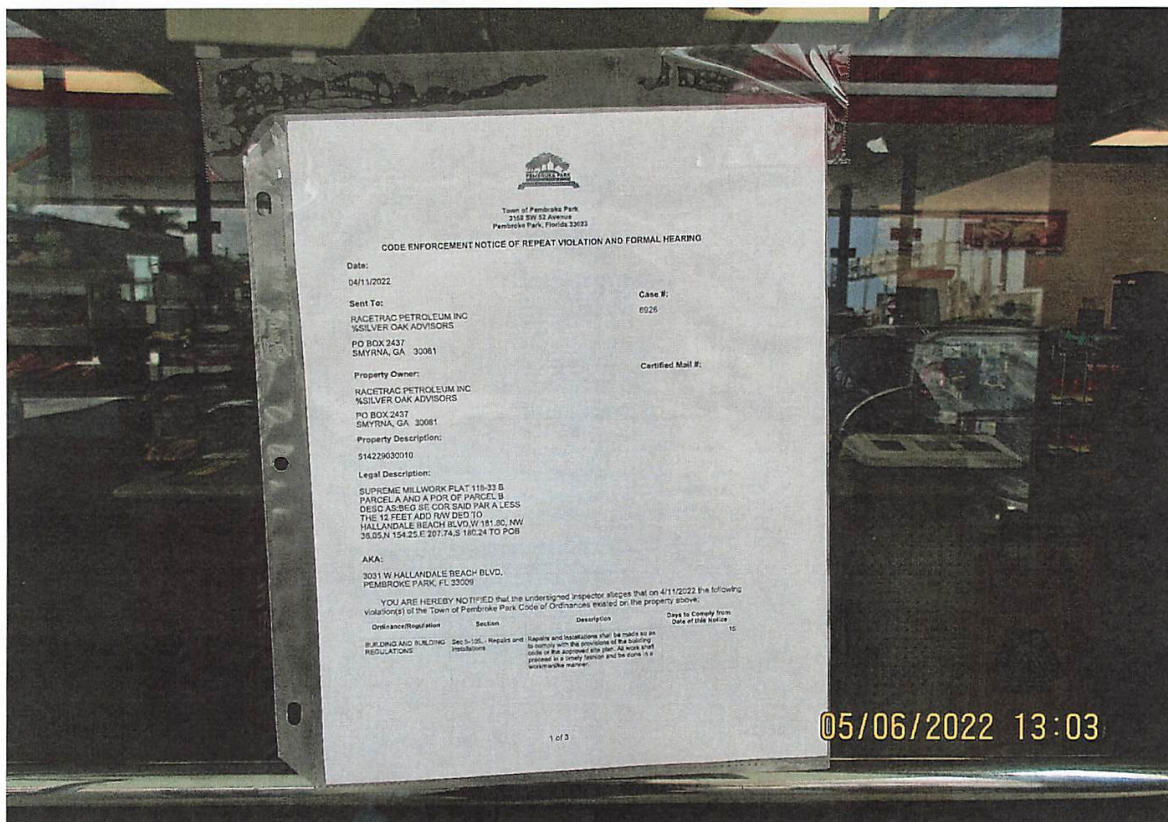
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

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







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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/11/2022

Sent To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Case #:

6926

Property Owner:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Certified Mail #:

Property Description:

514229030010

Legal Description:

SUPREME MILLWORK PLAT 118-33 B
PARCEL A AND A POR OF PARCEL B
DESC AS:BEG SE COR SAID PAR A LESS
THE 12 FEET ADD R/W DED TO
HALLANDALE BEACH BLVD,W 181.80, NW
36.05,N 154.25,E 207.74,S 180.24 TO POB

AKA:

3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

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.	15
-----------------------------------	----------------------------------	---	----

(Ord. No. 13-09-01, § 2, 9-11-13)

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:	15
-----------------------------------	--	---	----

(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
 2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
 3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.
- Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections.
Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

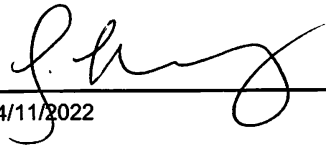
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



4/11/2022



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To: RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
PO BOX 2437
SMYRNA, GA 30081

Case #: 6926

Date: 04/11/2022

Property Owner: RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
PO BOX 2437
SMYRNA, GA 30081

Property Description: 514229030010

Certified Mail #:

Legal Description: SUPREME MILLWORK PLAT 118-33 B
PARCEL A AND A POR OF PARCEL B
DESC AS: BEG SE COR SAID PAR A LESS
THE 12 FEET ADD R/W DED TO
HALLANDALE BEACH BLVD, W 181.80, NW
36.05, N 154.25, E 207.74, S 180.24 TO POB

AKA: 3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
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)	15

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2(a). -
Nonresidential
commercial buildings,
owner's responsibilities

Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:

15

(1)

The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)

The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)

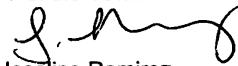
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

Notes/Mean of Correction:

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
 2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
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- Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections.
Double permit fee assessed.

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

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


Joseline Ramirez
Chief Code Enforcement Officer



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5500 FAX



BUILDING PERMIT APPLICATION

2110813

PERMIT NO.

E-92529

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: ELECTRICAL					
JOB NAME: RACETRAC PETROLEUM					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 4046943905		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: ROYAL ELECTRIC COMPANY OF CENTRAL FLORIDA INC					
MAIL ADDRESS: 645 NEWBURYPORT AVE					
CITY STATE ZIP: ALTAMONTE SPRINGS FL 32701					
PHONE: 4078342345		FAX:		EMAIL: bferguson@royal-electric.com	
CERT. COMPETENCY: EC0000913			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: GAS STATION		PROPOSED USE: GAS STATION	
FOLIO NUMBER: 514229030010			SUBDIVISION: N/A		
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	ALTER	N/A	N/A
JOB COST: 7500		SQ.FT. / L.F.: 0			
DESCRIBE WORK: REPLACE LEAKING/DETERIORATED STP & DISPENSERS SUMPS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



R203 Permit Messages For Permit (2110813-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
92293	Electrical Rough	5/18/2021	Pass
Fire Inspection			
92340	Final Fire	5/18/2021	Fail
TWO-WAY communication system did not operate at one of the fuel pump islands. All two-way communication intercoms shall operate from each fuel dispenser island to the attendant within the convenience store.			
Mechanical Inspection			
92295	Fuel Dispenser Rough	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92294	Fuel/Process Piping	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92298	Pressure Test - Fuel Tanks	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92299	Pressure Test - Piping	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92297	Underground Fuel Tank Removal	5/18/2021	Fail
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92296	Underground Fuel Tank Rough	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2110813-0**

Job Address:

**3031 W HALLANDALE BEACH
BLVD**

Job Name: RACETRAC PETROLEUM

Permit Status: Expired

Permit Issued Date: 2/16/2021 12:52:26 PM

Submitted Into Plan Review Date: 1/4/2021 1:40:25 PM

Application Date: 12/30/2020 5:12:23 PM

Difference Between Application to PlanReview: 5 Day(s)

Difference Between PlanReview to Permit Issued: 43 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	1/6/2021 9:35:06 PM
FIRE	Approved	1/19/2021 1:37:37 PM
MECHANICAL	Approved	1/6/2021 3:33:06 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

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



BUILDING PERMIT APPLICATION

1910284

PERMIT NO.

F-90628

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: FIRE					
JOB NAME: RACETRAC					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 4046943905		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: DIVERSIFIED ENVIRONMENTAL CONSTRUCTION INC					
MAIL ADDRESS: 1401 BUELL CT					
CITY STATE ZIP: PLANT CITY FL 33567					
PHONE: 9132679731		FAX:		EMAIL:	
CERT. COMPETENCY: PCC056720			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: GAS STATION		PROPOSED USE: GAS STATION	
FOLIO NUMBER: 514229030010			SUBDIVISION: N/A		
NO. OF STORIES: 0	OFFICES: 0	FAMILIES: 0		BEDROOMS: 0	BATHS: 0
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: FUEL SYSTEM REPAIRS : RETRO FIT SEALLS AND (12) PUMPS & (3) STP SUMP RELACE LEAKING/DETERIORATED STP & DISPENSERS SUMPS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910284-0**

Job Address:

**3031 W HALLANDALE BEACH
BLVD**

Job Name: RACETRAC

Permit Status: Expired

Permit Issued Date: 11/18/2019 11:40:59 AM

Submitted Into Plan Review Date: 10/7/2019 4:11:41 PM

Application Date: 9/26/2019 2:10:10 PM

Difference Between Application to PlanReview: 11 Day(s)

Difference Between PlanReview to Permit Issued: 42 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/1/2019 9:28:57 AM
FIRE	Approved	10/24/2019 4:17:47 PM
MECHANICAL	Approved	10/1/2019 12:41:37 PM



R203 Permit Messages For Permit (1910284-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
82151	Electrical Rough	1/9/2020	Fail Without Penalty
	Rejected, permit plans contractor not on site.		
82626	Electrical Rough	1/30/2020	Pass
Fire Inspection			
82631	Final Fire	1/30/2020	Fail
	P-27 FPO C. Braun conducted the inspection for the scope of work; sump pump connection replacement (s) under several existing fuel pump dispensers. Scope of work is approved. However, the fuel station/gas station does not have an operational two-way communication system as required. The existing column island intercom system/service office console does not work. The clerk can not communicate to the customer fueling the vehicle at the island via the intercom (or other type of two-way communication system). Once repaired and witnessed tested by Fire inspector, the process #90626/permit #19-10284 will be approved .		
82153	Fuel Storage Tanks	1/9/2020	Canceled Inspection
	CALLER CALLED 863-660-7318 TO CANCEL		
82630	Fuel Storage Tanks	1/30/2020	Fail
	P-27 FPO C. Braun conducted the inspection for the scope of work; sump pump connection replacement (s) under several existing fuel pump dispensers. Scope of work is approved. However, the fuel station/gas station does not have an operational two-way communication system as required. The existing column island intercom system/service office console does not work. The clerk can not communicate to the customer fueling the vehicle at the island via the intercom (or other type of two-way communication system). Once repaired and witnessed tested by Fire inspector, the process #90626/permit #19-10284 will be approved .		
Mechanical Inspection			
82627	Fuel Dispenser Rough	1/30/2020	Pass
82628	Fuel/Process Piping	1/30/2020	Pass
82629	Pressure Test - Piping	1/30/2020	Pass



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **1910671-0**

Job Address:

**3031 W HALLANDALE BEACH
BLVD**

Job Name: RACETRAC

Permit Status: Expired

Permit Issued Date: 9/30/2020 9:46:16 AM

Submitted Into Plan Review Date: 9/4/2020 11:09:43 AM

Application Date: 9/4/2020 10:22:03 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 26 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	9/4/2020 8:43:45 PM
FIRE	Approved	9/29/2020 1:51:02 PM
MECHANICAL	Approved	9/4/2020 3:28:40 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

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



BUILDING PERMIT APPLICATION

1910671

PERMIT NO.

F-92052

APPLICATION NO.

AMT DUE

2020 Florida Building Code In Effect

PERMIT TYPE: FIRE					
JOB NAME: RACETRAC					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 7704317600		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: GUARDIAN FUELING TECHNOLOGIES					
MAIL ADDRESS: 9452 PHILIPS HWY STE 5					
CITY STATE ZIP: JACKSONVILLE FL 32256					
PHONE: 9544320622		FAX:		EMAIL: CCOLLUPA@GUARDIANFUELTECH	
CERT. COMPETENCY: PCC056736			STATE REGISTRATION: N/A		
LOT: 0	BLOCK: 0	PRESENT USE: GAS STATION		PROPOSED USE: GAS STATION	
FOLIO NUMBER: 514229030010			SUBDIVISION: 0		
NO. OF STORIES: 1	OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0	
TYPE OF WORK:	N/A	N/A	N/A	REPAIR	N/A
JOB COST: 60000		SQ.FT. / L.F.: 0			
DESCRIBE WORK: REMOVE AND REPLACE (12) FUEL DISPENSERS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

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



R203 Permit Messages For Permit (1910671-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
90714	Electrical Rough	3/16/2021	Pass
Replaced fuel dispensers.			
Fire Inspection			
90869	Final Fire	3/17/2021	Fail

Donny 305 - 219 - 5621

Fire Final inspection conducted by FPO C. Braun see the below result:

Functional witnessed test of emergency shut stop buttons and inspection of the new 12 fuel dispensers was completed, however, **the fire final is Disapproved**. The approved plans clearly indicate a plan note on G-1.0 stating that "a field test/confirm operability of existing TWO-WAY communication system". The existing intercom system on the island columns did not operate and per the manager of the site has not operated for over a year. The newly installed fuel dispensers do not provide any form of Two-way communication system as a possible alternative to the existing system in place on the property. The existing two-way communication as per plan shall be repaired/replaced to operate. **Fire Final Disapproved for the issued permit.**

TOWN OF PEMBROKE PARK

**3150 SW 52nd Ave
Pembroke Park, FL 33023**

954-966-4600 Office 954-966-
PERMIT APPLICATION
5910 FAX

2211487

PERMIT NO.

M-95057

APPLICATION NO.

AMT DUE



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

PERMIT TYPE: MECHANICAL									
JOB NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS									
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD									
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS									
OWNER ADDRESS: PO BOX 2437									
CITY: SMYRNA									
PHONE: 9999999999			FAX:			EMAIL:			
FEE SIMPLE TITLE HOLDER'S NAME:									
FEE SIMPLE TITLE HOLDER'S ADDRESS:									
CONTRACTING FIRM: SUPREME MECHANICAL SERVICES									
MAIL ADDRESS: 2560 N POWER LINE RD 202									
CITY STATE ZIP: POMPANO BEACH FL 33069									
PHONE: 9548617737			FAX:			EMAIL: SERVICE@SUDDENMECHANICALS			
CERT. COMPETENCY: CAC1816758					STATE REGISTRATION: N/A				
LOT: 0	BLOCK: 0	PRESENT USE: COMMERCIAL			PROPOSED USE: COMMERCIAL				
FOLIO NUMBER: 514229030010					SUBDIVISION: 0				
NO. OF STORIES: 0		OFFICES: 0	FAMILIES: 0		BEDROOMS: 0		BATHS: 0		
TYPE OF WORK:	N/A	N/A	N/A	N/A	N/A		OTHER		
JOB COST: 6495			SQ.FT. / L.F.: 0						
DESCRIBE WORK: VIOLATION: REPLACE EVAPORATOR INSIDE THE SODA COOLER									
ARCHITECT/ENGINEER NAME:									
ARCHITECT/ENGINEER ADDRESS:									
PHONE:			FAX:			EMAIL:			
MORTGAGE LENDER NAME:									
MORTGAGE LENDER ADDRESS:									

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



TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number: **2211487-0**

Job Address:

**3031 W HALLANDALE BEACH
BLVD**

Job Name: RACETRAC PETROLEUM INC %SILVER OAK
ADVISORS

Permit Status: Permit Issued

Permit Issued Date: 2/14/2022 12:24:05 PM

Submitted Into Plan Review Date: 2/8/2022 4:15:44 PM

Application Date: 2/8/2022 4:09:33 PM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: 6 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	2/9/2022 4:13:36 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

Folio

514230180270

Legal Description

Case Status	Open	Case #	7745	Date Next Inspection	6/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave.
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks.

Double permit fee assessed. For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/24/2022		Notice of Violation	Certified Mail
10/25/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Final Order	Certified Mail Hand
4/10/2023		Affidavit of Non-Compliance	Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	4/10/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$39,000.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$39,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$39,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
INFINITY AZURE LLC) CASE NO. 7745
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3302 SW 54TH AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:50 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

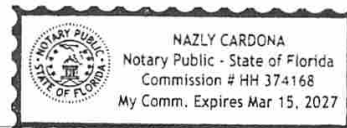
J. Ramirez 6/13/23
AFFIANT

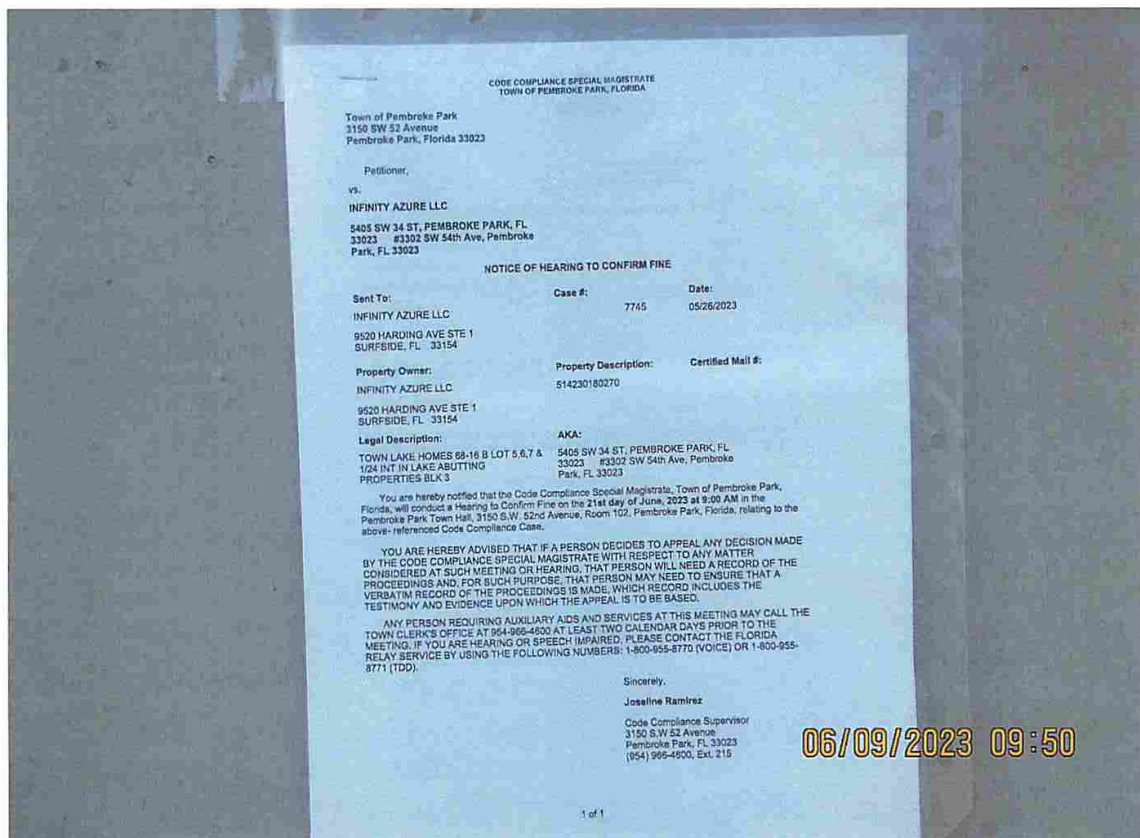
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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





Town of Pembroke Park

INVOICE

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



DATE: June 7, 2023
INVOICE # 435
FOR:

Case # 7745
INFINITY AZURE LLC
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023

Bill To:
INFINITY AZURE LLC
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b)(d)(g); 5-105 and 5-17		
	Final Order 11/16/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
157	Day(s) of Per Diem from (1/15/2023-06/21/2023)	\$ 250.00	\$ 39,250.00
Balance			\$ 39,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7745

Date:

05/26/2023

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description:

514230180270

Certified Mail #:

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 5,6,7 &
1/24 INT IN LAKE ABUTTING
PROPERTIES BLK 3

AKA:

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7745

Petitioner,

vs.

INFINITY AZURE LLC
5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023
Respondent(s)

On 4/10/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	INFINITY AZURE LLC
Address:	9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio:	514230180270
Site Address:	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023
Legal Description:	TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	4/10/2023
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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.	Not in Compliance - Reinspection Date: 4/10/2023
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: 4/10/2023

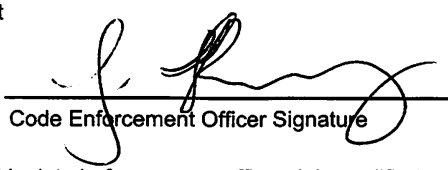
Notes/Mean of Correction:

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections. Permit #23351095-0 as of 1/11/2023; Permit #23351553-0 as of 03/22/23.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections. No permit found in system. In-complete.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave. Completed as 04/27/2023
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks. Ceiling leak repaired as of 03/08/2023.

Further, Affiant sayeth naught

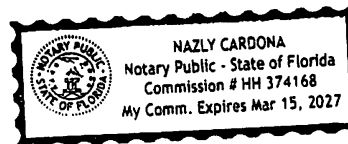
STATE OF FLORIDA

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 4/10/2023


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60^g
04/10/2023 ZIP 33023
043M30245597

US POSTAGE

AONC

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7745

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS MAIL
IMI
\$000.60^g
04/10/2023 ZIP 33023
043M30245597

US POSTAGE

GOLDFARB, IGHAL

AONC#7745

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

TOWN OF PEMBROKE PARK

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



INFINITY AZURE LLC
AONC #7745
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60^g
04/10/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



INFINITY AZURE LLC
AONC #7745
5405 SW 34 ST,
PEMBROKE PARK, FL 33023



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60^g
04/10/2023 ZIP 33023
043M30245597

US POSTAGE

7022 2410 0001 1497 5599

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ <u>9.23</u>	
Total Postage and Fees	INFINITY AZURE LLC /GOLDFARB, IGHAL
Sent To	HCF #7745, #7750, #8079, #7958,
Street and Apt. No.,	#8076 NOH #8438
City, State, ZIP+4®	9520 HARDING AVE STE 1
	SURFSIDE, FL 33154
PS Form 3800, April 2013 PSN 7530-02-000-9001	

7022 2410 0001 1497 5674

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ <u>7.85</u>	
Total Postage and Fees	INFINITY AZURE LLC
Sent To	HCF #7745
Street and Apt. No.,	3302 SW 54 TH AVE,
City, State, ZIP+4®	PEMBROKE PARK, FL 33023
PS Form 3800, April 2013 PSN 7530-02-000-9001	

7022 2410 0001 1497 5667

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$ <u>7.85</u>	
Total Postage and Fees	INFINITY AZURE LLC
Sent To	HCF #7745
Street and Apt. No.,	5405 SW 34 ST,
City, State, ZIP+4®	PEMBROKE PARK, FL 33023
PS Form 3800, April 2013 PSN 7530-02-000-9001	

7020 0640 0000 59765 8765 4089

7020 0640 0000 5918 6811

7020 0640 0000 5918 6835

SENDER: COMPLETE THIS SECTION

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

INFINITY AZURE LLC / GOLDFARB, IGHAL
F.O. #7745, #7750
9520 HARDING AVE STE 1
SURFSIDE FL 33154



9590 9402 4729 8344 1614 29

7020 0640 0000 5918 6804

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery (over \$500)
- ☐ Priority Mail
☐ Registered
☐ Registered Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery

Domestic Return

SENDER: COMPLETE THIS SECTION

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

INFINITY AZURE LLC
F.O. #7745
3302 54TH AVE
PEMBROKE PARK FL 33023



9590 9402 4729 8344 1614 12

7020 0640 0000 5918 6811

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

INFINITY AZURE LLC / GOLDFARB, IGHAL
HCF #7745, #7750, #8079, #7958,
#8076 NOH #8438
9520 HARDING AVE STE 1
SURFSIDE, FL 33154



9590 9402 7581 2098 7751 33

2. Article Number (Transfer from service label)

7022 2410 0001 1497 5599

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Mail
☐ Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7745
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3302 SW 54TH AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0270

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(d)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

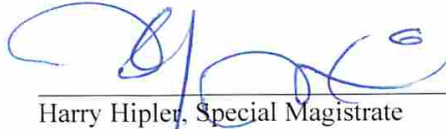
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(d)(g); 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.



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

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

Legal Description

Case Status Open **Case #** 7745 **Date Next Inspection** 11/16/2022

Notes

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave.
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks.

Double permit fee assessed. For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

Documents Issued

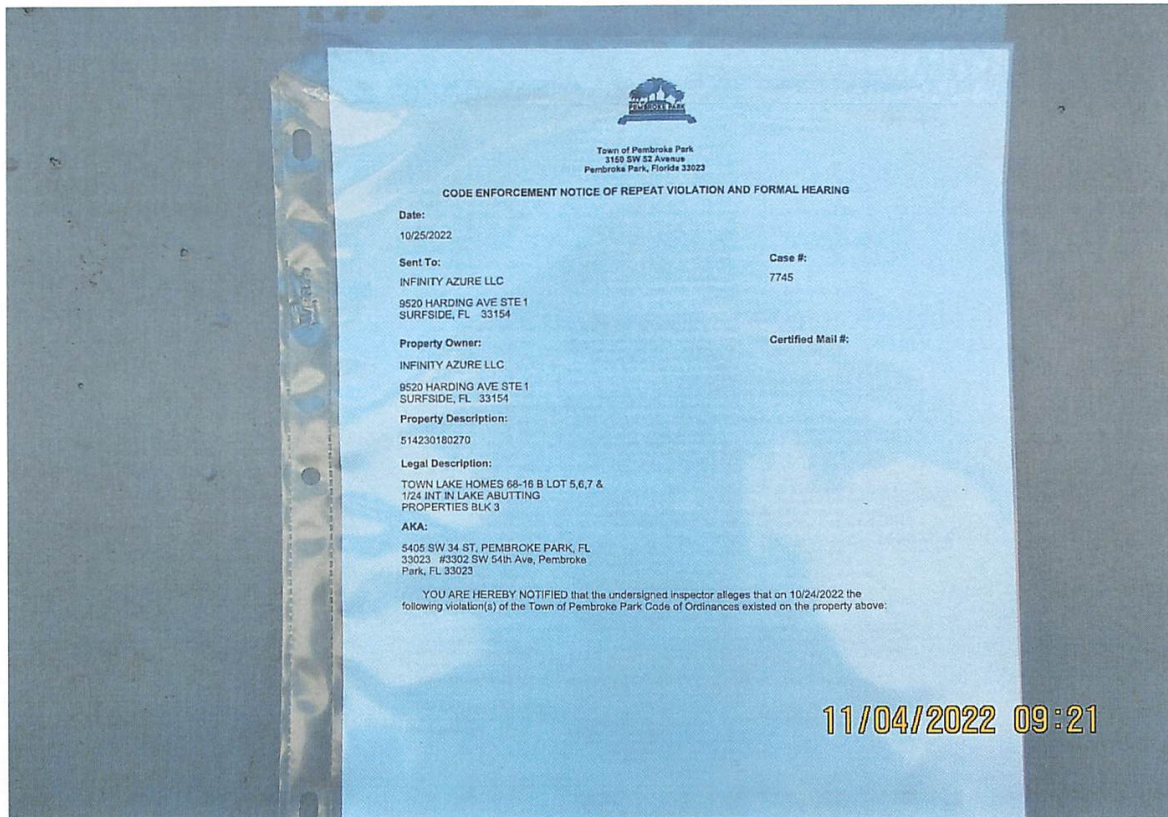
<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/24/2022		Notice of Violation	Certified Mail 10/27/22
10/25/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 11/4/22 Property Certified Mail 10/27/22

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: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	Not in Compliance - Reinspection Date: 11/16/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022



7020 0090 0001 3495 9713

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$ 7.82

Total Postage and Fee

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, April 2010

INFINITY AZURE LLC/ GOLDFARB,
 IGHAL
 NOH #7745, #7750
 9520 HARDING AVE STE 1
 SURFSIDE FL 33154

Postmark
 Here

7020 0090 0001 3495 9737

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$ 7.82

Total Postage and Fee

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, April 2010

INFINITY AZURE LLC
 NOH#7745
 5405 SW 34 STREET,
 PEMBROKE PARK FL 33023

Postmark
 Here

7020 0090 0001 3495 9720

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$ 7.82

Total Postage and Fee

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, April 2010

INFINITY AZURE LLC
 NOH #7745
 3302 SW 54TH AVE
 PEMBROKE PARK FL 33023

Postmark
 Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC/ GOLDFARB,
IGHAL
NOH #7745, #7750
9520 HARDING AVE STE 1
SURFSIDE FL 33154



9590 9402 6921 1104 9668 21

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9713

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)

[Signature]

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

☐ Insured Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
NOH #7745
3302 SW 54TH AVE
PEMBROKE PARK FL 33023



9590 9402 6921 1104 9668 14

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9720

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)

[Signature]

C. Date of Delivery

10-29

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

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☐ Priority Mail Express®

☐ Registered Mail™

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☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7393
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

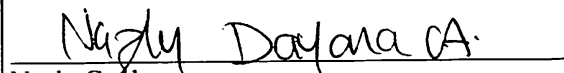
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7745

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180270

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 5,6,7 &
1/24 INT IN LAKE ABUTTING
PROPERTIES BLK 3

AKA:

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/24/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	23
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	23
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	23
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	23
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.	23

(Ord. No. 13-09-01, § 2, 9-11-13)

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave.
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks. Double permit fee assessed. For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

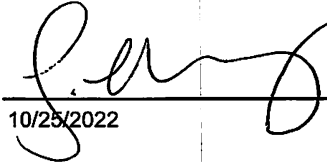
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer

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

10/25/2022



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

Property Assessment Values

2023 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 345 of 661



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number L21000115852
FEI/EIN Number 86-3113914
Date Filed 03/19/2021
State FL
Status ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

[03/17/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/19/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**BAM MHC LLC/MEHMET
CAVKAS**

**2430 CHARLES RD, PEMBROKE PARK, FL
33009 #2306**

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
BAM MHC LLC/MEHMET CAVKAS	6998	10/24/2022

2306 Charles Rd
Pembroke Park, FL 33009

Property Owner:	Property Description:	Certified Mail #:
BAM MHC LLC/MEHMET CAVKAS	514220030020	

2306 Charles Rd
Pembroke Park, FL 33009

Legal Description:	AKA:
HOLLYDALE AMEN PLAT 16-49 B BLK 2 & BLK 3	2430 CHARLES RD, PEMBROKE PARK, FL 33009 #2306

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of November, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

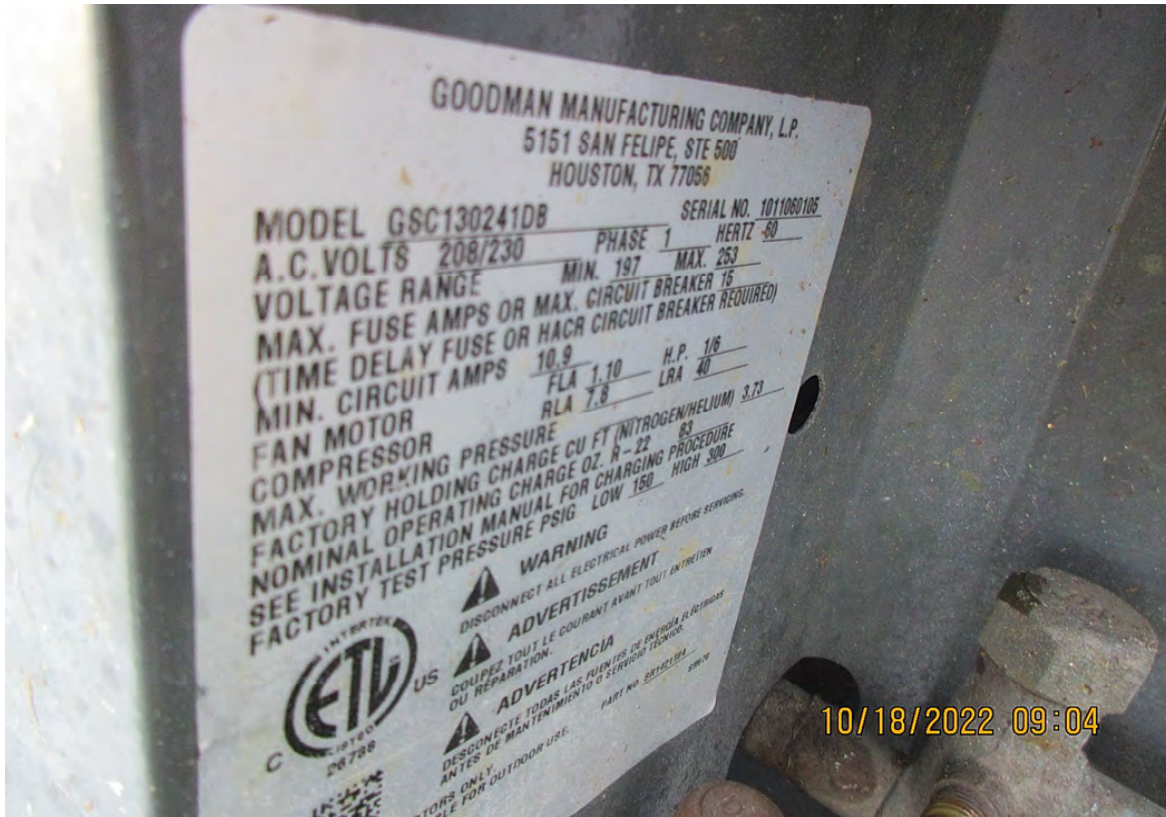
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR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

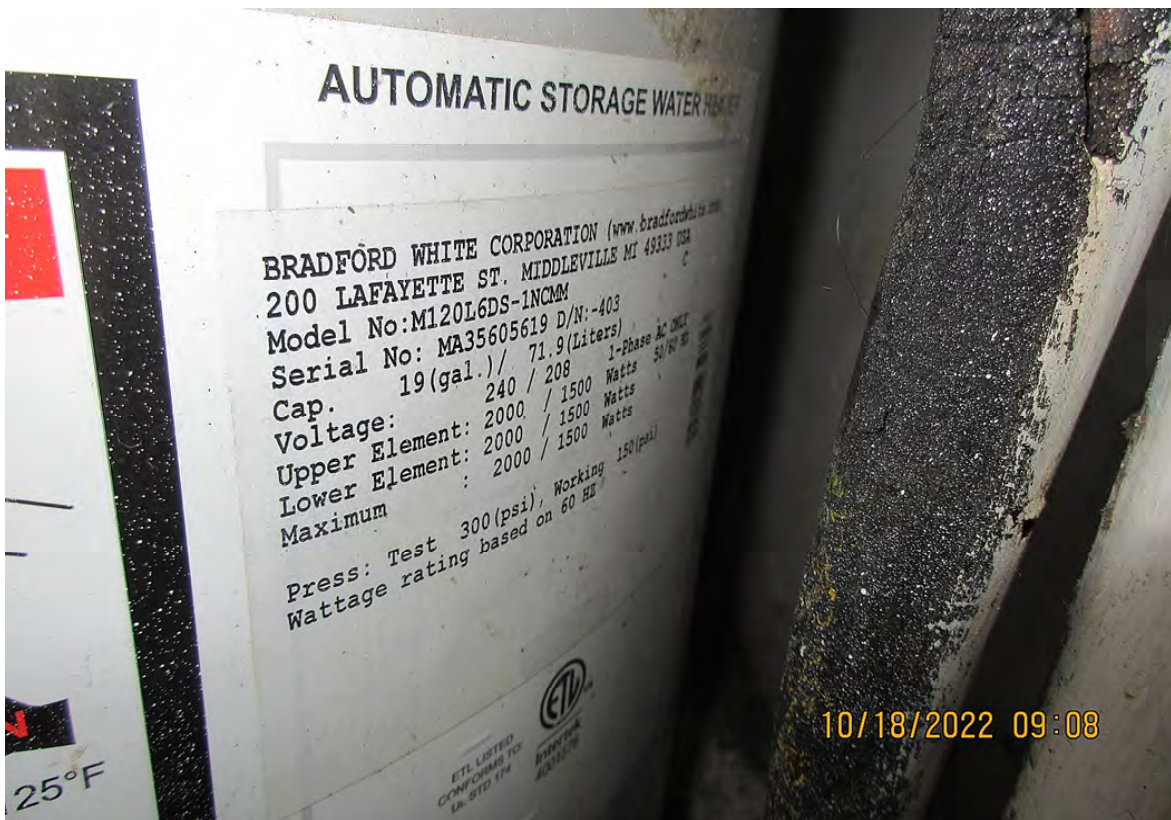
Sincerely,

Joseline Ramirez

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









Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

Folio

514230180270

Legal Description

Case Status	Open	Case #	7745	Date Next Inspection	6/21/2023
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Notes

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave.
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks.

Double permit fee assessed. For permit inquiries contact the Building Dept at 954-966-4600, ext. 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/24/2022		Notice of Violation	Certified Mail
10/25/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Final Order	Certified Mail Hand
4/10/2023		Affidavit of Non-Compliance	Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	4/10/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(d). - Exterior maintenance of structures and premises	Adequate run off drains shall be provided and maintained to eliminate any accumulation of stormwater on the roof any dwelling, commercial building or structure.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$39,000.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$39,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$39,100.00



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC
5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	7745	05/26/2023

Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230180270	

Legal Description: TOWN LAKE HOMES 68-16 B LOT 5, 6, 7 & 12A INT IN LAKE ABUTTING PROPERTIES BLK 3

AKA: 5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 21st day of June, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4800 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,
Josseline Ramirez
Code Compliance Supervisor
3150 S.W. 52 Avenue
Pembroke Park, FL 33023
(954) 966-4800, Ext. 215

1 of 1

06/09/2023 09:50

Town of Pembroke Park

INVOICE

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



DATE: June 7, 2023
INVOICE # 435
FOR:

Case # 7745
INFINITY AZURE LLC
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023

Bill To:
INFINITY AZURE LLC
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b)(d)(g); 5-105 and 5-17		
	Final Order 11/16/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
157	Day(s) of Per Diem from (1/15/2023-06/21/2023)	\$ 250.00	\$ 39,250.00
Balance			\$ 39,350.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7745

Date:

05/26/2023

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description:

514230180270

Certified Mail #:

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 5,6,7 &
1/24 INT IN LAKE ABUTTING
PROPERTIES BLK 3

AKA:

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

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Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

7745

Petitioner,

vs.

INFINITY AZURE LLC

5405 SW 34 ST, PEMBROKE PARK, FL
33023 #3302 SW 54th Ave, Pembroke
Park, FL 33023

Respondent(s)

On 4/10/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	INFINITY AZURE LLC
Address:	9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio:	514230180270
Site Address:	5405 SW 34 ST, PEMBROKE PARK, FL 33023 #3302 SW 54th Ave, Pembroke Park, FL 33023
Legal Description:	TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	4/10/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	4/10/2023
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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.	Not in Compliance - Reinspection Date: 4/10/2023
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: 4/10/2023

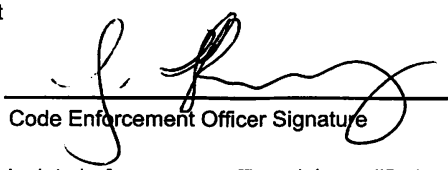
Notes/Mean of Correction:

1. Installed water heater without a permit at 3302 SW 54th Ave. Obtain plans for permit and inspections. Permit #23351095-0 as of 1/11/2023; Permit #23351553-0 as of 03/22/23.
2. Installed a/c unit without a permit 3302 SW 54th Ave. Obtain plans for permit and inspections. No permit found in system. In-complete.
3. Maintain equipment. Clean a/c unit interior and exterior and remove all dirt buildup and mold like substance at 3302 SW 54th Ave. Completed as 04/27/2023
4. Leaks in ceiling at 3302 SW 54th Ave. Repair interior ceiling and repair exterior roof to prevent leaks. Ceiling leak repaired as of 03/08/2023.

Further, Affiant sayeth naught

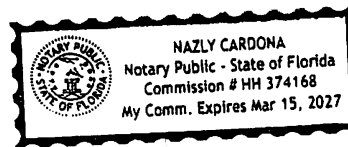
STATE OF FLORIDA

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 4/10/2023


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.60⁹

04/10/2023 ZIP 33023
043M30245597

US POSTAGE

AONC

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7745

TOWN OF PEMBROKE PARK

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



quadiënt

FIRST-CLASS MAIL
IMI

\$000.60⁹

04/10/2023 ZIP 33023
043M30245597

US POSTAGE

GOLDFARB, IGHAL

AONC#7745

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

TOWN OF PEMBROKE PARK

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



INFINITY AZURE LLC
AONC #7745
3302 SW 54TH AVE,
PEMBROKE PARK, FL 33023



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60⁰
04/10/2023 ZIP 33023
043M30245597

US POSTAGE

TOWN OF PEMBROKE PARK

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



INFINITY AZURE LLC
AONC #7745
5405 SW 34 ST,
PEMBROKE PARK, FL 33023



quadiënt
FIRST-CLASS MAIL
IMI
\$000.60⁰
04/10/2023 ZIP 33023
043M30245597

US POSTAGE

7022 2410 0001 1497 5599

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

OFFICIAL USE

Certified Mail Fee

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ **9.23**

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9011

INFINITY AZURE LLC /GOLDFARB, IGHAL
 HCF #7745, #7750, #8079, #7958;
 #8076 NOH #8438
 9520 HARDING AVE STE 1
 SURFSIDE, FL 33154

Postmark
 Here

7022 2410 0001 1497 5674

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ **7.85**

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9011

INFINITY AZURE LLC
 HCF #7745
 3302 SW 54TH AVE,
 PEMBROKE PARK, FL 33023

Postmark
 Here

7022 2410 0001 1497 5667

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ **7.85**

Total Postage and F

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9011

INFINITY AZURE LLC
 HCF #7745
 5405 SW 34 ST,
 PEMBROKE PARK, FL 33023

Postmark
 Here

7020 0640 0000 5918 6804

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

Postage
 \$ _____

Total Postage and
\$ _____

Sent To
Street and Apt. No. INFINITY AZURE LLC GOLDFARB,
 F.O. #7745, #7750
City, State, ZIP+4 9520 HARDING AVE STE 1
 SURFSIDE FL 33154

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

JOE ROAD STATION
 E CYNTON BEACH BLVD
 NOV 18 2022
 POSTMARK HERE
 E CYNTON BEACH FL
 33437-USPS

7020 0640 0000 5918 6811

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

Postage
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Total Postage and
\$ 7.82

Sent To
Street and Apt. No. INFINITY AZURE LLC
 F.O. #7745
City, State, ZIP+4 3302 SW 54TH AVE
 PEMBROKE PARK FL 33023

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

JOE ROAD STATION
 E CYNTON BEACH BLVD
 NOV 18 2022
 POSTMARK HERE
 E CYNTON BEACH FL
 33437-USPS

7020 0640 0000 5918 6835

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

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

OFFICIAL USE

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

Postage
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Total Postage and
\$ 7.82

Sent To
Street and Apt. No. INFINITY AZURE LLC
 F.O.#7745
City, State, ZIP+4 5405 SW 34 STREET,
 PEMBROKE PARK FL 33023

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

JOE ROAD STATION
 E CYNTON BEACH BLVD
 NOV 18 2022
 POSTMARK HERE
 E CYNTON BEACH FL
 33437-USPS

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
INFINITY AZURE LLC/ GOLDFARB, IGHAL F.O. #7745, #7750 9520 HARDING AVE STE 1 SURFSIDE FL 33154	3. Service Type ☐ Adult Signature ☐ Priority Mail ☐ Adult Signature Restricted Delivery ☐ Registered ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery (over \$500)
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
INFINITY AZURE LLC F.O. #7745 3302 5TH AVE PEMBROKE PARK FL 33023	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery (over \$500)
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: INFINITY AZURE LLC /GOLDFARB, IGHAL HCF #7745, #7750, #8079, #7958, #8076 NOH #8438 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery (over \$500)
9590 9402 7581 2098 7751 33 7022 2410 0001 1497 5599	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7745
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3302 SW 54TH AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0270

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(d)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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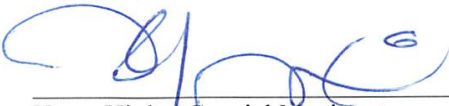
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(d)(g); 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



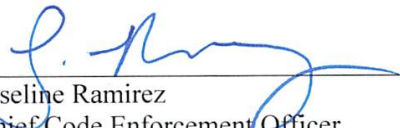
Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.



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

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5330 SW 32 ST, PEMBROKE PARK, FL 33023

Legal Description

Case Status	Open	Case #	7750	Date Next Inspection	11/16/2022
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Notes

1. Near 5410 SW 32 Street there is a commercial truck parked. Remove commercial truck from residential zone.
2. Near 5420 SW 32 Street there is a broken wooden fence. Repair.
3. Near Unit 5412 SW 32 Street and 5414 SW 32 Street there is prohibited outdoor storage. Have tenants remove outdoor storage and store inside units.
4. Unit 5414 SW 32 Street has leaks on ceiling, prevent and repair leaks from interior and exterior.
5. Tiles are lifting within property. Repair and prevent trip hazards.
6. A/C unit installed without a permit. Obtain plans for permit and inspections.
7. Water heater unit installed without a permit. Obtain plans for permit and inspections.

Double permit fee assessed. Contact the Building Dept. for permit inquiries at 954-966-4600, ext. 182. Repeat violation ref case 7393.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/25/2022		Notice of Violation	Certified Mail 10/27/22
10/25/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 10/27/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/16/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/16/2022

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: 11/16/2022
ZONING	Sec. 28-215. - Restricted area of use	Any and all lawful uses shall be performed in areas approved for said use, as provided by the Code of Ordinances of the Town of Pembroke Park, Florida. No work or storage shall be allowed in any designated parking area, roadway, driveway, pedestrian walkway or emergency vehicle lane. Specifically, no activity, including, but not limited to, the assembly, storage or repair of products or vehicles, shall be permitted on any driveway or in any off-street parking space required by this Code. No automobile, truck, motorcycle or boat body work, repairs or painting shall be permitted outside of a building. No automobile, truck, motorcycle or boat parts, tires, petroleum products, paints or other hazardous materials shall be stored outside of a building. All motor vehicle cleaning or detailing uses shall comply with the provisions listed in section 28-187.1(c)(3) to collect, store and dispose of polluted water, solvents or other cleaning products. (Ord. No. 92-10-2, § 1, 10-28-92; Ord. No....	Not in Compliance - Reinspection Date: 11/16/2022

7020 0090 0001 3495 9713

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OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **7.82**

Total Postage and Fee
 \$

Sent To
 INFINITY AZURE LLC/ GOLDFARB,
 IGHAL
 NOH #7745, #7750
 9520 HARDING AVE STE 1
 SURFSIDE FL 33154

PS Form 3800, April

7020 0090 0001 3495 9706

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

OFFICIAL USE

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

Postage
 \$ **7.82**

Total Postage and Fee
 \$

Sent To
 INFINITY AZURE LLC
 NOH#7750
 5330 SW 32 STREET,
 PEMBROKE PARK FL 33023

PS Form 3800, April

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) Agent C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: INFINITY AZURE LLC/ GOLDFARB, IGHAL NOH #7745, #7750 9520 HARDING AVE STE 1 SURFSIDE FL 33154 9590 9402 6921 1104 9668 21	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
2. Article Number (Transfer from service label) 7020 0090 0001 3495 9713	Mail Restricted Delivery

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

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
INFINITY AZURE LLC) CASE NO. 7750
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5410, 12, 14, 16 SW 32 ST, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5410, 12, 14, 16 SW 32 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:18 A.M. ON THE 4 DAY OF NOVEMBER 2022.

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

TYPE OF SERVICE

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

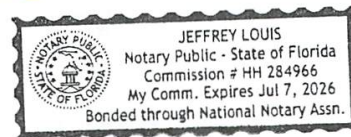

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 11, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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






Town of Pembroke Park
 3150 SW 32 Avenue
 Pembroke Park, Florida 33623

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
10/25/2022

Sent To:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:
7750

Property Owner:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:
514230180230

Legal Description:
TOWN LAKE HOMES 65-16 B LOT 1 W
172.2 BLK 3 & 1.86/24 INT IN LAKE
ABUTTING PROP

AKA:
5330 SW 32 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b) - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or recovered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof is scaled or is scaling, the owner shall remove the scaling and repaint or recover the roof with like material.	22

11/04/2022 09:18

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7393
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

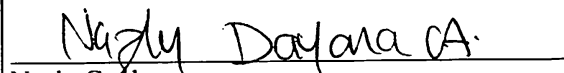
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Sept., 2022.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

10/25/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7750

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180230

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 1 W
172,2 BLK 3 & 1.86/24 INT IN LAKE
ABUTTING PROP

AKA:

5330 SW 32 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/25/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	22

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.	22
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)	22
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)	22
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....	22

1. Near 5410 SW 32 Street there is a commercial truck parked. Remove commercial truck from residential zone.
 2. Near 5420 SW 32 Street there is a broken wooden fence. Repair.
 3. Near Unit 5412 SW 32 Street and 5414 SW 32 Street there is prohibited outdoor storage. Have tenants remove outdoor storage and store inside units.
 4. Unit 5414 SW 32 Street has leaks on ceiling, prevent and repair leaks from interior and exterior.
 5. Tiles are lifting within property. Repair and prevent trip hazards.
 6. A/C unit installed without a permit. Obtain plans for permit and inspections.
 7. Water heater unit installed without a permit. Obtain plans for permit and inspections.
- Double permit fee assessed. Contact the Building Dept. for permit inquiries at 954-966-4600, ext. 182. Repeat violation ref case 7393.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of November, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

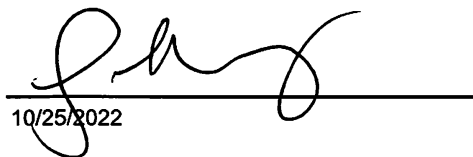
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



10/25/2022



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

Property Assessment Values

2023 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 379 of 661



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

[03/17/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/19/2021 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations







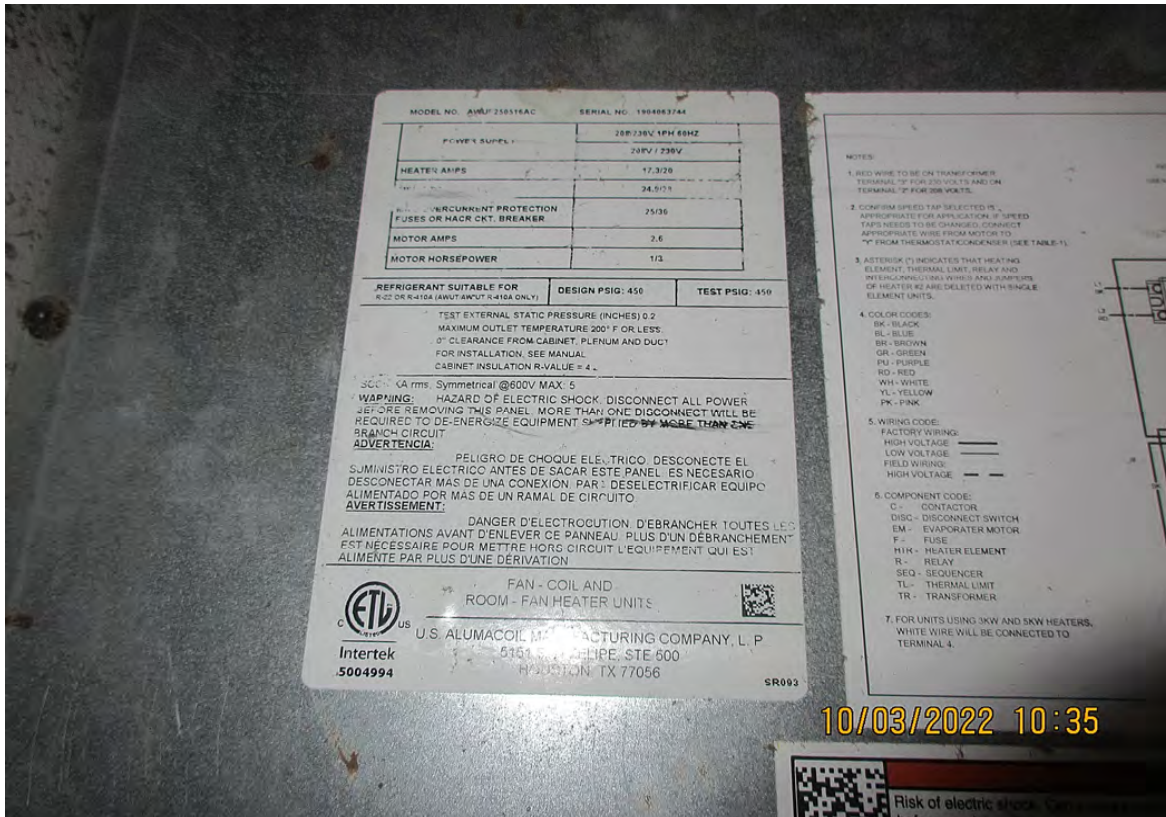




















Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675

Folio
514220000442

Legal Description

Case Status	Open	Case #	7888	Date Next Inspection	6/21/2023
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Notes

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections.
2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit.

Double permit fee assessed. Contact the Building Dept. for permits at 954-966-4600, ext. 182
Repeat violation ref case#4405

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/28/2022		Notice of Violation	Certified Mail
11/28/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
12/22/2022	12/21/2022	Final Order	Certified Mail
5/26/2023		Affidavit of Non-Compliance	Certified Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023
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: 6/21/2023

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: 6/21/2023
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: 6/21/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)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.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 6/21/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$73,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$73,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$73,100.00

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING	)	CASE NO. 7888
Respondent		

A F F I D A V I T O F S E R V I C E

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3121 SW 21 ST #675, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 11:15 A.M. ON THE 09 DAY OF JUNE 2023.

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

T Y P E O F S E R V I C E

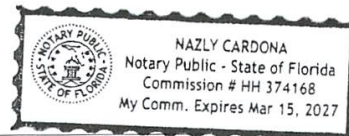
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana
Signature
Personally Known X OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

NOTICE OF HEARING TO CONFIRM FINE

Sent To:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Owner:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Legal Description:
20-51-42 PORTION OF E1/2 OF SW1/4 OF
NE1/4 OF SE1/4 DESC AS COMM SW
COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC. ELY 333.85 NLY 25 TO POB, CONT
NLY 200.ELY 135.SLY 200.WLY 135 TO
POB

Case #:
7888

Date:
05/26/2023

Property Description:
514220000442

Certified Mail #:

AKA:
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the 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 TO APPEAR THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD IS TO BE BASED. ON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE

06/09/2023 11:15

Town of Pembroke Park

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



DATE: June 8, 2023
INVOICE # 435
FOR:

Case # 7888
PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17; 15-17; 15-175; 15-22 and 15-40.		
	Final Order 12/21/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
151	Day(s) of Per Diem from (1/21/2023-06/21/2023)	\$ 500.00	\$ 75,500.00
Balance			\$ 75,600.00

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7888
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDET OR REPRESENTATIVE PRESENT: YES ___ NO X ?

SUBJECT REAL PROPERTY: 3121 SW 21 STREET, BAY 675, PEMBROKE PARK FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0442

LEGAL DESCRIPTION: 20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY 200, WLY 135 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 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17; 15-17; 15-175; 15-22; and 15-40 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

This final order was delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Dec, 2022.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

**3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	7888	05/26/2023
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000442	
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Legal Description:	AKA:	
20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4 DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY 200, WLY 135 TO POB	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
7888

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

Respondent(s)

On 5/26/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING
Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio: 514220000442
Site Address: 3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675
Legal Description: 20-51-42 PORTION OF E1/2 OF SW1/4 OF NE1/4 OF SE1/4
DESC AS, COMM SW COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC, ELY 333.85, NLY 25 TO POB, CONT NLY 200, ELY 135, SLY
200, WLY 135 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/26/2023

LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58 -2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 5/26/2023
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 residence...	Not in Compliance - Reinspection Date: 5/26/2023
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: 5/26/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)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.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 5/26/2023

Notes/Mean of Correction:

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections. No permit obtained.
2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit. No BTR/CU obtained.

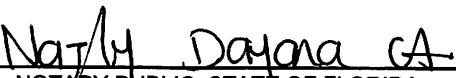
Further, Affiant sayeth naught



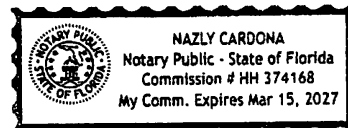
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/26/2023



NOTARY PUBLIC, STATE OF FLORIDA



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE PARK WAREHOUSES
HOLDING
FO#7888
3121 SW 21 STREET, #675
PEMBROKE PARK FL 33009



9590 9402 6655 1060 4519 66

2. Article Number (Transfer from service label)

7020 0640 0000 5918 6026

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
FO#7888
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 6655 1060 4519 73

2. Article Number (Transfer from service label)

7020 0640 0000 5918 6033

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

PEMBROKE PARK WAREHOUSES HOLDING
HCF #7888
3121 SW 21 ST #675,
PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7751 57

2. Article Number (Transfer from service label)

7016 3010 0000 1234 6392

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**70081140000321281701**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 1:18 pm on May 30, 2023 in HOLLYWOOD, FL 33021.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Front Desk/Reception/Mail Room

HOLLYWOOD, FL 33021

May 30, 2023, 1:18 pm

[See All Tracking History](#)

Text & Email Updates

USPS Tracking Plus®

Product Information

See

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage	7.85
PEMBROKE PARK WAREHOUSES HOLDING	
HET #7722 HAF #5837 HCF #7888	
3850 HOLLYWOOD BLVD STE 400	
HOLLYWOOD FL 33021	

PS Form 3800, A

Track Another Package

Enter tracking or barcode numbers

7016 3010 0000 1234 6392

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

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

OFFICIAL USE

Certified Mail Fee
 \$ _____

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

Postage
 \$ **7.85**

Total Postage
 \$ _____

Sent To
 3121 SW 21 ST #675,
 PEMBROKE PARK, FL 33009

Street and Apt.

City, State, ZIP

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

PEMBROKE PARK, FL 33009
 JUN 26 2023

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**70081140000321281718**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 3:46 pm on May 31, 2023 in FORT LAUDERDALE, FL 33301.

[Get More Out of USPS Tracking:](#)[USPS Tracking Plus®](#)[Feedback](#)

Delivered

Delivered, Left with Individual

FORT LAUDERDALE, FL 33301

May 31, 2023, 3:46 pm

[See All Tracking History](#)

Text & Email Updates

[USPS Tracking Plus®](#)

Product Information

[Track Another Package](#)

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85
Sent To	ZEMEL, FRANKLIN L
Street, Apt. No., or PO Box No.	C/O ARNSTEIN & LEHR LLP
City, State, ZIP+4	HET #7722 HAF #5837 HCF #7888
	200 EAST LAS OLAS BLVD., SUITE 1000
	FORT LAUDERDALE, FL 33301
PS Form 3800, August 2019	

[See Less](#)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP
HET #7722 HAF #5837 HCF #7888
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301



9590 9402 7581 2098 7752 49

2. Article Number (Transfer from service label)

7008 1140 0003 2128 1718

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Mosedonna Louissant

C. Date of Delivery

05/31/23

D. Is delivery address different from item 1?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(0)

Domestic Return Receipt

7022 2410 0002 7328 2392

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$ **7.82**
Sent To PEMBROKE PARK WAREHOUSES
Street and Apt. No. HOLDING
3121 SW 21 STREET, #675
City, State, ZIP+4 PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047

7022 2410 0002 7328 2385

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$ **7.82**
Total Postage and \$ **7.82**
Sent To PEMBROKE PARK WAREHOUSES
Street and Apt. No. HOLDING
NOH#7888
3850 HOLLYWOOD BLVD STE 400
City, State, ZIP+4 HOLLYWOOD FL 33021-6746
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 2410 0002 7328 2408

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

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

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage and \$ **7.82**
Sent To ZEMEL, FRANKLIN L
Street and Apt. No. C/O ARNSTEIN & LEHR LLP
NOH#7888
200 EAST LAS OLAS BLVD., SUITE 1000
City, State, ZIP+4 FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP NOH#7888 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301 9590 9402 4729 8344 1620 37 7022 2410 0002 7328 2408	A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3121 SW 21 ST, PEMBROKE PARK, FL 33009 #675

Folio
514220000442

Legal Description

Case Status	Open	Case #	7888	Date Next Inspection	12/21/2022
--------------------	------	---------------	------	-----------------------------	------------

Notes

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections.
2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit.

Double permit fee assessed. Contact the Building Dept. for permits at 954-966-4600, ext. 182
Repeat violation ref case#4405

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
11/28/2022		Notice of Violation	Certified Mail 11/29/22
11/28/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 12/8/22 Certified Mail 11/29/22

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: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 12/21/2022

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: 12/21/2022
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: 12/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)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.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 12/21/2022

7020 0640 0000 5918 6033

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ 7.82

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 FO#7888
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

7020 0640 0000 5918 6026

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ 7.82

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, Apr

PEMBROKE PARK WAREHOUSES
 HOLDING
 FO#7888
 3121 SW 21 STREET, #675
 PEMBROKE PARK FL 33009

7020 0640 0000 5918 6040

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

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

OFFICIAL USE

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

Postmark
Here

Postage
\$ 7.82

Total Postage and Fees

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

PEMBROKE PARK WAREHOUSES
 HOLDING
 FO#7888
 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021-6746

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)

CASE NO. 7888

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

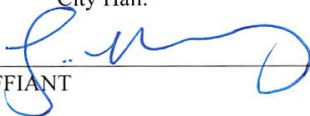
ADDRESS: 3121 SW 21 ST, #675 PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 11:48 A.M. ON THE 8 DAY OF DECEMBER 2022.

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

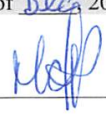
T Y P E O F S E R V I C E

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


AFFIANT

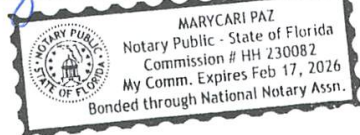
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of Dec, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____






Town of Pembroke Park
3150 SW 85 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:
11/28/2022

Sent To:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE400
HOLLYWOOD, FL 33021

Case #:
7858

Property Owner:
PEMBROKE PARK WAREHOUSES
HOLDING
3850 HOLLYWOOD BLVD STE400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:
51422000442

Legal Description:
20-51-42 PORTION OF E1/2 OF SW1/4 OF
NE1/4 OF SE1/4 DESC AS COMM SW
COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC.ELY 333.85,NLY 25 TO POB, CONT
NLY 200,ELY 135,SLY 200,WLY 135 TO
POB

AKA:
3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105 - 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.	
BUILDING AND BUILDING REGULATIONS	Sec. 5-17 - Permit	The Building Official or designee, may require certain documentation to complete the permit application process including, but	

21

12/08/2022 11:48



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

11/28/2022

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7888

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000442

Legal Description:

20-51-42 PORTION OF E1/2 OF SW1/4 OF
NE1/4 OF SE1/4 DESC AS, COMM SW
COR OF SW1/4 OF NE1/4 OF SE1/4 OF
SEC, ELY 333.85, NLY 25 TO POB, CONT
NLY 200, ELY 135, SLY 200, WLY 135 TO
POB

AKA:

3121 SW 21 ST, PEMBROKE PARK, FL
33009 #675

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/28/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - 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.	23
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.	23

(Ord. No. 13-09-01, § 2, 9-11-13)

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)	23
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...	23
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...	23

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-40 - Delinquent
business tax receipt fees
and penalties.

(a) Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment. (b) 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. (c) Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...

23

1. Tenant buildout done without permits. Obtain plans (electrical, plumbing and structural) for permit and inspections.
 2. Operating without at Business Tax Receipt or certificate of use. Pass all inspections and obtain BTR and CU to display within unit.
- Double permit fee assessed. Contact the Building Dept. for permits at 954-966-4600, ext. 182
Repeat violation ref case#4405

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of December, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

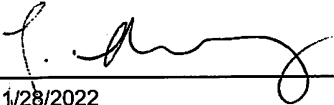
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


11/28/2022

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3201 SW 55 AVE, PEMBROKE PARK, FL 33023 #3351 SW 55th Ave Pembroke Park, FL 33009

Folio

514230180250

Legal Description

Case Status	Open	Case #	7958	Date Next Inspection	5/26/2023
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Notes Repeat violation ref case 7393, 7750, 7958 and 7745.
Unit 3351 SW 55th Ave Pembroke Park, FL 33009 requires the following corrections:

1. Clean exterior and interior a/c equipment and ensure is fully operational.
2. Water heater electrical box has exposed wires and was installed with no permits. Obtain plans for permit and inspections to have water heater installed properly and safely.
3. Interior ceiling leaks observed. Repair and remove mold like substances from ceiling and repair exterior roof to prevent future leaks.
4. Broken PVC pipe near tree, repair broken pvc pipe.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/8/2022		Notice of Violation	Certified Mail
12/8/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
12/22/2022	12/21/2022	Final Order	Certified Mail Hand
5/26/2023		Affidavit of Compliance	Hand
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (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.	5/26/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/26/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	5/26/2023	\$72,500.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$72,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$72,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
INFINITY AZURE LLC) CASE NO. 7958
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3351 SW 55TH AVE, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:43 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

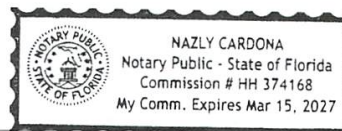
Josefine Ramirez
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Cardona
Signature

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





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

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

Petitioner,

vs.

INFINITY AZURE LLC
3201 SW 55 AVE, PEMBROKE PARK, FL
33023 #3351 SW 55th Ave Pembroke Park,
FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC	7958	05/26/2023
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230180250	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Legal Description:	AKA:	
TOWN LAKE HOMES 68-16 B LOT 3.4 & 2/24 INT IN LAKE ABUTTING PROP BLK 3	3201 SW 55 AVE, PEMBROKE PARK, FL 33023 #3351 SW 55th 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 **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida. Please appear at the above-referenced Code Compliance Case.

06/09/2023 09:43

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 MEETING AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A RECORD OF THE MEETING IS MAINTAINED AND THAT THE RECORD INCLUDES THE

Town of Pembroke Park

INVOICE

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



DATE: June 12, 2023
INVOICE # 435
FOR:

Case #7958
INFINITY AZURE LLC
3351 SW 55th AVE,
PEMBROKE PARK, FL 33009

Bill To:
INFINITY AZURE LLC
3351 SW 55th AVE,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b)(g); 5-105 and 5-17.		
	Final Order 12/21/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
145	Day(s) of Per Diem from (01/01/2023 - 05/26/2023)	\$ 500.00	\$ 72,500.00
Balance			\$ 72,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

3201 SW 55 AVE, PEMBROKE PARK, FL
33023 #3351 SW 55th Ave Pembroke Park,
FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7958

Date:

05/26/2023

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description:

514230180250

Certified Mail #:

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 3,4 &
2/24 INT IN LAKE ABUTTING PROP BLK 3

AKA:

3201 SW 55 AVE, PEMBROKE PARK, FL
33023 #3351 SW 55th 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 **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7958
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3351 SW 55TH AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0250

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 3,4 & 2/24 INT IN LAKE ABUTTING PROP BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

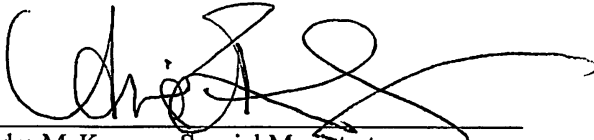
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17 WITHIN 10 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

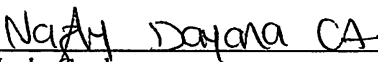
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of DEC, 2022.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



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

AFFIDAVIT OF COMPLIANCE

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

Case #:
7958

Petitioner,

vs.

INFINITY AZURE LLC

3201 SW 55 AVE, PEMBROKE PARK, FL
33023 #3351 SW 55th Ave Pembroke Park,
FL 33009

Respondent(s)

On 5/26/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC
Address: 9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio: 514230180250
Site Address: 3201 SW 55 AVE, PEMBROKE PARK, FL 33023 #3351 SW 55th Ave Pembroke Park, FL 33009
Legal Description: TOWN LAKE HOMES 68-16 B LOT 3,4 & 2/24 INT IN LAKE ABUTTING PROP BLK 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/26/2023

Notes/Mean of Correction:

Unit 3351 SW 55th Ave Pembroke Park, FL 33009 requires the following corrections:

1. Clean exterior and interior a/c equipment and insure is fully operational. Corrected.
2. Water heater has exposed wires and was installed with no permits. Obtain plans for permit and inspections to have water installed properly and safely. Permit#23351101-0, in-complete.
3. Interior ceiling leaks. Repair and remove mold like substances from ceiling and repair exterior roof to prevent future leaks. Call for re-inspection.
4. Broken PVC pipe near tree, repair broken pvc pipe. Corrected.

Further, Affiant sayeth naught



Code Enforcement Officer Signature

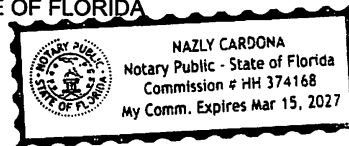
STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/26/2023



NOTARY PUBLIC, STATE OF FLORIDA



7022 2410 0001 1497 5599

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
 \$ 9.23

Total Postage and Fees
 \$

Sent To
 #8076 NOH #8438

Street and Apt. No.,
 9520 HARDING AVE STE 1

City, State, Zip+4®
 SURFSIDE, FL 33154

Postmark
 Here

PS Form 3800, April 2015 PSN 7530-02-000-9001

7022 2410 0001 1497 5636

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Certified Mail Fee
 \$

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

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

Postage
 \$ 7.85

Total Postage and Fees
 \$

Sent To
 HCF #7958

Street and Apt. No.
 3201 SW 55 AVE,

City, State, Zip+4®
 PEMBROKE PARK, FL 33023

Postmark
 Here

PS Form 3800, April 2015 PSN 7530-02-000-9001

7022 2410 0001 1497 5643

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
 \$ 7.85

Total Postage and Fees
 \$

Sent To
 HCF #7958

Street and Apt. No.
 3351 SW 55 AVE

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

Postmark
 Here

PS Form 3800, April 2015 PSN 7530-02-000-9001

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: INFINITY AZURE LLC /GOLDFARB, IGHAL HCF #7745, #7750, #8079, #7958, #8076 NOH #8438 9520 HARDING AVE STE 1 SURFSIDE, FL 33154  9590 9402 7581 2098 7751 33	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500)
2. Article Number (Transfer from service label) 7022 2410 0001 1497 5599	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee B. Received by (Printed Name) Monica Gross C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: CORPORATION SERVICE COMPANY (NOH-7858) 1201 HAYS STREET TALLAHASSEE, FL 32301  9590 9402 7912 2234 7822 98	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500)
2. Article Number (Transfer from service label) 7022 2410 0002 7328 0138	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: INFINITY AZURE LLC/INFINITY BH CORP NOH #7958 9520 HARDING AVE STE 1 SURFSIDE FL 33154  9590 9402 7912 2234 7800 72	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail (over \$500)
2. Article Number (Transfer from service label) 7022 2410 0002 7328 2835	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

7022 2410 0002 7328 2835

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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 Fee	\$ <u>7.82</u>
Sent To	INFINITY AZURE LLC/INFINITY BH CORP NOH#7958
Street and Apt. No.	9520 HARDING AVE STE 1
City, State, ZIP+4®	SURFSIDE FL 33154

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

7022 2410 0002 7328 2842

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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 Fee	\$ <u>7.82</u>
Sent To	INFINITY AZURE LLC NOH#7958
Street and Apt. No.	3351 SW 55TH AVE
City, State, ZIP+4®	PEMBROKE PARK, FL 33009

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

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:
GIANT OIL INC/ALI, B... M
NOH# 7946
1806 N FRANKLIN ST
TAMPA FL 33602

2. Article Number
7022 2410 0002 7328 2118

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Signature Confirmation
☐ Signature Confirmation Restricted Delivery
☐ Insured Mail Restricted Delivery (over \$500)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X T. Fuentes ☐ Agent ☐ Addressee

B. Received by (Printed Name)
T. Fuentes

C. Date of Delivery
12/09/2022

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

Barcode: 9590 9402 7912 2234 7800 27

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

7020 0640 0000 5918 5975

**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	\$ <u>7.02</u>
Total Postage and Fee	\$ <u>7.02</u>
Sent To	INFINITY AZURE LLC FO#7958
Street and Apt. No.	3351 SW 55TH AVE
City, State, ZIP+4®	PEMBROKE PARK, FL 33009

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

7020 0640 0000 5918 5951

**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	\$ <u>7.02</u>
Total Postage and Fee	\$ <u>7.02</u>
Sent To	INFINITY AZURE LLC/INFINITY BH CORP FO #7958, AFO #7933
Street and Apt. No.	9520 HARDING AVE STE 1
City, State, ZIP+4®	SURFSIDE FL 33154

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7958
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s) _____

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO _____

SUBJECT REAL PROPERTY: 3351 SW 55TH AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0250

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 3,4 & 2/24 INT IN LAKE ABUTTING PROP BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17 WITHIN 10 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

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

Yes X No

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Dec, 2022.


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3201 SW 55 AVE, PEMBROKE PARK, FL 33023 #3351 SW 55th Ave Pembroke Park, FL 33009

Folio

514230180250

Legal Description

Case Status	Open	Case #	7958	Date Next Inspection	12/21/2022
--------------------	------	---------------	------	-----------------------------	------------

Notes

Repeat violation ref case 7393, 7750, 7958 and 7745.
 Unit 3351 SW 55th Ave Pembroke Park, FL 33009 requires the following corrections:
 1. Clean exterior and interior a/c equipment and ensure is fully operational.
 2. Water heater electrical box has exposed wires and was installed with no permits. Obtain plans for permit and inspections to have water heater installed properly and safely.
 3. Interior ceiling leaks observed. Repair and remove mold like substances from ceiling and repair exterior roof to prevent future leaks.
 4. Broken PVC pipe near tree, repair broken pvc pipe.
 Double permit fee assessed. Contact the Building Dept. for permit inquiries at 954-966-4600, ext. 182

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
12/8/2022		Notice of Violation	Certified Mail 12/9/22
12/8/2022	12/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to 12/9/22 Property Certified Mail 12/9/22

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: 12/21/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 12/21/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 12/21/2022

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

INFINITY AZURE LLC)

CASE NO. 7958

Respondent

A F F I D A V I T O F S E R V I C E

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3351 SW 55TH AVE PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 3:19 P.M. ON THE 9 DAY OF DECEMBER 2022.

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

T Y P E O F S E R V I C E

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



AFFIANT

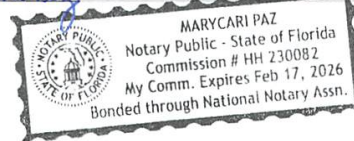
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of Dec, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____






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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
12/08/2022

Sent To:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:
7958

Property Owner:
INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:
514230180250

Legal Description:
TOWN LAKE HOMES 68-16 B LOT 3,4 &
2/24 INT IN LAKE ABUTTING PROP BLK 3

AKA:
3201 SW 55 AVE, PEMBROKE PARK, FL
33022 #3351 SW 55th Ave Pembroke Park,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned (Inspector) alleges that on 12/8/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

12/09/2022 15:19

1 of 4



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/08/2022

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

7958

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180250

Legal Description:

TOWN LAKE HOMES 68-16 B LOT 3,4 &
2/24 INT IN LAKE ABUTTING PROP BLK 3

AKA:

3201 SW 55 AVE, PEMBROKE PARK, FL
33023 #3351 SW 55th Ave Pembroke Park,
FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/8/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-103(g). - Exterior maintenance of structures and premises	Roof-mounted mechanical equipment. All roof-mounted mechanical equipment, including but not limited to, air-conditioning equipment and associated ductwork, shall be screened by opaque screening methods mounted directly to or immediately around the equipment, as approved by the Town Planner. Chain-link fencing shall not be permitted as an approved screening method. The screening materials and colors must match or blend in with the overall building design and colors. All installations of roof-mounted mechanical equipment and the screening thereof shall be approved by the Town Planner prior to a permit being issued for such installation. Screening of such equipment shall be required to be installed to screen the maximum height of the equipment or ductwork. All new and/or replacement roof-mounted mechanical equipment, shall provide adequate screening as provided herein. Where there exists multiple items of roof-mounted mechanical equipment on a building or a portion of a multi-occupanc...	10
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10

Repeat violation ref case 7393, 7750, 7958 and 7745.

Unit 3351 SW 55th Ave Pembroke Park, FL 33009 requires the following corrections:

1. Clean exterior and interior a/c equipment and ensure is fully operational.
2. Water heater electrical box has exposed wires and was installed with no permits. Obtain plans for permit and inspections to have water heater installed properly and safely.
3. Interior ceiling leaks observed. Repair and remove mold like substances from ceiling and repair exterior roof to prevent future leaks.
4. Broken PVC pipe near tree, repair broken pvc pipe.

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

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of December, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


12/8/2022

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023

Folio

514230140090

Legal Description

Case Status	Open	Case #	8076	Date Next Inspection	5/26/2023
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Notes

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling.
3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections.

Repeat violation referencing cases 7393, 7750, 7958 and 7745.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/17/2023		Notice of Violation	Regular Mail
1/27/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/15/2023	2/15/2023	Final Order	Certified Mail
5/26/2023		Affidavit of Non-Compliance	Certified Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/26/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not In Compliance - Reinspection Date: 5/26/2023
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$53,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$53,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
Total Payments		\$0.00
Fees Outstanding		\$53,100.00

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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
INFINITY AZURE LLC		CASE NO. 8076
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5425 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:28 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

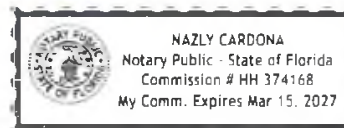
[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of June, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona A
Signature

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
INFINITY AZURE LLC
3252 SW 52 AVE, PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	8076	05/26/2023
Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC 9520 HARDING AVE STE 1 SURFSIDE, FL 33154	514230140090	
Legal Description:	AKA:	
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES B8-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS PIPA TOWN LAKE HOMES	3252 SW 52 AVE PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

ANY PERSON REQUESTING A COURT APPEARANCE AT THIS MEETING MAY CALL THE TOWN CLERK, JENNIFER HARRIS, AT (305) 881-2000 OR VISIT THE TOWN OF PEMBROKE PARK WEBSITE AT WWW.PEMBROKE-FL.COM FOR MORE INFORMATION.

06/09/2023 09:27

Town of Pembroke Park

INVOICE

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



DATE: June 12, 2023
INVOICE # 435
FOR:

Case #8076
INFINITY AZURE LLC
5425 SW 32 STREET,
PEMBROKE PARK, FL 33009

Bill To:
INFINITY AZURE LLC
5425 SW 32 STREET,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b); 5-105 and 5-17.		
	Final Order 02/15/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
111	Day(s) of Per Diem from (03/02/2023 - 06/21/2023)	\$ 500.00	\$ 55,500.00
Balance			\$ 55,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC	8076	05/26/2023
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230140090	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Legal Description:	AKA:	
30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023	

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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).



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8076

Petitioner,

vs.

INFINITY AZURE LLC

3252 SW 52 AVE, PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023

Respondent(s)

On 5/26/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	INFINITY AZURE LLC
Address:	9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio:	514230140090
Site Address:	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023
Legal Description:	30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/26/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/26/2023

Notes/Mean of Correction:

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall. Call for re-inspection.
2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling. Call for re-inspection.
3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections. No permit obtained.

Further, Affiant sayeth naught



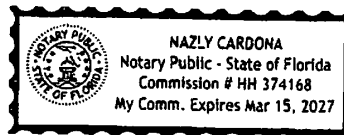
Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 5/26/2023



NOTARY PUBLIC, STATE OF FLORIDA



Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33023

Folio

514230140090

Legal Description

Case Status	Open	Case #	8076	Date Next Inspection	2/15/2023
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Notes

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling.
3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections.

Repeat violation referencing cases 7393, 7750, 7958 and 7745.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/17/2023		Notice of Violation	Regular Mail
1/27/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 2/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 2/15/2023

7022 2410 0002 7328 4068

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **7.82**

Total Postage and Fee
\$

Sent To **INFINITY AZURE LLC**
GOLDFARB, IGHAL
NOH #8076, #8079
9520 HARDING AVE STE 1
SURFSIDE FL 33154

City, State, ZIP+4®
PS Form 3800, April 2012

Postmark Here
JAN 31 2023

7022 2410 0002 7328 3924

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **7.82**

Total Postage and Fee
\$

Sent To **INFINITY AZURE LLC**
NOH #8076
5425 SW 32 STREET,
PEMBROKE PARK, FL 33023

City, State, ZIP+4®
PS Form 3800, April 2012

Postmark Here
JAN 31 2023

7022 2410 0002 7328 4075

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **7.82**

Total Postage and Fee
\$

Sent To **INFINITY AZURE LLC**
NOH #8076
3252 SW 52 AVENUE,
PEMBROKE PARK FL 33023

City, State, ZIP+4®
PS Form 3800, April 2012

Postmark Here
JAN 31 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:
INFINITY AZURE LLC
NOH #8076
3252 SW 52 AVENUE,
PEMBROKE PARK FL 33023



2. Article Number (Transfer from service label)
7022 2410 0002 7328 4075

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X **IXA** ☐ Agent ☐ Addressee

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

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
GOLDFAR GHAL
NOH #8076, #8079
9520 HARBING AVE STE 1
SURFSIDE FL 33154



9590 9402 4729 8344 1607 43

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4068

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

- ☒ Agent
- ☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

8-23

D. Is delivery address different from item 1?

If YES, enter delivery address below:

- ☐ Yes
- ☐ No

3. Service Type

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

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

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

NORV 8076

Hasler

FIRST CLASS MAIL

01/18/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8076

TOWN OF PEMBROKE PARK

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

NORV 8076

Hasler

FIRST CLASS MAIL

01/18/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Infinity Azure LLC
5425 SW 32nd St
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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

NORV 8076

Hasler

FIRST-CLASS MAIL

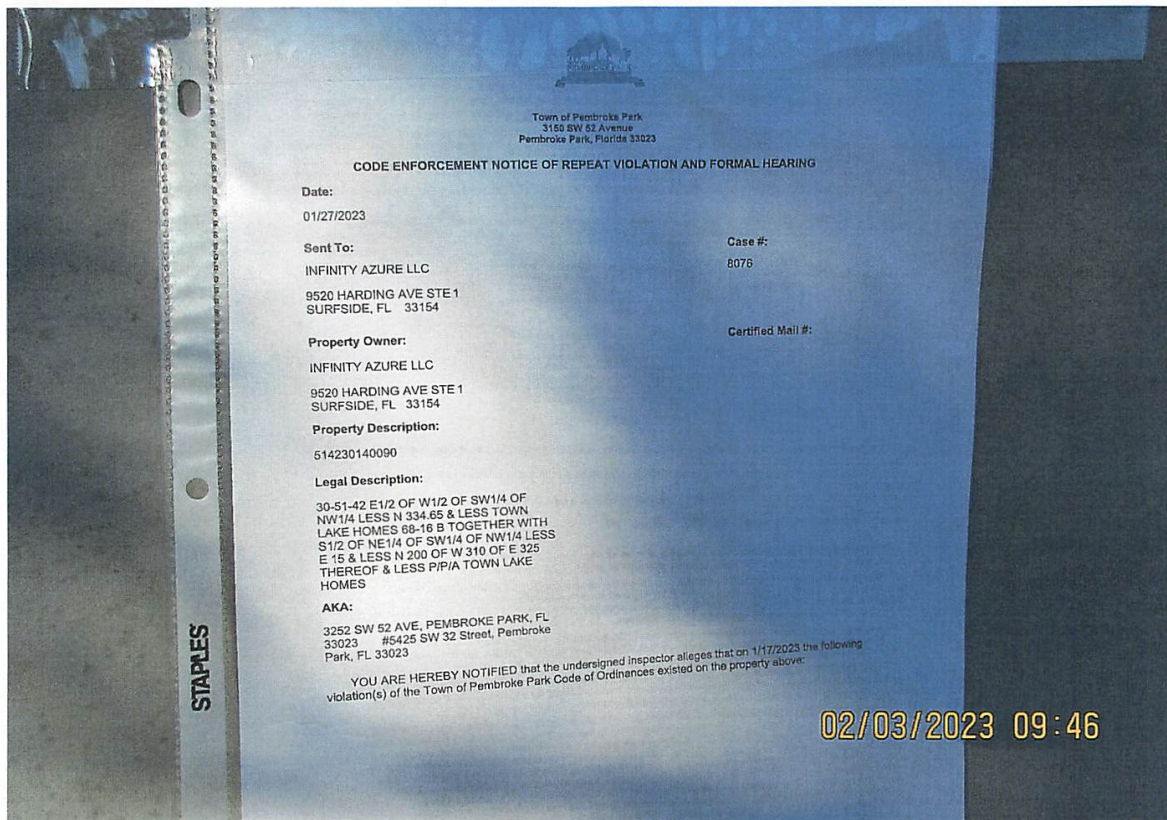
01/18/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Infinity Azure LLC
3252 SW 52nd Ave
Pembroke Park, FL 33023



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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
INFINITY AZURE LLC	)	CASE NO. 8076
Respondent	)	

A F F I D A V I T O F S E R V I C E

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5425 SW 32 STREET, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:46 A.M. ON THE 03RD DAY OF FEBRUARY 2023.

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

T Y P E O F S E R V I C E

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

J. Ramirez 2/7/23
AFFIANT

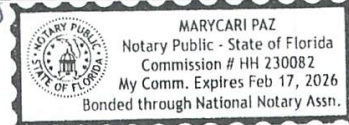
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Feb, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/27/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description:

514230140090

Legal Description:

30-51-42 E1/2 OF W1/2 OF SW1/4 OF
NW1/4 LESS N 334.65 & LESS TOWN
LAKE HOMES 68-16 B TOGETHER WITH
S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS
E 15 & LESS N 200 OF W 310 OF E 325
THEREOF & LESS P/P/A TOWN LAKE
HOMES

AKA:

3252 SW 52 AVE, PEMBROKE PARK, FL
33023 #5425 SW 32 Street, Pembroke
Park, FL 33023

Case #:

8076

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
 2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling.
 3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections.
- Repeat violation referencing cases 7393, 7750, 7958 and 7745.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of February, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

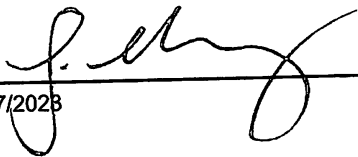
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer


1/27/2023



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #: 8076

Date: 01/17/2023

Property Owner: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description: 514230140090

Certified Mail #:

Legal Description: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

AKA: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023 #5425 SW 32 Street, Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/17/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10

Notes/Mean of Correction:

1. In Unit 5425 SW 32 Street there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
 2. Unit 5425 SW 32 Street there are ceiling leaks in living room and be room area. prevent ceiling leaks by repair exterior roof and interior ceiling.
 3. Unit 5425 SW 32 Street there is an installed water heater without a permit. Obtain an after the fact permit and complete inspections.
- Repeat violation referencing cases 7393, 7750, 7958 and 7745.

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

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


Joseline Ramirez
Chief Code Enforcement Officer



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

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number L21000115852
FEI/EIN Number 86-3113914
Date Filed 03/19/2021
State FL
Status ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images









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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7393
Petitioner,)
vs.)
INFINITY AZURE LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

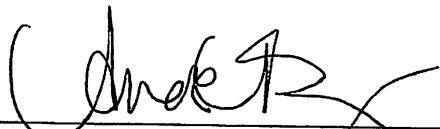
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

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

Certificate of Service

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

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Dec, 2022. Yes X No


Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7745
Petitioner,)
vs.)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3302 SW 54TH AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0270

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(d)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

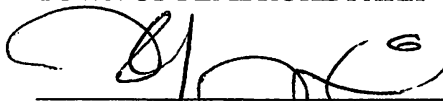
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(d)(g); 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ ~~250~~ **PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



Harry Hippler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.



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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7750
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5410 SW 32 STREET, PEMBROKE PARK, FL 33023;
5420 SW 32 STREET, PEMBROKE PARK, FL 33023;
5412 SW 32 STREET, PEMBROKE PARK, FL 33023;
5414 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0230

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 1 W 172,2 BLK 3 & 1.86/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b); 5-105; 5-17; 12-48 and 28-215. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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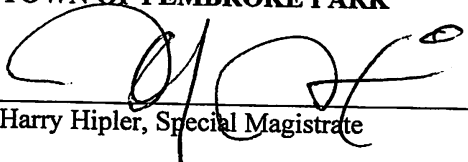
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b); 5-105; 5-17; 12-48 and 28-215 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



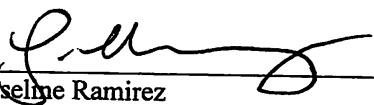
Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of Nov, 2022.



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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7958
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3351 SW 55TH AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0250

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 3,4 & 2/24 INT IN LAKE ABUTTING PROP BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17 WITHIN 10 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

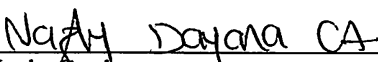
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

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

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of DEC, 2022.


Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5737
Petitioner,)
)
vs.)
INFINITY AZURE LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 514230140090

LEGAL DESCRIPTION: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(i)(j)(k)(h)(m), 5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE **SECTION(S) 5-103(a)(b)(i)(j)(k)(h)(m), 5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s)

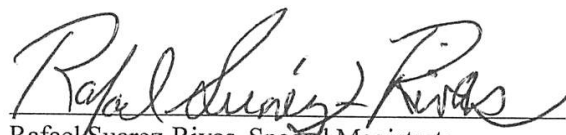
1 shall pay ~~\$750.00~~ PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue
2 to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED**
3 **BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE**
4 **HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF**
5 **THE HEARING.** A separate fine of \$250.00 per day shall be assessed for each of the below listed violations:

6 (list of violations) Sec 5-103(b). - Exterior maintenance of structures and premises, Sec 5-103(i). - Exterior
7 maintenance of structures and premises, Sec 5-103(j). - Exterior maintenance of structures and premises, Sec 5-103(k).
8 - Exterior maintenance of structures and premises, Sec 5-103(m). - Exterior maintenance of structures and premises,
9 Sec 5-103. - Exterior maintenance of structures and premises (a), Sec 5-103. - Exterior maintenance of structures and
10 premises (h), Sec 5-105. - Repairs and installations, Sec. 12-43. - Notice to remove accumulations—To be sent to
11 property owner., Sec. 12-48. - Outdoor storage prohibited, Sec. 12-61 - Excessive, untended growth deemed public
12 nuisance, Sec. 13-2. - Storage of abandoned property in the open prohibited, Sec. 26-116. - Litter; littering material.,
13 Sec. 27-32.1. - Enforcement. AND Sec. 5-17. - Permit application.

14
15 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
16 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
17 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
18 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
19 DETERMINE IF COMPLIANCE HAS OCCURRED.

20
21 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
22 this 16th day of March 2022.

23
24 **TOWN OF PEMBROKE PARK**

25 
26 Rafael Suarez-Rivas, Special Magistrate

27
28 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
29 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

30
31 **Certificate of Service**

32
33 I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct
34 copy of this order was mailed through the United States Mail to the Respondent(s) at the
35 address set forth above in this Final Order on this 17 day of March, 2022.

36
37 

38 Erik Richwagen
39 Code Enforcement Officer
40 Town of Pembroke Park
41 3150 SW 52 AVE
42 Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5210

Folio

514230180040

Legal Description

Case Status	Open	Case #	8079	Date Next Inspection	6/21/2023
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Notes

1. 5210 SW 32 Street, there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
2. 5210 SW 32 Street, there are ceiling leaks in living room and bathroom area. Prevent ceiling leaks by repairing exterior roof and interior ceiling.
3. 5210 SW 32 Street, installed water heater without a permit. Current water heater has a leak and not operating. Obtain an after the fact permit and complete inspections.
4. There is an overgrown tree and dead branches. Obtain a licensed tree trimmer and trim tree; and remove dead branches.
5. 5210 SW 32 Street, installed a/c unit 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. Repeat violation referencing cases 7393, 7750, 7958 and 7745.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/19/2023		Notice of Violation	Regular Mail
1/27/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
2/15/2023	2/15/2023	Final Order	Certified Mail
4/4/2023		Affidavit of Non-Compliance	Certified Mail Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	4/4/2023

Case Overview

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.	4/4/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/21/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 6/21/2023
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	4/4/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$55,000.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$55,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$55,100.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
INFINITY AZURE LLC) CASE NO. 8079
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5210 SW 32 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:24 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

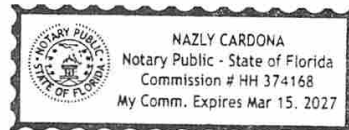
g. ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana A
Signature

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





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

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

Petitioner,
vs.
INFINITY AZURE LLC
**5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5210**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
INFINITY AZURE LLC	8079	05/26/2023
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Property Owner:	Property Description:	Certified Mail #:
INFINITY AZURE LLC	514230180040	
9520 HARDING AVE STE 1 SURFSIDE, FL 33154		
Legal Description:	AKA:	
TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5210	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-996-6000 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).

06/09/2023 09:24

Town of Pembroke Park

INVOICE

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



DATE: June 12, 2023
INVOICE # 435
FOR:

Case #8079
INFINITY AZURE LLC
5210 SW 32 ST.
PEMBROKE PARK, FL 33009

Bill To:
INFINITY AZURE LLC
5210 SW 32 ST.
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b)(i); 5-105; 5-17 and 27-33.		
	Final Order 02/15/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
111	Day(s) of Per Diem from (03/02/2023 - 06/21/2023)	\$ 500.00	\$ 55,500.00
Balance			\$ 55,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

INFINITY AZURE LLC

**5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5210**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8079

Date:

05/26/2023

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description:

514230180040

Certified Mail #:

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1
THRU 10 BLK 2 & LOT 1 E 28 BLK 3 &
10.14/24 INT IN LAKE ABUTTING PROP

AKA:

5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5210

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8079

Petitioner,

vs.

INFINITY AZURE LLC
5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5210
Respondent(s)

On 4/4/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: INFINITY AZURE LLC
Address: 9520 HARDING AVE STE 1 SURFSIDE, FL 33154
Folio: 514230180040
Site Address: 5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5210
Legal Description: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E
28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	4/4/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(i). - Exterior maintenance of structures and premises	Dead and dying trees and limbs or other natural growth which constitute a health or safety hazard to persons or property shall be removed. Trees shall be kept reasonably pruned and trimmed to prevent the occurrence of a health or safety hazard.	4/4/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/4/2023
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: 4/4/2023
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	4/4/2023

Notes/Mean of Correction:

1. 5210 SW 32 Street, there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall. Repaired 03/06/2023
2. 5210 SW 32 Street, there are ceiling leaks in living room and bathroom area. Prevent ceiling leaks by repairing exterior roof and interior ceiling. Repaired as of 03/07/2023.
3. 5210 SW 32 Street, installed water heater without a permit. Current water heater has a leak and not operating. Obtain an after the fact permit and complete inspections. Permit # 23352159-0 completed as of 03/22/2023.
4. There is an overgrown tree and dead branches. Obtain a licensed tree trimmer and trim tree; and remove dead branches. Completed as of 04/4/2023
5. 5210 SW 32 Street, installed a/c unit without a permit. Obtain plans for an after the fact permit and inspections. In-complete.

Further, Affiant sayeth naught

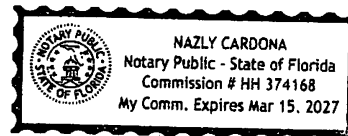
STATE OF FLORIDA

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 4/4/2023


NOTARY PUBLIC, STATE OF FLORIDA



7022 2410 0001 1497 5599

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

Postage
 \$ 9.23

Total Postage and Fees
 \$

Sent To
 INFINITY AZURE LLC /GOLDFARB, IGHAL
 HCF #7745, #7750, #8079, #7958;
 #8076 NOH #8438
 Street and Apt. No.,
 9520 HARDING AVE STE 1
 City, State, ZIP+4®
 SURFSIDE, FL 33154

Postmark
 Here

PS Form 3800, April 2013 PSN 7530-02-000-9011

7022 2410 0001 1497 5629

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

Postage
 \$ 7.85

Total Postage and Fees
 \$

Sent To
 INFINITY AZURE LLC
 HCF #8079
 Street and Apt. No.,
 5210 SW 32 ST,
 City, State, ZIP+4®
 PEMBROKE PARK, FL 33023

Postmark
 Here

PS Form 3800, April 2013 PSN 7530-02-000-9011

Case Overview

Property/Incident Information

Owner	Address	Site Address
INFINITY AZURE LLC	9520 HARDING AVE STE 1 SURFSIDE, FL 33154	5210 SW 32 ST, PEMBROKE PARK, FL 33023 #5210
Folio		
514230180040		
Legal Description		

Case Status	Open	Case #	8079	Date Next Inspection	2/15/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. 5210 SW 32 Street, there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
2. 5210 SW 32 Street, there are ceiling leaks in living room and bathroom area. Prevent ceiling leaks by repairing exterior roof and interior ceiling.
3. 5210 SW 32 Street, installed water heater without a permit. Current water heater has a leak and not operating. Obtain an after the fact permit and complete inspections.
4. There is an overgrown tree and dead branches. Obtain a licensed tree trimmer and trim tree; and remove dead branches.
5. 5210 SW 32 Street, installed a/c unit 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. Repeat violation referencing cases 7393, 7750, 7958 and 7745.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/19/2023		Notice of Violation	Regular Mail
1/27/2023	2/15/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 2/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 2/15/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/15/2023

Case Overview

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VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	Not in Compliance - Reinspection Date: 2/15/2023

7022 2410 0002 7328 4068

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **7.82**

Total Postage and Fees
\$

Sent To
**INFINITY AZURE LLC
GOLDFARB, IGHAL
NOH #8076, #8079
9520 HARDING AVE STE 1
SURFSIDE FL 33154**

City, State, ZIP+4®
**9520 HARDING AVE STE 1
SURFSIDE FL 33154**

PS Form 3800, April 2019

Postmark
Here

7022 2410 0002 7328 4044

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ **7.82**

Total Postage and Fees
\$

Sent To
**INFINITY AZURE LLC
NOH #8079
5210 SW 32 ST,
PEMBROKE PARK, FL 33023**

City, State, ZIP+4®
**5210 SW 32 ST,
PEMBROKE PARK, FL 33023**

PS Form 3800, April 2019

Postmark
Here

TOWN OF PEMBROKE PARK

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

NORV 8079

Hasler

01/19/2023

FIRST CLASS MAIL

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Infinity Azure LLC
5210 SW 32nd St
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue

PEMBROKE PARK, FLORIDA 33023-5499

NORV 8079

Hasler

01/19/2023

FIRST CLASS MAIL

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8079

TOWN OF PEMBROKE PARK

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

NOV 30 79

Hasler

FIRST CLASS MAIL

01/19/2023

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

ATTN: Clara Contreras Property Manager
3252 SW 52nd Ave
Pembroke Park, FL 33023



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

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 498 of 661



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

Detail by Entity Name

Florida Limited Liability Company
INFINITY AZURE LLC

Filing Information

Document Number	L21000115852
FEI/EIN Number	86-3113914
Date Filed	03/19/2021
State	FL
Status	ACTIVE

Principal Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Mailing Address

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Registered Agent Name & Address

Goldfarb, Ighal
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Name Changed: 03/17/2022

Address Changed: 03/17/2022

Authorized Person(s) Detail

Name & Address

Title MGR

INFINITY BH CORP
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Annual Reports

Report Year	Filed Date
2022	03/17/2022

Document Images

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

INFINITY AZURE LLC
GOLDFARB, GHAL
NOH #8076, #8079
9520 HARDING AVE STE 1
SURFSIDE FL 33154



9590 9402 4729 8344 1607 43

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4068

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

- ☒ Agent
☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

12-23

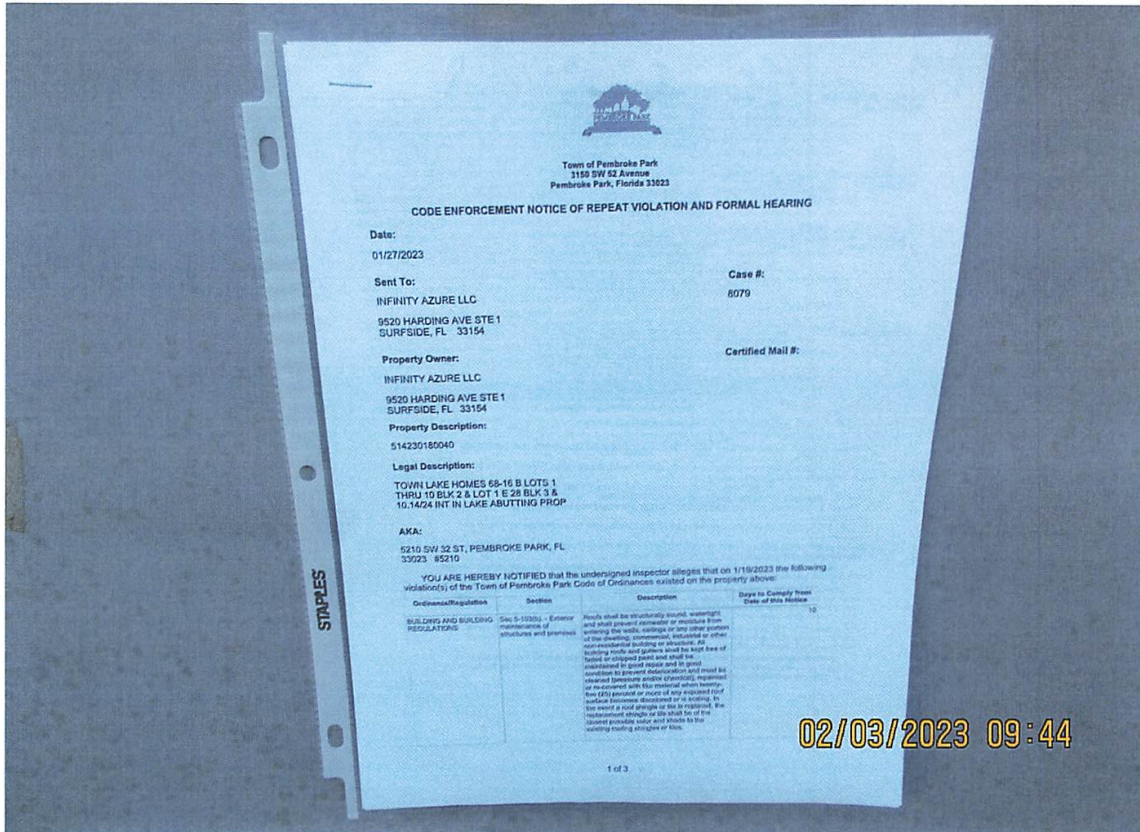
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

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

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

Domestic Return Receipt



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

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
INFINITY AZURE LLC	)	CASE NO. 8079
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: INFINITY AZURE LLC

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 5210 SW 32 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: INFINITY AZURE LLC AT 09:44 A.M. ON THE 03TH DAY OF FEBRUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

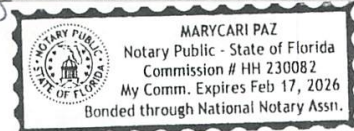
[Signature] 2/7/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Feb., 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

01/27/2023

Sent To:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #:

8079

Property Owner:

INFINITY AZURE LLC

9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230180040

Legal Description:

TOWN LAKE HOMES 68-16 B LOTS 1
THRU 10 BLK 2 & LOT 1 E 28 BLK 3 &
10.14/24 INT IN LAKE ABUTTING PROP

AKA:

5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5210

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	10

BUILDING AND BUILDING REGULATIONS	Sec 5-103(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.	10
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	10
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	10
VEGETATION	Sec. 27-33. - Maintenance	The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. All landscaped areas shall be provided with a readily available water supply with at least one (1) outlet located within one hundred fifty (150) feet of all plant material to be maintained. (Ord. No. 72-4-1, § 4b., 4-5-72)	10

1. 5210 SW 32 Street, there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
 2. 5210 SW 32 Street, there are ceiling leaks in living room and bathroom area. Prevent ceiling leaks by repairing exterior roof and interior ceiling.
 3. 5210 SW 32 Street, installed water heater without a permit. Current water heater has a leak and not operating. Obtain an after the fact permit and complete inspections.
 4. There is an overgrown tree and dead branches. Obtain a licensed tree trimmer and trim tree; and remove dead branches.
 5. 5210 SW 32 Street, installed a/c unit 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. Repeat violation referencing cases 7393, 7750, 7958 and 7745.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 15th day of February, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

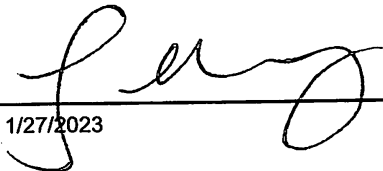
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


1/27/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Case #: 8079

Date: 01/19/2023

Property Owner: INFINITY AZURE LLC
9520 HARDING AVE STE 1
SURFSIDE, FL 33154

Property Description: 514230180040

Certified Mail #:

Legal Description: TOWN LAKE HOMES 68-16 B LOTS 1
THRU 10 BLK 2 & LOT 1 E 28 BLK 3 &
10.14/24 INT IN LAKE ABUTTING PROP

AKA: 5210 SW 32 ST, PEMBROKE PARK, FL
33023 #5210

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/19/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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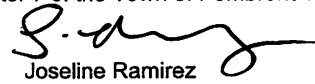
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.	10
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Notes/Mean of Correction:

1. 5210 SW 32 Street, there is mold like substance on the wall near the kitchen area near the ceiling. Remove mold like substance and repair wall.
 2. 5210 SW 32 Street, there are ceiling leaks in living room and bathroom area. Prevent ceiling leaks by repairing exterior roof and interior ceiling.
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- Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry. Repeat violation referencing cases 7393, 7750, 7958 and 7745.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Chief Code Enforcement Officer









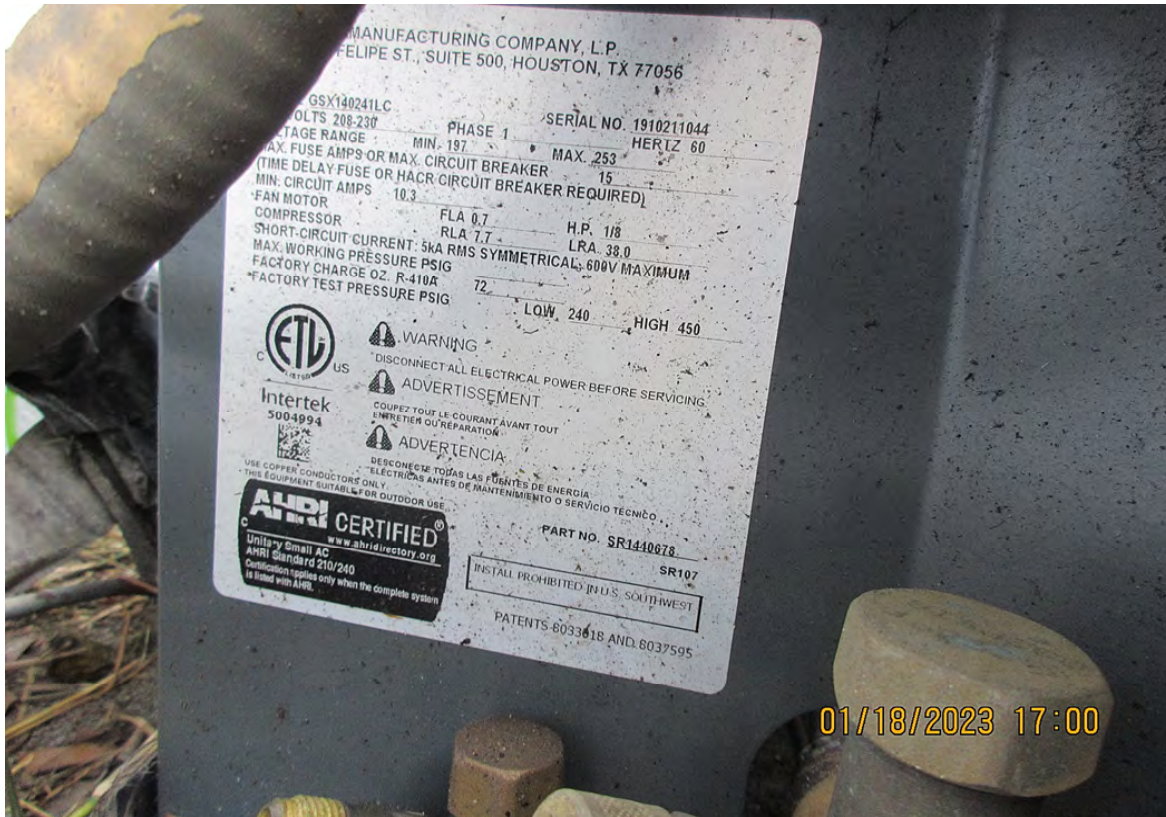












**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7393
Petitioner,)
vs.)
INFINITY AZURE LLC)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5325 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0040

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOTS 1 THRU 10 BLK 2 & LOT 1 E 28 BLK 3 & 10.14/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Building Official does in fact exist on the subject real property.

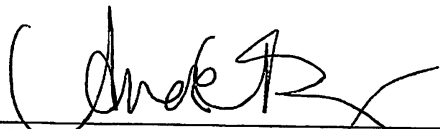
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S BUILDING OFFICIAL, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of Dec, 2022. Yes ☒ No ☐



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7745
Petitioner,)
vs.)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3302 SW 54TH AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0270

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 5,6,7 & 1/24 INT IN LAKE ABUTTING PROPERTIES BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(d)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

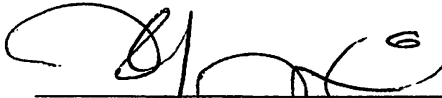
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(d)(g); 5-105 and 5-17 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ ~~250~~ **PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



Harry Hippler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of NOV, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7750
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 5410 SW 32 STREET, PEMBROKE PARK, FL 33023;
5420 SW 32 STREET, PEMBROKE PARK, FL 33023;
5412 SW 32 STREET, PEMBROKE PARK, FL 33023;
5414 SW 32 STREET, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0230

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 1 W 172,2 BLK 3 & 1.86/24 INT IN LAKE ABUTTING PROP

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b); 5-105; 5-17; 12-48 and 28-215. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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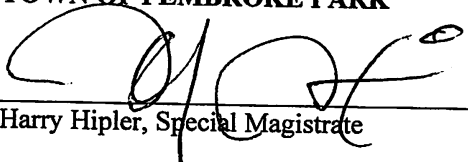
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b); 5-105; 5-17; 12-48 and 28-215 **WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of November 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 16th day of November 2022.

TOWN OF PEMBROKE PARK



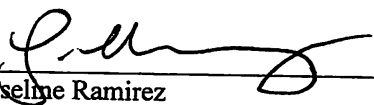
Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ☒ No ☐

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of Nov, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7958
Petitioner,)
)
vs.)
)
INFINITY AZURE LLC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3351 SW 55TH AVE, PEMBROKE PARK, FL 33009

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 5142 30 18 0250

LEGAL DESCRIPTION: TOWN LAKE HOMES 68-16 B LOT 3,4 & 2/24 INT IN LAKE ABUTTING PROP BLK 3

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17. The Special Magistrate adopted as its findings of facts those facts as set forth by the Building Official, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Building Official does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a)(b)(g); 5-105 and 5-17 WITHIN 10 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of December 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S BUILDING OFFICIAL, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of December 2022.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

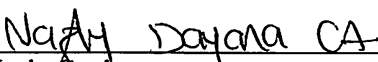
Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of DEC, 2022.


Nazly Cardona

Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5737
Petitioner,)
)
vs.)
INFINITY AZURE LLC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3252 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: INFINITY AZURE LLC

FOLIO NO.: 514230140090

LEGAL DESCRIPTION: 30-51-42 E1/2 OF W1/2 OF SW1/4 OF NW1/4 LESS N 334.65 & LESS TOWN LAKE HOMES 68-16 B TOGETHER WITH S1/2 OF NE1/4 OF SW1/4 OF NW1/4 LESS E 15 & LESS N 200 OF W 310 OF E 325 THEREOF & LESS P/P/A TOWN LAKE HOMES

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a)(b)(i)(j)(k)(h)(m), 5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE **SECTION(S) 5-103(a)(b)(i)(j)(k)(h)(m), 5-105, 5-17, 12-48, 12-43, 26-116, 12-61, 13-2, and 27-32.1. WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s)

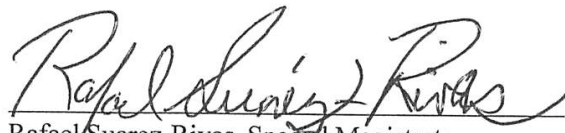
1 shall pay ~~\$750.00~~ PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue
2 to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED**
3 **BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE**
4 **HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF**
5 **THE HEARING.** A separate fine of \$250.00 per day shall be assessed for each of the below listed violations:

6 (list of violations) Sec 5-103(b). - Exterior maintenance of structures and premises, Sec 5-103(i). - Exterior
7 maintenance of structures and premises, Sec 5-103(j). - Exterior maintenance of structures and premises, Sec 5-103(k).
8 - Exterior maintenance of structures and premises, Sec 5-103(m). - Exterior maintenance of structures and premises,
9 Sec 5-103. - Exterior maintenance of structures and premises (a), Sec 5-103. - Exterior maintenance of structures and
10 premises (h), Sec 5-105. - Repairs and installations, Sec. 12-43. - Notice to remove accumulations—To be sent to
11 property owner., Sec. 12-48. - Outdoor storage prohibited, Sec. 12-61 - Excessive, untended growth deemed public
12 nuisance, Sec. 13-2. - Storage of abandoned property in the open prohibited, Sec. 26-116. - Litter; littering material.,
13 Sec. 27-32.1. - Enforcement. AND Sec. 5-17. - Permit application.

14
15 A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL
16 CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO
17 COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S
18 CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO
19 DETERMINE IF COMPLIANCE HAS OCCURRED.

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21 **DONE AND ORDERED** at the Town of Pembroke Park, Florida,
22 this 16th day of March 2022.

23
24 **TOWN OF PEMBROKE PARK**

25 
26 Rafael Suarez-Rivas, Special Magistrate

27
28 Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek
29 judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

30
31 Certificate of Service

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33 I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct
34 copy of this order was mailed through the United States Mail to the Respondent(s) at the
35 address set forth above in this Final Order on this 17 day of March, 2022.

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38 Erik Richwagen
39 Code Enforcement Officer
40 Town of Pembroke Park
41 3150 SW 52 AVE
42 Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.	3170 Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

Folio

514220000300

Legal Description

Case Status Closed **Case #** 5387

Notes

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/13/2020		Notice of Violation	Hand Regular Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
6/15/2022	6/15/2022	Amended Final Order	Certified Mail Hand
4/27/2023		Affidavit of Compliance	Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Abate 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.	4/27/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	4/27/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	4/27/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	4/27/2023	\$63,750.00
Admin Fixed		Admin Fixed		\$200.00
			Total Fines	\$63,950.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$63,950.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 5387
AIR CONCEPTS A/C SERVICES INC.
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING /AIR CONCEPTS A/C SERVICES INC.

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3170 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING /AIR CONCEPTS A/C SERVICES INC. AT 11:20 A.M. ON THE 09 DAY OF JUNE 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

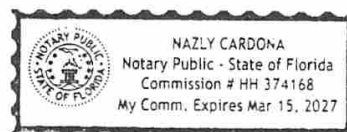
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Josefine Ramirez 6/13/23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of June, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Cardona
Signature
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
Pembroke Park
Warehouses Holding /Air
Concepts A/C Services
Inc.
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	5387	05/26/2023
Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	514220000300	
Legal Description:	AKA:	
20-51-42 W1/2 OF NW1/4 OF SE1/4 OF SE1/4 LESS S 179 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the 21st day of June, 2023 at 9:00 AM in the Pembroke Park Town Hall, 5150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) were/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AID AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-995-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE HEARING TO ARRANGE FOR SUCH NEEDS. PLEASE CONTACT THE FLORIDA TOLL FREE HEARING OR SPEECH IMPAIRED: 1-800-955-8775 (VOICE) OR 1-800-955-8775 (TDD) FOR THE FOLLOWING NUMBER: 1-800-955-8775 (VOICE) OR 1-800-955-8775 (TDD)

06/09/2023 11:20

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: June 7, 2023
INVOICE # 435
FOR:

Case #5387
Pembroke Park Warehouses
Holding /Air Concepts A/C
Services Inc.
3170 PEMBROKE RD,
PEMBROKE PARK, FL 33009

Bill To:

Pembroke Park Warehouses
Holding /Air Concepts A/C
Services Inc.
3170 PEMBROKE RD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-2(a)(b).		
	Amended Final Order 06/15/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
1	Admin Fee	\$ 100.00	\$ 100.00
255	Day(s) of Per Diem from (08/15/2022-04/27/2023)	\$ 250.00	\$ 63,750.00
	Recommend to Abate Per Diem Fine by 85%		\$ 9,563
	63,950.00 + 100.00 + 100.00		\$ 9,763
	Balance	\$	63,950.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

Pembroke Park
Warehouses Holding /Air
Concepts A/C Services
Inc.

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170

NOTICE OF HEARING TO ABATE FINE

Sent To:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5387

Date:

05/26/2023

Property Owner:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220000300

Certified Mail #:

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP HET #7722 HAF #5837 HCF #7888 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301  9590 9402 7581 2098 7752 49 2. Article Number (Transfer from service label) 7008 1140 0003 2128 1718		A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery Rosedonna Louissant 05/31/23 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

USPS Tracking®

FAQs >

Tracking Number:

70163010000012346415

Remove X

Copy Add to Informed Delivery (https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 2:55 pm on May 30, 2023 in HALLANDALE, FL 33009.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

HALLANDALE, FL 33009
May 30, 2023, 2:55 pm

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER
May 29, 2023, 5:42 pm

In Transit to Next Facility

May 28, 2023

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER
May 26, 2023, 10:35 pm

Hide Tracking History

5749 4E2T 0000 0T0E 9T0Z

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

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☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage
\$ 7.85

Total Postage and
\$

Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark
Here

PEMBROKE PARK WAREHOUSES HOLDING
HAF #5837
3148 PEMBROKE RD,
PEMBROKE PARK, FL 33009

PS Form 3800, April 2012 PSN 7530-02-000-9016

USPS Tracking®

FAQs >

Tracking Number:

70163010000012346408

Remove X

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Latest Update

Your item departed our USPS facility in MIAMI FL DISTRIBUTION CENTER on June 5, 2023 at 9:40 pm.
The item is currently in transit to the destination.

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USPS Tracking Plus®

Delivered

Out for Delivery

Preparing for Delivery

Moving Through Network
Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER
June 5, 2023, 9:40 pm

In Transit to Next Facility

June 3, 2023

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER
May 26, 2023, 10:32 pm

Hide Tracking History

Feedback

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.85
Total Postage and Fees	\$
Sent To	PEMBROKE PARK WAREHOUSES HOLDING
Street and Apt. No.	HAF #5837
City, State, ZIP+4®	3188 PEMBROKE RD, PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9011 See www.usps.com for restrictions	

USPS Tracking®

[FAQs >](#)

Tracking Number:

70081140000321281718[Remove X](#)[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 3:46 pm on May 31, 2023 in FORT LAUDERDALE, FL 33301.

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Delivered

Delivered, Left with Individual

FORT LAUDERDALE, FL 33301

May 31, 2023, 3:46 pm

[See All Tracking History](#)

Text & Email Updates

USPS Tracking Plus®

Product Information

[Track Another Package](#)

Feedback

See Less

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OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85
Sent To	ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP
Street, Apt. No., or PO Box No.	HET #7722 HAF #5837 HCF #7888
City, State, ZIP+4	200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301
PS Form 3800, August 2019	

7008 1140 0003 2128 1763

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Postage	\$		Postmark Here
Certified Fee			
Return Receipt Fee (Endorsement Required)			
Restricted Delivery Fee (Endorsement Required)			
Total Postage & Fees	\$	77.85	

PEMBROKE PARK WAREHOUSES HOLDING
HAF #5837
3150 PEMBROKE RD,
PEMBROKE PARK, FL 33009

Sent To _____
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4®

PS Form 3800, A

7016 3010 0000 1234 6422

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Certified Mail Fee	\$		Postmark Here
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	\$	77.85	
Total Postage and Fees	\$	77.85	

PEMBROKE PARK WAREHOUSES HOLDING
HAF #5837
3170 PEMBROKE RD,
PEMBROKE PARK, FL 33009

Sent To _____
 Street and Apt. No.
 City, State, ZIP+4®

PS Form 3800, A

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**70081140000321281701**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 1:18 pm on May 30, 2023 in HOLLYWOOD, FL 33021.

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Feedback

Delivered

Delivered, Front Desk/Reception/Mail Room

HOLLYWOOD, FL 33021

May 30, 2023, 1:18 pm

[See All Tracking History](#)

Text & Email Updates

USPS Tracking Plus®

Product Information

[Track Another Package](#)

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
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Total Postage & Fees	\$ 7.85
PEMBROKE PARK WAREHOUSES HOLDING	
Sent To	HET #7722 HAF #5837 HCF #7888
Street, Apt. No., or PO Box No.	3850 HOLLYWOOD BLVD STE 400
City, State, ZIP+	HOLLYWOOD FL 33021
PS Form 3800, 10-1-2019	

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5387
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
Respondent(s)

AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 15, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3170 PEMBROKE ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105 and 5-2(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

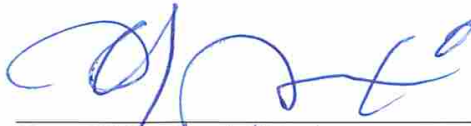
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THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) and 15-17 WITHIN 60 DAYS OF THE DATE OF THE FORMAL HEARING held on 15th day of June 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 15th day of June 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of June, 2022.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 3178

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Postage
 \$ **8.36**

Total Postage and Fee
 \$

Sent To
 Street and Apt. No.
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Postmark
 JUN 16 2022

Pembroke Park Warehouses Holding
 /Air Concepts A/C Services Inc.
 A.F.O #5387, 5366, #5376, #4746, #5379
 3850 HOLLYWOOD BLVD STE 400,
 HOLLYWOOD, FL, 33021

PS Form 3800, April 2019

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☐ Return Receipt (electronic) \$
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☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.36**

Total Postage and Fee
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Postmark
 JUN 16 2022

Pembroke Park Warehouses
 Holding/Air Concepts A/C Services Inc.
 A.F.O #5387, 5366, #5376, #4746, #5379
 3150 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

PS Form 3800, April 2019

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.36**

Total Postage and Fee
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Postmark
 JUN 16 2022

FRANKLIN L ZEMEL C/O ARNSTEIN
 & LEHR LLP
 A.F.O #5387, 5366, #5376, #4746, #5379
 200 EAST LAS OLAS BLVD. SUITE 1000,
 FORT LAUDERDALE, FL, 33301

PS Form 3800, April 2019

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **8.36**

Total Postage and Fee
 \$

Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Postmark
 JUN 16 2022

Claudia Pinzon/
 Pembroke Park
 Warehouses Holding/Air Concepts A/C
 Services Inc./A.F.O #5387, #5366, #5376,
 #4746, #5379
 3170 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

PS Form 3800, April 2019

Case Overview

Property/Incident Information

Owner	Address	Site Address
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc.	3170 Pembroke Rd Pembroke Park, FL 33009	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3170

Legal Description

Case Status	Open	Case #	5387	Date Next Inspection	6/15/2022
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Notes

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible at 954-966-4600, ext 182.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/13/2020		Notice of Violation	Hand Regular Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Final Order	Certified Mail Hand
5/26/2022	6/15/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/15/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 6/15/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 6/15/2022
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$0.00
		Total Fines		\$0.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$0.00

7021 1970 0000 4565 5981

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
 \$ 8.16

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

Pembroke Park Warehouses Holding
 /Air Concepts A/C Services Inc.
 H.E.T #5387, #5366, #5376, #4746, #5379
 3850 HOLLYWOOD BLVD STE 400,
 HOLLYWOOD, FL, 33021

Postmark
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7021 1970 0000 4565 6018

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
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Postage
 \$ 8.16

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

FRANKLIN L ZEMEL C/O ARNSTEIN
 & LEHR LLP
 H.E.T #5387, #5366, #5376, #4746, #5379
 200 EAST LAS OLAS BLVD, SUITE 1000,
 FORT LAUDERDALE, FL, 33301

Postmark
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7021 1970 0000 4565 6001

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
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☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage and

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Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

Claudia Pinzon/ Pembroke Park
 Warehouses Holding /Air Concepts A/C
 Services Inc./H.E.T #5387, #5366, #5376,
 #4746, #5379
 3170 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

Postmark
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7021 1970 0000 4565 5998

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage
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Total Postage and

\$

Sent To

Street and Apt. No.

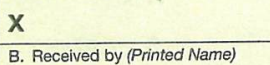
City, State, ZIP+4®

PS Form 3800, A

Pembroke Park Warehouses
 Holding/Air Concepts A/C Services Inc.
 H.E.T #5387, #5366, #5376, #4746, #5379
 3150 PEMBROKE ROAD,
 PEMBROKE PARK, FL, 33009

Postmark
 Here

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  ☒ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ In Delivery Restricted Delivery Mail
9590 9402 6921 1104 8019 17 7021 1970 0000 4565 7572	Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  ☒ Agent ☐ Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____ D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING/ F.O. #5366, #5376, #, #5387/ S.O.C.L #4475 3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009	3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ In Delivery Restricted Delivery Mail
9590 9402 6921 1104 8019 62 2. Article Number (Transfer from certified label) 7021 1970 0000 4565 7558	Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and \$ _____

Sent To _____

Street and Apt. No _____
City, State, ZIP+4® _____

PS Form 3800, April 2013 PSN 7530-02-000-9053



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ _____

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$ _____
☐ Return Receipt (electronic) \$ _____
☐ Certified Mail Restricted Delivery \$ _____
☐ Adult Signature Required \$ _____
☐ Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and \$ _____

Sent To _____

Street and Apt. No _____
City, State, ZIP+4® _____

PS Form 3800, April 2013 PSN 7530-02-000-9053



ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

7021 1970 0000 4565 7558

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage a

Sent To

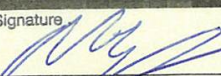
Street and Apt. 1

City, State, Zip+

PS Form 3800

Postmark
MAR 17 2022

PEMBROKE PARK WAREHOUSES
HOLDING/ F.O. #5366, #5376, #,
#5387/ S.O.C.L #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
☐ Complete items 1, 2, and 3. ☒ Print your name and address on the reverse so that we can return the card to you. ☒ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP/HCF #4475 NOH #5366, #5376, #5377, #5387 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301  9590 9402 6921 1104 8025 01 2. Article Number (Transfer from service label) 7021 0350 0000 2802 4600	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 ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
☒ Complete items 1, 2, and 3. ☒ Print your name and address on the reverse so that we can return the card to you. ☒ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PINZON, CLAUDIA/AIR CONCEPTS A/C SERVICES, INC./ PEMBROKE PARK WAREHOUSES HOLDING/NOH #5387 3170 W. PEMBROKE RD. PEMBROKE PARK, FL 33009  9590 9402 6379 0303 8582 06 2. Article Number (Transfer from service label) 7021 0350 0000 2802 4396	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 ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

7021 0350 0000 2802 4624

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here 
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and	PEMBROKE PARK WAREHOUSES
Sent To	HOLDING/ NOH #5366, #5376,
Street and Apt. No.	#5377, #5387/ HCF #4475
City, State, ZIP+4®	3150 PEMBROKE ROAD, PEMBROKE PARK FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4617

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here 
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and	PEMBROKE PARK WAREHOUSES
Sent To	HOLDING/ NOH #5366, #5376,
Street and Apt. No.	#5377, #5387/ HCF #4475
City, State, ZIP+4®	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4600

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here 
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and	ZEMEL, FRANKLIN L
Sent To	C/O ARNSTEIN & LEHR LLP/HCF #4475
Street and Apt. No.	NOH #5366, #5376, #5377, #5387
City, State, ZIP+4®	200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7021 0350 0000 2802 4396

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here 
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and	PINZON, CLAUDIA/AIR CONCEPTS A/C
Sent To	SERVICES, INC./ PEMBROKE PARK
Street and Apt. No.	WAREHOUSES HOLDING/NOH #5387
City, State, ZIP+4®	3170 W. PEMBROKE RD. PEMBROKE PARK, FL 33009
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FI

10/14/2020

US POSTAGE \$0



01

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

5387

3170 Pembroke Rd
Pembroke Park, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5387

Hasler

F

10/14/2020

US POSTAGE \$C



01

Pembroke Park Warehouse Holding
3850 Hollywood Blvd, Ste 400
Hollywood, FL 33021-6746

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5387

Hasler

10/14/2020

US POSTAGE \$0



01

Pembroke Park Warehouses
3150 Pembroke Rd
Pembroke Park, FL 33009



The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Page 553 of 661



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
PEMBROKE PARK WAREHOUSES HOLDING COMPANY

Filing Information

Document Number P92000009334
FEI/EIN Number 65-0373621
Date Filed 12/04/1992
State FL
Status ACTIVE

Principal Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Mailing Address

3850 HOLLYWOOD BLVD
 SUITE 400
 HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

Name Changed: 04/26/2011

Address Changed: 04/09/2015

Officer/Director Detail

Name & Address

Title PSD

CORNFELD, ROBERT M
 3850 HOLLYWOOD BLVD # 400
 HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
-------------	------------

2019	03/18/2019
2020	05/03/2020
2021	03/30/2021

Document Images

03/30/2021 -- ANNUAL REPORT	View image in PDF format
05/03/2020 -- ANNUAL REPORT	View image in PDF format
03/18/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
03/29/2017 -- ANNUAL REPORT	View image in PDF format
03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/09/2015 -- ANNUAL REPORT	View image in PDF format
06/10/2014 -- ANNUAL REPORT	View image in PDF format
03/14/2013 -- ANNUAL REPORT	View image in PDF format
04/03/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
04/29/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
04/19/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
03/31/2004 -- ANNUAL REPORT	View image in PDF format
03/05/2003 -- ANNUAL REPORT	View image in PDF format
05/02/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
04/28/2000 -- ANNUAL REPORT	View image in PDF format
04/02/1999 -- ANNUAL REPORT	View image in PDF format
04/24/1998 -- ANNUAL REPORT	View image in PDF format
04/21/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 5387

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3170 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 3170 PEMBROKE ROAD, PEMBROKE PARK, FL. 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 10:41 A.M. ON THE 3 DAY OF JUNE 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

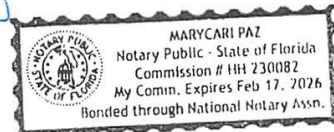
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

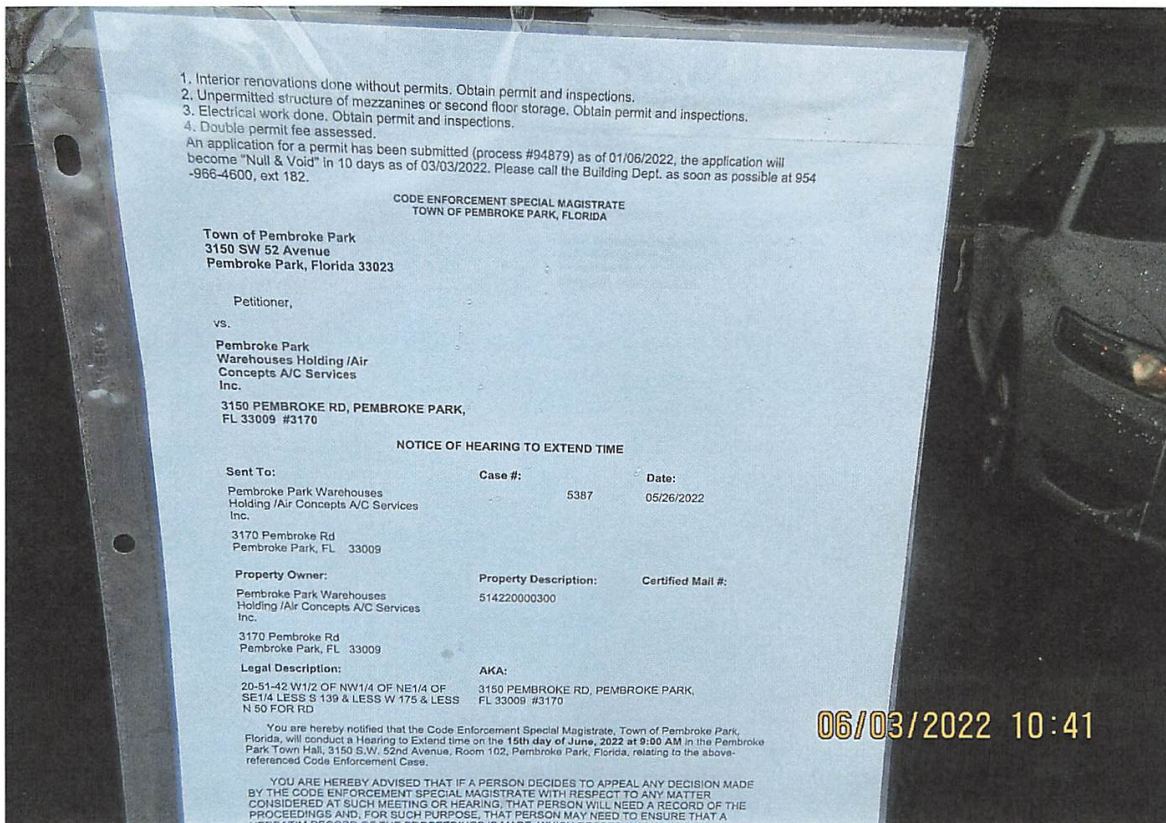
J. Ramirez
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 13 day of June, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

[Signature]
Signature
Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible at 954-966-4600, ext 182.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

**Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023**

Petitioner,

vs.

**Pembroke Park
Warehouses Holding /Air
Concepts A/C Services
Inc.**

**3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5387

Date:

05/26/2022

Property Owner:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Property Description:

514220000300

Certified Mail #:

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **15th day of June, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PEMBROKE PARK WAREHOUSES HOLDING)
AIR CONCEPTS A/C SERVICES INC.

CASE NO. 5387

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3170 PEMBROKE RD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3170 PEMBROKE RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING /AIR CONCEPTS A/C SERVICES INC. AT 12:08 P.M. ON THE 4 DAY OF MARCH 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

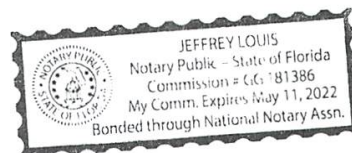
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8 day of 3, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known OR Produced Identification
Type of Identification Produced





PEMBROKE PARK
Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
03/03/2022

Sent To:
Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.
3170 Pembroke Rd
Pembroke Park, FL 33009

Case #:
5387

Property Owner:
Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.
3170 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:
514220000300

Legal Description:
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD
AKA:
3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and Installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a	60

03/04/2022 12:08



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/03/2022

Sent To:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Case #:

5387

Property Owner:

Pembroke Park Warehouses
Holding /Air Concepts A/C Services
Inc.

3170 Pembroke Rd
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000300

Legal Description:

20-51-42 W1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS S 139 & LESS W 175 & LESS
N 50 FOR RD

AKA:

3150 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3170

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	60
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	60

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

An application for a permit has been submitted (process #94879) as of 01/06/2022, the application will become "Null & Void" in 10 days as of 03/03/2022. Please call the Building Dept. as soon as possible at 954-966-4600, ext 182.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 16th day of March, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

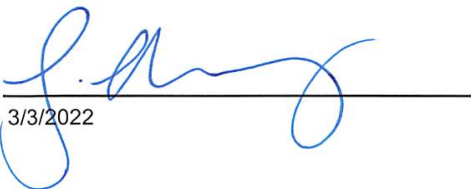
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer



3/3/2022



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	5387	10/13/2020
Property Owner:	Property Description:	Certified Mail #:
Pembroke Park Warehouses Holding /Air Concepts A/C Services Inc. 3170 Pembroke Rd Pembroke Park, FL 33009	514220000300	
Legal Description:	AKA:	
20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD	3150 PEMBROKE RD, PEMBROKE PARK, FL 33009	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(a)

Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions:

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(1)
The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such

(2)
The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise.

(3)
The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...

BUILDING AND BUILDING
REGULATIONS

Sec. 5-2. -
Nonresidential
commercial buildings,
owner's responsibilities
(b)

Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established.

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(Ord. No. 87-6-1, §§ 1, 2, 6-10-87)

Editor's note—

Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor.

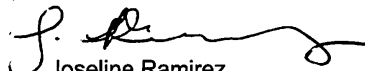
Cross reference— Code enforcement, Ch. 7.

Notes/Mean of Correction:

1. Interior renovations done without permits. Obtain permit and inspections.
2. Unpermitted structure of mezzanines or second floor storage. Obtain permit and inspections.
3. Electrical work done. Obtain permit and inspections.
4. Double permit fee assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.


Joseline Ramirez
Code Enforcement Officer

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5387
Petitioner,)
)
vs.)
)
PEMBROKE PARK WAREHOUSES)
HOLDING)
AIR CONCEPTS A/C SERVICES INC.
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3170 Pembroke Rd, Pembroke Park, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746

FOLIO NO.: 5142 20 00 0300

LEGAL DESCRIPTION: 20-51-42 W1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS S 139 & LESS W 175 & LESS N 50 FOR RD

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; and 5-2(a)b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-2(a)(b) **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 16th day of March 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 16th day of March 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2022.



Joseline Ramirez
Chief Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Air Concepts A/c Services Inc.

Date 10/13/20

Site Address 3170 Pembroke Rd

Case # _____

Permit # _____

Sub/Park Pembroke Park Warehouse

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☒ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 5-105

☐ Re-Inspection Fee

☐ NFPA # _____ 5-2(a)(6)

☐ Repeat Violation (Double fine)

Violation (s)

1. Interior renovations done without permits.

2. Unpermitted structure of mezzanine or

Second floor storage.

3. Electrical, verify permits.

Corrective Action(s)

1. Obtain permit and inspections for renovations

2. Obtain permit and inspection for unpermitted structure.

3. Obtain permit and inspection for electrical.

☒ Structural

☒ Plumbing

☐ Mechanical

☒ Electrical

☒ Code Enf.

☐ Zoning

☐ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 11/12/20

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext.215

☒ Building Dept. Ext. 211/227

☐ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Josefine Ramirez
Code Enforcement Officer

Received by [Signature]

White: Original Copy

Yellow: Officer's Copy

Pink: Violator



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number:

Job Address:

3170 W PEMBROKE RD

Job Name: PEMBROKE PARK WAREHOUSES HOLDING

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date: 1/6/2022 10:36:17 AM

Application Date: 1/6/2022 10:24:07 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Denied	1/12/2022 5:39:33 PM
FIRE	Denied	1/7/2022 10:24:51 AM
STRUCTURAL	Denied	1/6/2022 1:05:34 PM
ZONING	Approved	1/7/2022 2:27:54 PM

Joseline Ramirez

From: Joseline Ramirez
Sent: Thursday, May 5, 2022 9:51 AM
To: Nancy Romero
Subject: RE: Extension needed - Pembroke Business Park

Good morning Nancy,

Please see my response below:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on – Case 4746, has been open since 10/30/2019, today it makes over 2 years that the unit is not in compliance. There is also a recorded lien on the property since 4/25/2021. An extension cannot be granted.

3172-3178 - former Zeppelin's unit - we are preparing the plans to submit them for permitting. – Case 5376, has been open since 10/07/2020 will be scheduled for a one time extension at the 06/15/2022.

3152 - Mad Monkey's same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5366, has been open since 10/02/2020 will be scheduled for a one time extension at the 06/15/2022.

3170 - Air Concept same comment as above - This case will be scheduled for an extension at the 06/15/2022. Case 5387, has been open since 10/14/2020 will be scheduled for a one time extension at the 06/15/2022.

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval. Case 5379, has been open since 10/06/2020 will be scheduled for a one time extension at the 06/15/2022.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Joseline Ramirez
Sent: Friday, April 22, 2022 4:40 PM
To: Nancy Romero <nancy.romero@absolutemgmt.com>
Subject: RE: Extension needed - Pembroke Business Park

Good afternoon Nancy,

It was also nice seeing you, I am in receipt of your email and will follow up with you on Monday.

Regards,



Joseline Ramirez

Chief Code Enforcement Officer

P: (954) 966-4600 ext. 215 • C: (954) 551-7147 / jramirez@tppfl.gov

Town of Pembroke Park / Code Enforcement Dept.

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Nancy Romero <nancy.romero@absolutemgmt.com>

Sent: Friday, April 22, 2022 1:56 PM

To: Joseline Ramirez <jramirez@tppfl.gov>

Subject: Extension needed - Pembroke Business Park

Hi Joseline, it was nice seeing on Wednesday.

I wanted to follow up with you to see when we (David and I) can meet with you?

Also, we will be needing an extension on the following units to completely comply with your request, below are the address:

3120 SW 19th Street, Units 154-155 - they have been in review with the building dept. There is one small comment on the plumbing that I have the GC working on

3172-3178 - former Zeppelin's unit - we are preparing the plans to submit them for permitting.

3152 - Mad Monkey's same comment as above

3170 - Air Concept same comment as above

3186-3188 - Plans have been submitted to bldg dept., architect working on comments and will be re-submitting for permit approval.

It has taken us longer than expected, due to Engineers and GC's not being responsive on a timely matter.

Please be reassured that we are working on these violation and it is to our best interest to get them rectified.

Please let me know if I need to do anything else for the above addresses.

Looking forward to hearing from you soon.

Thank you,
Nancy



PEMBROKE PARK
SELF STORAGE

Nancy V. Romero - Sr. General Manager

Pembroke Business Park

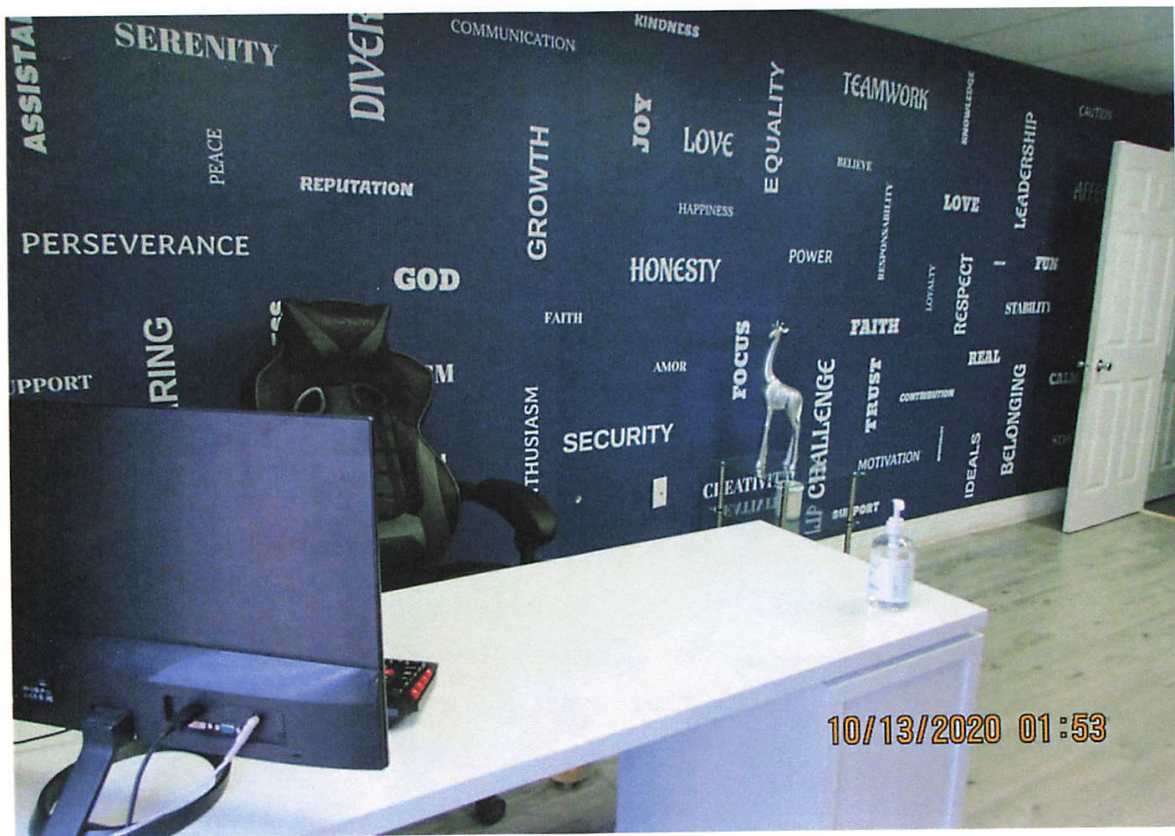
A 3150 Pembroke Road, Pembroke Park, FL 33009

P 954.989.2208

E PembrokePark@absolutemgmt.com

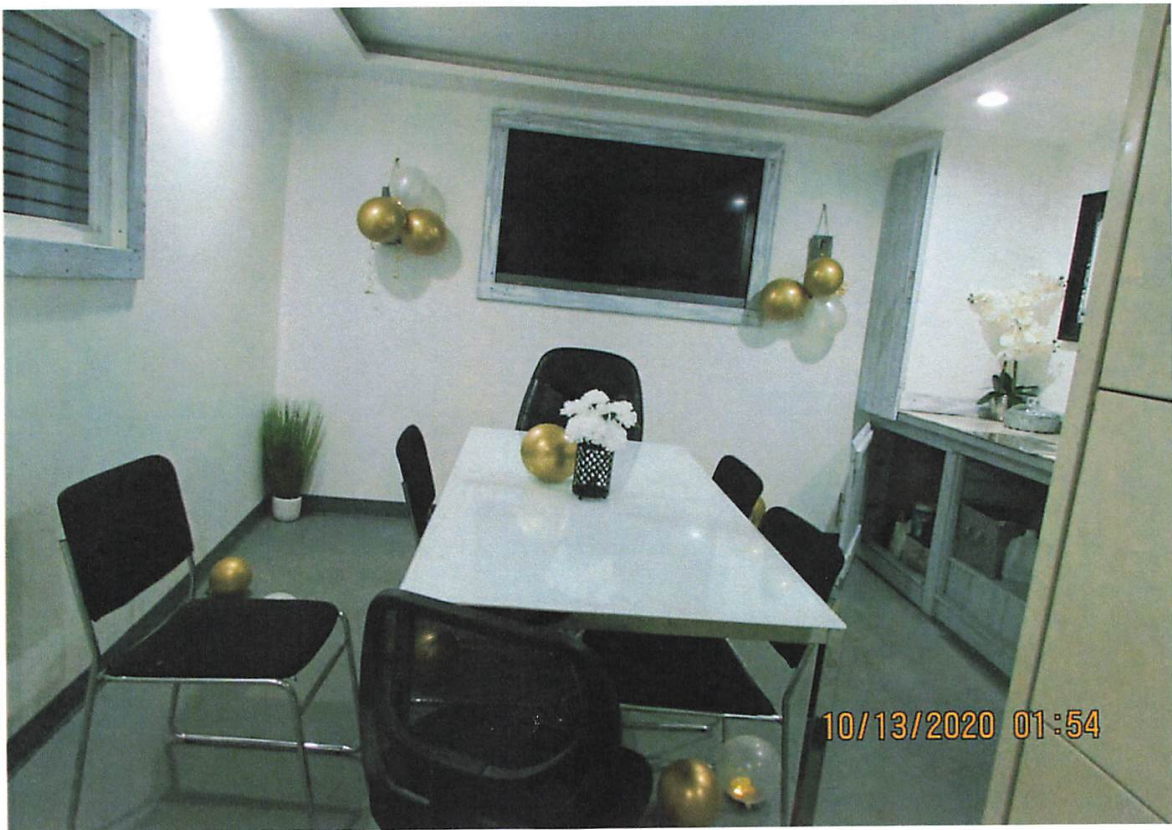
W www.PembrokeSelfStorage.com

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.



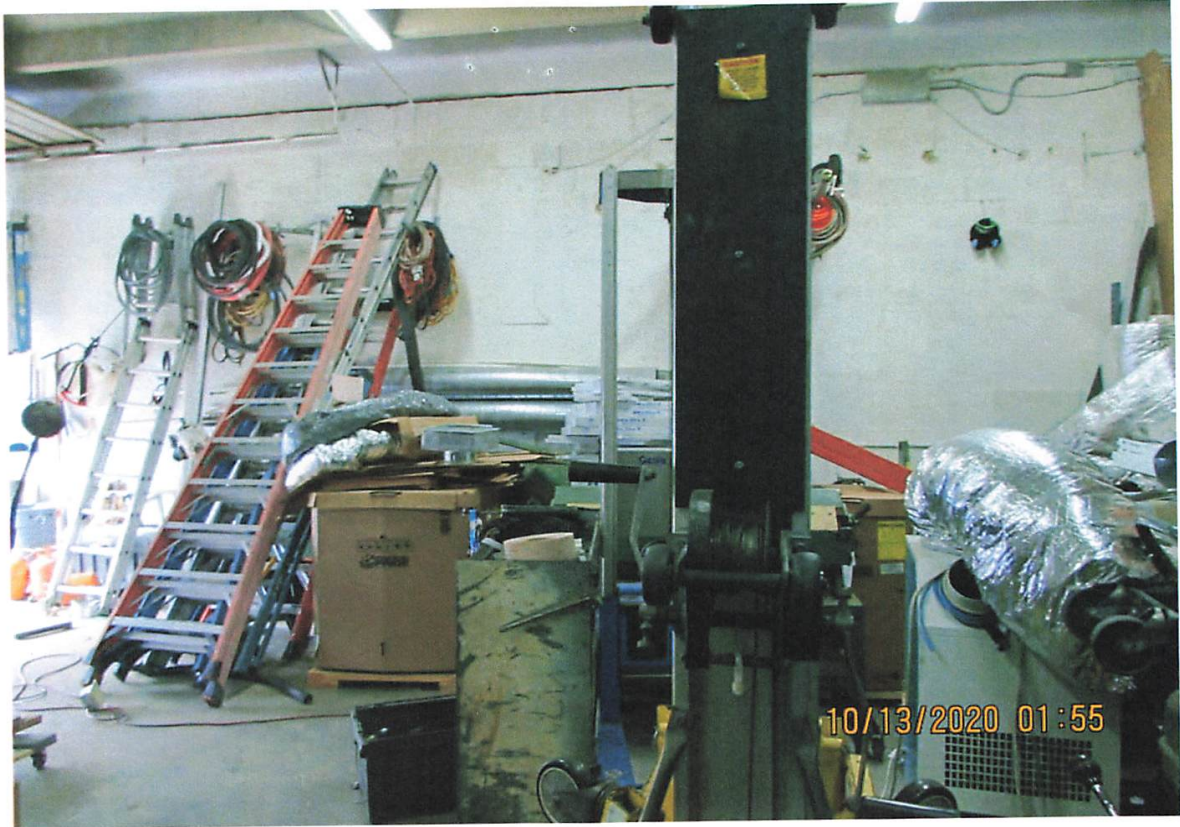














Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4
Folio		
514230090680		
Legal Description		

Case Status Closed **Case #** 7182

Notes

1. Repeat violation. Berny's Kitchen Bar operating without a Business Tax Receipt in unit #4. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Installation of cameras without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. for permits. Contact Lisa Cannon at 954-966-4600, ext 214 for Business Tax Receipt.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/3/2022		Notice of Violation	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
1/26/2023	2/15/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
1/27/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
2/15/2023	2/15/2023	Supplemental Order/Claim of Lien	Certified Mail
6/2/2023		Affidavit of Compliance	Regular Mail
6/16/2023	7/19/2023	Notice of Formal Hearing - Abate Fine	Email

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)	6/2/2023

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...	6/2/2023
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...	6/2/2023
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)	6/2/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	6/2/2023	\$59,500.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$59,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$59,600.00

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: June 20, 2023
INVOICE # 435
FOR:

Case # 7182
V & A MIAMI LLC
4400 W HALLANDALE BEACH
BLVD #4,
PEMBROKE PARK, FL 33023

Bill To:
V & A MIAMI LLC
4400 W HALLANDALE BEACH
BLVD #4,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17; 15-175; 15-22 and 15-28		
	Final Order 09/21//2022		
1	Admin Fee	\$ 100.00	\$ 100.00
238	Day(s) of Per Diem from (10/07/2022-06/02/2023)	\$ 250.00	\$ 59,500.00
	Recommend to Abate Per Diem Fine by 80%		\$ 11,900.00
	59,500.00 + 100.00		\$ 12,000.00
	Balance	\$	59,600.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.

V & A MIAMI LLC

**4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4**

NOTICE OF HEARING TO ABATE FINE

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7182

Date:

06/16/2023

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Property Description:

514230090680

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of July, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

You **MUST BE PRESENT** at the above time in order for your case to be heard. Said hearing shall be limited to consideration of whether the violation(s) was/were timely complied.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).

Sincerely,

Joseline Ramirez

Code Compliance Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 6/14/23

Phone #: 303-742-3741

Case #: 7182

E-mail: Bertinafilomena@yahoo.com

Address of Violation: 4400 W Holladayale Beach Blvd #6 Pembroke Park FL 33023

PETITION FOR MITIGATION OF CODE ENFORCEMENT FINES

I, Vincent Salzano (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7182 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 6/21/23 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 9/22/2022 imposing the fine of \$ 62,000.00 for violation(s) of the Town's Code of Ordinances.

Brief summary for request: Want to request a reduction of the fine

Vincent Salzano
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

Colorado Architect
State of ~~Florida~~ County of ~~Duval~~

Personally appeared before me the undersigned authority Bertina Filomena Salzano and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 6-13-2023

Notary Public State of Colorado

My Commission expires: 8/11/2024

Bertina Filomena Salzano
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID# 20164030664
MY COMMISSION EXPIRES 08/11/2024

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 7182

vs.

V & A MIAMI LLC
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 15th, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on September 21st, 2022. Based upon the evidence presented [and there being in no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL 33023

PROPERTY OWNER: V & A MIAMI LLC

FOLIO NO.: 5142 30 09 0680

1. The Special Magistrate entered a Amended Final Order on September 21st, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17; 15-175; 15-22 and 15-28. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on September 21st, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Amended Final Order issued on September 21st, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$32,850.00 (THIRTY-TWO THOUSAND EIGHT HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing.

3. That said violation(s) occurred on the following described real property situated, lying and being in Broward County, Florida, to-wit:

29-51-42 S 50 OF N 375 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 FOR R/W,DESC IN OR 3589/195 AKA:LOT 6,PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

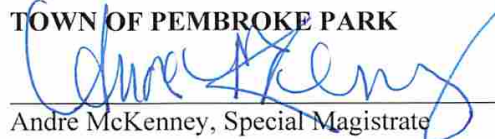
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of February 2023.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

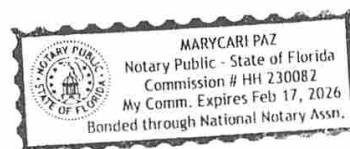
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

WITNESS my hand and official in the County and State aforesaid this date:
Feb 15, 2023, 2023.



Notary Public, state of Florida

Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.



Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ 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 17 day of Feb, 2023.

Nazly Dayana CA.
Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0002 7328 4990

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$ 7.85	
Total Postage and	
\$	
Sent To	V & A MIAMI LLC
Street and Apt. No.	SALZANO, BERTINA
City, State, ZIP+4®	SOCL #7182, #5549
	14000 KENNETH LOOP
	PARKER CO 80134
PS Form 3800, A	

5003 7328 0002 2410 7022

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$ 7.85	
Total Postage and	
\$	
Sent To	V & A MIAMI LLC
Street and Apt. No.	SOCL #7182
City, State, ZIP+4®	4400 W HALLANDALE BEACH BLVD #4,
	PEMBROKE PARK, FL 33023
PS Form 3800, A	

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4
Folio		
514230090680		
Legal Description		

Case Status	Open	Case #	7182	Date Next Inspection	1/27/2023
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Notes

1. Repeat violation. Berny's Kitchen Bar operating without a Business Tax Receipt in unit #4. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Installation of cameras without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. for permits. Contact Lisa Cannon at 954-966-4600, ext 214 for Business Tax Receipt.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
6/3/2022		Notice of Violation	Regular Mail
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
9/22/2022	9/21/2022	Final Order	Certified Mail
1/26/2023	2/15/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
1/27/2023		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 1/27/2023

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: 1/27/2023
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: 1/27/2023
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: 1/27/2023

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$32,250.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$32,350.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$32,350.00

**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
V & A MIAMI LLC	)	CASE NO. 7182
Respondent	)	

A F F I D A V I T O F S E R V I C E

TO BE SERVED: V & A MIAMI LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

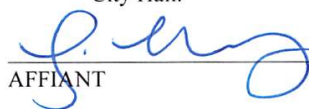
ADDRESS: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 10:03 A.M. ON THE 03RD DAY OF FEBRUARY 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

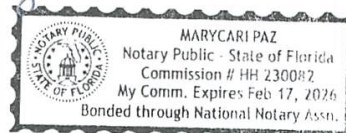
 2/7/23
AFFIANT

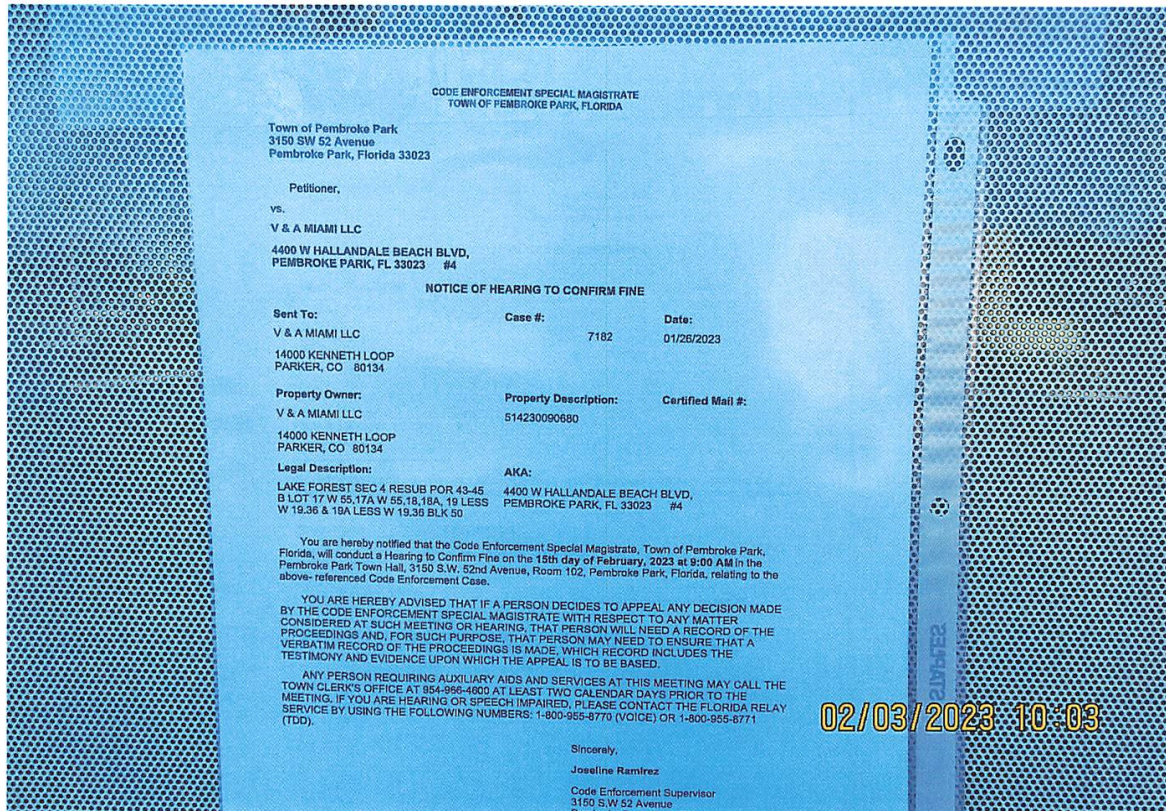
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of Feb, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced _____





Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186



DATE: February 7, 2023
INVOICE # 435
FOR:

Case # 7182
V & A MIAMI LLC
4400 W HALLANDALE BEACH
BLVD #4, PEMBROKE
PARK, FL 33023

Bill To:

V & A MIAMI LLC
4400 W HALLANDALE BEACH
BLVD #4,
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 15-17; 15-175; 15-22 and 15-28		
	Final Order 09/21//2022		
1	Admin Fee	\$ 100.00	\$ 100.00
131	Day(s) of Per Diem from (10/07/2022-02/15/2023)	\$ 250.00	\$ 32,750.00
Balance			\$ 32,850.00

If you have any questions concerning this invoice, Department of Code Enforcement, 954-966-4600 ext. 215

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

V & A MIAMI LLC

**4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7182

Date:

01/26/2023

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Property Description:

514230090680

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55, 17A W 55, 18, 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of February, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
(954) 966-4600, Ext. 215



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:
7182

Petitioner,

vs.

V & A MIAMI LLC

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

Respondent(s)

On 1/27/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	V & A MIAMI LLC
Address:	14000 KENNETH LOOP PARKER, CO 80134
Folio:	514230090680
Site Address:	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

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: 1/27/2023
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: 1/27/2023
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: 1/27/2023
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: 1/27/2023

Notes/Mean of Correction:

Business Tax Receipt application submitted as of 6/21/22, but not completed. Inspections and BTR/Certificate of use not issued.

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 1/27/2023


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

0,57
Hasler
02/01/2023
US POSTAGE \$C



V & A MIAMI LLC
AONC #7182
4400 W HALLANDALE BEACH BLVD #4,
PEMBROKE PARK, FL, 33023

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

0,57
Hasler
02/01/2023
US POSTAGE \$0



V & A MIAMI LLC
SALZANO, BERTINA
AONC #7182, #5549
1400 KENNETH LOOP
PARKER, CO, 80134



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7182

Date:

06/03/2022

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Property Description:

514230090680

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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/Mean of Correction:

1. Repeat violation. Berny's Kitchen Bar operating without a Business Tax Receipt in unit #4. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Installation of cameras without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. for permits. Contact Lisa Cannon at 954-966-4600, ext 214 for Business Tax Receipt.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Chief Code Enforcement Officer

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**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7182
Petitioner,)
)
vs.)
)
)
V & A MIAMI LLC)
Respondent(s)

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FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on September 21, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO /

SUBJECT REAL PROPERTY: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: V & A MIAMI LLC

FOLIO NO.: 5142 30 09 0680

LEGAL DESCRIPTION: LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50

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) 5-17; 15-175; 15-22 and 15-28. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-17; 15-175; 15-22 and 15-28 WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING held on 21st day of September 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of September 2022.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

Any person aggrieved by a Final Order of the Code Enforcement Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☐ No ☒

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of sept, 2022.



Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0002 7328 3900

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Sent To **V & A MIAMI LLC**
SALZANO, BERTINA
Street and Apt. # **HCF #7182, #5549**
City, State, ZIP+4 **14000 KENNETH LOOP**
PARKER CO 80134

PS Form 3800, 7-2019



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HCF #7182
Street and Apt. # **4400 W HALLANDALE BEACH BLVD #4,**
City, State, ZIP+4 **PEMBROKE PARK, FL 33023**

PS Form 3800, 7-2019



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V & A MIAMI LLC

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City, State, ZIP+4®

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☐ Adult Signature Restricted Delivery \$

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City, State, ZIP+4®

MIAMI, FL, 33155

PS Form 3800, April

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Street and Apt. No., or

4400 W HALLANDALE BEACH BLVD,

City, State, ZIP+4®

UNIT 4

PEMBROKE PARK, FL, 33023

PS Form 3800, April

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:

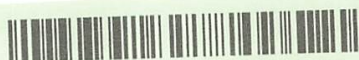
V & A MIAMI LLC

F.O #7182

4400 W HALLANDALE BEACH BLVD,

UNIT 4

PEMBROKE PARK, FL, 33023



9590 9402 6921 1104 9658 93

2. Article Number (Transfer from service label)

7020 0640 0000 5918 9164

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery

Domestic Return Receipt

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
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Total Postage and Fee

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PS Form 3800, Apr

SALZANO, BERTINA

N.O.H #7182

1780 BIRDRD, SUITE 810,

MIAMI, FL, 33155

Postmark
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AUG 30 2022

HOLLYWOOD FL 33021

7020 0640 0000 5918 9980

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.82**

Total Postage and Fee

\$

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Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

V & A MIAMI LLC

N.O.H #7182

14000 KENNETH,

LOOP PARKER, CO, 80134

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AUG 30 2022

HOLLYWOOD FL 33021

7020 0640 0000 5918 9973

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☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.82**

Total Postage and Fee

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Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

V & A MIAMI LLC

N.O.H #7182

4400 W HALLANDALE BEACH BLVD,

PEMBROKE PARK, FL, 33023

Postmark
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AUG 30 2022

HOLLYWOOD FL 33021

7020 0640 0000 5922 2748

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ **7.82**

Total Postage and Fee

\$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

V & A MIAMI LLC

N.O.H #7182

4400 W HALLANDALE BEACH BLVD,

UNIT 4

PEMBROKE PARK, FL, 33023

Postmark
 Here

SEP - 8 2022

PEMBROKE PARK, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
V & A MIAMI LLC	14000 KENNETH LOOP PARKER, CO 80134	4400 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #4

Legal Description

Case Status Open **Case #** 7182 **Date Next Inspection** 9/21/2022

Notes

1. Repeat violation. Berny's Kitchen Bar operating without a Business Tax Receipt in unit #4. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Installation of cameras without a permit. Obtain plans for permit and inspections.

Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. for permits.
Contact Lisa Cannon at 954-966-4600, ext 214 for Business Tax Receipt.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>
6/3/2022		Notice of Violation
8/29/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV

Delivery

Posted to property 6/3/22

Regular Mail 7/15/22

Affidavit of Service/Posted to Property 9/7/22

Certified Mail 8/30/22

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: 9/21/2022
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: 9/21/2022

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: 9/21/2022
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: 9/21/2022

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7182

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FIRST CLASS MAIL

07/15/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7182

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7182

Salzano, Bertina
7480 Bird Rd Ste #810
Miami, FL 33155

Hasler

FIRST CLASS MAIL

07/15/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV 7182

✓ @ Miami LLC
4400 W. Hallandale Beach Blvd, #4
Pembroke Park, FL 33023

Hasler

07/15/2022

US POSTAGE \$000.57⁰

FIRST-CLASS MAIL



ZIP 33023
011D10656696



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	4400 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33023	ID #	5142 30 09 0680
Property Owner	V & A MIAMI LLC	Millage	0613
Mailing Address	14000 KENNETH LOOP PARKER CO 80134	Use	11-03
Abbr Legal Description	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 17 W 55,17A W 55,18,18A, 19 LESS W 19.36 & 19A LESS W 19.36 BLK 50		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2022 values are considered "working values" and are subject to change.

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$255,260	\$1,857,670	\$2,112,930	\$2,112,930	
2021	\$255,260	\$1,719,160	\$1,974,420	\$1,974,420	\$42,459.12
2020	\$255,260	\$1,778,510	\$2,033,770	\$2,033,770	\$43,892.42

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$2,112,930	\$2,112,930	\$2,112,930	\$2,112,930
Portability	0	0	0	0
Assessed/SOH	\$2,112,930	\$2,112,930	\$2,112,930	\$2,112,930
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	\$2,112,930	\$2,112,930	\$2,112,930	\$2,112,930

Sales History

Date	Type	Price	Book/Page or CIN
5/15/2019	WD-Q	\$2,600,000	115809055
3/24/2017	WD-D	\$736,000	114292476
6/24/2015	ACT-T		113175274
6/24/2015	CET-D	\$749,900	113141014
6/21/2007	WD-Q	\$1,100,000	44237 / 356

Land Calculations

Price	Factor	Type
\$11.00	23,205	SF
Adj. Bldg. S.F. (Card, Sketch)		6456
Eff./Act. Year Built: 1975/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
V & A MIAMI LLC

Filing Information

Document Number L19000070201
FEI/EIN Number 16-8017808
Date Filed 03/12/2019
Effective Date 03/12/2019
State FL
Status ACTIVE

Principal Address

14000 KENNETH LOOP
PARKER, CO 80134

Mailing Address

14000 KENNETH LOOP
PARKER, CO 80134

Registered Agent Name & Address

Salzano, Bertina
7480 BIRD RD
SUITE 810
MIAMI, FL 33155

Name Changed: 04/20/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

SALZANO, VINCENT
14000 KENNETH LOOP
PARKER, CO 80134

Annual Reports

Report Year	Filed Date
2021	01/04/2021
2022	01/18/2022
2022	04/20/2022

Document Images

04/20/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/18/2022 -- ANNUAL REPORT	View image in PDF format
01/04/2021 -- ANNUAL REPORT	View image in PDF format
02/14/2020 -- ANNUAL REPORT	View image in PDF format
03/12/2019 -- Florida Limited Liability	View image in PDF format

**CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
V & A MIAMI LLC	)	CASE NO. 7182
Respondent		

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL. 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4400 W HALLANDALE BEACH BLVD #4, PEMBROKE PARK, FL. 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: V & A MIAMI LLC AT 09:45 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

T Y P E O F S E R V I C E

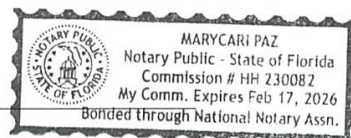
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of sep, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
08/29/2022

Sent To:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134

Case #:
7182

Property Owner:
V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134

Certified Mail #:

Property Description:
514230090680

Legal Description:
LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55, 17A W 55, 18, 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:
4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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 (87), § 1, 2-4-58)	30

09/07/2022 09:45







Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/29/2022

Sent To:

V & A MIAMI LLC
14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7182

Property Owner:

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LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55, 17A W 55, 18, 18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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. Repeat violation. Berny's Kitchen Bar operating without a Business Tax Receipt in unit#4. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Installation of cameras without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. for permits. Contact Lisa Cannon at 954-966-4600, ext 214 for Business Tax Receipt.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jamirez@tppfl.gov.

Joseline Ramirez

Chief Code Enforcement
Officer


8/29/2022



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Case #:

7182

Date:

06/03/2022

Property Owner:

V & A MIAMI LLC

14000 KENNETH LOOP
PARKER, CO 80134

Property Description:

514230090680

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 17 W 55,17A W 55,18,18A, 19 LESS
W 19.36 & 19A LESS W 19.36 BLK 50

AKA:

4400 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #4

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/3/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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/Mean of Correction:

1. Repeat violation. Berry's Kitchen Bar operating without a Business Tax Receipt in unit #4. Submit application for a Business Tax Receipt and complete all inspections. Display Business Tax Receipt in unit.
2. Obtain a certificate of use. Display Certificate of Use in unit.
3. Installation of cameras without a permit. Obtain plans for permit and inspections. Double permit fee assessed. Contact the Building Dept at 954-966-4600, ext 182. for permits. Contact Lisa Cannon at 954-966-4600, ext 214 for Business Tax Receipt.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.



Joseline Ramirez
Chief Code Enforcement Officer



Town of Pembroke Park Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name V & A Miami LLC

Date 6/3/22

Site Address 4400 W Hallandale
Beach Blvd, #4

Case # _____

Sub/Park _____

Permit # _____

☐ *STOP ALL WORK

☐ Approved Plan Not Being Followed

☐ No Building Permit

☐ Permit Not on Job

☐ Violation of Florida Building Code # _____

☐ Approved plan not on Job

☒ Violation of Town Ordinance # 15-17; 15-22

☐ Re-Inspection Fee

☐ NFPA # _____

☐ Repeat Violation (Double fine)

Violation (s)

Berny's operating without a Business
TAX Receipt
Repeat Violation

Corrective Action(s)

Obtain Business Tax Receipt & display
inside unit.

☒ Structural

☒ Plumbing

☒ Mechanical

☒ Electrical

☒ Code Enforcement

☒ Zoning

☒ Business Tax Receipt

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30 days

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600:

☒ Code Enforcement Ext. 215

☒ Building Dept. Ext. 211/227

☒ Business Tax Receipt Ext. 214

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Posted to property
Received by

White: Officer's Copy

Yellow: Office Copy

Cardstock: Violator

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009

Folio

514220000290

Legal Description

Case Status	Open	Case #	7722	Date Next Inspection	6/21/2023
--------------------	------	---------------	------	-----------------------------	-----------

Notes Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/20/2022		Notice of Violation	Regular Mail
3/28/2023		Affidavit of Non-Compliance	Certified Mail
3/28/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/19/2023	4/19/2023	Final Order	Certified Mail
5/25/2023	6/21/2023	Notice of Formal Hearing - Extension of Time	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: 6/21/2023
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: 6/21/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)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.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 6/21/2023
---	--	---	--

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$23,500.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$23,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$23,600.00

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING	)	CASE NO. 7722
Respondent	)	



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,
vs.
**PEMBROKE PARK
WAREHOUSES HOLDING**
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612 ,
Pembroke Park, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To: PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	Case #: 7722	Date: 05/25/2023
Property Owner: PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	Property Description: 514220000290	Certified Mail #:
Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50' FOR RD & LESS S 25' OF W/25	AKA: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend Time on the 21st day of June, 2023 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MAGISTRATE WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-956-4600 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 SW 52 Avenue

06/09/2023 11:23



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 5/18/2023 Phone: 954-989-2208
Email: nancy.romero@absolutemgmt.com
Property Address: 3140 Pembroke Road, Unit 612

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 1722 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 6/21/23 Town of Pembroke Park 6:00 AM (6/21/23)
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 10/20/22 imposing the fine of \$ 500.00 per day for violation(s) of the Town's Code of Ordinances:

Tenant not having his BTR. When application + inspectors were requested, the planning committee denied it. Claim of this unit is for storage only. Which is incorrect.

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.

Nancy V. Romero
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

PERSONALLY APPEARED before me, the undersigned authority, Nancy V. Romero and acknowledged that he did execute the foregoing Request for Hearing.

SWORN TO AND SUBSCRIBED before me on 18th day of May, 2023

Notary [Signature]
My Commission expires 5-18-23



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

**PEMBROKE PARK
WAREHOUSES HOLDING**

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612 ,
Pembroke Park, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING	7722	05/25/2023
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING	514220000290	
3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021		
Legal Description:	AKA:	
20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above-referenced Code Compliance Case.

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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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP HET #7722 HAF #5837 HCF #7888 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301  9590 9402 7581 2098 7752 49 2. Article Number (Transfer from service label) 7008 1140 0003 2128 1718		A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery Rosedonna Louissant 05/31/23 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

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**70081140000321281756**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 3:08 pm on May 30, 2023 in HALLANDALE, FL 33009.

Get More Out of USPS Tracking:**USPS Tracking Plus®**

Delivered

Delivered, Left with Individual

HALLANDALE, FL 33009

May 30, 2023, 3:08 pm

[See All Tracking History](#)**Text & Email Updates****USPS Tracking Plus®****Product Information**[Track Another Package](#)

See

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	7.35
PEMBROKE PARK WAREHOUSES HOLDING HET #7722	
Sent To	3140 PEMBROKE RD, #612,
Street, Apt. No., or PO Box No.	PEMBROKE PARK, FL 33009
City, State, ZIP+4	
PS Form 3800, Aug 2013	

Feedback

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)

70081140000321281749

[Copy](#)
[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 3:13 pm on May 30, 2023 in HALLANDALE, FL 33009.

[Get More Out of USPS Tracking:](#)
[USPS Tracking Plus®](#)
[Feedback](#)

Delivered

Delivered, Left with Individual

HALLANDALE, FL 33009

May 30, 2023, 3:13 pm

[See All Tracking History](#)
[Text & Email Updates](#)
[USPS Tracking Plus®](#)
[Product Information](#)
[Track Another Package](#)

[See L](#)

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$7.85
PEMBROKE PARK WAREHOUSES HOLDING HET #7722 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009	
PS Form 3800, Aug. 2019	

USPS Tracking®

FAQs >

Tracking Number:

Remove X

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Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 3:46 pm on May 31, 2023 in FORT LAUDERDALE, FL 33301.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

FORT LAUDERDALE, FL 33301

May 31, 2023, 3:46 pm

See All Tracking History

Text & Email Updates

USPS Tracking Plus®

Product Information

Track Another Package

Enter tracking or barcode numbers

7008 1140 0003 2128 1718

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.85	
Sent To	ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP	
Street, Apt. No., or PO Box No.	HET #7722 HAF #5837 HCF #7888	
City, State, ZIP+4	200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301	

PS Form 3800, August 2019

See Less

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING FO #7722 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009  9590 9402 7912 2234 7847 42 2. Article Number (Transfer from service label) 7022 2410 0001 1497 3038	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 ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HET #7722 3140 PEMBROKE RD, #612, PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7752 01 2. Article Number (Transfer from service label) 7008 1140 0003 2128 1756	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 ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING HET #7722 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009  9590 9402 7581 2098 7752 18 2. Article Number (Transfer from service label) 7008 1140 0003 2128 1749	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 ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**70081140000321281701**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 1:18 pm on May 30, 2023 in HOLLYWOOD, FL 33021.

Get More Out of USPS Tracking:**USPS Tracking Plus®**

Feedback

Delivered

Delivered, Front Desk/Reception/Mail Room

HOLLYWOOD, FL 33021

May 30, 2023, 1:18 pm

[See All Tracking History](#)

Text & Email Updates

USPS Tracking Plus®

Product Information

[Track Another Package](#)

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	7.85
PEMBROKE PARK WAREHOUSES HOLDING	
Sent To	HET #7722 HAF #5837 HCF #7888
Street, Apt. No., or PO Box No.	3850 HOLLYWOOD BLVD STE 400
City, State, ZIP+4	HOLLYWOOD FL 33021
PS Form 3800, 7-2019	

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**CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA**

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 7722

Petitioner,)

vs.)

PEMBROKE PARK WAREHOUSES)
HOLDING)

Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 19th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: PEMBROKE PARK WAREHOUSES HOLDING

PROPERTY OWNER: 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 20 00 0290

LEGAL DESCRIPTION: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

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; 15-28 and 15-40. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

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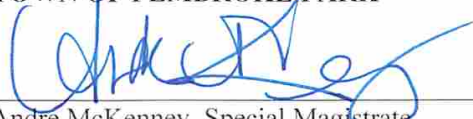
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 15-28 and 15-40 WITHIN 15 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of April 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

A FINE AND LIEN IMPOSED BY THE SPECIAL MAGISTRATE SHALL CONTINUE TO ACCRUE UNTIL THE RESPONDENT(S) AND VIOLATOR(S) COME INTO COMPLIANCE WITH THE FINAL ORDER. RESPONDENT SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 19th day of April 2023.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ___ No X

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 21 day of April, 2023.



Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009

Folio

514220000290

Legal Description

Case Status	Open	Case #	7722	Date Next Inspection	4/19/2023
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Notes Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
10/20/2022		Notice of Violation	Regular Mail
3/28/2023		Affidavit of Non-Compliance	Certified Mail
3/28/2023	4/19/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
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: 4/19/2023
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: 4/19/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)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.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 4/19/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
PEMBROKE PARK WAREHOUSES HOLDING) CASE NO. 7722
Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING
AT 10:50 A.M. ON THE 07 DAY OF APRIL, 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN
OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.
- () CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.
- (X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

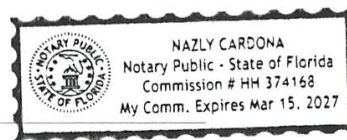
Josefine Ramirez 4/11/23
AFFIANT

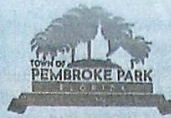
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of April, 2023, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

Personally Known X OR Produced Identification _____
Type of Identification Produced _____





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3140 J.F.
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #612 MILITANT SHIPPING &
PACKING

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation

LICENSES AND
BUSINESS REGULATIONS

Section

Sec. 15-17. - Business
Tax Receipt
Required.

Description

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)

Case #:

7722

Certified Mail #:

Days to Comply
Date of the

04/07/2023 10:50

612

04/07/2023 10:50

MAIL
UNITED STATES
TARE WT. 0.32 LB
2020 3CITEQ.200



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7722

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612 ,
Pembroke Park, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	21

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)	21
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)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.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	21

Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

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 April, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

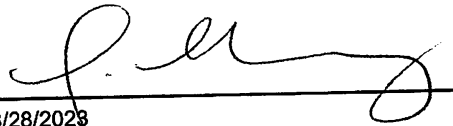
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer


3/28/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

7722

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING
3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #3140 Pembroke Rd, #612 ,
Pembroke Park, FL 33009

Respondent(s)

On 3/28/2023 | JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE PARK WAREHOUSES HOLDING
Address:	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio:	514220000290
Site Address:	3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #3140 Pembroke Rd, #612 , Pembroke Park, FL 33009
Legal Description:	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

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: 4/19/2023
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: 4/19/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)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.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	Not in Compliance - Reinspection Date: 4/19/2023

Notes/Mean of Correction:

Applied for Business Tax Receipt but has not schedule any inspections. Contact the Building Dept. at 954-966-4600, ext. 182 to schedule inspections. Must complete all inspections to obtain BTR.

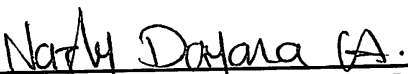
Further, Affiant sayeth naught

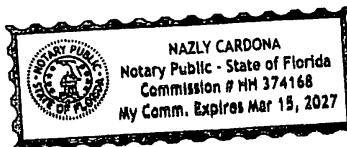
STATE OF FLORIDA

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 3/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2023

Sent To:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

7722

Property Owner:

PEMBROKE PARK WAREHOUSES
HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000290

Legal Description:

20-51-42 E1/2 OF NW1/4 OF NE1/4 OF
SE1/4 LESS N 50 FOR RD & LESS S 25 OF
W 25

AKA:

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #612 MILITANT SHIPPING &
PACKING

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	21

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.

21

(Ord. No. 58-2-1(#7), § 11, 2-4-58; Ord. No. 14-06-04, § 12, 6-11-14)

LICENSES AND
BUSINESS REGULATIONS

Sec. 15-40 - Delinquent business tax receipt fees and penalties.

(a) Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment. (b) 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. (c) Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...

21

Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

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 April, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Compliance Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Compliance Officer.

The purpose of this Hearing is for the Code Compliance Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to \$250.00 per day if the Order is not complied with or a daily fine of up to \$500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to \$5,000.00 per violation may be imposed if the Code Compliance Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Compliance Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

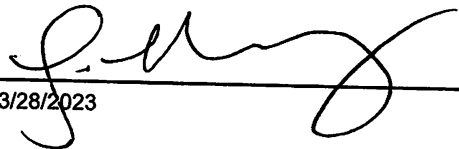
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Compliance Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Joseline Ramirez

Chief Code Compliance
Officer



3/28/2023



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Case #:

7722

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 PEMBROKE RD, PEMBROKE PARK,
FL 33009 #612 MILITANT SHIPPING &
PACKING

Respondent(s)

On 3/28/2023 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PEMBROKE PARK WAREHOUSES HOLDING
Address: 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021
Folio: 514220000290
Site Address: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #612
MILITANT SHIPPING & PACKING
Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR
RD & LESS S 25 OF W 25

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: 3/28/2023
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: 3/28/2023
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Notes/Mean of Correction:

Applied for Business Tax Receipt but has not schedule any inspections. Contact the Building Dept. at 954-966-4600, ext. 182 to schedule inspections. Must complete all inspections to obtain BTR.

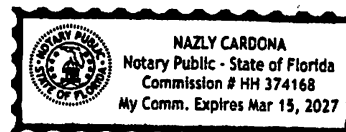
Further, Affiant sayeth naught

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 3/28/2023


NOTARY PUBLIC, STATE OF FLORIDA





Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To: PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #: 7722

Date: 10/20/2022

Property Owner: PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Property Description: 514220000290

Certified Mail #:

Legal Description: 20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25

AKA: 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009 #612 MILITANT SHIPPING & PACKING

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 10/20/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	21
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LICENSES AND BUSINESS REGULATIONS	Sec. 15-40 - Delinquent business tax receipt fees and penalties.	(a)Business tax receipts that are not renewed by September 30 of each year are delinquent and are subject to a delinquency penalty of ten (10) percent for the month of October, plus an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed twenty-five (25) percent of the business tax receipt fee for the delinquent establishment.(b)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.(c)Any person or business entity who engages in any business, occupation or profession covered by this chapter, who does not pay the required business tax receipt fee within one hundred fifty (150) days after the initial notice of the tax due, and who does not obtain...	21
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Notes/Mean of Correction:

Business owner is conducting business with out proper Business Tax Receipt. Business owner will need to apply, pass all inspections and obtain Business Tax Receipt from Town to continue business.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Lisa Cannon
BTR/Code Enforcement Officer



	Town of Pembroke Park Business Tax / Billing Division	3150 SW 52nd Ave Pembroke Park FL 33023 <i>Phone: (954) 966-4600 EXT:214</i> <i>Fax: (954) 961-4760</i>
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Customer Number **105901** **APPLICATION FORM**

Application Category: No Business Tax / Inspection Fees Only Application Date: 5/10/2012

Business Owner Information (Residential Usage)

Business Name: Militant Shipping & Packaging

Business Owner/Corporation/Partnership: _____

Business Address: 3140 PEMB RD, 612

City/State/Zip: Pembroke Park/ FL /33009

Business Phone: 7863564903 Other Phone: _____ Fax #: _____

E-Mail: militantound@gmail.com Contact Person's Name: Paul Palmer

Parcel Information

Folio Number: _____ Legal Description: _____

Prior Use: _____

Current Use: _____

Contact Information

Name: _____

Mailing Address: 3140 PEMB RD, 612

City / State / Zip: PEMBROKE PK FL 33009

Business Description: _____

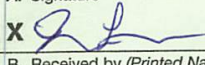
Limitations: _____



Site Address	3120 PEMBROKE ROAD, PEMBROKE PARK FL 33009	ID #	5142 20 00 0290
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48-09
Abbr Legal Description	20-51-42 E1/2 OF NW1/4 OF NE1/4 OF SE1/4 LESS N 50 FOR RD & LESS S 25 OF W 25		

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	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740				
2022	\$417,950	\$1,215,790	\$1,633,740	\$1,633,740				
2021	\$417,380	\$1,215,790	\$1,633,170	\$1,633,170	\$35,120.67			
2023 Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Portability	0	0	0	0				
Assessed/SOH	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type	0	0	0	0				
Taxable	\$1,633,740	\$1,633,740	\$1,633,740	\$1,633,740				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/1/1992	TD*	\$100	20656 / 140	\$2.00	207,177	SF		
8/1/1990	TD*	\$100		\$9.00	400	OA		
10/1/1971	WD	\$142,000						
9/1/1968	WD	\$65,000						
2/1/1962	WD	\$15,000		Adj. Bldg. S.F. (Card, Sketch)		81132		
* Denotes Multi-Parcel Sale (See Deed)				Eff./Act. Year Built: 1973/1972				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: ZEMEL, FRANKLIN L C/O ARNSTEIN & LEHR LLP NOH #7722 200 EAST LAS OLAS BLVD., SUITE 1000 FORT LAUDERDALE, FL 33301  9590 9402 7912 2234 7849 40 2. Article Number (Transfer from service label) 7020 0640 0000 5918 8525	A. Signature X  ☐ Agent ☐ Addressee B. Received by (Printed Name) Rosedonna Louissaint C. Date of Delivery 4/7/23 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

7022 2410 0001 1497 0174

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$ Sent To PEMBROKE PARK WAREHOUSES HOLDING NOH #7722 3120 PEMBROKE RD, PEMBROKE PARK, FL 33009	Postmark Here APR - 7 2023
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PS Form 3800, April 2019

7022 2410 0001 1497 0167

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ ☐ Return Receipt (electronic) \$ ☐ Certified Mail Restricted Delivery \$ ☐ Adult Signature Required \$ ☐ Adult Signature Restricted Delivery \$ Postage \$ Total Postage and Fees \$ Sent To PEMBROKE PARK WAREHOUSES HOLDING NOH #7722 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009	Postmark Here APR - 7 2023
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PS Form 3800, April 2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING NOH #7722 3140 PEMBROKE RD #612, PEMBROKE PARK, FL 33009  9590 9402 7912 2234 7846 81 2. Article Number (Transfer from service label) 7022 2410 0001 1497 0167	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

7020 0640 0000 5918 8525

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 7.85

Total Postage and
 \$

Sent To ZEMEL, FRANKLIN L
 C/O ARNSTEIN & LEHR LLP
 Street and Apt. No. NOH #7722
 City, State, ZIP+4® 200 EAST LAS OLAS BLVD., SUITE 1000
 FORT LAUDERDALE, FL 33301

PS Form 3800, A

7020 0640 0000 5918 8518

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 7.85

Total Postage and
 \$

Sent To PEMBROKE PARK WAREHOUSES
 HOLDING
 Street and Apt. No. NOH #7722
 City, State, ZIP+4® 3850 HOLLYWOOD BLVD STE 400
 HOLLYWOOD FL 33021

PS Form 3800, A

7020 0640 0000 5918 8501

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage
 \$ 7.85

Total Postage and
 \$

Sent To PEMBROKE PARK WAREHOUSES
 HOLDING
 Street and Apt. No. NOH #7722
 City, State, ZIP+4® 3120 PEMBROKE RD #612,
 PEMBROKE PARK, FL 33009

PS Form 3800, A

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: PEMBROKE PARK WAREHOUSES HOLDING NOH #7722 3120 PEMBROKE RD #612, PEMBROKE PARK, FL 33009 2. Article Number (Transfer from service label) 7020 0640 0000 5918 8501		A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 7912 2234 7849 64		Domestic Return Receipt	

PS Form 3811, July 2020 PSN 7530-02-000-9053

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

#7722

Hasler

FIRST CLASS MAIL

10/20/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

MILITANT SHIPPING & PACKING
3140 PEMBROKE RD, 612
PEMBROKE PARK, FL 33009

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Case # 7722

Hasler

FIRST CLASS MAIL

10/20/2022

US POSTAGE \$000.57⁰



ZIP 33023
011D10656696

PEMBROKE PARK WAREHOUSES
HOLDINGS
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021