AGENDA
CODE COMPLIANCE SPECIAL MAGISTRATE HEARING

9:00 AM - Wednesday, August 16, 2023
Council Chambers - 3150 SW 52 AVE, PEMBROKE PARK, FL 33023
3150 SW 52 AVE, Pembroke Park, FL 33023

Page

1. CALL TO ORDER

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL

4. ADOPTION OF MINUTES

7 - 13 4.1. CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES - Jun 21 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

14 - 37 7.1. **CASE 8439** - 5525 SW 41 ST PEMBROKE LLC - 5525 SW 41 ST, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-346(f) - PORTABLE STORGAE UNITS - **REPEAT OFFENSE**
Case Overview 8439

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

38 - 74 8.1. **CASE 4475** - PEMBROKE PARK WAREHOUSES HOLDING - 3140 SW 19 ST, BAY 658, PEMBROKE PARK, FL 33009 - SECTION(s) 15-17 - BUSINESS TAX RECEIPT REQUIRED; 15-24 - TAX PAYMENT REQUIRED TO ENGAGE IN BUSINESS - **FIRST OFFENSE**
Case Overview 4475

75 - 145 8.2. **CASE 4933** - LAKESHORE MOBILE HOME PARK LLC - 2701 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a)(b)(i)(n)(o)(p)(h) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a) - NONRESIDENTIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 12-41 - ACCUMULATIONS DEEMED PUBLIC NUISANCES; 12-48 - OUTDOOR STORAGE PROHIBITED - **REPEAT OFFENSE**
Case Overview 4933

146 - 189 8.3. **CASE 5716** - FIRST G R D PROPERTY INC - 5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2 - HEARING TO ABATE FINE - SECTION(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(b) - NONRESIDENTIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 11-43(d) - FREQUENCY AND PREPARATION GENERALLY - **FIRST OFFENSE**
Case Overview 5716

190 - 270 8.4. **CASE 5465** - PEMBROKE CROWN III LLC - 2533 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTION(s) 5-103(a) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-2(a)(b) - NONRESIDENTIAL BUILDINGS, OWNER'S RESPONSIBILTIES; 21-19 - PROHIBITED SIGNS - **FIRST OFFENSE**
Case Overview 5465

271 - 332 8.5. **CASE 6313** - HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT - 3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84 - HEARING TO ABATE FINE - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **SECOND OFFENSE**
Case Overview 6313

333 - 359 8.6. **CASE 8354** - ENCO LLC - 5411 SW 25 CT, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTION(s) 22-27 - USE OF CERTAI GRASS SPECIES; 22-28 - TO BE FREE FROM SHRUBS, HEDGES, ROCK SUBSTANCES, ETC.; 22-29 - RESPONSIBILITY FOR MAINTENANCE - **FIRST OFFENSE**
Case Overview 8354

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

360 - 398 9.1. **CASE 7225** - MURRAY FAMILY ASSOCIATES LLP - 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Unit B - HEARING TO EXTEND TIME - SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 7225

10. FORMAL HEARING - CODE OFFICER JEAN GUSTIN

399 - 419 10.1. **CASE 5053** - PEMBROKE ROAD CENTER LLC - 3932 PEMBROKE RD, PEMBROKE PARK, FL 33021- FORMAL HEARING - SECTION(s) 5-2. - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES (a); 21-23(a) - PERMIT - **FIRST OFFENSE**

Case Overview 5053

420 - 453 10.2. **CASE 5552** - MARIA G ORTEGA - 3100 W HALLANDALE BEACH BLVD LOT # 203 - FORMAL HEARING - SECTION(s) 5-17.- PERMIT APPLICATION; 5-87 - PERMIT REQUIRED; 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 5552

454 - 472 10.3. **CASE 5654** - COLE, YVONNE - 5417 SW 41 ST, PEMBROKE PARK, FL 33023 FORMAL HEARING SECTION(s) 5-17 - PERMIT APPLICATION; 5-105 - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 5654

473 - 490 10.4. **CASE 6121** - VICTOR JIMENEZ - 3140 W HALLANDALE BEACH BLVD LOT 526, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17. - PERMIT APPLICATION; 5-105. - REPAIRS AND INSTALLATIONS**FIRST OFFENSE**
Case Overview 6121

491 - 519 10.5. **CASE 6137** - ANGELA EXPOSIETO-2303 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17 - PERMIT APPLICATION; 5-103(c)(h)(j). - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105. - REPAIRS AND INSTALLATIONS; 12-48. - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**
Case Overview 6137

520 - 548 10.6. **CASE 6522 -** CHRISTIAN CHEVALIER - 142 W LAKE DRIVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) - 5-17. - PERMIT APPLICATION; 5-105. - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 6522

549 - 572 10.7. **CASE 8625** -DANIEL SANCHEZ - 2304 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17. - PERMIT APPLICATION; 5-105. - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 8625

573 - 589 10.8. **CASE 8535** -LEESY TAYPE - 2306 SW 31 AVE PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTION(s) 5-17. - PERMIT APPLICATION; 5-105. - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 8535

11. HEARING TO CONFIRM FINE - CODE OFFICER JEAN GUSTIN

590 - 626 11.1. **CASE 6123** - LEVY, ISAAC -4900 SW 36 CT, PEMBROKE PARK, FL 33023 - CONFIRM FINE - SECTION(s) 5-17. - PERMIT APPLICATION; 5-103 (a). - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105. - REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**
Case Overview 6123

627 - 664 11.2. **CASE 6743** - PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC - 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021 - HEARING TO CONFIRM FINE - SECTION(s) 5-103(p) - EXTERIOR MAINTENANCE OF STRUCTURE AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 15-22 - APPLICATION; 15-23 - SEPARATE BUSINESS TAX RECEIPT FOR EACH BUSINESS LOCATION, FOR EACH BUSINESS ADVERTISED PUBLICLY; 15-25 - SEPARATE VIOLATION FOR EACH DAY OF BUSINESS WITHOUT BUSINESS TAX RECEIPT; 15-26 - DUTIES OF OFFICERS, AGENTS OF CORPORATIONS; 15-40 - DELIQUENT BUSINESS TAX RECEIPT FEES AND PENALTIES - **FIRST OFFENSE**
Case Overview 6743

12. TOWN'S MOTION TO AUTHORIZE FORECLOSURE

12.1.

No.	CASE #	NAME	NOV DATE	SITE ADDRESS	RECORDING DATE	COMPLIED YES / NO	INSTRUMENT #	HOMESTEAD EXCEPTION
1	4763	JESUS JAIME RODRIGUEZ LYDIA RODRIGUEZ	11/12/2019	115 LORI LANE, PEMBROKE PARK, FL 33009	3/29/2023	NO AS 7/8/2023	118759523	NO
2	4795	JALIN PUELLO	12/4/2019	2202 TRACI TERRW, PEMBROKE PARK, FL, 33009	8/18/2022	NO AS 7/8/2023	118347936	NO
3	6829	PEMBROKE PARK VILLAS LLC/PIQUET LAW FIRM PA	3/18/2022	4945 SW 41 ST, PEMBROKE PARK, FL 33023	3/29/2023	NO AS 7/8/2023	118760143	NO

13. ADJOURNMENT

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

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

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

CODE COMPLIANCE SPECIAL MAGISTRATE HEARING MINUTES

9:00 AM - Wednesday, June 21, 2023
Council Chambers
3150 SW 52 AVE, Pembroke Park, FL 33023

Page

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

2. SPECIAL MAGISTRATE OPENING STATEMENT

3. ROLL CALL
SPECIAL MAGISTRATE: Harry Hipler.
ASSITANT CITY ATTORNEY: Brian Sherman.
CHIEF CODE ENFORCEMENT OFFICER: Joseline Ramirez.
CODE ENFORCEMENT OFFICER: Jean Gustin.
BUILGIND CLERK: Marycari Paz.
CODE CLERK: Nazly Cardona.

4. ADOPTION OF MINUTES

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

- # 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)
- Case #7836 removed. Case complied and closed.
- Case #7182 added for an abatement of fine.

6. PUBLIC HEARING

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

7. FORMAL HEARING - CHIEF CODE OFFICER JOSELINE RAMIREZ

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
Absent.	60 Days to Comply $100.00 Per Diem $100.00 Admin Fee	08/20/2023

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**

Respondent or Representative	Final Order Issued
Absent.	Removed. Case complied and closed.

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
- Cielo Ortiz. - Luis Marcano.	90 Days to Comply $100.00 Per Diem $100.00 Admin Fee	09/19/2023

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
Bertrand Saysset.	30 Days to Comply $250.00 Per Diem $100.00 Admin Fee	07/21/2023

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
Avihay Saban.	60 Days to Comply $250.00 Per Diem $100.00 Admin Fee	08/20/2023

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
Absent.	60 Days to Comply $100.00 Per Diem $100.00 Admin Fee	08/20/2023

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
Catalina Montano.	30 Days to Comply $500.00 Per Diem $100.00 Admin Fee	07/21/2023

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
- Abiola Shonde. - Fatima Shonde.	60 Days to Comply $250.00 Per Diem $100.00 Admin Fee	08/20/2023

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
Absent.	15 Days to Comply $250.00 Per Diem $100.00 Admin Fee	07/06/2023

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
- Juany Merced. - Javier Gutierrez. - Juan Pablo Gutierrez.	10 Days to Comply $500.00 Per Diem $100.00 Admin Fee	07/01/2023

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
Catalina Montano	30 Days to Comply $500.00 Per Diem $100.00 Admin Fee	07/21/2023

- # 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

Respondent or Representative	Final Order Issued	Date to Comply by
Absent	10 Days to Comply $500.00 Per Diem $100.00 Admin Fee	07/01/2023

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

- # 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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Absent.	Confirmed Fine of $43,600.00

- # 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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Juany Merced.	Confirmed Fine of $39,350.00

- # 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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Juany Merced.	Confirmed Fine of $39,350.00

- # 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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Jexy Hezvoitu.	Confirmed Fine of $75,600.00

- # 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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Juany Merced.	Confirmed Fine of $72,600.00

- # 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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Juany Merced.	Confirmed Fine of $55,600.00

- # 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

Respondent or Representative	Supplemental Order Code Compliance Lien Issued
Juany Merced.	Confirmed Fine of $55,600.00

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

- # 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

Respondent or Representative	Order of Abatement Issued	Date to Comply by
- John Suthar. - Claudia Pinzon.	Fine Abated to $6,200.00 Payable in 90 Days or Reverts to $63,950.00	09/19/2023

- # 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

Respondent or Representative	Order of Abatement Issued	Date to Comply by
Kadir Puentes.	Fine Abated to $9,500.00 Payable in 10 Days or Reverts to $59,600.00	07/01/2023

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

- # 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

Respondent or Representative	Amended Final Order Issued	Date to Comply by
Jexy Hezvoitu.	30 Days to Comply $250 Per Diem $100 Admin Fee	07/21/2023

11. ADJOURNMENT: 11:41 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
5525 SW 41 ST PEMBROKE LLC	38 E 29 ST 5 NEW YORK, NY 10016	5525 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230130011

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Case Status Open **Case #** 8439 **Date Next Inspection** 7/19/2023

Notes

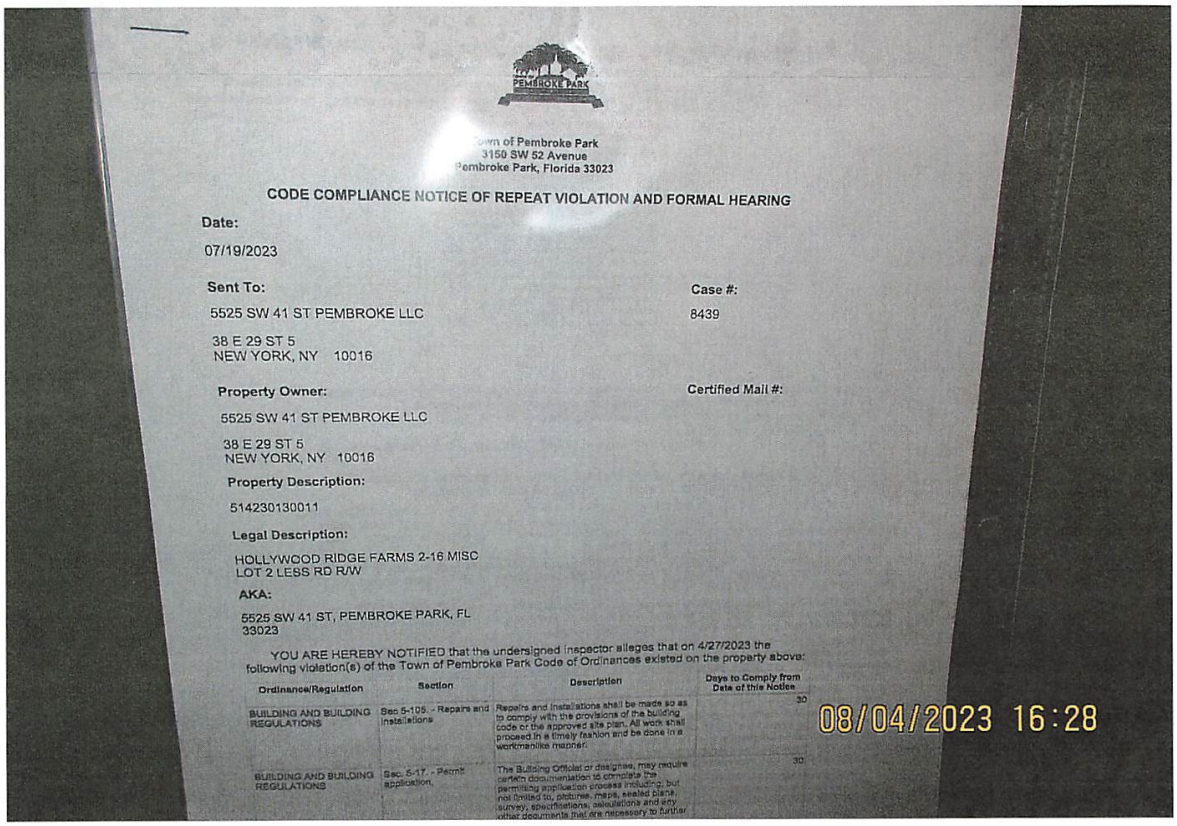
1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections.
2. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/27/2023		Notice of Violation	Hand
7/19/2023		Affidavit of Non-Compliance	Certified Mail
7/19/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/19/2023
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: 7/19/2023
ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	7/19/2023



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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/19/2023

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 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	30

08/04/2023 16:28

08/04/2023 16:29

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

5525 SW 41 ST PEMBROKE LLC CASE NO. 8439

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5525 SW 41 ST PEMBROKE LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5525 SW 41 ST, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: 5525 SW 41 ST PEMBROKE LLC AT 04:28 P.M. ON THE 04 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8/11/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of Aug, 2023, by Joseline 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 _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

07/19/2023

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

Property Owner:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Certified Mail #:

Property Description:

514230130011

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 2 LESS RD R/W

AKA:

5525 SW 41 ST, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/27/2023 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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ZONING	Sec. 28-346 (f) - Portable storage units	(f) Permits. It shall be unlawful for any person or business entity to place, or permit the placement of, a portable storage unit on property which he, she or it owns, rents, occupies, or controls without first having obtained a permit therefore from the Town. Application for a permit shall be made to the chief building official on a form provided by the Town Building Department. The application shall include the signature of the property owner or the property owner's agent in order to ensure that the property owner has full knowledge of, and consents to, placement of the portable storage unit on the owner's property and the provisions of this article. A permit fee in an amount to be established by resolution of the Town Commission shall accompany the application. The issuance of a permit shall allow the applicant to place the portable storage unit on the property in conformance with the requirements of this chapter. The permit shall be posted in plain view at the site. (Ord. No. 1...	30

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE. Obtain plans for an after the fact permit and complete all inspections.
2. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Compliance Officer

7/19/2023

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

5525 SW 41 ST
PEMBROKE LLC
5525 SW 41 ST, PEMBROKE PARK, FL
33023

Respondent(s)

Case #:
8439

On 7/19/2023 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:	5525 SW 41 ST PEMBROKE LLC
Address:	38 E 29 ST 5 NEW YORK, NY 10016
Folio:	514230130011
Site Address:	5525 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023
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Notes/Means of Correction:

1. Plumbing work done without a permit. Plumbing is illegally draining on to neighboring property located at 3707 SW 56 AVE.
Obtain plans for an after the fact permit and complete all inspections. In-complete must obtain permit.
2. Bulk trash on ground near waste container more than 24 hours, remove bulk trash immediately.
Corrected.
3. Portable container on premise without Building Official approval or permit. Obtain plans for an after the fact permit and complete all inspections.
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.
Removed, Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2023

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:	Case #:	Date:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	8439	04/27/2023

Property Owner:	Property Description:	Certified Mail #:
5525 SW 41 ST PEMBROKE LLC 38 E 29 ST 5 NEW YORK, NY 10016	514230130011	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W	5525 SW 41 ST, PEMBROKE PARK, FL 33023

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Joseline Ramirez
Chief Code Compliance Officer

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
5525 SW 41 ST PEMBROKE LLC

Filing Information

Document Number	L22000169746
FEI/EIN Number	88-2467729
Date Filed	04/22/2022
State	FL
Status	ACTIVE

Principal Address

1515 Pine Street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Mailing Address

1515 Pine street
Suite 220
Lakewood, NJ 08701

Changed: 01/25/2023

Registered Agent Name & Address

UNITED CORPORATED SERVICES, INC.
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

Authorized Person(s) Detail

Name & Address

Title MGR

Gruman, Seema
1515 Pine street
Suite 220
Lakewood, NJ 08701

Annual Reports

Report Year	Filed Date

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5525 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 13 0011
Property Owner	5525 SW 41 ST PEMBROKE LLC	Millage	0613
Mailing Address	38 E 29 ST 5 FL NEW YORK NY 10016	Use	03-02
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 2 LESS RD R/W		

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

* 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*	$724,260	$9,319,560	$10,043,820	$10,043,820	
2022	$724,260	$6,244,800	$6,969,060	$6,969,060	$147,189.35
2021	$724,260	$5,629,850	$6,354,110	$6,354,110	$136,642.60

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$10,043,820	$10,043,820	$10,043,820	$10,043,820
Portability	0	0	0	0
Assessed/SOH	$10,043,820	$10,043,820	$10,043,820	$10,043,820
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	$10,043,820	$10,043,820	$10,043,820	$10,043,820

Sales History

Date	Type	Price	Book/Page or CIN
7/12/2022	WD-Q	$10,800,000	118312924
6/7/2002	SWD	$3,200,000	33263 / 739
8/31/1998	WD	$2,600,000	28815 / 1253
8/19/1996	SWD	$1,307,000	25350 / 211
7/8/1996	CET	$100	25128 / 243

Land Calculations

Price	Factor	Type
$8.00	90,533	SF
Adj. Bldg. S.F. (Card, Sketch)		83941
Units		82
Eff./Act. Year Built: 1977/1976		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

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

5525 SW 41 St Pembroke
NOV #8439

5525 SW 41 St,
Pembroke Park, Fl, 33023

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
05/02/2023 ZIP 33023
043M30245597

US POSTAGE

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:

UNITED CORPORATED SERVICES, INC.
NOH #8439
3458 LAKESHORE DRIVE
TALLAHASSEE, FL 32312

9590 9402 7581 2098 7738 25

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

7022 2410 0001 1497 1379

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Elisa W Murray

☐ Agent
☑ Addressee

B. Received by *(Printed Name)*

Elisa W Murray

C. Date of Delivery

7/27

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

3. Service Type

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

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

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:

5525 SW 41 ST PEMBROKE LLC
NOH #8439
38 E 29 ST 5 FL
NEW YORK NY 10016

9590 9402 7581 2098 7738 32

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

7022 2410 0001 1497 1386

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

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

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
05/02/2023 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

5525 SW 41 ST PEMBROKE LLC

38 E 29 ST 5
NEW YORK, NY 10016

Case #:

8439

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

UNITED CORPORATED
SERVICES, INC.
NOV #8439
3458 LAKESHORE DRIVE,
TALLAHASSEE, FL 32312

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
05/02/2023 ZIP 33023
043M30245597
US POSTAGE

7022 2410 0001 1497 1379

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

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postage
$ 7.85

Total Postage an
$

Sent To UNITED CORPORATED SERVICES, INC.
NOH #8439

Street and Apt. N 3458 LAKESHORE DRIVE

City, State, ZIP+4 TALLAHASSEE, FL 32312

PS Form 3800,

7022 2410 0001 1497 1386

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

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postage
$ 7.85

Total Postage and F
$

Sent To 5525 SW 41 ST PEMBROKE LLC
NOH #8439

Street and Apt. No., 38 E 29 ST 5 FL

City, State, ZIP+4® NEW YORK NY 10016

PS Form 3800, Ap

7022 2410 0001 1497 1362

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

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postage
$ 7.85

Total Postage an
$

Sent To 5525 SW 41 ST PEMBROKE LLC
NOH #8439

Street and Apt. N 5525 SW 41 STREET,

City, State, ZIP+4 PEMBROKE PARK FL 33023

PS Form 3800,

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WM
Access WM 24/7 at wm.com
04/21/2023 11:38

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3140 SW 19 Street, Bay 658

Folio

514220000441

Legal Description

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

Case Status Closed **Case #** 4475

Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 099700

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/17/2019		Notice of Violation	Hand
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Hand
8/27/2019	8/22/2019	Final Order	
3/3/2022	3/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
3/17/2022	3/16/2022	Supplemental Order/Claim of Lien	Certified Mail
5/11/2022	6/15/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/18/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
1/12/2023		Affidavit of Compliance	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	1/12/2023

Case Overview

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	1/12/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	1/12/2023	$61,450.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$61,550.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$61,550.00**

Town of Pembroke Park

INVOICE

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

DATE: August 11, 2023
INVOICE # 435
FOR:

Case #4475

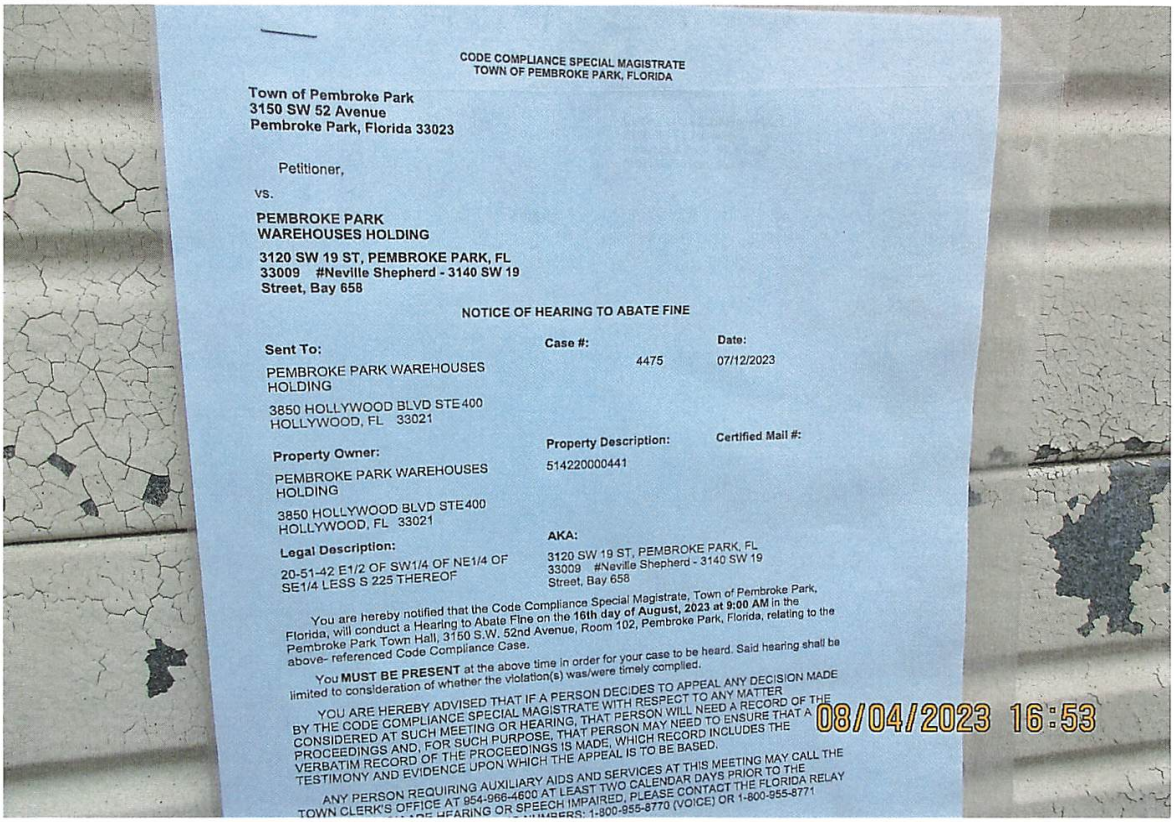
PEMBROKE PARK
WAREHOUSES HOLDING
3140 SW 19 STREET, BAY #658,
PEMBROKE PARK, FL 33009

Bill To:

PEMBROKE PARK WAREHOUSES
HOLDING
3140 SW 19 STREET, BAY #658,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 22-27; 22-28 and 22-29.		
	Final Order 08/22/2019		
1	Admin Fee	$ 100.00	$ 100.00
1229	Day(s) of Per Diem from (09/01/2019 - 05/04/2023)	$ 50.00	$ 61,450.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Recorded Release of Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 85%		$ 9,218
	9,218.00 + 48.50 + 8.50 + 100.00		$ 9,375
		Balance	$ 61,607.00

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

3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3140 SW 19 Street, Bay 658

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4475	07/12/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3140 SW 19 Street, Bay 658

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 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 [illegible] HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY [illegible] NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771

08/04/2023 16:53

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE PARK WAREHOUSES HOLDING		CASE NO. 4475
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE PARK WAREHOUSES HOLDING

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3140 SW 19 STREET, BAY 658, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING AT 04:53 P.M. ON THE 04 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8/11/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of Aug, 2023, by Joseline 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 _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK
WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3140 SW 19 Street, Bay 658

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4475	07/12/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	**AKA:**
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3140 SW 19 Street, Bay 658

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 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: 7/10/2023

Phone #: 954-989-2208

Case # 4475

E-mail: nancy.romero@dosdutemgmt.com

Address of Violation: 3140 SW 19 St Units 558 + 658

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nancy V. Romero (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4475 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the 8/16/23 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on _____ imposing the fine of $61,550.00 for violation(s)of the Town's Code of Ordinances: Working without a BTR

Brief summary for request: Tenant (former + Current) Operating a business without a BTR.
Current Tenant has complied + has his BTR.

Nancy V. Romero
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Nancy V. Romero and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 7/10/2023.

Notary Public State of Florida: _____ My Commission expires: 4-8-24

ELIZABETH MARTINEZ
MY COMMISSION EXPIRES
APRIL 8, 2024
#GG 976934
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING
NEVILLE SHEPARD
Respondent(s)

Case No.: 4475

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 16, 2022 to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on August 22, 2019. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 SW 19 STREET, BAY 658 PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE PARK WAREHOUSES HOLDING, 3850 HOLLYWOOD BLVD, STE 400, HOLLYWOOD, FL 33021

FOLIO NO.: 5142 20 00 0290

1. The Special Magistrate entered a Final Order on August 22, 2019, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 15-17; 15-24. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on August 22, 2019, or if no compliance occurred by the due date, there would be a per diem fine of **$50.00** (FIFTY 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on August 22, 2019. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$46,400.00** (FORTY SIX THOUSAND AND FOUR HUNDRED DOLLARS AND 00/100) as of the date of this hearing.

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

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

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 16th day of March 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date: March 16, 2022.

Notary Public, State of Florida

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

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

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

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
Administrative Assistant
Town of Pembroke Park
3160 SW 52 AVE
Pembroke Park, FL 33023

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4475

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3130 Pembroke Rd Bay 658

FOLIO: 514220000441

LEGAL DESCRIPTION: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/1/2019		$50.00

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE PARK WAREHOUSES HOLDING	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3140 SW 19 ST, Bay 658

Legal Description

Case Status Open **Case #** 4475 **Date Next Inspection** 3/16/2022

Notes No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 099700

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/17/2019		Notice of Violation	Hand/Regular Mail
8/6/2019	8/22/2019	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/27/2019	8/22/2019	Final Order	Certified Mail
3/3/2022	3/16/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
LICENSES AND BUSINESS REGULATIONS	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon receipt of the amount hereafter provided for, and shall be signed by the Town Clerk. (Ord. No. 58-2-1 (#7), § 1, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	Not in Compliance - Reinspection Date: 3/16/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$46,300.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$46,400.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$46,400.00

Town of Pembroke Park

INVOICE

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

DATE: March 14, 2022
INVOICE # 429
FOR:

Case # 4475
PEMBROKE PARK WAREHOUSES HOLDING/NEVILLE SHEPARD 3120 SW 19 ST, PEMBROKE PARK, FL 33009 -3140 SW 19 St, Bay 658

Bill To:

PEMBROKE PARK WAREHOUSES HOLDING/NEVILLE SHEPARD 3120 SW 19 ST, PEMBROKE PARK, FL 33009 -3140 SW 19 St, Bay 658

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 15-17		
	Final Order 08/22/2019		
1	Admin Fee	$ 100.00	$ 100.00
926	Day(s) of Per Diem from (09/2/2019-03/16/2022)	$ 50.00	$ 46,300.00
		Balance	$ 46,400.00

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

THANK YOU FOR YOUR BUSINESS!

7021 0350 0000 2802 4624

U.S. Postal Service™
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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postag
$
Sent To
Street and A
City, State, Z

Postmark Here

PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3150 PEMBROKE ROAD,
PEMBROKE PARK FL 33009

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

7021 0350 0000 2802 4617

U.S. Postal Service™
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4

Postmark Here

PEMBROKE PARK WAREHOUSES
HOLDING/ NOH #5366, #5376,
#5377, #5387/ HCF #4475
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746

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

7021 0350 0000 2802 4600

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage and
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®

Postmark Here

ZEMEL, FRANKLIN L
C/O ARNSTEIN & LEHR LLP/HCF #4475
NOH #5366, #5376, #5377, #5387
200 EAST LAS OLAS BLVD., SUITE 1000
FORT LAUDERDALE, FL 33301

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

7021 0350 0000 2802 4594

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CERTIFIED MAIL® RECEIPT
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Extra Services & Fees *(check box, add fee as appropriate)*
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To
Street and Apt
City, State, ZI

Postmark Here

PEMBROKE PARK WAREHOUSES
HOLDING/NEVILLE SHEPHERD
NOH #4475
3130 PEMBROKE RD, BAY 658
PEMBROKE PARK, FL 33009

PS Form 380 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

PEMBROKE PARK WAREHOUSES
HOLDING/NEVILLE SHEPHERD
NOH #4475
3130 PEMBROKE RD, BAY 658
PEMBROKE PARK, FL 33009

9590 9402 6921 1104 8050 14

2. Article Number *(Transfer from service label)*
7021 0350 0000 2802 4594

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

FIRST-CLASS MAIL

Hasler
04/24/2019
US POSTAGE $000.50
ZIP 33023
011D10656696

N OF PEMBROKE PARK
2ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Neville Shepherd
3130 Pembroke Rd, Bay 658
Pembroke Park,.FL 33009
Nov #4475

7018 2290 0000 5950 5467

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To
Street and Apt.
City, State, ZIP
Neville Shepard
3130 Pembroke Road, #658
Pembroke Park, FL 33009
NOH 4475
Postmark Here
AUG 09 2019
PS Form 3800

7019 1120 0000 9007 2571

CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$
Total Postage an
$
Sent To
Street and Apt. N
City, State, ZIP+4
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
F.O. #4471, #4405, #4469, #4504, #4475
Postmark Here
SEP 03 2019
PS Form 3800

7018 2290 0000 5950 5634

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
PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
NOH #4471, #4405, #4469, #4504, #4475
Postmark Here
AUG 09 2019

7018 3560 0000 5023 1964

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
$ 3.50
Extra Services & Fees (check box, add fee as appropriate)
☑ Return Receipt (hardcopy) $ 2.50
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 0.50
Total Postage and F
$ 6.80
Sent To
Street and Apt. No.,
City, State, ZIP+4
Neville Shepard
3130 Pembroke Road, #658
Pembroke Park, FL 33009
F.O. 4475
Postmark Here
SEP 03 2019
PS Form 3800, April 2015

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.

PEMBROKE PARK WAREHOUSES HOLDING
3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD FL 33021-6746
F.O. #4471, #4405, #4469, #4504, #4475

9590 9402 4839 9032 7073 52

Article Number (Transfer from service label)
7019 1120 0000 9007 2571

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Leslie Lorins
☑ Agent
☐ Addressee

B. Received by (Printed Name): LESLIE LORINS
C. Date of Delivery: 09/05/19

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
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE PARK WAREHOUSES HOLDING
NEVILLE SHEPHERD CASE NO. 4475

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3140 SW 19 STREET, BAY 658, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 SW 19 STREET, BAY 658, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE PARK WAREHOUSES HOLDING/ NEVILLE SHEPHERD AT 03:50 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.

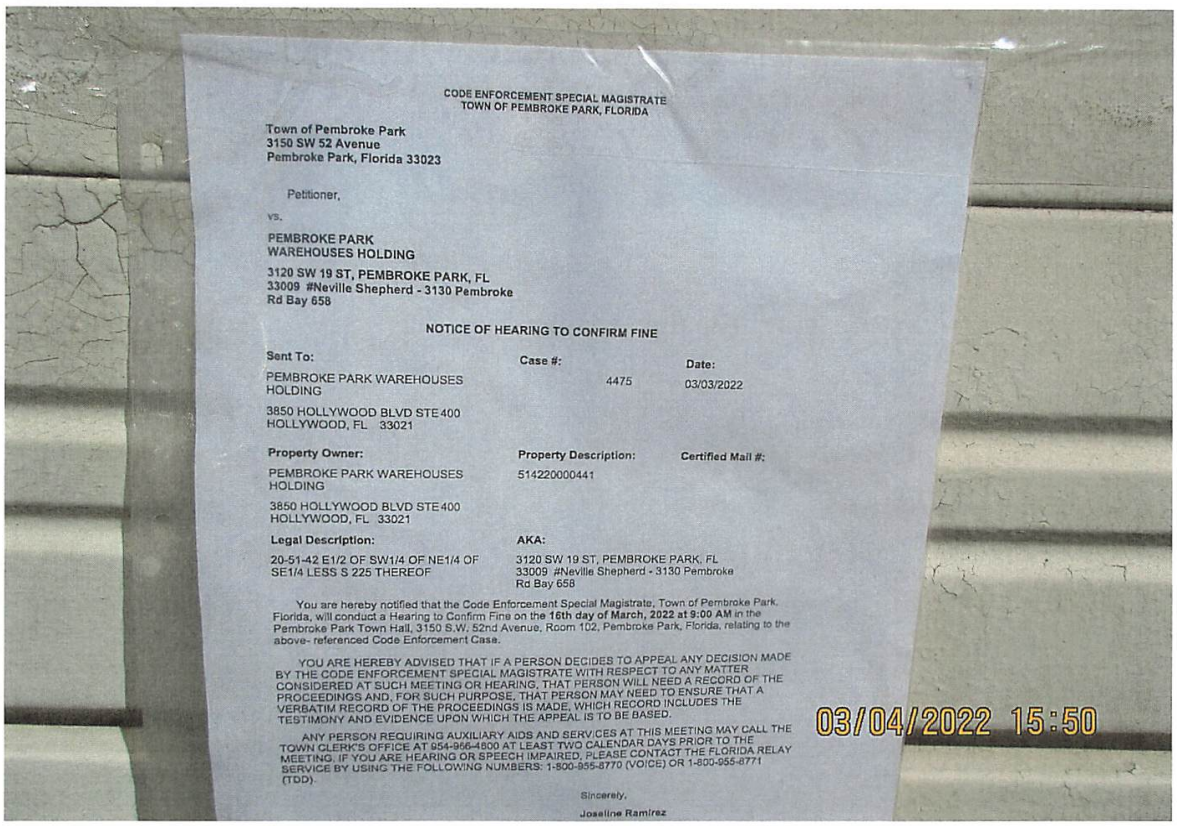
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 11 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 _____

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3130 Pembroke Rd Bay 658

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4475	03/03/2022

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	AKA:
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3130 Pembroke Rd Bay 658

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of March, 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

03/04/2022 15:50

658
03/04/2022 15:50

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

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA **Case #:** 4475

Petitioner,

vs.

PEMBROKE PARK WAREHOUSES HOLDING

Respondent(s)

FINAL ORDER

IN RE:

STREET ADDRESS: 3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3130 Pembroke Rd Bay 658

FOLIO: 514220000441

LEGAL DESCRIPTION: 20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

The Town of Pembroke Park Code Enforcement Board, having heard testimony under oath and argument at a Public Hearing, in reference to the above-described property , held Thursday, August 22, 2019, after due notice to the Respondent(s). The Respondent(s) were not present nor represented at the hearing.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Based on the evidence submitted, the Code Enforcement Board finds the Respondent(s), on the above-referenced property have certain violation(s) and there exists, as a matter of law, those violation(s) of Section(s) of the Town of Pembroke Park Code of Ordinances. Specific Code Section(s) and description of the violation(s) listed below:

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-17. - Business Tax Receipt Required.	It shall be unlawful for any person to engage in, conduct or manage any business, occupational or profession within the Town without having first obtained a license from the Town. Such license shall be issued to each person by the Town Clerk upon rec...	9/1/2019		$50.00

Ordinance/Regulation	Section	Description	Order Date to Comply by	Date Complied	Daily Fine
LICENSES AND BUSINESS REGULATIONS...	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any ot...	9/1/2019		$0.00

Accordingly, the Respondent(s) are ordered to bring the property into compliance prior to dates shown above.

Upon complying with this Final Order, the Respondent(s) **SHALL NOTIFY Jeffrey Louis**, the Code Enforcement Officer, who shall have the property inspected and notify the Code Enforcement Board Clerk if compliance has occurred.

If the Respondent(s) fail(s) to comply within the time specified, per diem fines in the amounts shown in the table above for every day that the violation continues to exist. The dates shown above will be entered and a certified copy shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the above-described real property or personal property owned by the violator. (Section 162.09, Florida Statutes). This Final Order may be enforced similar to a court judgment. Repeat violations can be fined up to $500.00 per day. (Section 162.09, Florida Statutes). The Respondent(s) must contact the Code Enforcement Officer to advise when the violation(s) have been corrected and the property brought in compliance. **The Code Enforcement Board has also assessed an additional fine of $100.00 to cover administrative costs incurred by the Town in the prosecution of this matter.** Said amount is due immediately, and if not paid, may also constitute a lien against the above-referenced property which may also be actionable by law.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

Respondents may appeal any decision with respect to any matter considered by the Town of Pembroke Park Code Enforcement Board by filing an appeal in the Circuit Court in Broward County, Florida. An appeal must be filed within (30) days of the execution of this Order. If a person decides to appeal any decision, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Section 286.0105, Florida Statutes.

For further information, please contact the Code Enforcement Officer at 954-966-4600 or (954) 275-0609.

DONE AND ORDERED this AUG 22 2019

ATTEST:

NATASHA JOSEPH
CLERK
CODE ENFORCEMENT BOARD

CODE ENFORCEMENT BOARD

TOWN OF PEMBROKE PARK, FLORIDA

ROBERT JANZER
CHAIRPERSON
CODE ENFORCEMENT BOARD

Note: Payments should be mailed to the above address made payable to The Town of Pembroke Park.

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/06/2019

Sent To:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Case #:

4475

Property Owner:

PEMBROKE PARK WAREHOUSES HOLDING

3850 HOLLYWOOD BLVD STE 400
HOLLYWOOD, FL 33021

Certified Mail #:

Property Description:

514220000441

Legal Description:

20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

AKA:

3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3130 Pembroke Rd Bay 658

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	15

LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	15

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 099700

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

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

A hearing for this matter has been set by the Code Enforcement Board Clerk for the 22nd day of August, 2019 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 7:00 p.m.

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

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

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

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

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

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

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

Jeffrey Louis

8/6/2019

Customer # | Find | Clear

3130 PEMB RD, 404

Customer # 099700 **Account #** 78706 **Business Name** NEVILLE SHEPHERD

Options

Applications

Requirements

Fees

Notes

Inspections

Permits

Display Permits

Billing Statement

False Alarm Billing Statement

New Account Statement

Renewal Statement

P and D Statement

Print Screen

Print Application

Print Inspection Form

☑ Certificate of Use Permit	☐ Alarm Permit	☑ Business Tax Permit
7/1/2014 12:00:00 AM		7/1/2014 12:00:00 AM
Print Permit	Print Permit	Print Permit

Changed By	Date Changed	Permit Type	Status
No records to display.			

Town of Pembroke Park
Business Tax Department

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 966-5186

Customer Number 099700

APPLICATION FORM

Application Category: Upholstery **Application Date:** 5/7/2012

Business Owner Information (Residential Usage)

Business Name: NEVILLE SHEPHERD

Business Owner/Corporation/Partnership:

Business Address: 3130 PEMB RD, 404

City/State/Zip: Pembroke Park/ FL /33023

Business Phone: **Other Phone:** **Fax #:**

E-Mail: **Contact Person's Name:**

Parcel Information

Folio Number: **Legal Description:**

Prior Use:

Current Use:

Contact Information

Name:

Mailing Address: 10517 VISTA PINES LOOP

City / State / Zip: CLERMONT FL 34711

Business Description:

UPHOLSTERY/MANF FURNITURE

Limitations:

(NO OUTDOOR STORAGE/DISPLAY)

Customer # | Find | Clear

Options
- Billing Statement
- False Alarm Billing Statement
- New Account Statement
- Renewal Statement
- P and D Statement
- Print Screen
- Print Application
- Print Inspection Form

Applications
Requirements
Fees
Add Fees
Display Fees

Notes
Inspections
Permits

3130 PEMB RD, 404

Customer # 099700 **Account #** 78706 **Business Name** NEVILLE SHEPHERD

Save Delete

Invoice #	Fiscal Year	Fee	Quantity	Amount	Tran #
97222	FY 2020	Business Tax - Deferred Billing	105.00	105.00	
98012	FY 2020	Certificate Of Use - Deferred Billing	52.50	52.50	
86384	FY 2019	Certificate Of Use - Deferred Billing	52.50	52.50	
86903	FY 2019	Business Tax - Deferred Billing	105.00	105.00	
98779	FY 2019	Penalty Fee / Late Charges	39.38	39.38	
98780	FY 2019	Penalty Fee / Late Charges	250.00	250.00	
65816	FY 2018	Business Tax - Deferred Billing	105.00	105.00	
66300	FY 2018	Certificate Of Use - Deferred Billing	52.50	52.50	
79326	FY 2018	Penalty Fee / Late Charges	59.42	59.42	
79327	FY 2018	Penalty Fee / Late Charges	250.00	250.00	
64357	FY 2017	Penalty Fee / Late Charges	39.38	39.38	
64358	FY 2017	Penalty Fee / Late Charges	250.00	250.00	
64943	FY 2017	Building Dpt Inspection Fee - Business Tax	50.00	50.00	
67939	FY 2017	Annual Fire Department Inspection	160.00	160.00	
84139	FY 2017	Credit Bldg Dept. Insp. Fee - Buss Tax	50.00	-50.00	
84140	FY 2017	Credit Penalty Fee/Late Charges	250.00	-250.00	
55826	FY 2017	Certificate Of Use - Deferred Billing	52.50	52.50	11080
55827	FY 2017	Business Tax - Deferred Billing	105.00	105.00	11080
84135	FY 2016	Credit Penalty Fee/Late Charges	50.00	-50.00	
84136	FY 2016	Credit Penalty Fee/Late Charges	50.00	-50.00	
84137	FY 2016	Credit Penalty Fee/Late Charges	50.00	-50.00	
84138	FY 2016	Credit Penalty Fee/Late Charges	50.00	-50.00	
53535	FY 2016	Penalty Fee / Late Charges	50.00	50.00	
53536	FY 2016	Penalty Fee / Late Charges	50.00	50.00	
53537	FY 2016	Penalty Fee / Late Charges	50.00	50.00	
53538	FY 2016	Penalty Fee / Late Charges	50.00	50.00	
53533	FY 2016	Penalty Fee / Late Charges	42.84	42.84	11080
53534	FY 2016	Penalty Fee / Late Charges	50.00	50.00	11081
47433	FY 2016	Certificate Of Use - Deferred Billing	52.50	52.50	8009
47432	FY 2016	Business Tax - Deferred Billing	105.00	105.00	9080
37780	FY 2015	Business Tax - Deferred Billing	105.00	105.00	6971
37781	FY 2015	Certificate Of Use - Deferred Billing	52.50	52.50	6971

43111		FY 2015	Penalty Fee / Late Charges	39.37	39.37	9080
39267		FY 2014	Business Tax - Current Year	52.50	52.50	6971
39268		FY 2014	Penalty Fee / Late Charges	13.13	13.13	6971
39269		FY 2014	Penalty Fee / Late Charges	39.38	39.38	6971
39272		FY 2014	Penalty Fee / Late Charges	250.00	250.00	8008
39270		FY 2014	Penalty Fee / Late Charges	55.61	55.61	9080
39271		FY 2014	Penalty Fee / Late Charges	39.38	39.38	9080

Amount Paid: $ 1054.37 Amount Due: $ 1271.02

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 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	4475	04/17/2019

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE PARK WAREHOUSES HOLDING 3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD, FL 33021	514220000441	

Legal Description:	AKA:
20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF	3120 SW 19 ST, PEMBROKE PARK, FL 33009 #Neville Shepherd - 3130 Pembroke Rd Bay 658

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/17/2019 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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)	15
LICENSES AND BUSINESS REGULATIONS	Sec. 15-24. - Tax payment required to engage in business.	Whenever an occupational license is levied against any profession, trade, shop or business classified herein, such occupational tax shall be required to be paid to carry on such business, whether it be connected or operated in conjunction with any other business or not, unless the contrary intention appears. The occupational licenses levied against any trade, shop or business described herein shall be paid by each person engaged in such trade running or operating such shop or business, unless the contrary appear. The occupational licenses levied against the various professions, trades and businesses described herein shall be for a yearly privilege, unless the contrary appear. (Ord. No. 58-2-1(#7), § 6, 2-4-58)	15

Notes/Means of Correction:

No current Business Tax Receipt for business. Business Owner will need to obtain and/or renew business license to continue to operate.
Acct: 099700

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

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

Jeffrey Louis

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

ANNUAL BILLING STATEMENT

NEVILLE SHEPHERD
10517 VISTA PINES LOOP
CLERMONT FL 34711

ACCOUNT NO.	DATE
099700	6/29/2018

BUSINESS DESCRIPTION
UPHOLSTERY/MANF FURNITURE
(NO OUTDOOR STORAGE/DISPLAY)

BUSINESS ADDRESS
3130 PEMB RD, 404

DATE	DESCRIPTION	AMOUNT
FY 2016	Penalty Fee / Late Charges	50.00
	- Pen.Fee(Code 15-40c) 2015-16 (Pymt#2)	
FY 2016	Penalty Fee / Late Charges	50.00
	- Pen.Fee(Code 15-40c) 2015-16 (Pymt#3)	
FY 2016	Penalty Fee / Late Charges	50.00
	- Pen.Fee(Code 15-40c) 2015-16 (Pymt#4)	
FY 2016	Penalty Fee / Late Charges	50.00
	- Pen.Fee(Code 15-40c) 2015-16 (pymt#5)	
FY 2017	Penalty Fee / Late Charges	39.38
	- Del. Penalty-Jan. 1st	
FY 2017	Penalty Fee / Late Charges	250.00
	- Pen.Fee(Town Code 15-40c) 2016-17	
FY 2017	Building Dpt Inspection Fee	50.00
	- Insp Fee@ Unit#405	
FY 2018	Business Tax	105.00
FY 2018	Certificate Of Use	52.50
FY 2017	Annual Fire Department Inspection	160.00
	- Annual Inspection Fee	
FY 2018	Penalty Fee / Late Charges	59.42

ATTENTION!! IMPORTANT NOTICE: Payments recieved by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.

PAY ALL FEES BY SEPT 30th
TO AVOID THE FOLLOWING PENALTIES!! (F.S. 205.053)
Oct. 1st - 10% Nov. 1st - 15% Dec. 1st - 20% Jan. 1st - 25%
PAST DUE AMOUNT STARTING ON OR AFTER MARCH 1st
an additional penalty of $250.00 will be imposed (P.P. Code 15-40c)

SUB-TOTAL	**$824.14**
PLEASE PAY	**$824.14**

$824.14 Jan. 1 $863.52 + Penalty - Mar. 1 $250.00 Total Due $1,113.52

Town Of Pembroke Park
3150 S.W. 52nd Avenue
Pembroke Park, FL 33023-5413
Phone: (954) 966-4600 EXT:214 Fax: (954) 966-5186

	- Del. Penalty-Jan 1	
FY 2018	Penalty Fee / Late Charges	250.00
	- Penalty Fee-Mar 1(Town Code 15-40c)	
FY 2016	Credit Penalty Fee/Late Charges	-50.00
	-	
FY 2016	Credit Penalty Fee/Late Charges	-50.00
	-	
FY 2016	Credit Penalty Fee/Late Charges	-50.00
	-	
FY 2016	Credit Penalty Fee/Late Charges	-50.00
	-	
FY 2017	Credit Bldg Dept. Insp. Fee	-50.00
	-	
FY 2017	Credit Penalty Fee/Late Charges	-250.00
	-	
FY 2019	Certificate Of Use	52.50
FY 2019	Business Tax	105.00
FY 2016	Penalty Fee / Late Charges	0.34
	- Pen.Fee(Code 15-40c) 2015-16 (Pymt#1)	

ATTENTION!! IMPORTANT NOTICE: Payments recieved by the Town will first be applied to the oldest outstanding balances due, if any, on your accounts payable to the Town and then to current account balances due. All outstanding account balances due to the Town must be paid in full prior to receiving a Business Tax Receipt renewal.

PAY ALL FEES BY SEPT 30th	***SUB-TOTAL***	***$824.14***
TO AVOID THE FOLLOWING PENALTIES!! (F.S. 205.053) *Oct. 1st - 10% Nov. 1st - 15% Dec. 1st - 20% Jan. 1st - 25%* ***PAST DUE AMOUNT STARTING ON OR AFTER MARCH 1st*** *an additional penalty of $250.00 will be imposed (P.P. Code 15-40c)*	***PLEASE PAY***	***$824.14***

TOWN OF PEMBROKE PARK VIOLATION NOTICE

NAME Neville Shepherd DATE 4/17 2019

SITE ADDRESS 3130 Pembroke Rd Bay 658

PERMIT # _____ SUB/PARK Pembroke Park Warehouse

- [ ] STOP ALL WORK
- [ ] NO BUILDING PERMIT
- [ ] VIOLATION OF FLORIDA BUILDING CODE # _____
- [x] VIOLATION OF TOWN ORDINANCE # 15-17/15-24
- [ ] NFPA # _____
- [ ] APPROVED PLAN NOT BEING FOLLOWED
- [ ] PERMIT NOT ON JOB
- [ ] APPROVED PLAN NOT ON JOB
- [ ] RE-INSPECTION FEE*

COMMENTS No current Business Tax Receipt for business. Business owner will need to obtain/renew Business License to continue to operate

Acct: 099700

- [ ] 2 X FEE
- [ ] FINE _____ DAYS TO COMPLY 15

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

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

- [ ] STRUCTURAL
- [x] CODE ENF.
- [ ] PLUMBING
- [ ] SEWER
- [ ] MECHANICAL
- [ ] ZONING
- [ ] ELECTRICAL
- [ ] ENGINEERING

TOWN HALL
966-4600

Jeffrey Lewis EXT. # 213
INSPECTOR

2019/04/17 13:00:2

Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

Hasler
04/24/2019
US POSTAGE $001.60⁰
ZIP 33023
011D10656696

Pembroke Park Warehouses Holding
3850 Hollywood Blvd, Ste 400
Hollywood, FL 33021
NOV #4465, #4468, #4469, #4470,
#4471, #4472, #4473, #4475 ,#4474

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3120-3140 SW 19 STREET, PEMBROKE PARK FL 33009	ID #	5142 20 00 0441
Property Owner	PEMBROKE PARK WAREHOUSES HOLDING	Millage	0613
Mailing Address	3850 HOLLYWOOD BLVD STE 400 HOLLYWOOD FL 33021-6746	Use	48

Abbr Legal Description	20-51-42 E1/2 OF SW1/4 OF NE1/4 OF SE1/4 LESS S 225 THEREOF

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	$299,310	$1,070,190	$1,369,500	$1,369,500	
2018	$299,310	$1,070,190	$1,369,500	$1,355,810	$29,274.33
2017	$299,310	$1,070,190	$1,369,500	$1,232,560	$27,627.53

2019 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,369,500	$1,369,500	$1,369,500	$1,369,500
Portability	0	0	0	0
Assessed/SOH	$1,369,500	$1,369,500	$1,369,500	$1,369,500
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	$1,369,500	$1,369,500	$1,369,500	$1,369,500

Sales History

Date	Type	Price	Book/Page or CIN
12/1/1992	TD*	$100	20656 / 146
8/1/1990	TD*	$100	
3/1/1978	WD	$850,000	

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$2.00	149,653	SF
Adj. Bldg. S.F. (Card, Sketch)		71346
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lakeshore MHP

Folio

514229000030

Legal Description

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

Case Status Closed **Case #** 4933

Notes

1. Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.-Complied
2. Prohibited outdoor storage (cement, broken sign, junk, loose materials, wooden fence). - Complied
3. Dead vegetation/trash/debris. - Complied
4. Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

Owner must obtain and complete permits from the Building Dept. at Town Hall.
Remove all outdoor prohibited storage. Remove dead vegetation/trash/debris). Owner must maintain property by repairing damaged ceilings, interior/exterior walls and roof. -Complied
Building must be washed and painted with permit. Property must be maintained in good state of repair and have a neat appearance. - Complied
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/13/2020		Notice of Violation	Hand
5/3/2021		Affidavit of Non-Compliance	Hand
5/3/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
8/2/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Supplemental Order/Claim of Lien	Certified Mail
10/28/2022		Affidavit of Non-Compliance	Hand
6/7/2023		Affidavit of Compliance	Regular Mail
7/31/2023	8/16/2023	Notice of Formal Hearing - Abate Fine	Email

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	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.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	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.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint 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 surface becomes discolored or is peeling.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (p)	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	5/3/2021

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.	6/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	6/7/2023
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.	5/3/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	5/3/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	6/7/2023	$72,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$72,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$72,100.00**

Town of Pembroke Park

INVOICE

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

DATE: August 11, 2023
INVOICE # 435
FOR:

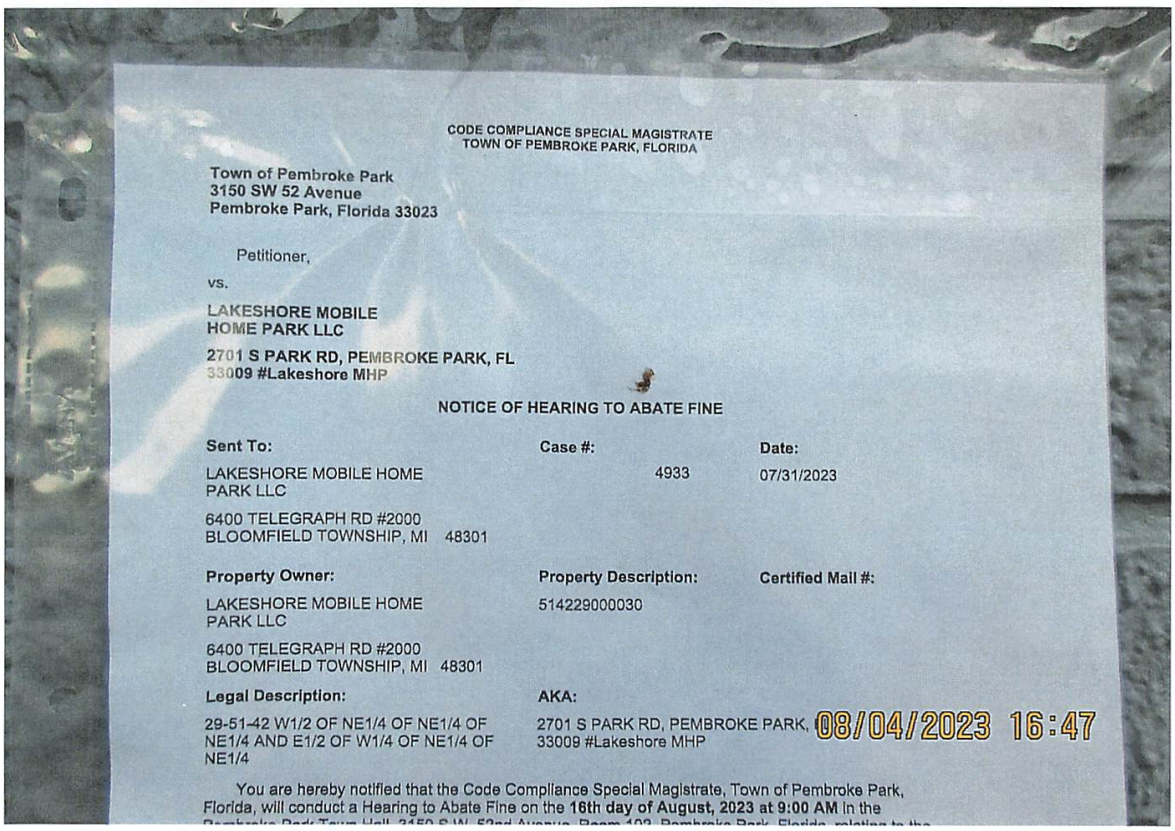
Case #4933
LAKESHORE MOBILE HOME PARK LLC
2701 S PARK RD, PEMBROKE PARK, FL 33009

Bill To:

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

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a)(b)(i)(h)(o)(p)(h); 5-105; 5-2(a); 12-41 and 12-48.		
	Final Order 05/18/2021		
1	Admin Fee	$ 100.00	$ 100.00
720	Day(s) of Per Diem from (06/17/2021 - 06/07/2023)	$ 100.00	$ 72,000.00
1	Recorded Lien	$ 58.50	$ 58.50
1	Release Recorded Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 85%		$ 10,800.00
	$10,800.00 + $100.00 + $58.50 + $8.50		$ 10,967.00
		Balance	$ 72,167.00

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.

LAKESHORE MOBILE
HOME PARK LLC

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Lakeshore MHP

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4933	07/31/2023

Property Owner:	Property Description:	Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	514229000030	

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

08/04/2023 16:47

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 2023 at 9:00 AM** in the

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LAKESHORE MOBILE HOME PARK LLC CASE NO. 4933

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKESHORE MOBILE HOME PARK LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC AT 04:47 P.M. ON THE 04 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8/11/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of Aug, 2023, by Joseline 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 _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKESHORE MOBILE
HOME PARK LLC

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Lakeshore MHP

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4933	07/31/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	514229000030	

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

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 4933
vs.	)	
LAKESHORE MOBILE HOME PARK LLC Respondent(s)	)	

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2701 S Park Rd, Pembroke Park, FL 33009

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

FOLIO NO.: 514229000030

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a). 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; 5-2(a) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA Petitioner, vs. LAKESHORE MOBILE HOME PARK LLC Respondent(s)	Case No.: **4933**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2701 S PARK RD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC

FOLIO NO.: 5142 29 00 0030

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(b)(i)(n)(o)(p)(h); 5-105; 5-2(a); 12-41 and 12-48. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$42,700.00** (FORTY-TWO SEVEN 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:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Rafael Suarez-Rivas, Special Magistrate, and Joseline Ramirez, 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:

August 18, 2022.

Notary Public, state of Florida

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

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.

Nazly Cardona CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 4933
vs.	)	
LAKESHORE MOBILE HOME PARK LLC Respondent(s)	)	

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2701 S Park Rd, Pembroke Park, FL 33009

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

FOLIO NO.: 514229000030

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a). 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; 5-2(a) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

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

Case 4933

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA Petitioner, vs. LAKESHORE MOBILE HOME PARK LLC Respondent(s)	Case No.: **4933**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on May 18, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES __ NO ✓

STREET ADDRESS OF SUBJECT REAL PROPERTY: 2701 S PARK RD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: LAKESHORE MOBILE HOME PARK LLC

FOLIO NO.: 5142 29 00 0030

1. The Special Magistrate entered a Final Order on May 18, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-103(a)(b)(i)(n)(o)(p)(h); 5-105; 5-2(a); 12-41 and 12-48. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.

2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on May 18, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **$42,700.00** (FORTY-TWO SEVEN 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:

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

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 2022.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Rafael Suarez-Rivas, Special Magistrate, and Joseline Ramirez, 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: August 18, 2022.

Notary Public, state of Florida

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

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No ✓

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of August, 2022.

Nazly Dayana CA.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKESHORE MOBILE HOME PARK LLC	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lakeshore MHP

Legal Description

Case Status Open **Case #** 4933 **Date Next Inspection** 8/17/2022

Notes

1. Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.-Complied
2. Prohibited outdoor storage (cement, broken sign, junk, loose materials, wooden fence). - Complied
3. Dead vegetation/trash/debris. - Complied
4. Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

Structural -Renovation
Expired permit
#2111404-0

Owner must obtain and complete permits from the Building Dept. at Town Hall.
Remove all outdoor prohibited storage. Remove dead vegetation/trash/debris). Owner must maintain property by repairing damaged ceilings, interior/exterior walls and roof. -Complied
Building must be washed and painted with permit. Property must be maintained in good state of repair and have a neat appearance. - Complied
Double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/13/2020		Notice of Violation	Regular Mail 2/18/20
5/3/2021		Affidavit of Non-Compliance	
5/3/2021	5/18/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/30/2021	5/18/2021	Final Order	Certified Mail Hand
8/2/2022	8/17/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property 8/5/22 Certified Mail 8/2/22

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	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.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	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.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint 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 surface becomes discolored or is peeling.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (p)	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	5/3/2021
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	5/3/2021

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: 8/17/2022
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: 8/17/2022
HEALTH AND SANITATION	Sec. 12-41. - Accumulations deemed public nuisance	The accumulation of garbage, trash, rubbish and other debris upon any lot, tract or parcel of land within the Town within three hundred (300) feet of any improved property within the Town to the extent and in the manner that such lot, tract or parcel of land is or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of adjacent property, is hereby prohibited and declared to be a public nuisance. (Ord. No. 83-8-1, § 1, 8-17-83) Cross reference— Public nuisances, § 11-33; vegetation, Ch. 27.	5/3/2021
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	5/3/2021

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$42,400.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$42,500.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$42,500.00**

7021 0350 0001 0297 5156

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

Postage
$

Total Postage and
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

MAY 03 2021
Postmark Here

LAKESHORE MOBILE HOME PARK LLC
NOH# 4933
6400 TELEGRAPH ROAD, SUITE 2000
BLOOMFIELD HILLS, MI 48301

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

7021 0350 0001 0297 5163

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

Postage
$

Total Postage and
$

Sent To

Street and Apt. No.,

City, State, ZIP+4®

Postmark Here

LAKESHORE MOBILE HOME PARK LLC
NOH# 4933
2701 S PARK RD
PEMBROKE PARK, FL 33009

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
NOH# 4933
6400 TELEGRAPH ROAD, SUITE 2000
BLOOMFIELD HILLS, MI 48301

9590 9402 4839 9032 6954 37

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

7021 0350 0001 0297 5156

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid-19
☐ 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

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

Postage
$

Total Postage and
$

Sent To
LAKESHORE MOBILE HOME PARK LLC
NOH# 4933

Street and Apt. No.,
6400 TELEGRAPH ROAD, SUITE 2000

City, State, ZIP+4®
BLOOMFIELD HILLS, MI 48301

MAY 03 2021
Postmark Here

PS Form 3800, April 2015

7019 1120 0000 9007 5794

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
$ 0.71

Total Postage
$ 7.17

Sent To
LAKESHORE MOBILE HOME PARK LLC
F.O.# 4933

Street and Apt
2701 S PARK RD

City, State, ZIP
PEMBROKE PARK, FL 33009

WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD, FL 33021

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

7019 1120 0000 9007 5787

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OFFICIAL USE

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

Postage
$ 0.71

Total Postage and Fees
$ 7.17

Sent To
LAKESHORE MOBILE HOME PARK LLC
F.O.# 4933

Street and Apt.
6400 TELEGRAPH ROAD, SUITE 2000

City, State, ZIP
BLOOMFIELD HILLS, MI 48301

WEST HOLLYWOOD HILLS
MAY 26 2021
HOLLYWOOD, FL 33021

PS Form 3800

7021 0350 0001 0297 5163

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
LAKESHORE MOBILE HOME PARK LLC
NOH# 4933

Street and Apt. No.,
2701 S PARK RD

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

MAY 03 2021
Postmark Here

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
F.O.# 4933
6400 TELEGRAPH ROAD, SUITE 2000
BLOOMFIELD HILLS, MI 48301

9590 9402 4839 9032 6954 75

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

7019 1120 0000 9007 5787

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid-19 ☐ 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
☐ Insured 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:

LAKESHORE MOBILE HOME PARK LLC
NOH# 4933
6400 TELEGRAPH ROAD, SUITE 2000
BLOOMFIELD HILLS, MI 48301

9590 9402 4839 9032 6954 37

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

7021 0350 0001 0297 5156

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Covid-19 ☐ 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
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☑ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

LAKESHORE MOBILE HOME PARK LLC
F.O.# 4933
2701 S PA[illegible]RD
PEMBROKE PARK, FL 33009

9590 9402 5384 9189 1570 40

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

7019 1120 0000 9007 5794

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Y. CRJ 2019 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* 19 lakeshore mobile | C. Date of Delivery 5-28-2021

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☑ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured 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 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4933

Hasler FIRST-CLASS MAIL
02/18/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

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

TOWN OF PEMBROKE PARK
3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023
NOV case #4933

Hasler FIRST-CLASS MAIL
02/18/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Lakeshore Mobile Home
Park LLC
2701 S Park RD
Pembroke Park, FL. 33009

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2701 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0030
Property Owner	LAKESHORE MOBILE HOME PARK LLC	Millage	0613
Mailing Address	6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP MI 48301	Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$2,499,060	$217,900	$2,716,960	$2,389,450	
2020	$2,321,230	$217,900	$2,539,130	$2,172,230	$49,267.39
2019	$1,876,680	$217,900	$2,094,580	$1,974,760	$43,924.42

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$2,716,960	$2,716,960	$2,716,960	$2,716,960
Portability	0	0	0	0
Assessed/SOH	$2,389,450	$2,716,960	$2,389,450	$2,389,450
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$2,389,450	$2,716,960	$2,389,450	$2,389,450

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	355,645	SF
$0.10	95,400	SF
Adj. Bldg. S.F. (Card, Sketch)		550
Eff./Act. Year Built: 1973/1972		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
LAKESHORE MOBILE HOME PARK, LLC

Filing Information

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

Principal Address

2701 S PARK ROAD
HALLANDALE, FL 33009

Changed: 12/12/2012

Mailing Address

6400 TELEGRAPH ROAD,
SUITE 2000
BLOOMFIELD HILLS, MI 48301

Changed: 07/27/2017

Registered Agent Name & Address

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

Name Changed: 08/19/2014

Address Changed: 08/19/2014

Authorized Person(s) Detail

Name & Address

Title MGR

RIVERSTONE COMMUNITIES, LLC
6400 TELEGRAPH ROAD,

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
LAKESHORE MOBILE HOME PARK LLC	CASE NO. 4933
Respondent	

AFFIDAVIT OF SERVICE

TO BE SERVED: 2701 S PARK RD, PEMBROKE PARK, FL, 33009 #LAKESHORE MHP

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 2701 S PARK RD, PEMBROKE PARK, FL, 33009 #LAKESHORE MHP

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKESHORE MOBILE HOME PARK LLC AT 08:38 A.M. ON THE 5 DAY OF AUGUST 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.

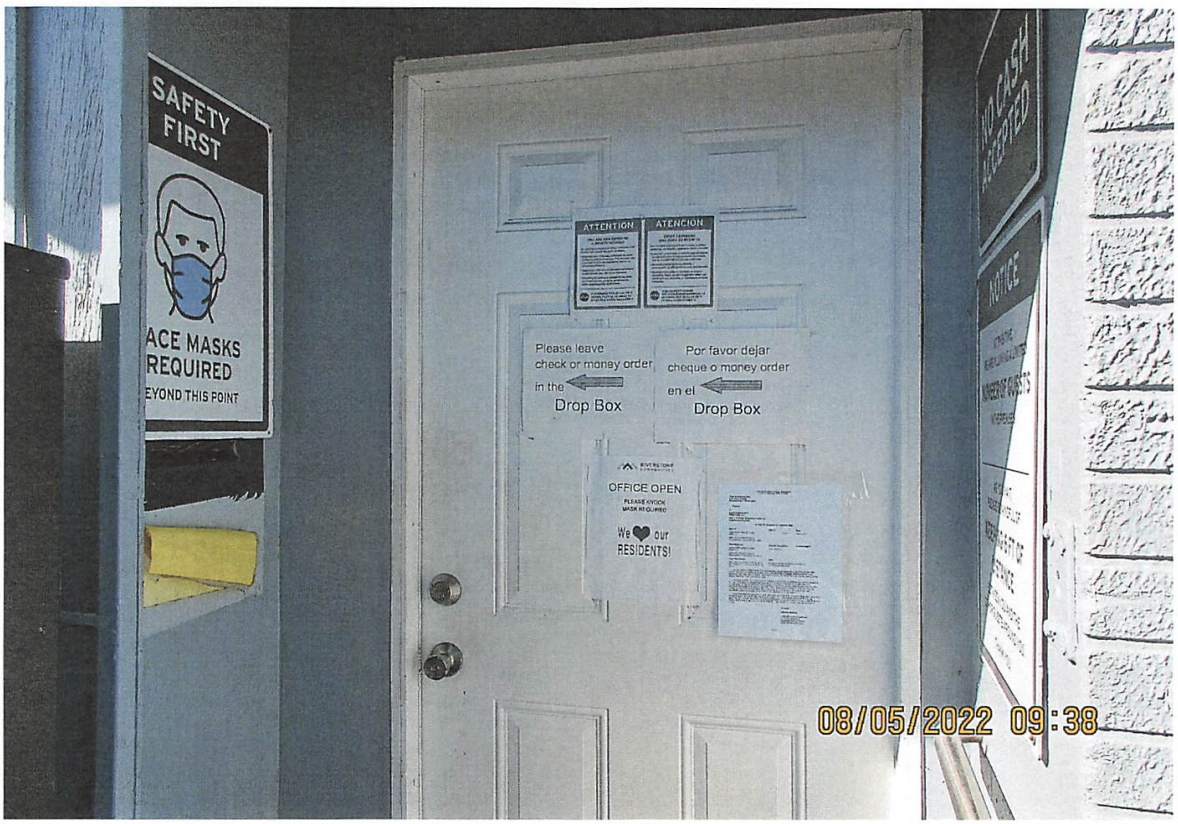
AFFIANT

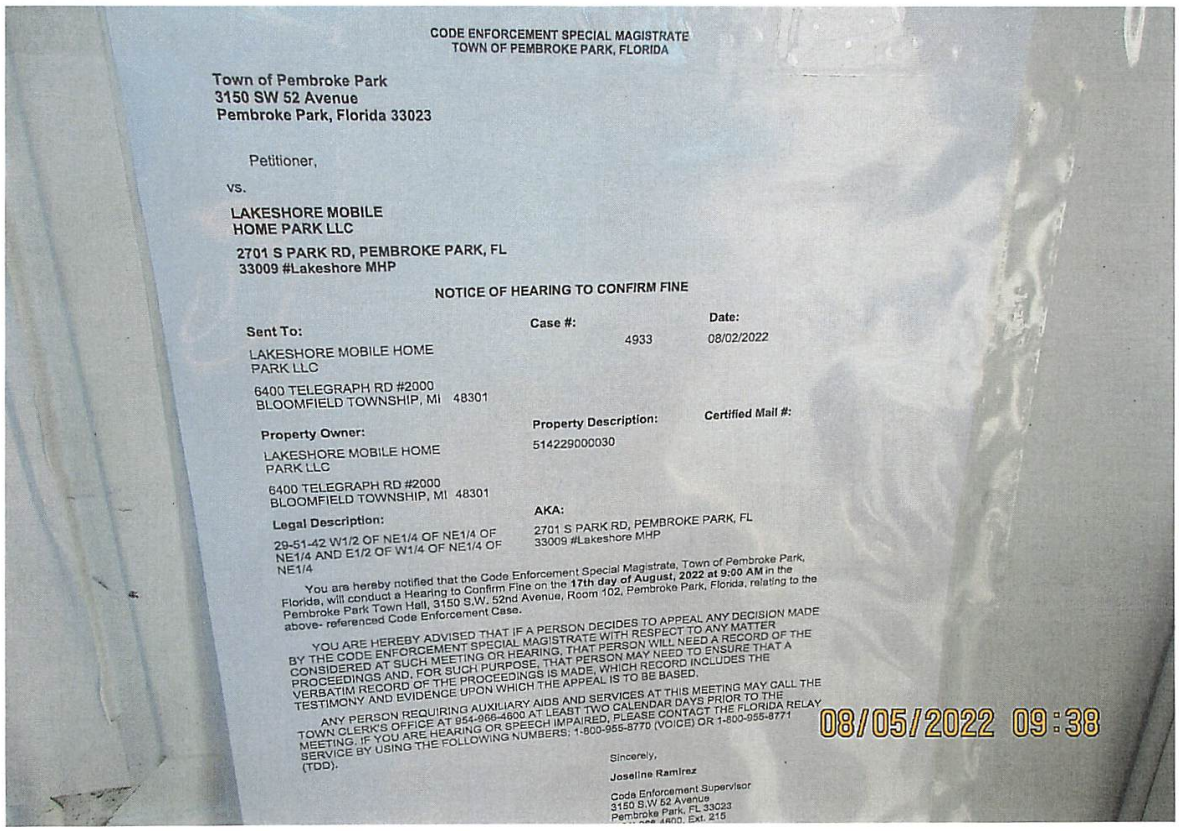
STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

MARYCARI PAZ
Notary Public State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2024
Bonded through National Notary Assn.





CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKESHORE MOBILE HOME PARK LLC

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lakeshore MHP

NOTICE OF HEARING TO CONFIRM FINE

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

Case #: 4933

Date: 08/02/2022

Property Owner:
LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Property Description: 514229000030

Certified Mail #:

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

AKA: 2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lakeshore MHP

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

08/05/2022 09:38

Sincerely,

Joseline Ramirez

Code Enforcement Supervisor
3150 S.W 52 Avenue
Pembroke Park, FL 33023
[illegible] 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.

LAKESHORE MOBILE HOME PARK LLC

2701 S PARK RD, PEMBROKE PARK, FL 33009 #Lakeshore MHP

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4933	08/02/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	514229000030	

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

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **17th day of August, 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.

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Sincerely,

Joseline Ramirez

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 4933
vs.	)	
LAKESHORE MOBILE HOME PARK LLC Respondent(s)	)	

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 2701 S Park Rd, Pembroke Park, FL 33009

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

FOLIO NO.: 514229000030

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-2(a). 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; 5-2(a) **WITHIN** 30 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of May 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 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 18th day of May 2021.

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Case 4933

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 25 day of May, 2021.

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

Town of Pembroke Park

INVOICE

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

DATE: August 5, 2022
INVOICE # 428
FOR:

Case # 4933
LAKESHORE MOBILE HOME PARK LLC
2701 S PARK RD,
PEMBROKE PARK, FL, 33009

Bill To:
LAKESHORE MOBILE HOME PARK LLC
6400 TELEGRAPH RD #2000,
BLOOMFIELD TOWNSHIP, MI, 48301

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec. 5-103(a)(b)(i)(n) (o)(p)(h); 5-105; 5-2(a); 12-41 and 12-48 Final Order 05/18/2021		
426	Day(s) of Per Diem from (06/17/21-08/17/2022)	$ 100.00	$ 42,600.00
1	Admin Fee	$ 100.00	$ 100.00
		Balance	$ 42,700.00

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT BOARD
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.) CASE NO. 4933
LAKESHORE MOBILE HOME PARK LLC
Respondent)

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKESHORE MOBILE HOME PARK LLC TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2701 S PARK ROAD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY that I SERVED LAKESHORE MOBILE HOME PARK LLC AT 9:24 A.M./P.M. ON THE 11 DAY OF 5 2021.

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

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

TYPE OF SERVICE

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

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

Signature

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

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:

05/03/2021

Sent To:

LAKESHORE MOBILE HOME
PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #:

4933

Property Owner:

LAKESHORE MOBILE HOME
PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Lakeshore MHP

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/13/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Kind Regards

Community M
Yesenia Marti
Harold Valdez
(754) 201-3

4/21/2021

Estimadas residentes,

Debido a la enfermeda
residentes que **NO e**
comunidad a me
correo electrónico
pueda tener.

Si aún no lo ha hecho, reg
alquiler de su lote todos l
oficina de administración

el bienestar
urante este t

Cordialmente,

Administración de la comuni
Yesenia Martinez - ymartin
Harold Valdez - hvaldez@r

05/10/2021 09:24

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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

05/03/2021

Sent To:

LAKESHORE MOBILE HOME
PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Case #:

4933

Property Owner:

LAKESHORE MOBILE HOME
PARK LLC

6400 TELEGRAPH RD #2000
BLOOMFIELD TOWNSHIP, MI 48301

Certified Mail #:

Property Description:

514229000030

Legal Description:

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

AKA:

2701 S PARK RD, PEMBROKE PARK, FL
33009 #Lakeshore MHP

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/13/2020 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 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (b)	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.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (i)	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.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (n)	All store fronts and walls exposed to the public view shall be maintained in a state of good repair. Each exterior wall surface of buildings and structures shall be kept free of faded or chipped paint 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 surface becomes discolored or is peeling.	90

BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (o)	Exterior building and structure colors. The exterior of all new structures or existing structures which is to be painted or repainted, shall be compatible with the official color palette of the Town of Pembroke Park, adopted by Resolution, which is on record in the Building Department. Multiple colors, including trim, may not be used except to accent architectural features of the structure, unless approved by the Town Planner when it is found that the colors are generally consistent with the official color palette of the Town and compatible with other dwelings and/or nonresidential buildings in the neighborhood. All new buildings shall have their colors reviewed as part of the site plan review process. All buildings or structures whose exterior color does not conform to the official color palette at the timeof the adoption of this article shall be removed or altered within a period of time not to exceed one (1) year form the effective date of this ordinance. The exterior of all bui...	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (p)	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (h)	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	90
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	90
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.	90
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)	90

1. Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.-Complied
2. Prohibited outdoor storage (cement, broken sign, junk, loose materials, wooden fence). - Complied
3. Dead vegetation/trash/debris. - Complied
4. Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

Owner must obtain and complete permits from the Building Dept. at Town Hall.
Remove all outdoor prohibited storage. Remove dead vegetation/trash/debris). Owner must maintain property by repairing damaged ceilings, interior/exterior walls and roof. -Complied
Building must be washed and painted with permit. Property must be maintained in good state of repair and have a neat appearance. - Complied
Double permit fee has been assessed.

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

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

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

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

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

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

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

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

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

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

Joseline Ramirez

Chief Code Enforcement Officer

5/3/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	4933	02/13/2020

Property Owner:	Property Description:	Certified Mail #:
LAKESHORE MOBILE HOME PARK LLC 6400 TELEGRAPH RD #2000 BLOOMFIELD TOWNSHIP, MI 48301	514229000030	

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/13/2020 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 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

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HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

Property has blight, damaged roof panels, damaged walls, damaged ceilings, building is in need of pressure wash and painting.
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Addition, interior/exterior renovations (doors, drywall, cabinets), ventilation, security cameras, electrical and rails done without permits.

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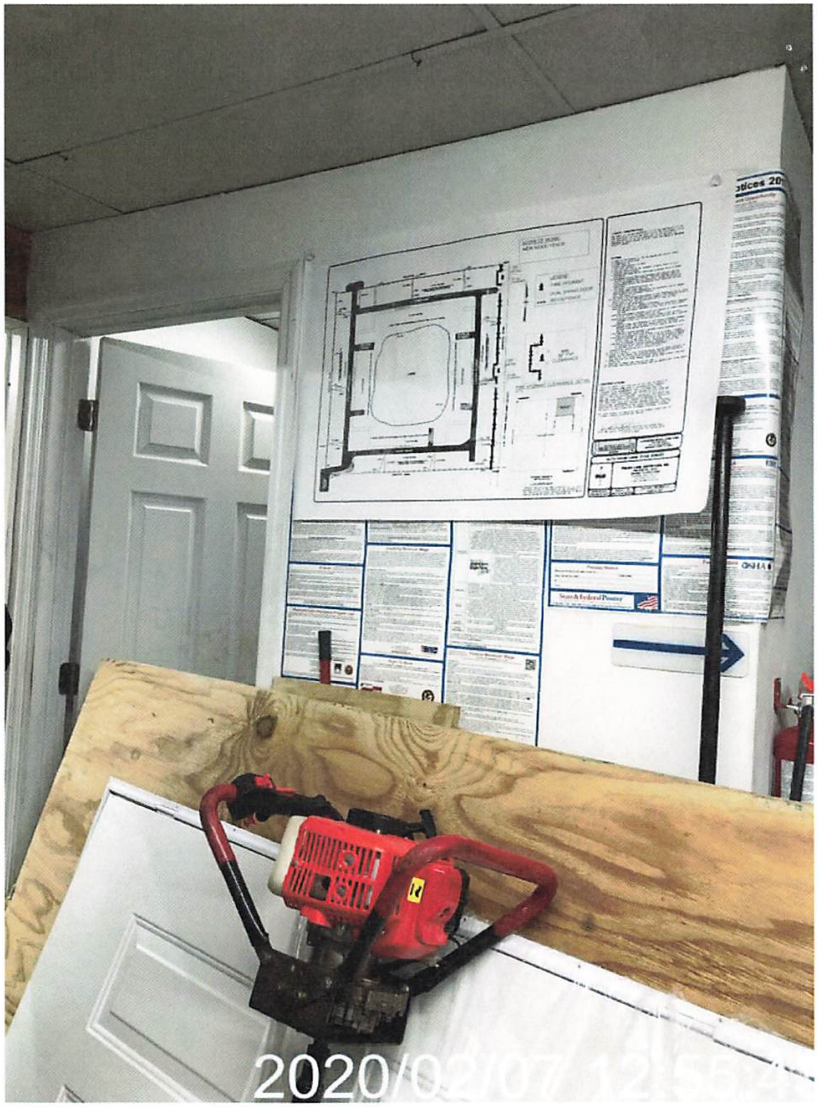
Joseline Ramirez
Code Enforcement Officer

2701
Lakeshore
2020/02/07 12:49:20

2020/02/07 12:49:30

NEXGRILL
2020/02/07 12:55:27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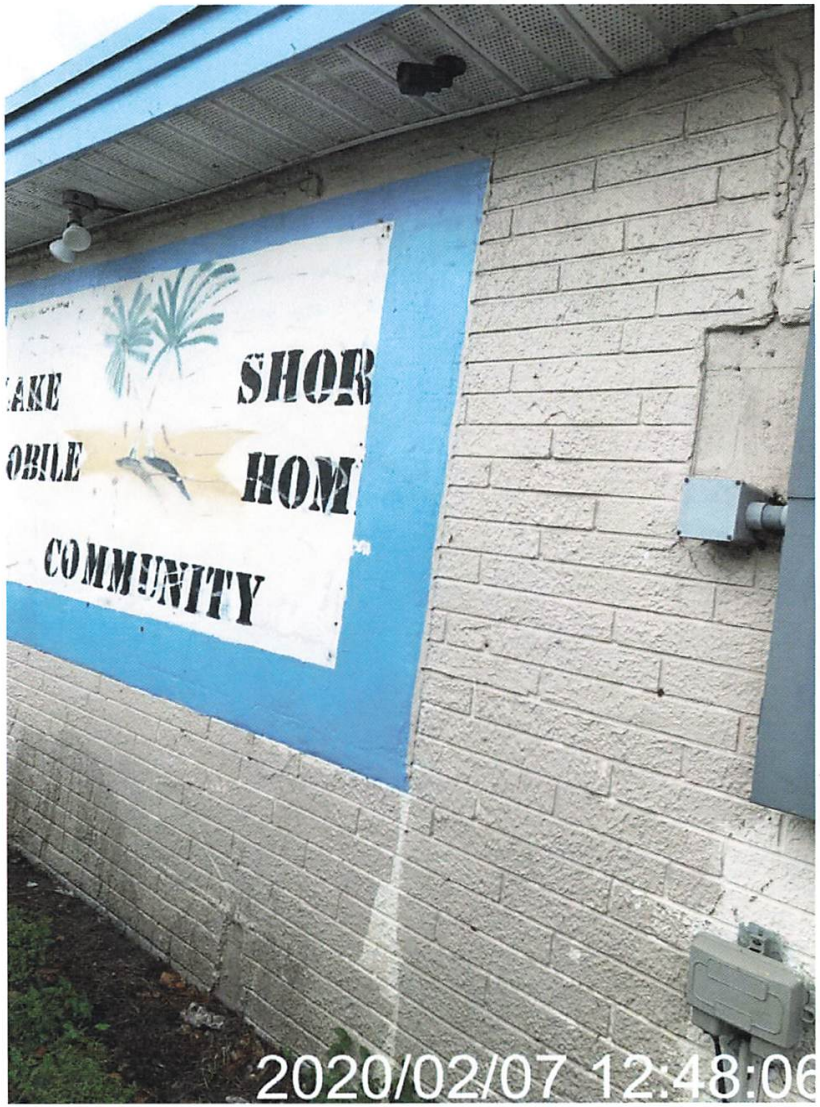
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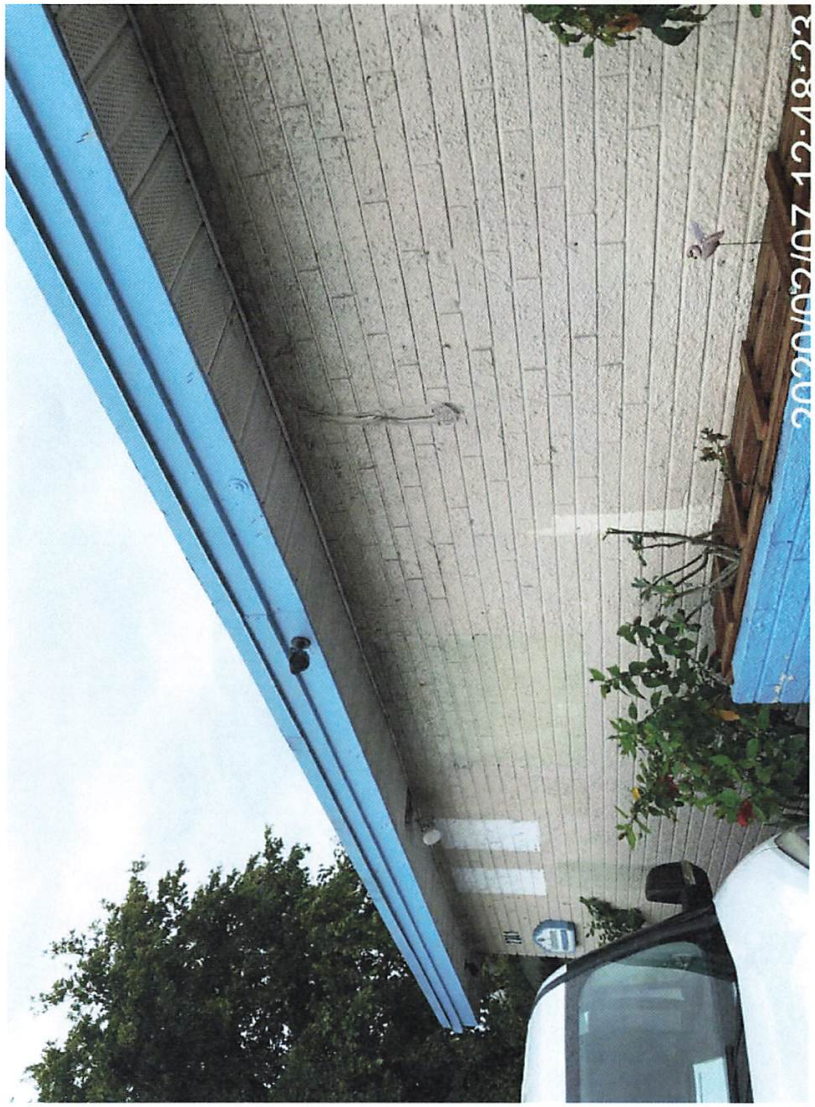
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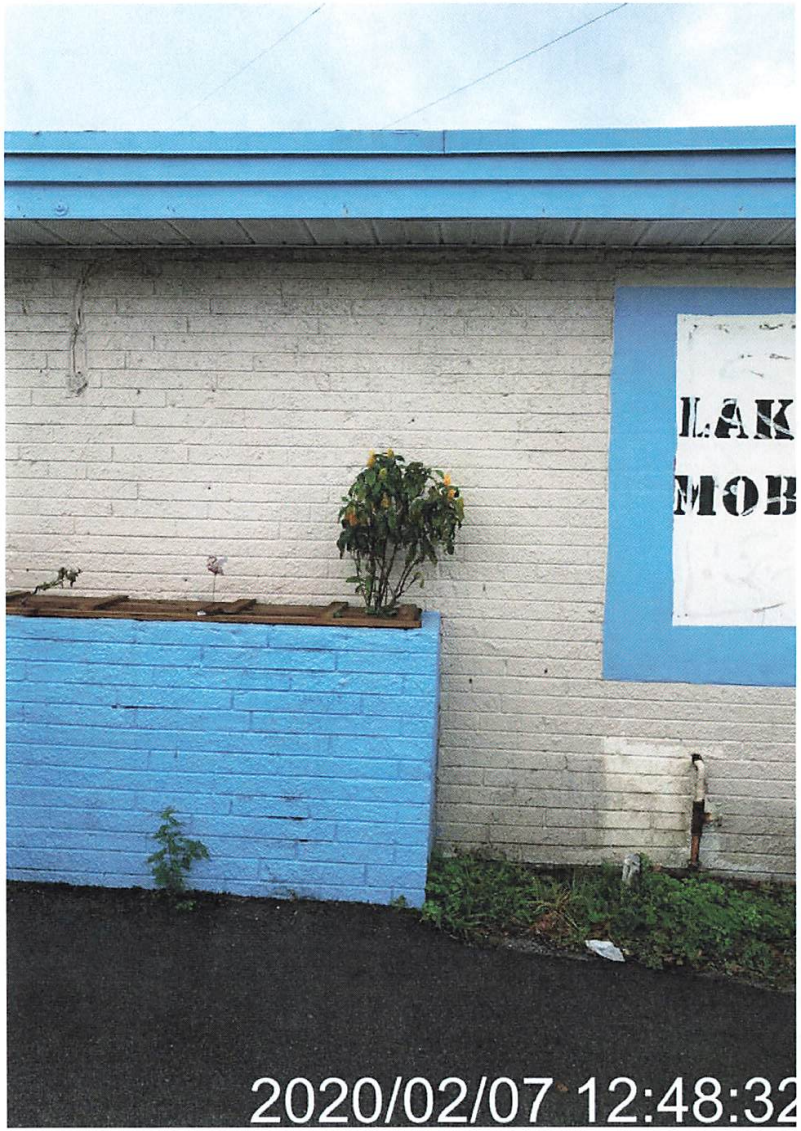
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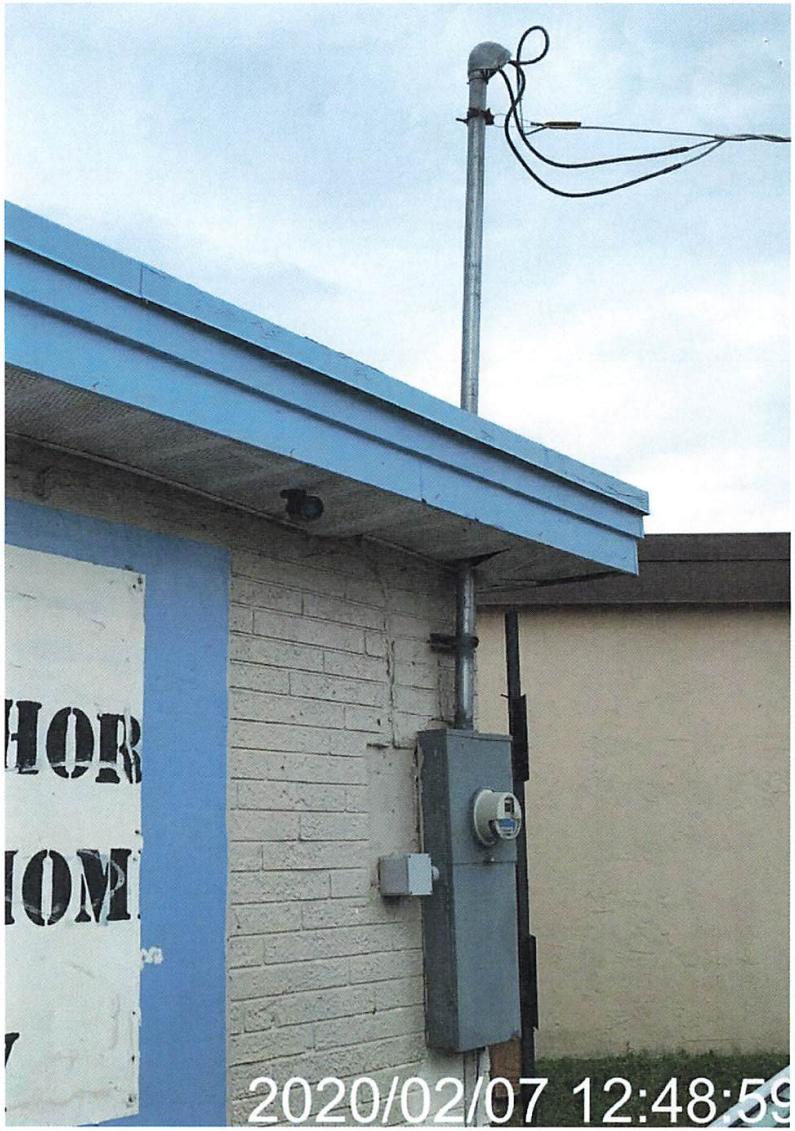
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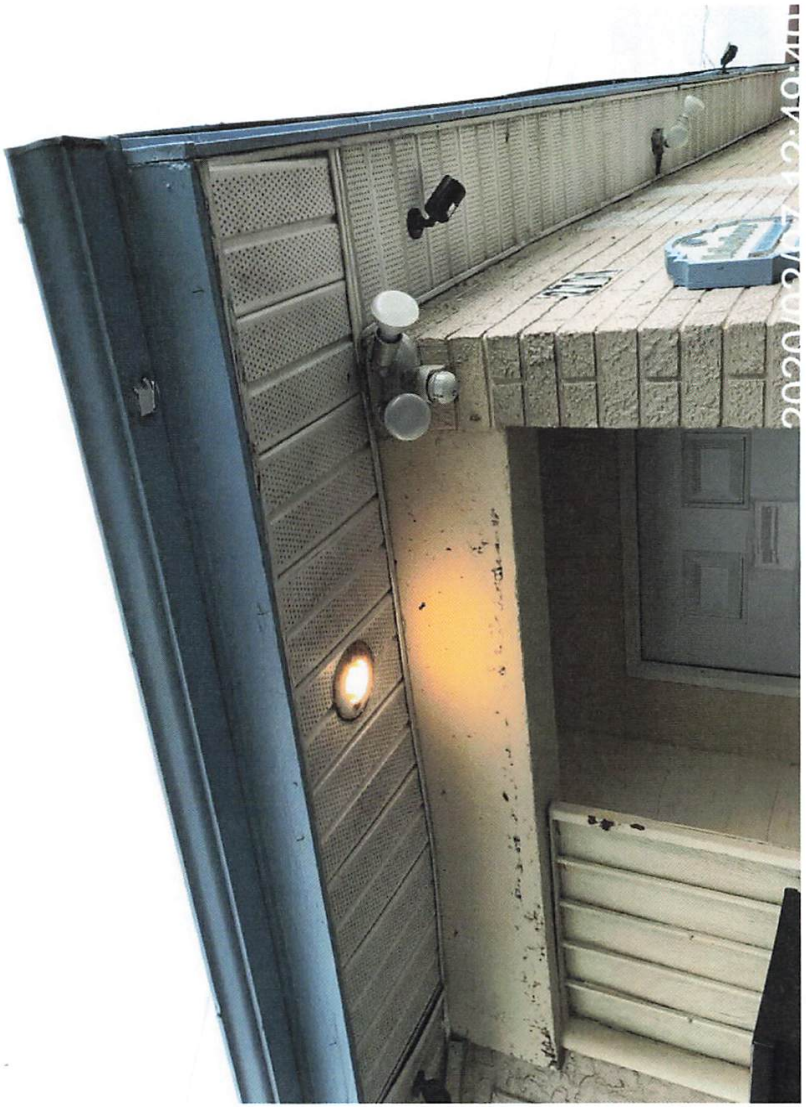
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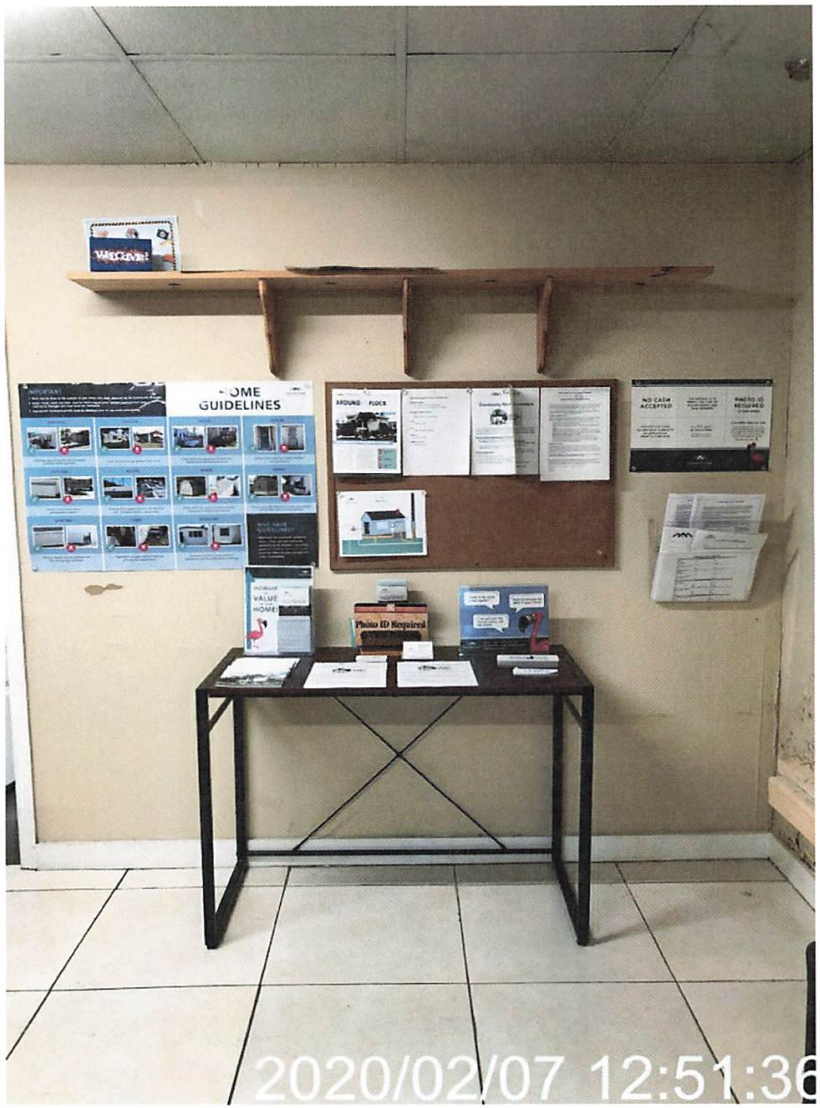
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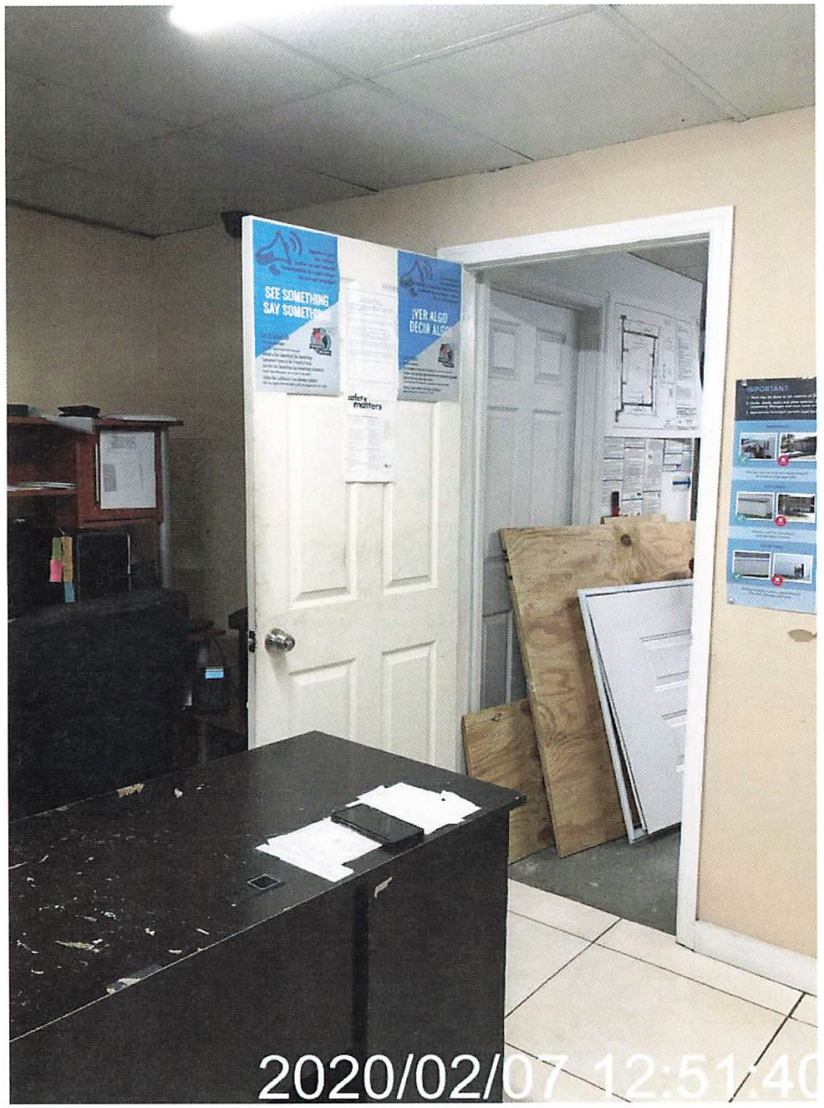
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SAY SOMETHING
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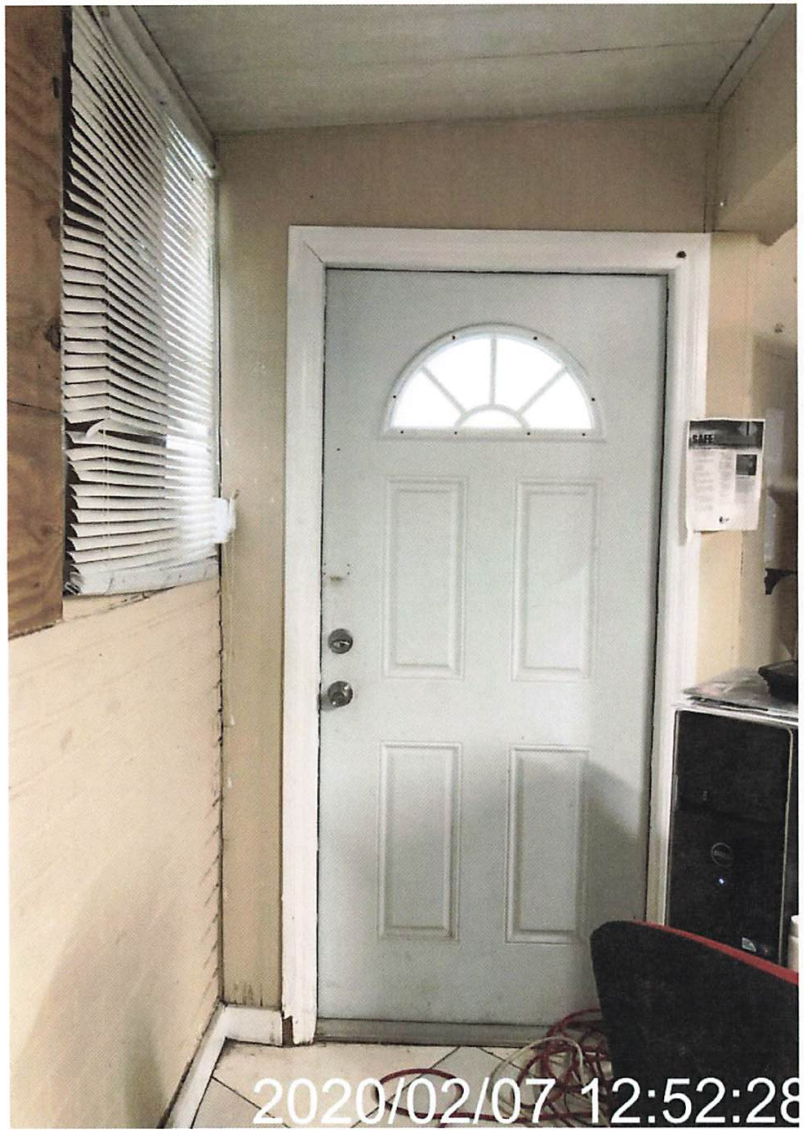
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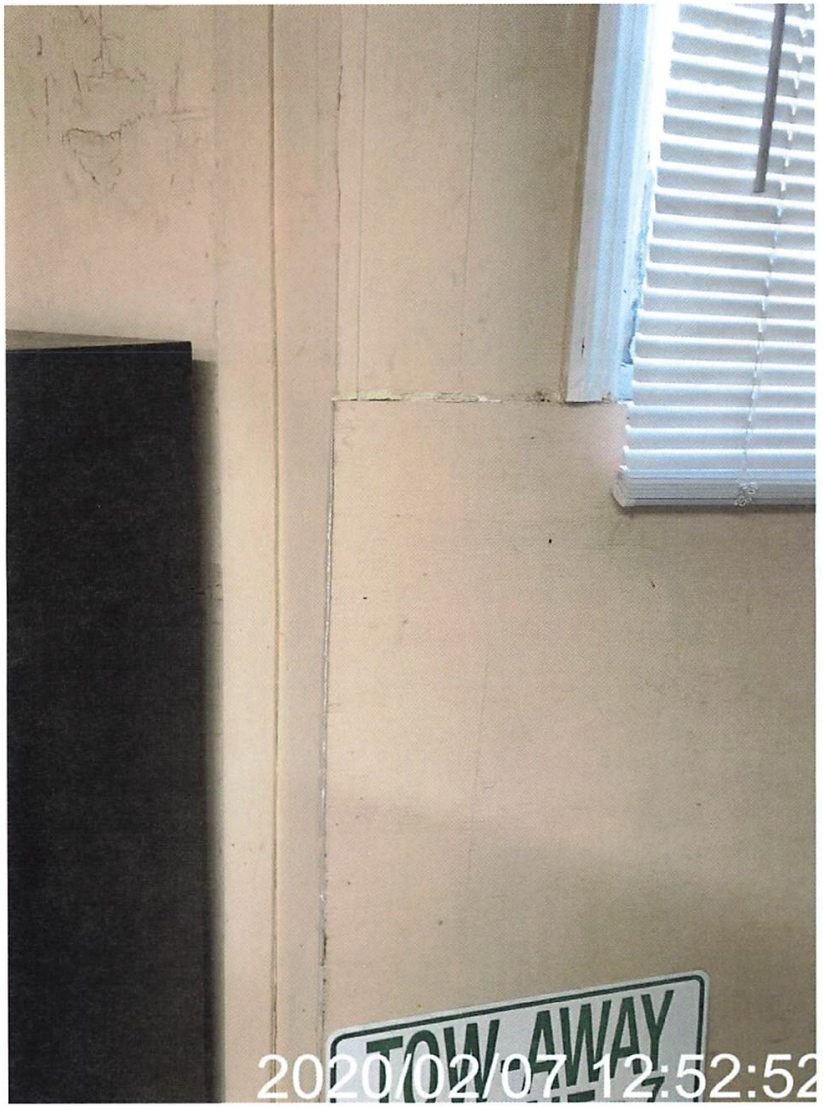
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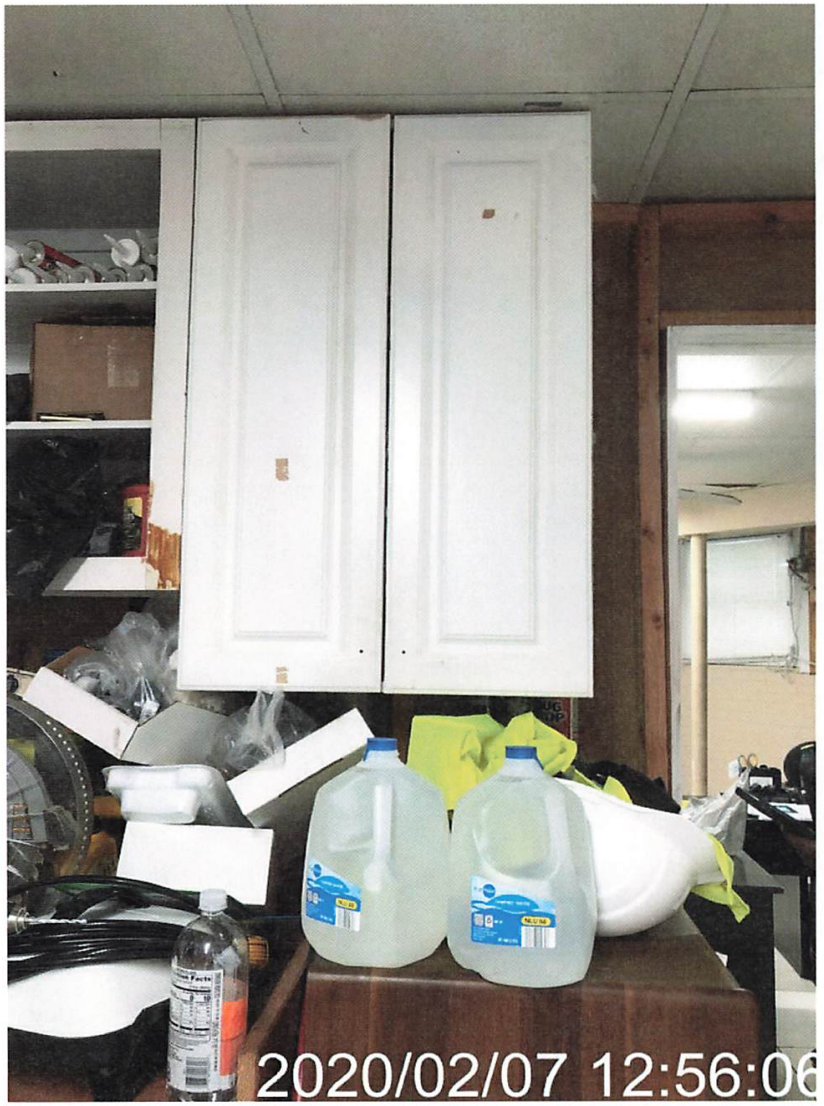
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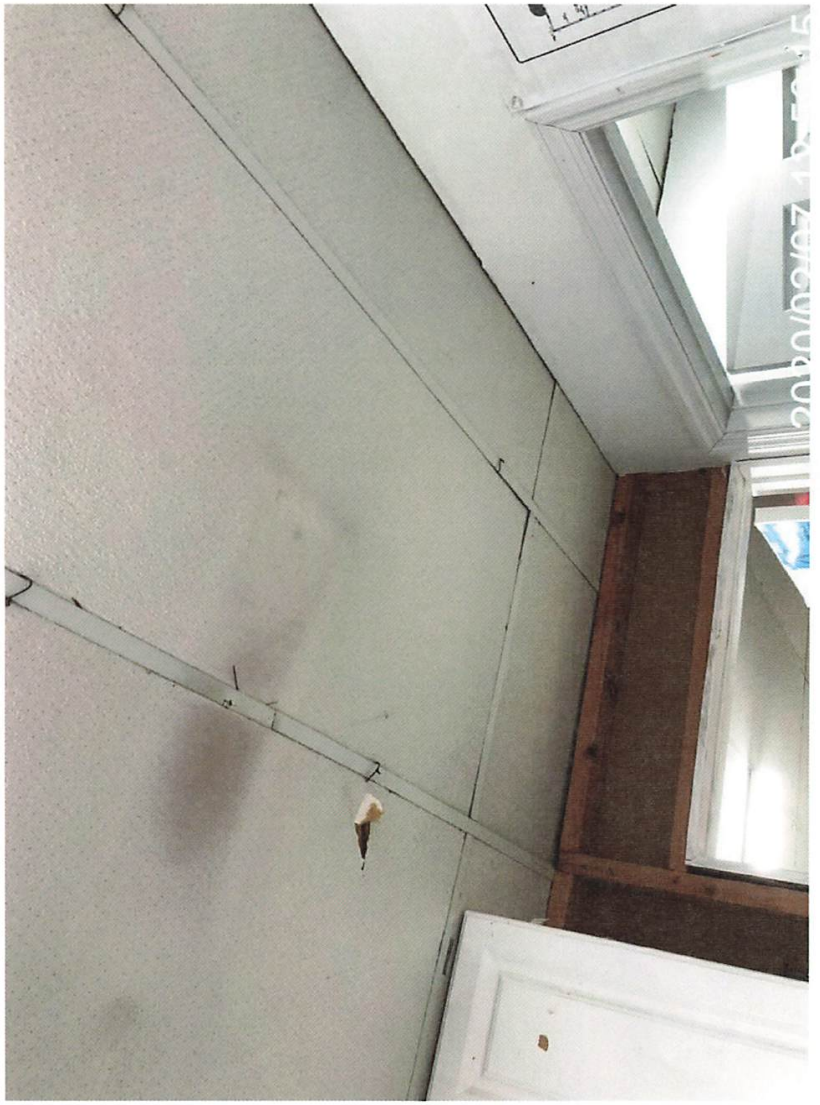

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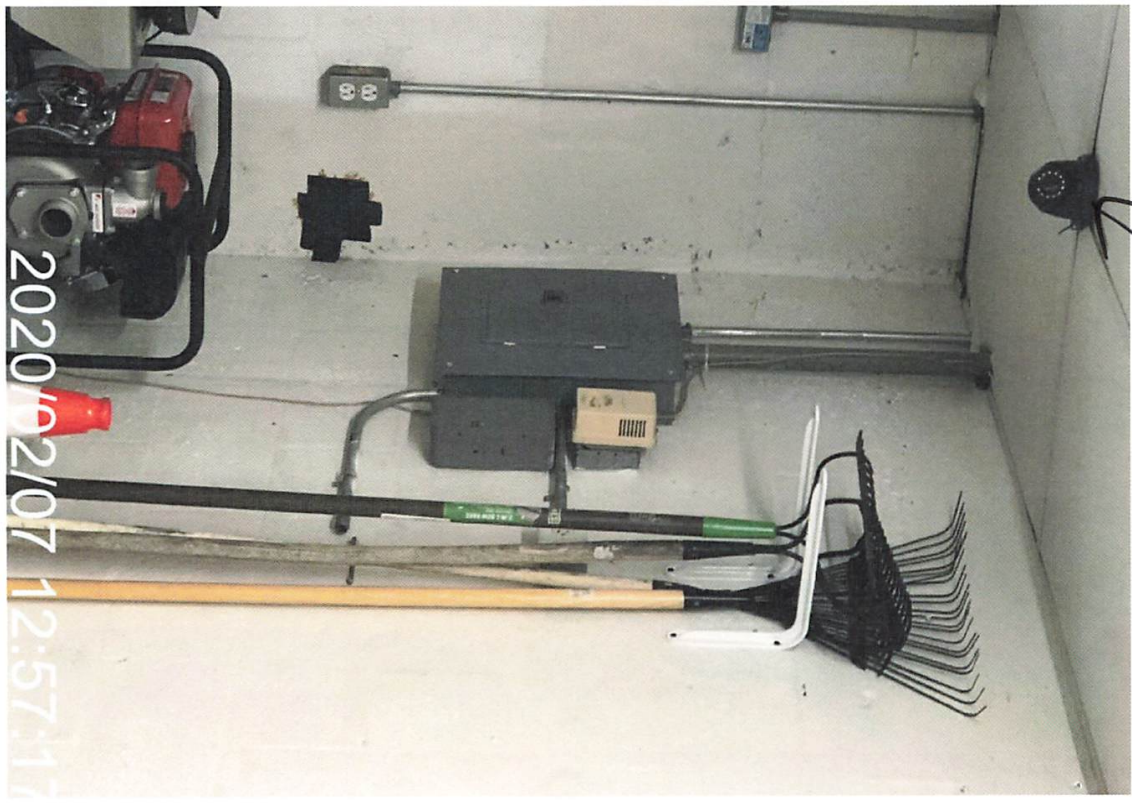
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04/24/2020 01:35

04/24/2020 01:17

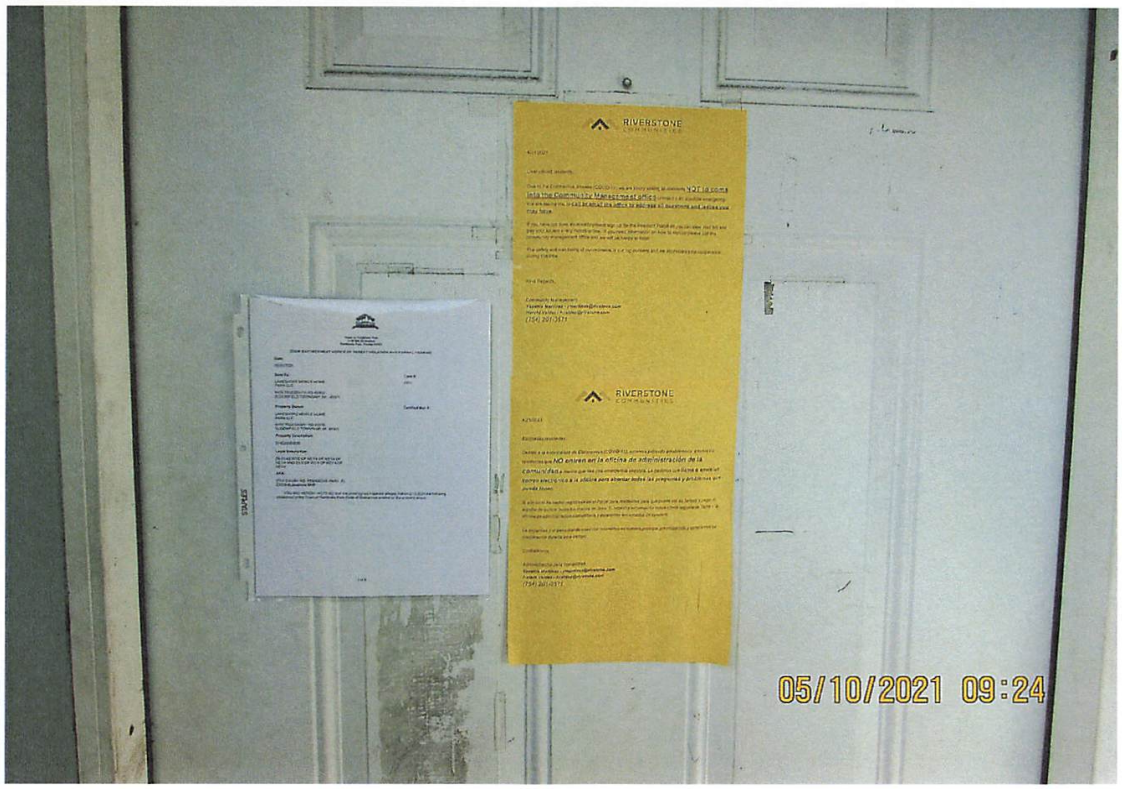
04/24/2020 01:17

04/24/2020 01:32

allandale, FL 33009
ffice #
54-201-3571
05/12/2020 00:23

AKE SHORE MHP
ffice:
701 S. Park Rd.
ffice #
LakeShore
05/12/2020 00:23

Lakeshore
MOBILE HOME COMMUNITY
05/12/2020 00:23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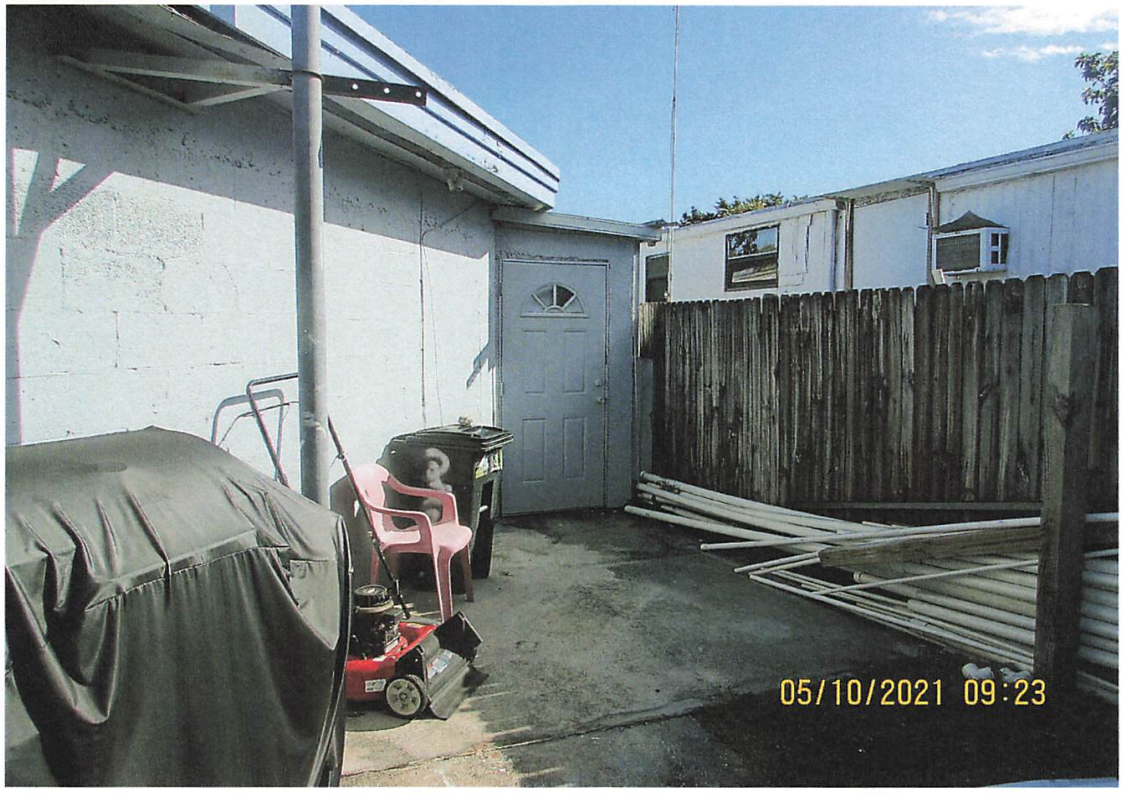
RIVERSTONE
05/10/2021 09:24

05/10/2021 09:23

05/10/2021 09:23

05/10/2021 09:23

Sea
MOBILE
754-2
2701 S. PARK RD.
Office is
05/10/2021 09:23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05/10/2021 09:24

05/10/2021 09:24

FFICE HOURS
SAFETY FIRST
FACE MASKS REQUIRED
Lakeshore
05/10/2021 09:24

Case Overview

Property/Incident Information

Owner	Address	Site Address
FIRST G R D PROPERTY INC	6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Folio

514230120180

Legal Description

LEE-MILL SUB 50-25 B LOT 2 BLK 3

Case Status Closed **Case #** 5716

Notes

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/6/2021		Notice of Violation	Regular Mail
7/22/2022	8/17/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/22/2022		Affidavit of Non-Compliance	Affidavit of Service/Posted to Property Certified Mail
8/18/2022	8/17/2022	Final Order	Certified Mail
10/24/2022	11/16/2022	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
11/16/2022	11/16/2022	Amended Final Order	Certified Mail Hand
11/29/2022		Affidavit of Non-Compliance	
5/4/2023		Affidavit of Compliance	Regular Mail
7/20/2023	8/16/2023	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.	5/4/2023

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)	11/29/2022
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.	5/4/2023
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	7/22/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/4/2023	$27,250.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$27,450.00**

Payments

Date	Payment Type Name	Amount
8/22/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$27,350.00**

Town of Pembroke Park

INVOICE

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

DATE: July 24, 2023
INVOICE # 435
FOR:

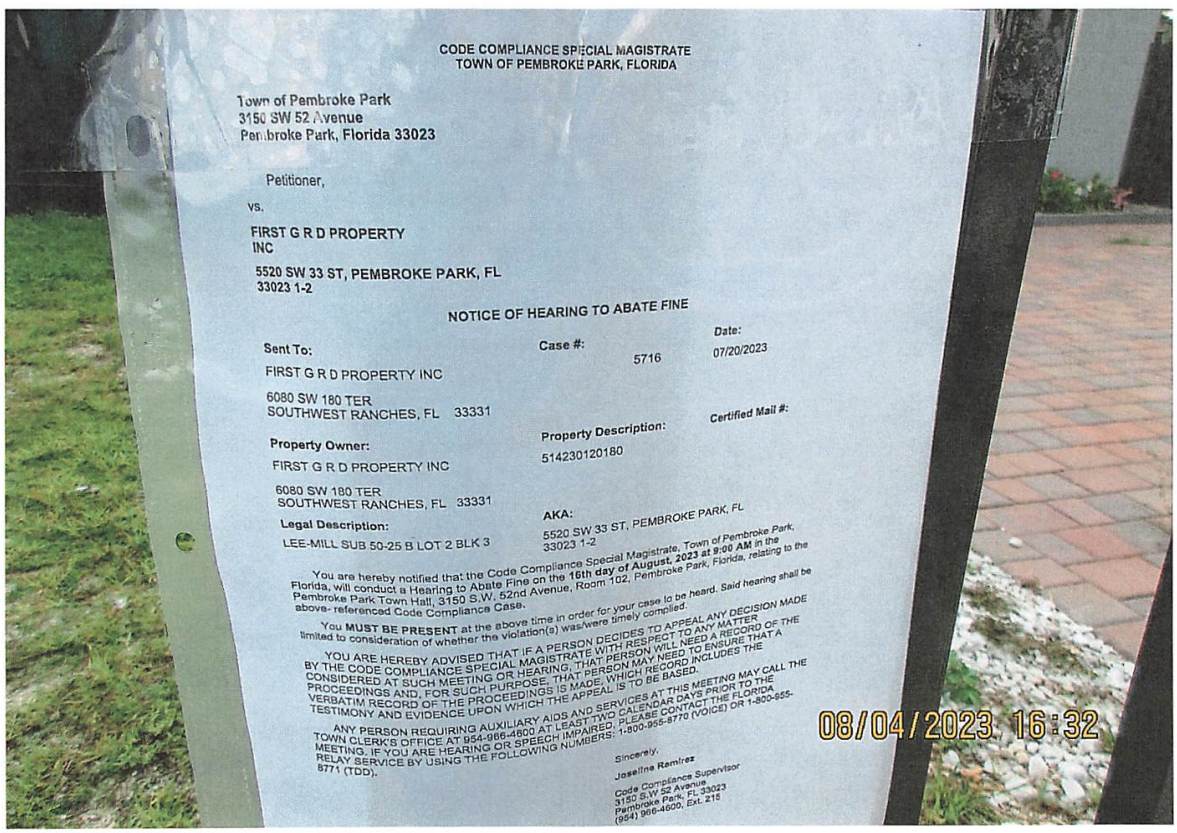
Case #5716
FIRST G R D PROPERTY INC
5520 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

Bill To:

FIRST G R D PROPERTY INC
5520 SW 33 ST #1-2,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17; 5-2(b) and 11-43(d).		
	Amended Final Order 11/16/2022		
1	Admin Fee	$ 100.00	$ 100.00
109	Day(s) of Per Diem from (01/15/2023 - 05/04/2023)	$ 250.00	$ 27,250.00
	Recommend to Abate Per Diem Fine by 85%		$ 4,087.50
	27,350.00 + 100.00		$ 4,187.50
		Balance	$ 27,350.00

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.

FIRST G R D PROPERTY
INC

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5716	07/20/2023
Property Owner:	**Property Description:**	**Certified Mail #:**
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	514230120180	
Legal Description:	**AKA:**	
LEE-MILL SUB 50-25 B LOT 2 BLK 3	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2	

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FIRST G R D PROPERTY INC CASE NO. 5716

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: FIRST G R D PROPERTY INC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIRST G R D PROPERTY INC AT 04:33 P.M. ON THE 04 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8/11/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of Aug., 2023, by Joseline 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 _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5716
vs.	)	
FIRST G R D PROPERTY INC Respondent(s)	)	

AMENDED 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 X NO ____

SUBJECT REAL PROPERTY: 5520 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: FIRST G R D PROPERTY INC

FOLIO NO.: 5142 30 12 0180

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 2 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) 5-105; 5-17; 5-2(b) and 11-43. 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; 5-17; 5-2(b) and 11-43 **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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FIRST G R D PROPERTY INC

5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
FIRST G R D PROPERTY INC	5716	07/20/2023
6080 SW 180 TER SOUTHWEST RANCHES, FL 33331		

Property Owner:	**Property Description:**	**Certified Mail #:**
FIRST G R D PROPERTY INC	514230120180	
6080 SW 180 TER SOUTHWEST RANCHES, FL 33331		

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 2 BLK 3	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 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.

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Sincerely,

Joseline Ramirez

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

7020 0640 0000 5918 7078

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

Postage
$ 7.82

Postmark Here
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

FIRST G R D PROPERTY INC
A.F.O. #5716, #7330
6080 SW 180 TER
SOUTHWEST RANCHES FL 33331

See for Instructions

7020 0640 0000 5918 7085

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

Postage
$ 7.82

Postmark Here
JOG ROAD STATION
6400 W BOYNTON BEACH BLVD
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

FIRST G R D PROPERTY INC
A.F.O. #5716, #7330
5520 SW 33 STREET #1,
PEMBROKE PARK FL 33023

See for Instructions

7020 0640 0000 5918 7061

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OFFICIAL USE

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

Postage
$

Postmark Here
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

DELVA, ROSE LAURE, Dr.
A.F.O. #5716, #7330
16800 NW 2ND AVENUE STE 107
NORTH MIAMI BEACH, FL 33169

See for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

DELVA, ROSE LAURE, Dr.
A.F.O. #5716, #7330
16800 NW 2ND AVENUE STE 107
NORTH MIAMI BEACH, FL 33169

9590 9402 4729 8344 1618 01

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 7061

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
FIRST G R D PROPERTY INC	6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

Legal Description

Case Status Open **Case #** 5716 **Date Next Inspection** 11/16/2022

Notes

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

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Date Issue	Hearing Date	Document Type	Delivery
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10/24/2022	11/16/2022	Notice of Formal Hearing - Extension of Time	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 5-105. - 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
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: 11/16/2022

Case Overview

GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	7/22/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$1,680.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$1,780.00**

Payments

Date	Payment Type Name	Amount
8/22/2022	Credit	$100.00
	Total Payments	**$100.00**
	Fees Outstanding	**$1,680.00**

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)
Petitioner	)
vs.	)
	)
FIRST G R D PROPERTY INC	CASE NO. 5716
Respondent	

A F F I D A V I T O F S E R V I C E

TO BE SERVED: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

ADDRESS: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIRST G R D PROPERTY INC AT 09:25 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.

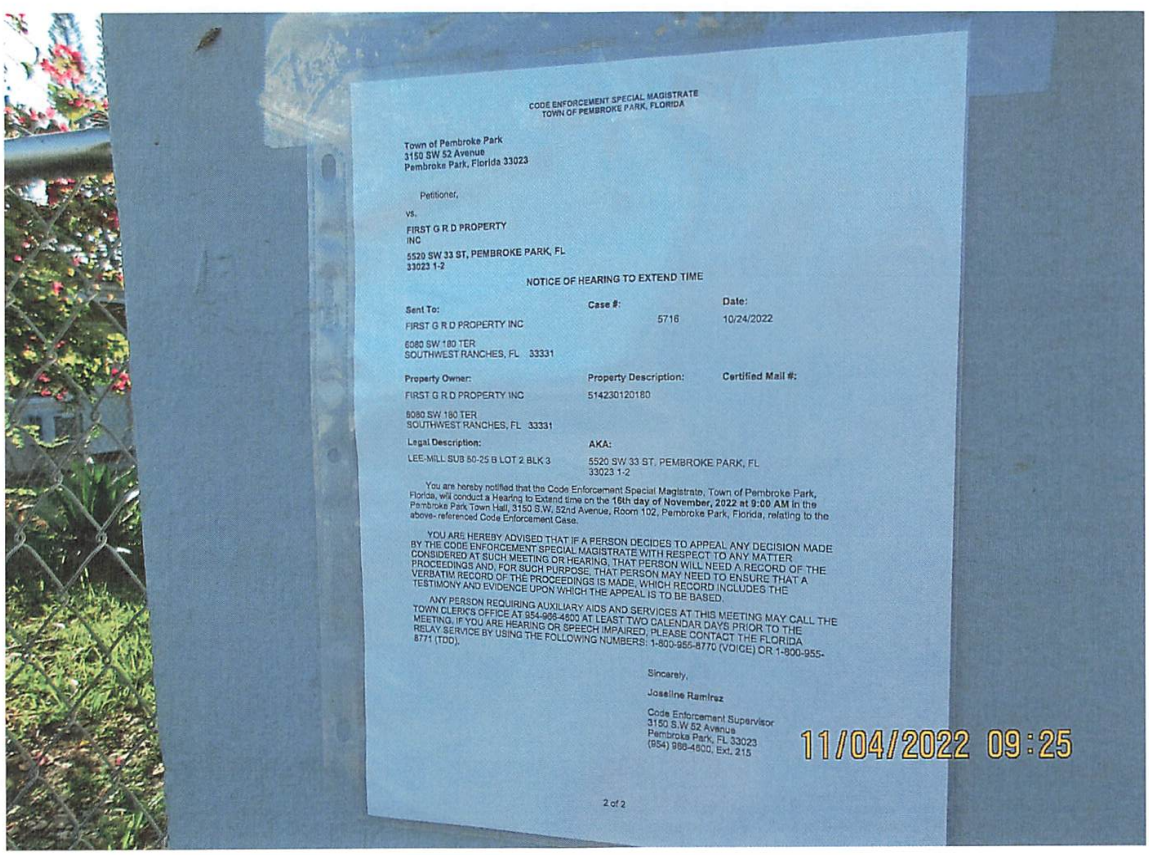
AFFIANT

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 X OR Produced Identification _____
Type of Identification Produced _____

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FIRST G R D PROPERTY
INC

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5716	10/24/2022

Property Owner:	Property Description:	Certified Mail #:
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	514230120180	

Legal Description:	AKA:
LEE-MILL SUB 80-25 B LOT 2 BLK 3	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

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

2 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

FIRST G R D PROPERTY INC

5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5716	10/24/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	514230120180	

Legal Description:	**AKA:**
LEE-MILL SUB 50-25 B LOT 2 BLK 3	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

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Sincerely,

Joseline Ramirez

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

case # 5716
7330

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 10/21/2022 Phone: 954-865 7548

Email: Rosadeleon63@hotmail.com

Property Address: 5520 SW 33rd street Pembroke Park FL 33023

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Rose L. Delva (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 5716 & 7330 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 11/17/2022 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 8/17/22 imposing the fine of $ 1,200 per day for violation(s)of the Town's Code of Ordinances:

5-105-5-17

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

Rose L. Delva
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 21 day of October, 2022.

Notary

My Commission expires

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

7020 0090 0001 3495 9799

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OCT 27 2022

Sent To FIRST G R D PROPERTY INC
HET #5716, #7330

Street and Apt. N 5520 SW 33 STREET #1,

City, State, ZIP+4 PEMBROKE PARK FL 33023

PS Form 3800,

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OCT 27 2022

Sent To DELVA, ROSE LAURE, Dr.
HET #5716, #7330

Street and Apt. No., 16800 NW 2ND AVENUE STE 107

City, State, ZIP+4® NORTH MIAMI BEACH, FL 33169

PS Form 3800, Ap

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OCT 27 2022

Sent To FIRST G R D PROPERTY INC
HET #5716, #7330

Street and Apt. No., 6080 SW 180 TER

City, State, ZIP+4® SOUTHWEST RANCHES FL 33331

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

DELVA, ROSE LAURE, DR
F.O #7330, #5716
16800 NW 2ND AVE, STE 107,
NORTH MIAMI BEACH, FL, 33169

9590 9402 6921 1104 9863 79

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

7021 1970 0000 4565 7763

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5716
vs.	)	
FIRST G R D PROPERTY INC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 17, 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: 5520 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: FIRST G R D PROPERTY INC

FOLIO NO.: 5142 30 12 0180

LEGAL DESCRIPTION: LEE-MILL SUB 50-25 B LOT 2 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) 5-105; 5-17; 5-2(b) and 11-43(d). 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; 5-17; 5-2(b) and 11-43(d) **WITHIN** 60 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of August 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17th day of August 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

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 19 day of August, 2022.

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 1970 0000 4565 7763

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$ 7.82

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AUG 19 2022
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City, State, ZIP+4® 5520 SW 33 STREET #1-2, PEMBROKE PARK, FL, 33023

PS Form 3800, A

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

Rose Delva
6080 SW 180th Terr
Southwest Ranches, FL 33331

Site Address:

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Date	8/22/2022 1:08:26 PM
Invoice #	25966
For	Code Enforcement Case# 5716

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	10/17/2022		$60.00	0	$0.00
Admin Fixed	8/18/2022		$100.00	0	$100.00
Total					$100.00

Payments

Date	Type	Amount
8/22/2022	Credit	$100.00
	Total	$100.00

Balance **$0.00**

7021 1970 0000 4565 6360

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Street and Apt. No. 5520 SW 33 STREET #1-2,
City, State, ZIP+4® PEMBROKE PARK, FL, 33023

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Street and Apt. No., 6080 SW 180 TER,
City, State, ZIP+4® SOUTHWEST RANCHES, FL, 33331

PS Form 3800, Ap

Code Dept.

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FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

5716

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5520 SW 33 STREET #1-2, PEMBROKE PARK FL 33023	ID #	5142 30 12 0180
Property Owner	FIRST G R D PROPERTY INC	Millage	0613
Mailing Address	6080 SW 180 TER SOUTHWEST RANCHES FL 33331	Use	08-02
Abbr Legal Description	LEE-MILL SUB 50-25 B LOT 2 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).

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$12,480	$213,710	$226,190	$153,060	
2021	$12,480	$192,030	$204,510	$139,150	$3,414.73
2020	$12,480	$162,730	$175,210	$126,500	$3,046.98

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$226,190	$226,190	$226,190	$226,190
Portability	0	0	0	0
Assessed/SOH	$153,060	$226,190	$153,060	$153,060
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$153,060	$226,190	$153,060	$153,060

Sales History

Date	Type	Price	Book/Page or CIN
6/24/1999	QCD		29790 / 419
11/17/1998	QCD	$100	29175 / 997
2/9/1998	QCD	$100	28033 / 591
10/30/1997	D	$70,100	27304 / 769
2/6/1997	SWD	$100	26148 / 903

Land Calculations

Price	Factor	Type
$2.00	6,240	SF
Adj. Bldg. S.F. (Card, Sketch)		1476
Units		2
Eff./Act. Year Built: 1961/1959		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Profit Corporation
FIRST G.R.D. PROPERTY, INC.

Filing Information

Document Number	P96000043671
FEI/EIN Number	65-0666492
Date Filed	05/22/1996
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	10/27/2017
Event Effective Date	NONE

Principal Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/27/2005

Mailing Address

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Changed: 04/18/2009

Registered Agent Name & Address

DELVA, ROSE LAURE, Dr.
16800 NW 2ND AVENUE
STE 107
NORTH MIAMI BEACH, FL 33169

Name Changed: 04/12/2020

Address Changed: 10/27/2017

Officer/Director Detail

Name & Address

Title VP

Delva, Gesner

6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Title President

DELVA, ROSE L, MD
6080 SW 180 TERR
SOUTHWEST RANCHES, FL 33331

Annual Reports

Report Year	Filed Date
2020	04/12/2020
2021	03/13/2021
2022	03/29/2022

Document Images

03/29/2022 -- ANNUAL REPORT	View image in PDF format
03/13/2021 -- ANNUAL REPORT	View image in PDF format
04/12/2020 -- ANNUAL REPORT	View image in PDF format
04/06/2019 -- ANNUAL REPORT	View image in PDF format
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04/06/2017 -- ANNUAL REPORT	View image in PDF format
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04/30/1997 -- ANNUAL REPORT	View image in PDF format
05/22/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

FIRST G R D PROPERTY INC CASE NO. 5716

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5520 SW 33 ST #1-2, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: FIRST G R D PROPERTY INC AT 08:32 A.M. ON THE 5 DAY OF AUGUST 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.

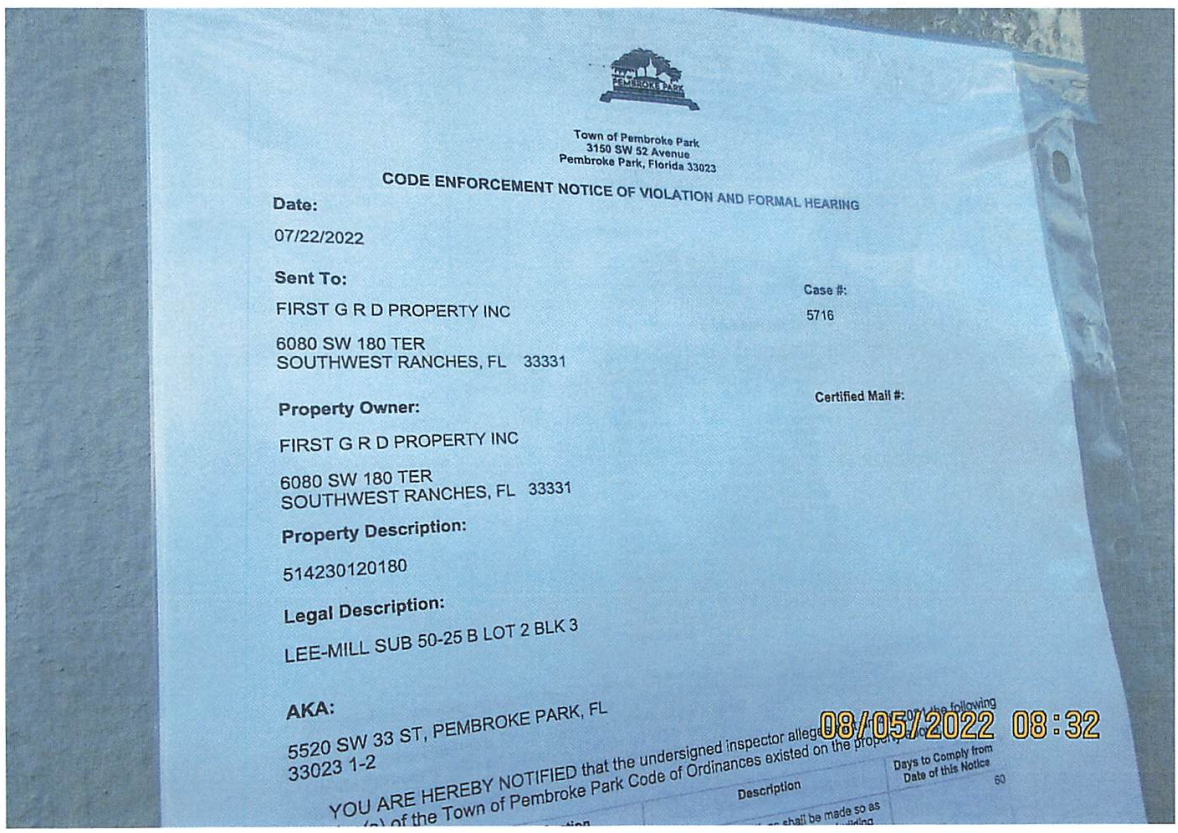
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 9 day of August 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification
Type of Identification Produced

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

5716

Certified Mail #:

Property Owner:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Property Description:

514230120180

Legal Description:

LEE-MILL SUB 50-25 B LOT 2 BLK 3

AKA:

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

08/05/2022 08:32

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that the following
(s) of the Town of Pembroke Park Code of Ordinances existed on the property

Description	Days to Comply from Date of this Notice
shall be made so as	60

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/22/2022

Sent To:

FIRST G R D PROPERTY INC

6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Case #:

5716

Property Owner:

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6080 SW 180 TER
SOUTHWEST RANCHES, FL 33331

Certified Mail #:

Property Description:

514230120180

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AKA:

5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	60
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)	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
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	60

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of August, 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

7/22/2022

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

AFFIDAVIT OF NON-COMPLIANCE

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

Petitioner,

vs.

FIRST G R D PROPERTY
INC
5520 SW 33 ST, PEMBROKE PARK, FL
33023 1-2

Respondent(s)

Case #:
5716

On 7/22/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	FIRST G R D PROPERTY INC
Address:	6080 SW 180 TER SOUTHWEST RANCHES, FL 33331
Folio:	514230120180
Site Address:	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2
Legal Description:	LEE-MILL SUB 50-25 B LOT 2 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: 7/22/2022
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: 7/22/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 7/22/2022
GARBAGE AND REFUSE	Sec. 11-43 (d) - Frequency and preparation generally	Bulk trash will be placed and collected from the swale area of Town residential customers as scheduled by the Town. Bulk trash shall not be placed upon any swale area more than twenty-four (24) hours before a scheduled pickup date. Bulk trash placed upon the swale more than twenty-four (24) hours before a scheduled pickup date is a violation of this section. A notice of violation for bulk trash placed on the swale more than twenty-four (24) hours before a scheduled pickup shall provide a compliance date and allow for the correction of the violation by said date for the bulk trash pile in question. If the violation still exists after the complacence date. the Town, at its option, may schedule removal of the bulk trash pile. All costs associated with removal and disposal of the bulk trash pile shall be the responsibility of the owner, tenant or account holder of the location where the bulk trash pile was located.	7/22/2022

Notes/Means of Correction:

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections. Permit in plan review.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections. No permit acquired.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections. Permit in plan review.
4. Paint permit no longer required for residential.
5. Double permit fee assessed.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/22/2022

NOTARY PUBLIC, STATE OF FLORIDA

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

Joseline Ramirez

From: Joseline Ramirez
Sent: Friday, August 12, 2022 11:54 AM
To: Rosa de leon; gesner delva
Subject: RE: DEMOLITION AND FENCE PEMBROKE PARK signed and seal is on the mail today (Case # 5716)

Mr. Delva,

Thank you for the update, please provide information for the following?

Case 5716

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections. No after the fact permit, process #95865 – Still in plan review
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections. No after the fact permit
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections. No after the fact permit
4. Painted property without a permit. Obtain an after the fact permit. Permit no longer required because of new Florida Bill
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property. Completed

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 / www.townofpembrokepark.com

From: Rosa de leon <rosadeleon63@hotmail.com>
Sent: Thursday, August 4, 2022 2:16 PM
To: Joseline Ramirez <jramirez@tppfl.gov>; gesner delva <gesnerdelva@gmail.com>
Subject: Fw: DEMOLITION AND FENCE PEMBROKE PARK signed and seal is on the mail today (Case # 5716)

Hi Miss Ramirez

I did retrieve all the email that i have sent you last year concerning Case #: 5716 which was closed since last year. However, as per our last phone conversation 2-3 days ago, I am forwarding to you the last email that I have sent you more than a year ago (June 28, 2021) concerning the after the fact demolition permit. At that time, it was the last information you were waiting for to close the case.
As far as Case #7330, we are working on it. As the matter of fact, we have an application for a new fence installation at the Town of Pembroke Park, waiting for approval. Be blessed.

Gesner Delva

From: gesner delva <delvagesner@hotmail.com>
Sent: Monday, June 28, 2021 3:27 PM
To: Joseline Ramirez <jramirez@tppfl.gov>; rosadeleon63@hotmail.com <rosadeleon63@hotmail.com>
Subject: Re: DEMOLITION AND FENCE PEMBROKE PARK signed andseal is on the mail today

Hi Miss Ramirez

I am sending you the permit for your file. The contractor told me that he had provided a hard copy to the Town of Pembroke Park. Be blessed

Gesner Delva

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.

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	5716	04/06/2021

Property Owner:	Property Description:	Certified Mail #:
FIRST G R D PROPERTY INC 6080 SW 180 TER SOUTHWEST RANCHES, FL 33331	514230120180	

Legal Description:	AKA:
LEE-MILL SUB 50-25 B LOT 2 BLK 3	5520 SW 33 ST, PEMBROKE PARK, FL 33023 1-2

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/6/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30
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Notes/Means of Correction:

1. Demolished wooden fence without a permit. Obtain plans, after the fact permit and inspections.
2. Demolished shed without a permit. Obtain plans, after the fact permit and inspections.
3. Installed new chain-link fence without a permit. Obtain plans, after the fact permit and inspections.
4. Painted property without a permit. Obtain an after the fact permit.
5. Bulk trash out in the open for more than 24 hours. Remove all trash from property.
6. Double permit fee assessed.

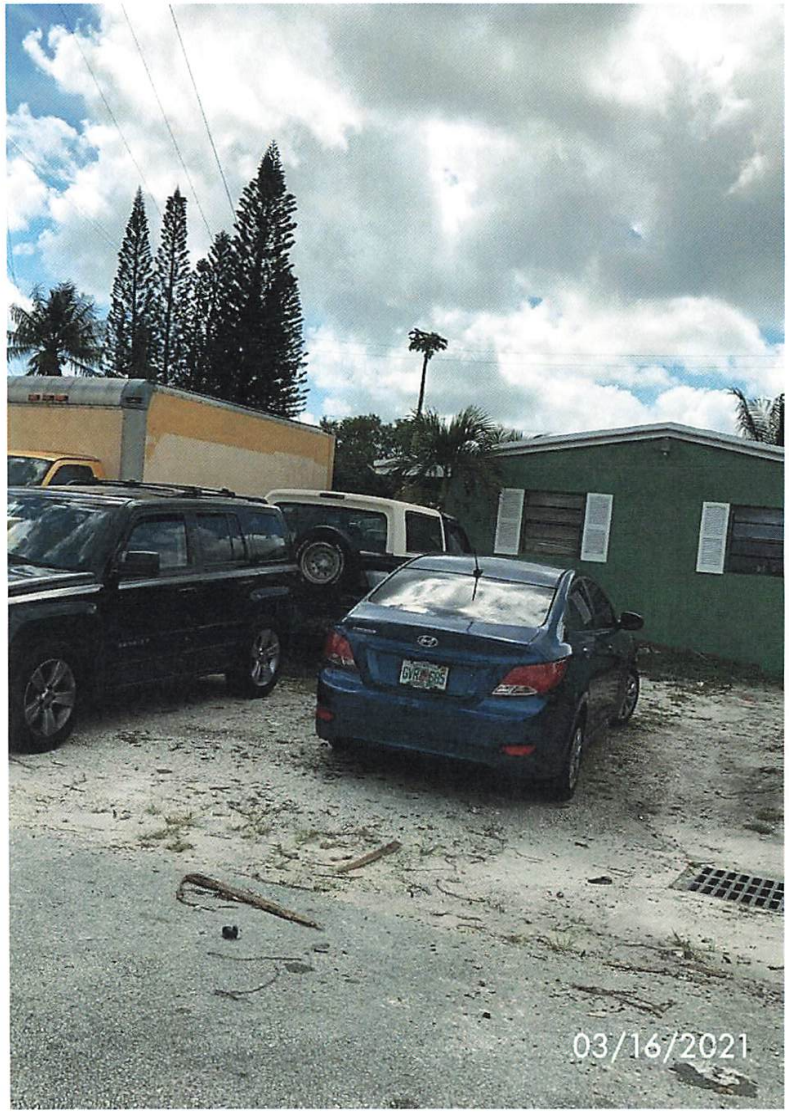
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

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

Joseline Ramirez
Chief Code Enforcement Officer

03/16/2021

03/16/2021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WM15 049524
03/04/2021 17:26

mazda
03/04/2021 17:26

MIRAGE
03/04/2021 17:27

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN III LLC	2533 S Park Rd PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514229000058

Legal Description

29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Case Status Closed **Case #** 5465

Notes

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/2/2020		Notice of Violation	Hand
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2022	7/20/2022	Final Order	Certified Mail Hand
5/4/2023		Affidavit of Non-Compliance	Certified Mail
5/4/2023	5/17/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
5/25/2023		Affidavit of Compliance	Regular Mail
7/31/2023	8/16/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/4/2023
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.	5/25/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	5/25/2023
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.	5/25/2023
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5/4/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	5/25/2023	$54,500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$54,600.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$54,600.00

Town of Pembroke Park

INVOICE

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

DATE: August 3, 2023
INVOICE # 435
FOR:

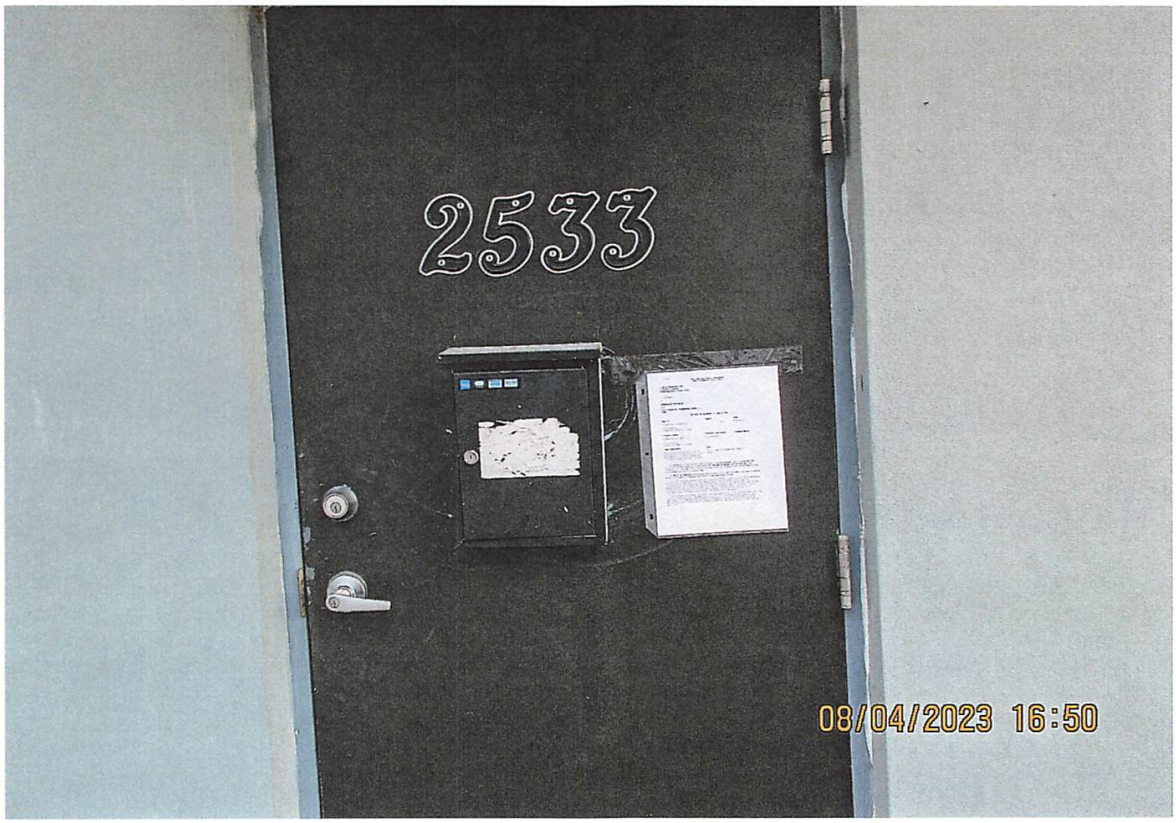
Case # 5465
PEMBROKE CROWN III LLC
2533 S PARK RD, PEMBROKE PARK, FL 33009

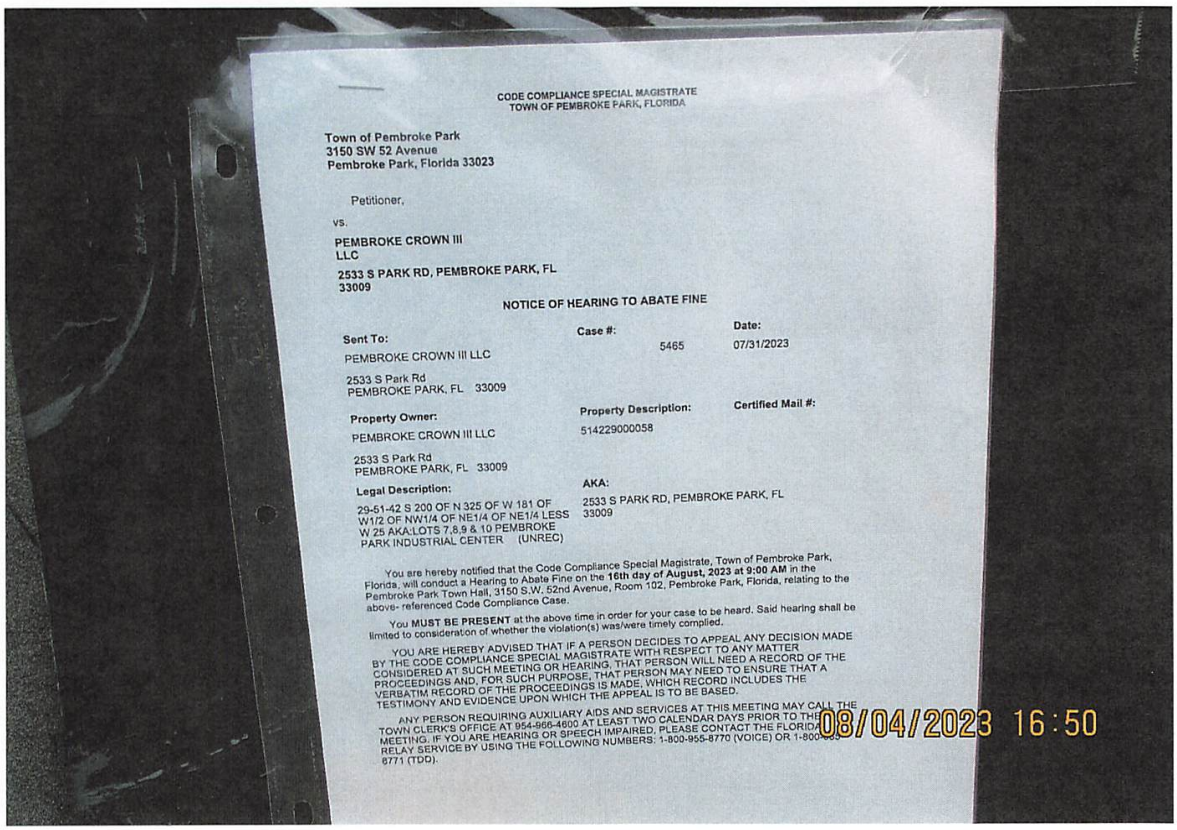
Bill To:

PEMBROKE CROWN III LLC
2533 S PARK RD, PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a); 5-105; 5-2(a)(b) and 21-19.		
	Final Order 07/20/2022		
1	Admin Fee	$ 100.00	$ 100.00
218	Day(s) of Per Diem from (10/19/2022 - 05/25/2023)	$ 250.00	$ 54,500.00
	Recommend to Abate Per Diem Fine by 85%		$ 8,175.00
	8,175.00 + 100.00		$ 8,275.00
		Balance	$ 54,600.00

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





CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE CROWN III LLC

2533 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC 2533 S Park Rd PEMBROKE PARK, FL 33009	5465	07/31/2023

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC 2533 S Park Rd PEMBROKE PARK, FL 33009	514229000058	

Legal Description:	AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 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).

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN III LLC CASE NO. 5465

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 2533 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 04:50 P.M. ON THE 04 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8/11/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of Aug., 2023, by Joseline 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 _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE CROWN III LLC

2533 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE CROWN III LLC	5465	07/31/2023
2533 S Park Rd PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE CROWN III LLC	514229000058	
2533 S Park Rd PEMBROKE PARK, FL 33009		

Legal Description:	**AKA:**
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 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: 07/21/23

Phone #: 954-778-1052

Case # 4933

E-mail: Howard@Hartsell-law.com

Address of Violation: 2201 S. Park Rd. Pembroke Park FL 33009

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Howard P. Clark III (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 4933 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the August 16, 2023 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on _____ imposing the fine of $Approx $76,000.00 for violation(s)of the Town's Code of Ordinances: 5-2(a)(1)

Brief summary for request: Please see attached document

Howard P. Clark III on behalf of Lakeshore
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Howard P. Clark III and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 07/24/23.

Notary Public State of Florida: _____ My Commission expires: 5/23/2026

Robert Hartsell
Commission # HH 266922
Commission Expires 05-23-2026
Bonded Through - Cynanotary
Florida - Notary Public

ROBERT N. HARTSELL, P.A.
61 NE 1st Street, Suite C
Pompano Beach, Florida 33060
(954) 778-1052

MITIGATION REQUEST

To: The Town of Pembroke Park Chief Code Compliance Office Joseline Ramirez;
Town of Pembroke Park Special Magistrate
Town Hall 3150 SW 52nd Ave. Pembroke Park, FL 33023

FACTUAL BACKGROUND

Site address; 2701 S Park Rd. Pembroke Park, FL 33009 Lakeshore Mobile Home Park. Length of violation 3 years and 4 months or 40 months. Final order has been outstanding since 05/30/2021 or 25 months.

This violation was for unpermitted improvement to the Lake Shore Mobile Home Park's (hereinafter Lakeshore) office building, more specifically security cameras. Building and regulations Section 5-2 (a) "(1) The owner shall be the party required to obtain or have 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...." Reinspection date 10/28/2022.

Pembroke Park is a majority low income/workforce housing community that from time-to-time experiences unruly rates of crime. For example, back in 2012 and 2013 the Town was undergoing a DRAMATIC increase in break-ins or burglaries of the mobile home park communities. This eventually ended after the efforts of multiple property owners established crime deterrent mechanisms such as security cameras, barbed wire fences, motion detection systems, volunteering in Citizens Observation Patrol (through BSO) etc. Providing a safe living environment above all else is the number one priority for Lakeshore.

During the time of the installation of the cameras Pembroke Park was undergoing a "changing of the guard" regarding their police force. A multi-year effort effectively replacing BSO with a Town operated police force i.e. Pembroke Park Police Department, left a feeling of uncertainty within the community at large. Multiple news articles were published indicating the Town of Pembroke Park on a certain date and time would have no active police force. This was a shocking turn of events on account of Pembroke Park being one of the longest ongoing partners with BSO. Marred by the crime sprees of 2012 and 2013 the Lakeshore community took the proactive steps to install cameras to deter possible criminal conduct.

REASONING OF REDUCTION

1) Safety

The basis of installing cameras is rooted in safety. Pembroke Park is consistently above the national crime rate average particularly when it comes to property crimes. The uncertainty surrounding the new Pembroke Park Police Department, combined with the typical above national average crime rates, left the property owner in a precarious position to take active steps in order to deter crime on their property. Installing security cameras was one way to accomplish this goal.

2) Demonstration of willingness to comply with code violations.

Code violation #4933 lists a variety of violations, most of which were complied with early on in the process. The security cameras and the railing on the office building were the last violations to be rectified. We assert that our client demonstrated willingness to comply with bringing the property back up to code but due to Covid-19 were delayed. The delay itself is what has led to the accrual of the penalty which is now levied against our client.

PRAYER FOR RELIEF

We are seeking a 95% reduction of the currently assessed penalty of $76,000.00 for the above-mentioned reasoning. This reduction would lead to the Lakeshore Mobile Home Community paying around $3,800.00 in penalties associated with violation #4933. This is a low-income community, and we are grateful for any reduction the Town and Magistrate are willing to apply.

Howard P. Clark III, Esq.
Robert N. Hartsell, P.A.
61 NE 1st Street,
Suite C
Pompano Beach, Florida 33060

If any portion of this demand is unclear, please contact our office immediately.
954-778-1052

Sincerely,
/s/ Howard P. Clark III
Howard P. Clark III, Esq.
FBN: 1017959
Howard@Hartsell-Law.com
Robert N. Hartsell, P.A.
61 NE 1st Street,
Suite C
Pompano Beach, Florida 33060

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 7/24/2023

Phone #: 954-847-3821

Case # 5465

E-mail: Jshir@shutts.com

Address of Violation: 2533 S Park Road

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Jeremy Shir, Agent for Property Owner request a hearing before the Special Magistrate for Code Compliance Case # 5465 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to th e August 16th, 2023, 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 7/20/2022 imposing the fine of $54,600 for violation(s)of the Town's Code of Ordinances: 5-103, 5-105, 5-2, 21-19

Brief summary for request: Applicant requests a reduction down to $5,460, or 10% of the total. The structure is an older, non-conforming struc ture with many of the improvements having been made many years ago under the original owner, such as the mezzanine level. The Foundation sign wa s simply adhesive and removed well before the compliance date. My client has been working with his architect and GC on the other violations for over two years endeavoring to come into compliance as quickly and efficiently as possible. He is a business owner with many older, non-conforming buildin gs in the Town and we ask for your understanding in granting this request.

Jeremy Shir Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, JEREMY SHIR and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on JULY 24, 2023

Notary Public State of Florida: MICHELE SMITH

My Commission expires: 5/31/2025

MICHELE SMITH
Commission # HH 134740
Expires May 31, 2025
Bonded Thru Budget Notary Services

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. PEMBROKE CROWN III LLC Respondent(s)	)))))))	Case No.: **5465**

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES _X_ NO ____

STREET ADDRESS: 2533 S PARK RD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

An administrative hearing was held before the undersigned Special Magistrate on May 17th, 2023. At the hearing, the testimony offered indicated that granting a continuance of the aforementioned case is in the public interest.

THEREFORE, IN ACCORDANCE WITH THE FINDINGS STATED ABOVE, THIS CASE IS HEREBY CONTINUED TO THE SPECIAL MAGISTRATE HEARING TO BE HELD ON JULY 19TH, 2023, AT 9:00 AM IN THE CITY COMMISSION CHAMBERS AT 3150 SW 52 AVENUE, PEMBROKE PARK, FLORIDA 33023.

THIS ORDER SHALL CONSTITUTE THE REQUISITE NOTICE TO THE RESPONDENT OF THE AFOREMENTIONED MATTER THAT IS SET FOR 9:00 AM ON JULY 19TH, 2023.

RESPONDENT IS ADVISED THAT IF ALL OF THE VIOLATIONS HAVE NOT BEEN CORRECTED BY THE HEARING DATE SET FORTH ABOVE, AN ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN MAY BE IMPOSED.

FAILURE OF RESPONDENT TO REMEDY AND BRING THE VIOLATIONS INTO COMPLIANCE SHALL AUTHORIZE THE SPECIAL MAGISTRATE TO ENTER A FINAL ORDER CERTIFYING THE CODE COMPLIANCE FINE AND LIEN SHOULD THE REAL PROPERTY REMAIN IN VIOLATION BEYOND THE COMPLIANCE DATE.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17 day of May, 2023.

TOWN OF PEMBROKE PARK

Code Compliance Official

Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day, an officer duly qualified to take acknowledgements, personally appeared the Special Magistrate and Code Compliance Official 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 seal in the County and State aforesaid this 17 day of May, 2023.

Nazly Dayana CA

Notary Public, State of Florida
Clerk to the Special Magistrate

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Certificate of Service

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

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 5 day of June, 2023.

Nazly Dayana CA

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 CROWN III LLC	2533 S Park Rd PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009

Folio

514229000058

Legal Description

Case Status Open **Case #** 5465 **Date Next Inspection** 5/17/2023

Notes

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/2/2020		Notice of Violation	Hand
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/21/2022	7/20/2022	Final Order	Certified Mail Hand
5/4/2023		Affidavit of Non-Compliance	Certified Mail
5/4/2023	5/17/2023	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. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/4/2023

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: 5/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (b)	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars ($500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 5/17/2023
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	5/4/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$52,000.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$52,100.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$52,100.00**

Town of Pembroke Park

INVOICE

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

DATE: May 16, 2023
INVOICE # 320
FOR:

Case # 5465
PEMBROKE CROWN III LLC
2533 S PARK RD,
PEMBROKE PARK, FL 33009

Bill To:
PEMBROKE CROWN III LLC
2533 S PARK RD,
PEMBROKE PARK, FL 33009

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(a); 5-105; 5-2(a)(b) and 21-19 **Final Order 07/20/2022**		
1	Admin Fee	$ 100.00	$ 100.00
210	Day(s) of Per Diem from (10/19/2022-05/17/2023)	$ 250.00	$ 52,500.00
		Balance	$ 52,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE CROWN III LLC CASE NO. 5465

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE CROWN III LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 2533 S PARK RD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:50 A.M. ON THE 05 DAY OF MAY 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.

5/9/23

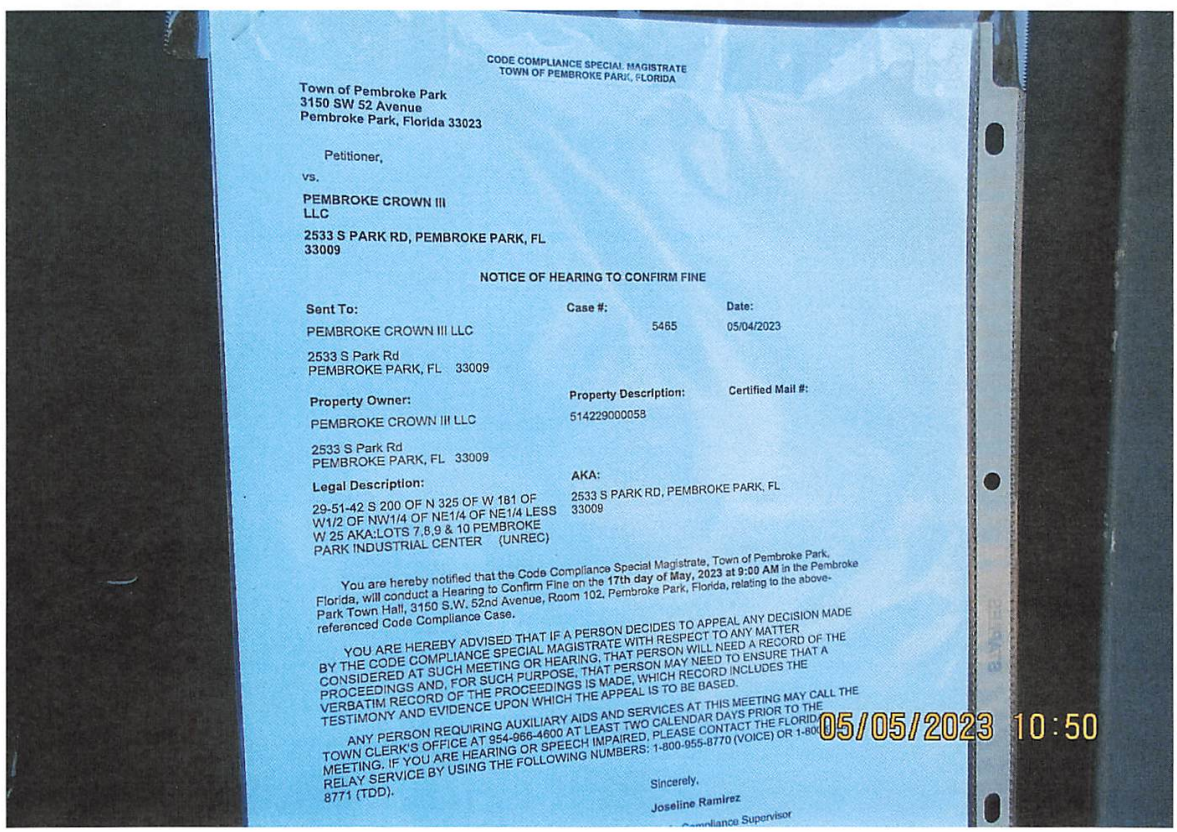
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 9 day of May, 2023, by Joseline 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 _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE CROWN III LLC

2533 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE CROWN III LLC 2533 S Park Rd PEMBROKE PARK, FL 33009	5465	05/04/2023
Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE CROWN III LLC 2533 S Park Rd PEMBROKE PARK, FL 33009	514229000058	
Legal Description:	**AKA:**	
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, 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 **17th day of May, 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 FLORID RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-80 8771 (TDD).

Sincerely,

Joseline Ramirez
Compliance Supervisor

05/05/2023 10:50

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PEMBROKE CROWN III LLC

2533 S PARK RD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PEMBROKE CROWN III LLC 2533 S Park Rd PEMBROKE PARK, FL 33009	5465	05/04/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
PEMBROKE CROWN III LLC 2533 S Park Rd PEMBROKE PARK, FL 33009	514229000058	

Legal Description:	**AKA:**
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009

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Sincerely,

Joseline Ramirez

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

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE CROWN III LLC

2533 S PARK RD, PEMBROKE PARK, FL 33009

Respondent(s)

Case #:

5465

On 5/4/2023 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: PEMBROKE CROWN III LLC

Address: 2533 S Park Rd PEMBROKE PARK, FL 33009

Folio: 514229000058

Site Address: 2533 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	5/4/2023

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: 5/4/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/4/2023
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Notes/Means of Correction:

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections. In-complete.
2. Built mezzanine without permits. Obtain after the fact permits and inspections. In-complete.
3. Altered electrical without permits. Obtain after the fact permits and inspections. In-complete.
4. Installed storage racks without permits. Obtain after the fact permits and inspections. In-complete.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections. In-complete.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy. Entire canopy was removed, provide demo permit.
7. Expose wire on exterior of Building. Cap correctly. Corrected.

Permit #2212196-0 Commercial Renovation - STRUCTURAL 2533 - 2575 S PARK RD Permit Issued - 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 5/4/2023

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

7021 1970 0000 4565 6308

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Street and Apt. No., RAZ, ETAN
F.O #5465, #5445, #5466
City, State, ZIP+4® 2673 S PARK LN,
PEMBROKE PARK, FL, 33309
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Street and Apt. No F.O #5465, #5445, #5466
City, State, ZIP+4 2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009
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City, State, ZIP+4 2533 S PARK ROAD,
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City, State, ZIP+4® 2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009
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☐ Adult Signature Restricted Delivery $
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Sent To PEMBROKE CROWN III LLC
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City, State, ZIP+4® 2533 S PARK RD,
PEMBROKE PARK, FL 33009
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City, State, ZIP+4 2575 S PARK ROAD,
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- ☐ Adult Signature Restricted Delivery $

Postage
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Total Postage and F
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MAY 05 2023

PEMBROKE CROWN III LLC
RAZ, ETAN
HCF #5465, #5466, #5534
2673 S PARK LANE
PEMBROKE PARK, FL 33009

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Postage
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Total Postage an
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City, State, ZIP+4

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USPS HILLCREST STATION
MAY 05 2023

PEMBROKE CROWN III LLC
HCF #5465, #5466, #5534
2575 S PARK RD,
PEMBROKE PARK, FL 33009

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 CROWN III LLC
N.O.H #5465, #5445, #5466
2533 S PARK ROAD,
PEMBROKE PARK, FL, 33009

9590 9402 6921 1104 9867 51

2. Article Number *(Transfer from service label)*
7021 1970 0000 4565 6827

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Pembroke Crown ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* Pembroke Crown
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

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

Code Dept.

I OF PEMBROKE PARK

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NOV #5466 ; # 5465

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.65⁰
ZIP 33023
011D10656696

Pembroke Crown III LLC
2673 S Park Lane
Pembroke Park, FL 33009

Code Dept.

I OF PEMBROKE PARK

ND AVENUE • PEMBROKE PARK, FLORIDA 33023

NOV #5465

Hasler FIRST-CLASS MAIL
12/02/2020
US POSTAGE $000.50⁰
ZIP 33023
011D10656696

Sent To:

PEMBROKE CROWN III LLC
/Blanco by Nature

2533 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5465

SENDER: *COMPLETE THIS SECTION*

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PEMBROKE CROWN III LLC
RAZ, ETAN
HCF #5465, #5466, #5534
2673 S PARK LANE
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7761 09

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

7022 2410 0001 1497 5322

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A. Signature

X

☐ Agent
☑ Addressee

B. Received by *(Printed Name)*

Raz E

C. Date of Delivery

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

3. Service Type

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Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 5465
vs.	)	
PEMBROKE CROWN III LLC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 20, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES X NO ____

SUBJECT REAL PROPERTY: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: PEMBROKE CROWN III LLC

FOLIO NO.: 5142 29 00 0058

LEGAL DESCRIPTION: 29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(a); 5-105; 5-2(a)(b) and 21-19. 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); 5-105; 5-2(a)(b) and 21-19 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 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 20th day of July 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 22 day of July, 2022.

Nazly Cardona

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 CROWN III LLC	2533 S Park Rd PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009

Rev. 45 days
$250.00
$100 admin

Legal Description

Case Status Open **Case #** 5465 **Date Next Inspection** 7/20/2022

Notes

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
3. Altered electrical without permits. Obtain after the fact permits and inspections.
4. Installed storage racks without permits. Obtain after the fact permits and inspections.
5. Installed multiple exterior doors without permits. Obtain after the fact permits and inspections.
6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/2/2020		Notice of Violation	Regular Mail 12/02/20
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
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RAZ, ETAN
F.O #5465, #5445, #5466
2673 S PARK LN,
PEMBROKE PARK, FL, 33309

9590 9402 6921 1104 9860 96

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

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☐ Agent
☐ Addressee

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If YES, enter delivery address below: ☐ No

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☐ Collect on Delivery Restricted Delivery
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Mail Restricted Delivery
00)

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PEMBROKE CROWN III LLC
RAZ, ETAN
N.O.H #5465, #5445, #5466
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PEMBROKE PARK, FL, 33309

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Street and Apt. No

City, State, ZIP+4

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N.O.H #5465, #5445, #5466
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PEMBROKE PARK, FL, 33009

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

Postage
$

Total Postage and Fees
$

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Street and Apt. No., or P

City, State, ZIP+4®

Postmark Here

UNIVERSITY POSTAL RETAIL STORE 33024 JUL - 1 2022 USPS

PEMBROKE CROWN III LLC
N.O.H #5465, #5445, #5466
2575 S PARK ROAD,
PEMBROKE PARK, FL, 33009

PS Form 3800, April 2

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
PEMBROKE CROWN III LLC

Filing Information

Document Number	L19000019800
FEI/EIN Number	N/A
Date Filed	01/17/2019
Effective Date	01/18/2019
State	FL
Status	ACTIVE

Principal Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Mailing Address

2673 S PARK LANE
PEMBROKE PARK, FL 33009

Registered Agent Name & Address

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Authorized Person(s) Detail

Name & Address

Title MGR

RAZ, ETAN
2673 S PARK LANE
PEMBROKE PARK, FL 33009

Annual Reports

Report Year	Filed Date
2020	03/19/2020
2021	01/11/2021
2022	01/27/2022

Document Images

01/27/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
01/17/2019 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2533-2575 S PARK ROAD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0058
Property Owner	PEMBROKE CROWN III LLC	Millage	0613
Mailing Address	2673 S PARK LN PEMBROKE PARK FL 33309	Use	48-01

Abbr Legal Description	29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$218,400	$1,576,800	$1,795,200	$1,795,200	
2021	$218,400	$1,459,460	$1,677,860	$1,677,860	$36,081.71
2020	$218,400	$1,401,600	$1,620,000	$1,620,000	$34,962.51

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,795,200	$1,795,200	$1,795,200	$1,795,200
Portability	0	0	0	0
Assessed/SOH	$1,795,200	$1,795,200	$1,795,200	$1,795,200
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	$1,795,200	$1,795,200	$1,795,200	$1,795,200

Sales History

Date	Type	Price	Book/Page or CIN
5/10/2019	WD-D	$1,800,000	115807445
3/5/2007	DRR-T	$100	43729 / 1475
8/29/2005	DRR	$500,000	40514 / 1013
7/1/2005	WD	$100	40142 / 427
5/24/2002	QCD	$725,000	33200 / 1854

Land Calculations

Price	Factor	Type
$7.00	31,200	SF
Adj. Bldg. S.F. (Card, Sketch)		20033
Eff./Act. Year Built: 1969/1968		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Case Overview

Property/Incident Information

Owner	Address	Site Address
PEMBROKE CROWN III LLC	2533 S Park Rd PEMBROKE PARK, FL 33009	2533 S PARK RD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 5465 **Date Next Inspection** 7/20/2022

Notes

1. Interior renovations/tenant build out done without a permit. Obtain after the fact permits and inspections.
2. Built mezzanine without permits. Obtain after the fact permits and inspections.
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6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
12/2/2020		Notice of Violation	Hand
7/1/2022	7/20/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 7/7/22 Certified Mail 7/1/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103. - Exterior maintenance of structures and premises (a)	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 7/20/2022
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: 7/20/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 7/20/2022
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CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
PEMBROKE CROWN III LLC		CASE NO. 5465
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2533 S PARK ROAD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: PEMBROKE CROWN III LLC AT 10:14 A.M. ON THE 7 DAY OF JULY 2022.

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

TYPE OF SERVICE

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

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

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

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

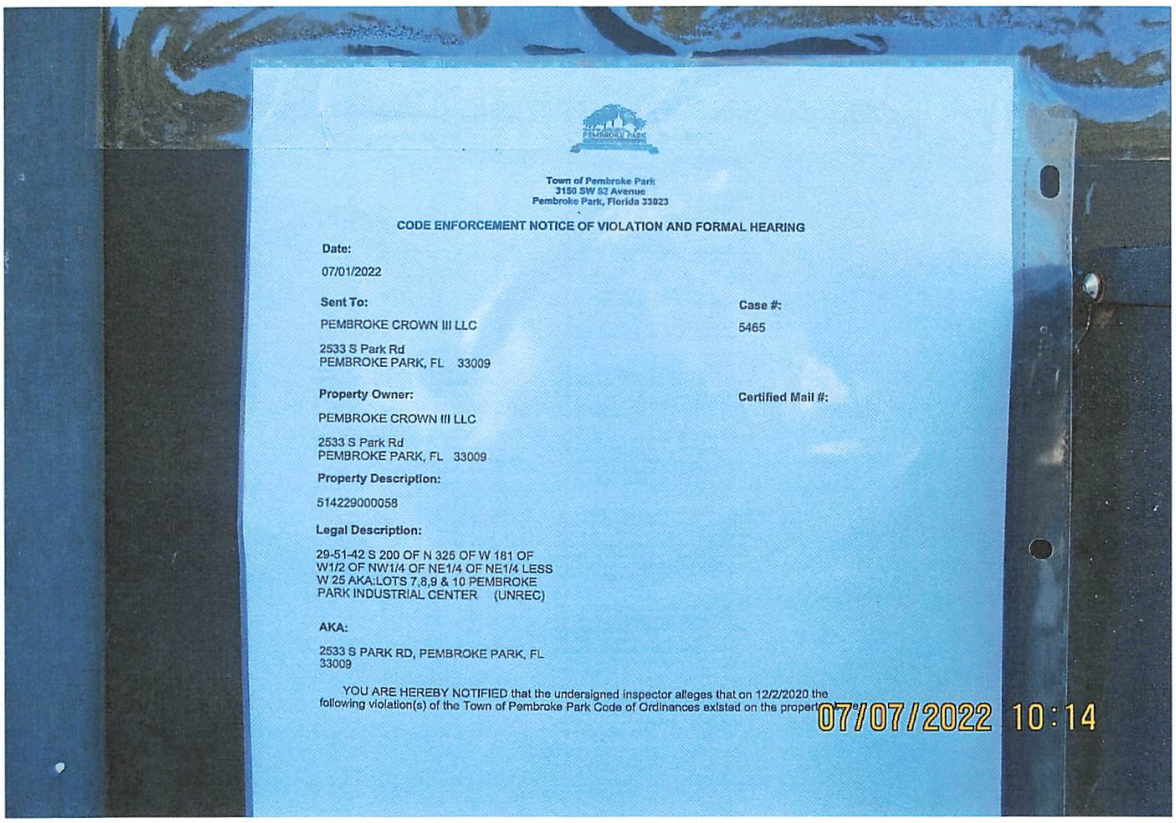
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 12 day of July, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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

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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5465

Property Owner:

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000058

Legal Description:

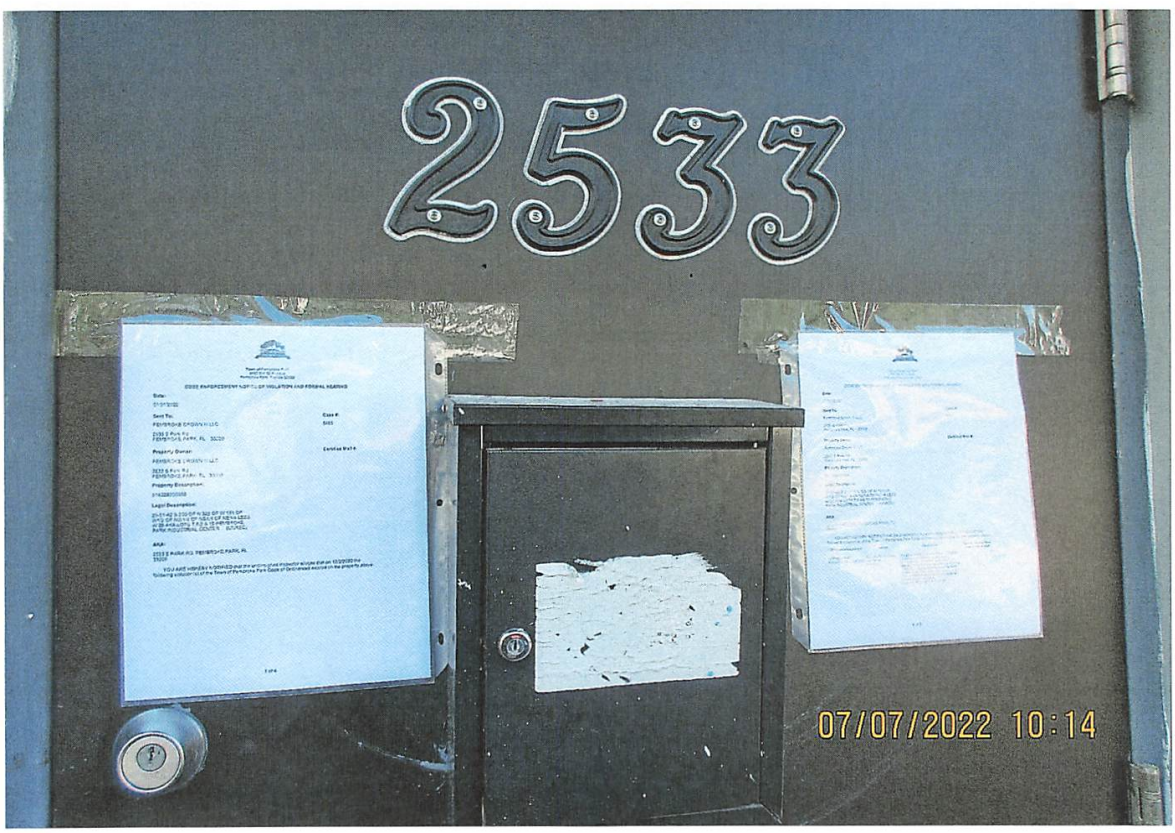
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)

AKA:

2533 S PARK RD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 12/2/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the propert

07/07/2022 10:14



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/01/2022

Sent To:

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

Case #:

5465

Property Owner:

PEMBROKE CROWN III LLC

2533 S Park Rd
PEMBROKE PARK, FL 33009

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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6. Remove abandon "Foundation" sign. Demo permit require only if removing entire canopy.
7. Expose wire on exterior of Building. Cap correctly.
8. Double permit fee assessed.

No permits as of 07/01/2022.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 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

7/1/2022

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE CROWN III LLC /Blanco by Nature 2533 S Park Rd PEMBROKE PARK, FL 33009	5465	12/02/2020

Property Owner:	Property Description:	Certified Mail #:
PEMBROKE CROWN III LLC /Blanco by Nature 2533 S Park Rd PEMBROKE PARK, FL 33009	514229000058	

Legal Description:	AKA:
29-51-42 S 200 OF N 325 OF W 181 OF W1/2 OF NW1/4 OF NE1/4 OF NE1/4 LESS W 25 AKA:LOTS 7,8,9 & 10 PEMBROKE PARK INDUSTRIAL CENTER (UNREC)	2533 S PARK RD, PEMBROKE PARK, FL 33009

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Joseline Ramirez
Code Enforcement Officer

Google Maps 2533 Park Ln

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2575 S Park Rd

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

2533
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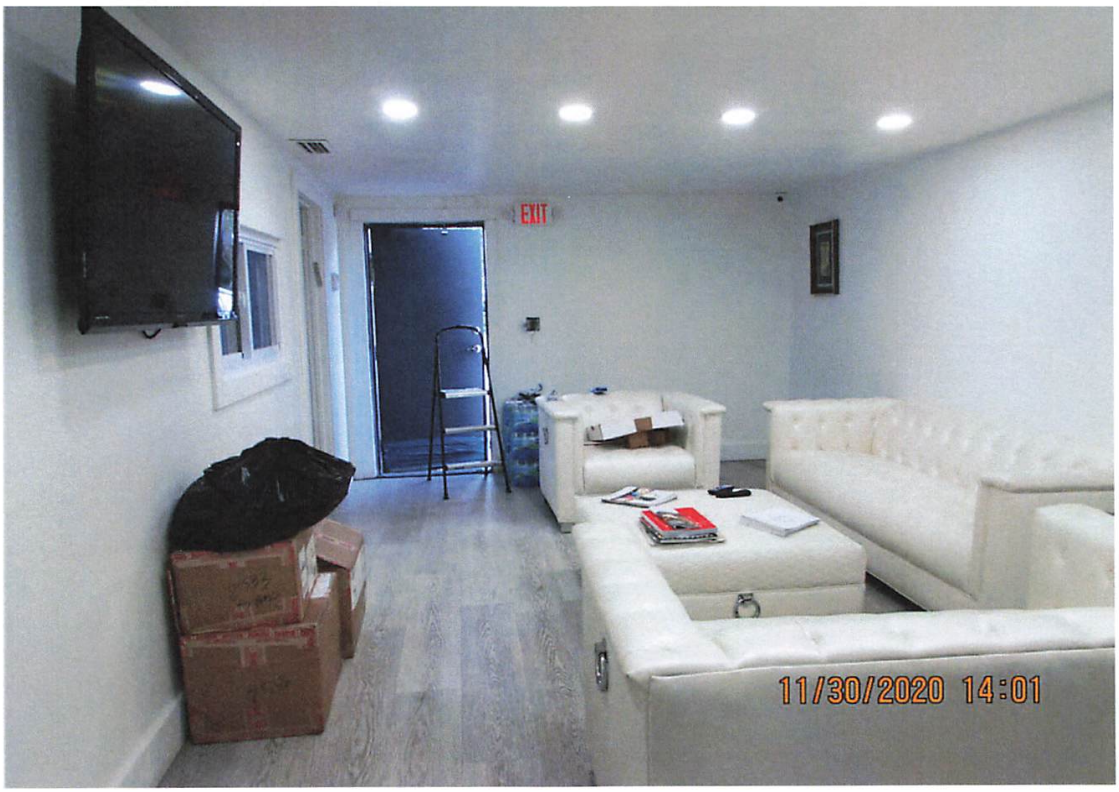
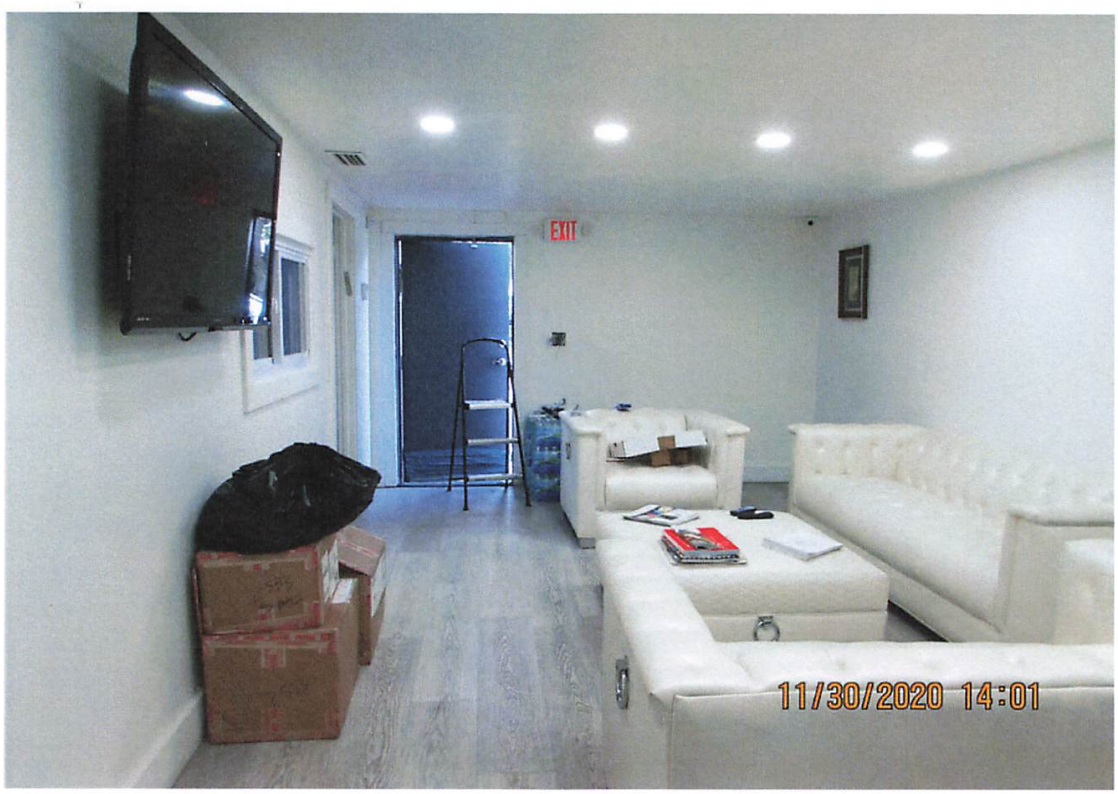
11/30/2020 13:59


EXIT
11/30/2020 14:01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WATCH
YOUR
STEP
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ENVY
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11/30/2020 14:06

ENVY
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FOR 32" - 80" TELEVISIONS
11/30/2020 14:10

11/30/2020 14:11

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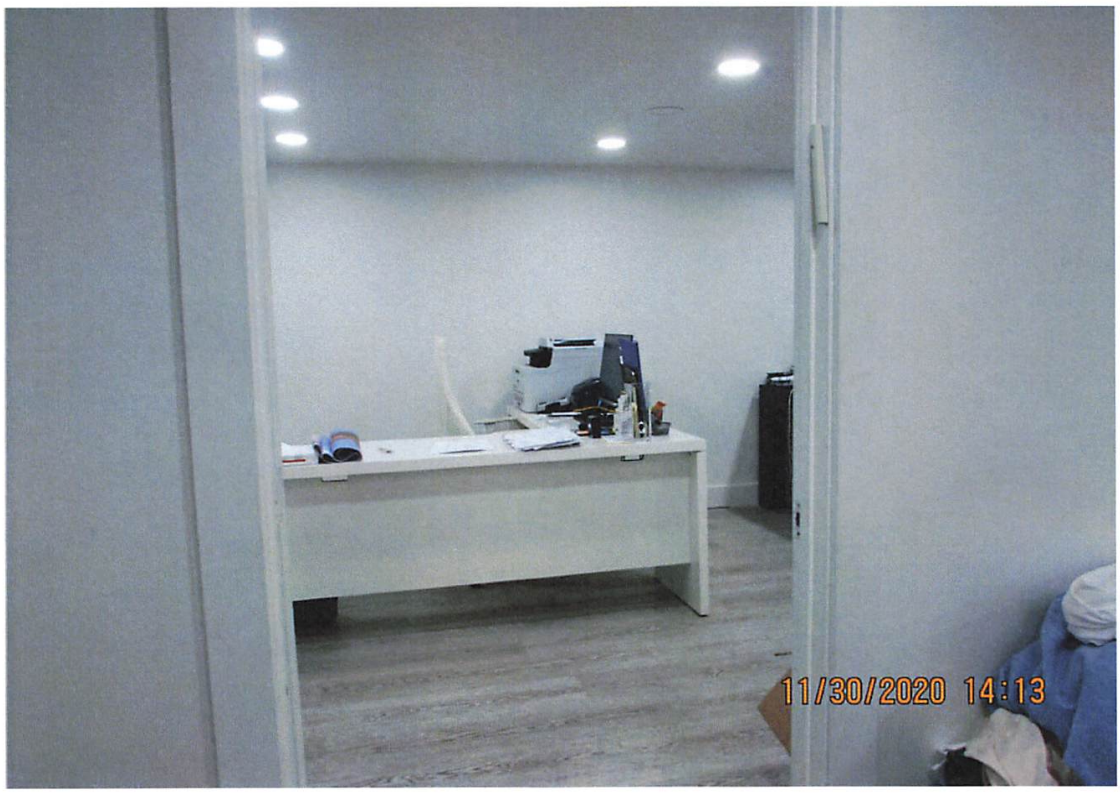
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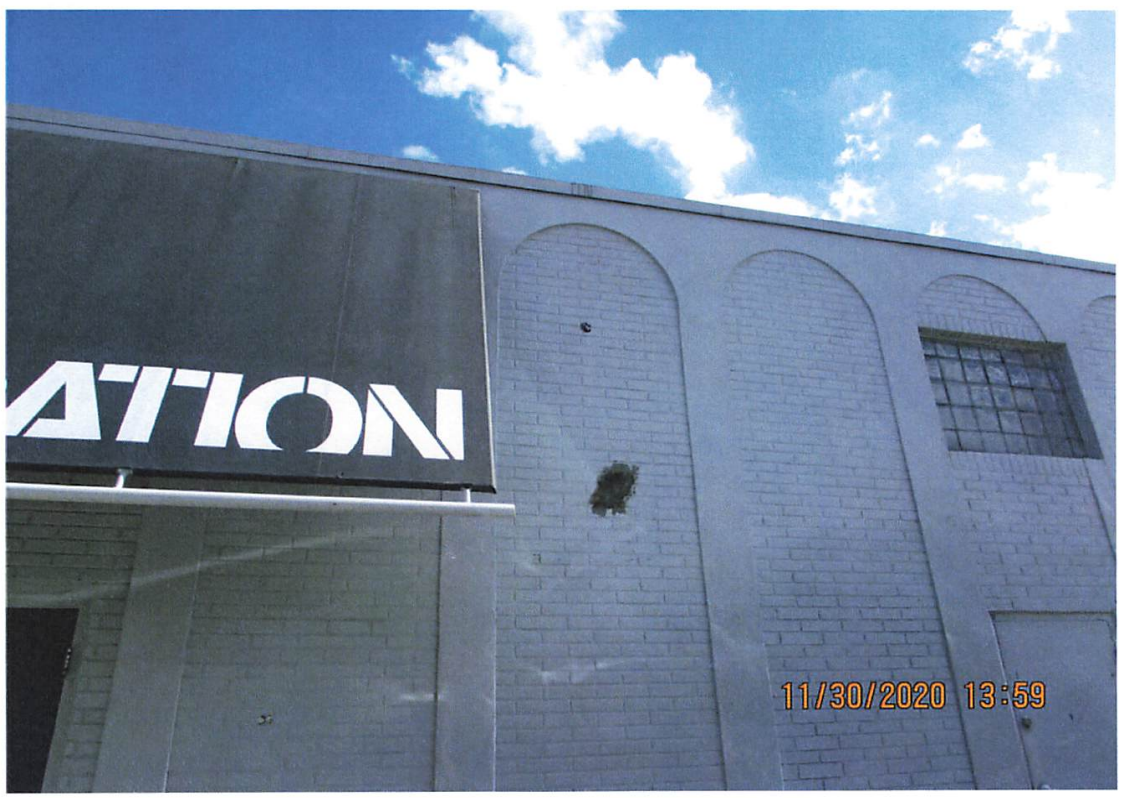
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Google Maps 2533 Park Ln

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2565 Park Ln

Image capture: Jan 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Google Maps 2575 S Park Rd

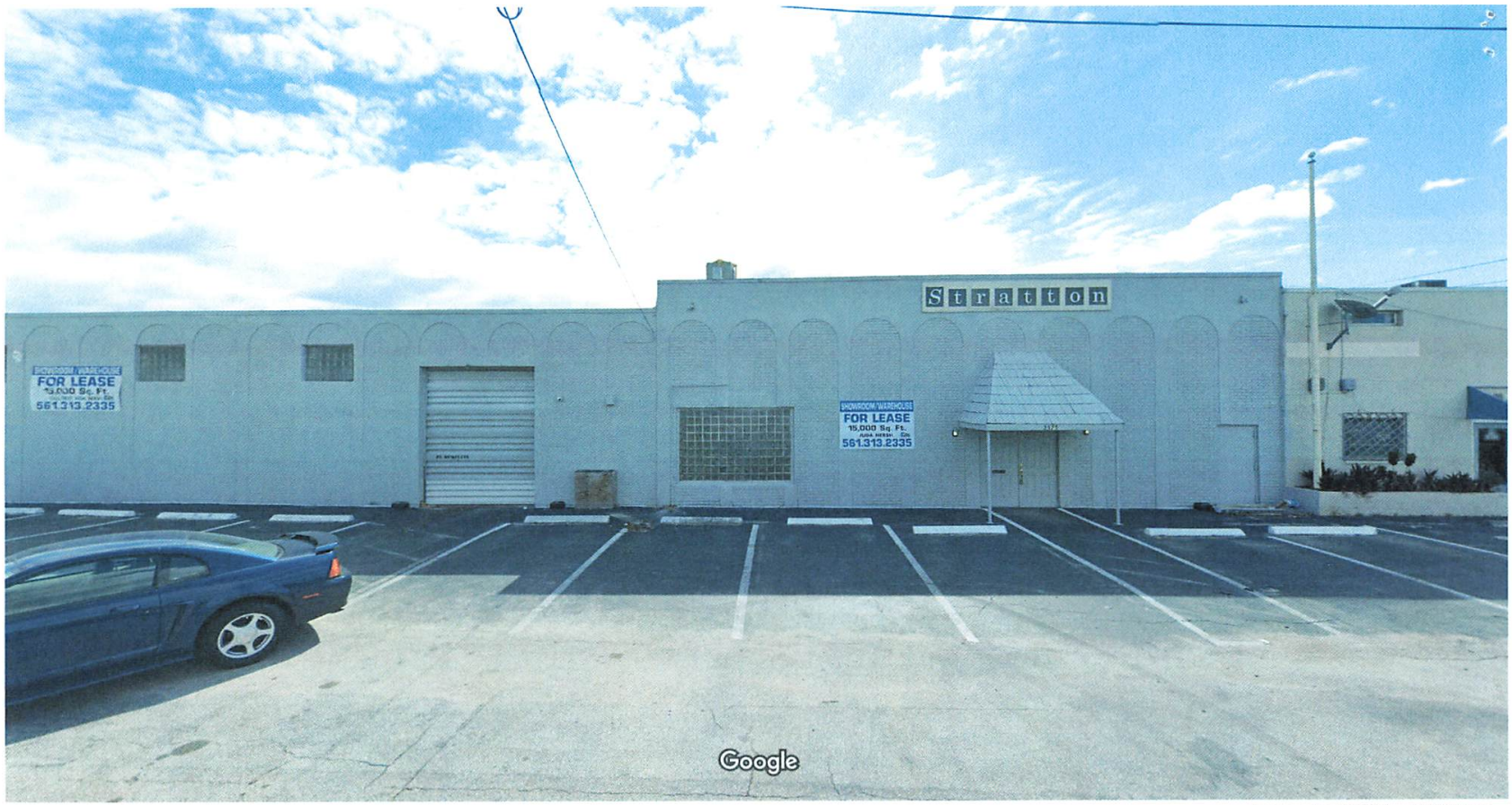

Image capture: Apr 2019 © 2020 Google

Hallandale Beach, Florida

Google

Street View

Goodwill

Town of Pembroke Park
Business Tax / Billing Division

3150 SW 52nd Ave
Pembroke Park FL 33023
Phone: (954) 966-4600 EXT:214
Fax: (954) 961-4760

Customer Number 133840

APPLICATION FORM

Application Category: Wholesale/Distributors **Application Date:** 11/20/2020

Business Owner Information (Residential Usage)

Business Name: WHITE BY MAZUOZ INC

Business Owner/Corporation/Partnership:

Business Address: 2533 S PARK RD

City/State/Zip: PEMBROKE PK/ FL /33009

Business Phone: **Other Phone:** 9542618954 **Fax #:**

E-Mail: blancobynature@gmail.com **Contact Person's Name:** YEHUDA COHEN

Parcel Information

Folio Number: 514229000064 **Legal Description:**

Prior Use: IMPORT/DIST - ELECTRONICS

Current Use: WHOLESALE/DIST - CLOTHING

Contact Information

Name:

Mailing Address: 2533 S PARK RD

City / State / Zip: PEMBROKE PK FL 33009

Business Description:

WHOLESALE - CLOTHING

Limitations:

(NO BTR - STILL IN PROCESS)

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

Folio

514230130460

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

Case Status Closed **Case #** 6313

Notes

STOP WORK ORDER:
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/27/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
11/30/2022	12/21/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
12/21/2022	12/21/2022	Supplemental Order/Claim of Lien	Certified Mail
2/15/2023		Affidavit of Compliance	Regular Mail
8/11/2023	8/16/2023	Notice of Formal Hearing - Abate Fine	Email

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.	2/15/2023

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)	2/15/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	2/15/2023	$91,250.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$91,350.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$91,350.00**

Town of Pembroke Park

INVOICE

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

DATE: August 11, 2023
INVOICE # 435
FOR:

Case # 6313

HOLLY RIDGE APARTMENTS
LLC % ELON PROPERTY MGMT
3215 SW 52 AVE #84,
PEMBROKE PARK, FL 33023

Bill To:

HOLLY RIDGE APARTMENTS
LLC % ELON PROPERTY
MGMT
3215 SW 52 AVE #84,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
	Final Order 11/17/2021		
1	Admin Fee	$ 100.00	$ 100.00
365	Day(s) of Per Diem from (02/15/2022 - 02/15/2023)	$ 250.00	$ 91,250.00
1	Recorded Lien	$ 48.50	$ 48.50
1	Recorded Release of Lien	$ 8.50	$ 8.50
	Recommend to Abate Per Diem Fine by 80%		$ 18,250.00
	$18,250.00 + $100.00 + $48.50 + $8.50		$ 18,407.00
		Balance	$ 91,407.00

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.

HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #84

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	6313	08/11/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 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).

Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 8.11.23 Phone #: 954-909-0593

Case # 6313 E-mail: Rdewitt@govlawgroup.com

Address of Violation: 3215 SW 52 Avenue, Pembroke Park #84

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Richard Dewitt, Esq. (AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6313 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the August, 16, 2023, 9:00 A.M. Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for a mitigation of fines imposed pursuant to Final Order issued on 12.22.22 imposing the fine of $91,350.00 for violation(s)of the Town's Code of Ordinances: Sec. 5-105 – Repairs and Installations and Sec. 5-17 – Permit Application

Brief summary for request: The property owner is seeking mitigation of the outstanding lien due to the good faith effort to bring the property into compliance, including the delays which increased the fines/lien amount.

Richard Dewitt, Esq. Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Richard Dewitt and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 8/11/23.

Notary Public State of Florida: Louise M Myers My Commission expires:

LOUISE M. MYERS
MY COMMISSION # HH 365366
EXPIRES: April 30, 2027

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA Petitioner, vs. HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT Respondent(s)	Case No.: **6313**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on November 17, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT

FOLIO NO.: 5142 30 13 0460

1. The Special Magistrate entered a Final Order on November 17, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-17 and 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN NINETY (90) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY DOLLARS 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 November 17, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$77,000.00** (SEVENTY SEVEN THOUSAND AND 00/100 DOLLARS) as of the date of this hearing.

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

HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of December 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 Erik Richwagen, 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:

December 22, 2022.

Notary Public, state of Florida

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

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

Certificate of Service

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

I the undersigned, Code Enforcement Officer, Erik Richwagen, 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 December, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6313
vs.	)	
HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT, 590 W KENNEDY BLVD 2 FLR, LAKEWOOD, NJ 08701

FOLIO NO.: 5142 30 13 0460

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17TH day of November 2021.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, 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 11, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA Petitioner, vs. HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT Respondent(s)	Case No.: **6313**

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on December 21, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on November 17, 2021. Based upon the evidence presented (and there being no compliance), the Special Magistrate finds and orders:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENATIVE PRESENT: YES X NO __?

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT

FOLIO NO.: 5142 30 13 0460

1. The Special Magistrate entered a Final Order on November 17, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION (s) 5-17 and 5-105. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN NINETY (90) DAYS FROM THE DATE OF THE FORMAL HEARING held on November 17, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **$250.00** (TWO HUNDRED FIFTY DOLLARS 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 November 17, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby

confirms the fine of **$77,000.00** (SEVENTY SEVEN THOUSAND AND 00/100 DOLLARS) as of the date of this hearing.

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

HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

5. Pursuant to Fla. Stat. 162.09 (3), and as otherwise provided by law, a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.

6. A fine and lien imposed by the Special Magistrate shall continue to accrue a per diem fee until Respondent(s) come(s) into compliance with the Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21ST day of December 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 Erik Richwagen, 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:

December 22, 2022.

Notary Public, state of Florida

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

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

Certificate of Service

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

I the undersigned, Code Enforcement Officer, Erik Richwagen, 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 December, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT Respondent(s)	)))))))	Case No.: 6313

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT, 590 W KENNEDY BLVD 2 FLR, LAKEWOOD, NJ 08701

FOLIO NO.: 5142 30 13 0460

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17TH day of November 2021.

TOWN OF PEMBROKE PARK

_____

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, 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 11, 2021.

_____

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0002 7328 0992

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

Postage $ 7.82

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DEC 23 2022

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(SOCL-6313)
3215 SW 52 AVE
PEMBROKE PARK, FL 33023

for Instructions

7022 2410 0002 7328 2514

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Postage $ 7.82

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DEC 23 2022

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(SOCL-6313)
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701

for Instructions

7022 2410 0002 7328 2521

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- ☐ Adult Signature Restricted Delivery $

Postage $ 7.82

Postmark Here

DEC 23 2022

CORPORATION SERVICE COMPANY
(SOCL-6313)
1201 HAYS STREET
TALLAHASSEE, FL 32301

for Instructions

Case Overview

Property/Incident Information

Owner	Address	Site Address
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

Folio

514230130460

Legal Description

Case Status Open **Case #** 6313 **Date Next Inspection** 12/21/2022

Notes

STOP WORK ORDER:
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/27/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
11/17/2021	11/17/2021	Final Order	Certified Mail
11/30/2022	12/21/2022	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: 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

Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$76,750.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$76,850.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$76,850.00**

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-6313)
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701

9590 9402 7912 2234 7819 94

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

7022 2410 0002 7328 1753

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Rosenfields ☐ 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
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-6313)
3215 SW 52 AVE
PEMBROKE PARK, FL 33023

9590 9402 7912 2234 7820 07

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

7022 2410 0002 7328 1746

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Hollyridge Apt ☐ 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 De
☒ Certified Mail®
☐ Certified Mail Restricted Delive
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
Insured Mail Restricted Delivery (over $500)
☐ Priority Mail
☐ 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
(HCF-6313)
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7912 2234 7819 87

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

7022 2410 0002 7328 1760

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)* 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
Insured 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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- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

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HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-6313)
3215 SW 52 AVE
PEMBROKE PARK, FL 33023

7022 2410 0002 7328 1753

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HOLLY RIDGE APARTMENTS LLC %
ELON PROPERTY MGMT
(HCF-6313)
590 W KENNEDY BLVD 2 FLR
LAKEWOOD NJ 08701

7022 2410 0002 7328 1760

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CORPORATION SERVICE COMPANY
(HCF-6313)
1201 HAYS STREET
TALLAHASSEE, FL 32301

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

CASE NO 6313

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3215 SW 52 AVE #84 PEMBROKE PARK, FL 33023

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3215 SW 52 AVE #84 PEMBROKE PARK, FL 33023

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT AT 10:03. ON THE 7TH DAY OF DECEMBER 2022.

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

TYPE OF SERVICE

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

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

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

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

Erik Richwagen

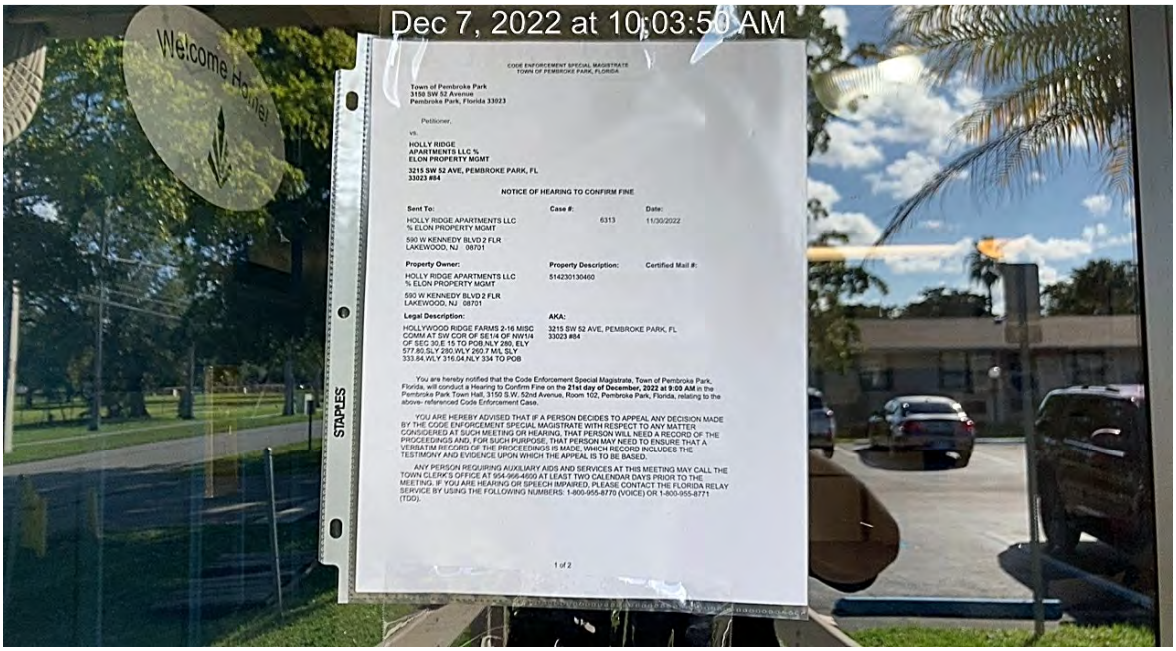
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization this 19 day of Dec, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #84

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	6313	11/30/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of December, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

HOLLY RIDGE
APARTMENTS LLC %
ELON PROPERTY MGMT

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #84

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	6313	11/30/2022

Property Owner:	**Property Description:**	**Certified Mail #:**
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

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Sincerely,

Joseline Ramirez

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

7019 1120 0000 9007 8030

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Sent
Street
City,

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 6164 & FO # 6313

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

TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
Office Fax

BUILDING PERMIT STATUS

Permit Number:

Job Address: **3215 SW 52 AVE UNIT 84**

Job Name: HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:7/13/2022 10:39:44 AM

Application Date: 7/13/2022 10:04:37 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
Electrical	Denied	8/9/2022 7:20:09 AM
FIRE	Pending	
Plumbing	Denied	8/10/2022 5:17:13 AM
Structural	Denied	8/8/2022 2:29:28 PM
ZONING	Pending	

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
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 6164 & FO # 6313

9590 9402 6379 0303 8484 29

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

7019 1120 0000 9007 8030

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Kaitlyn Mannix

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Kaitlyn Mannix

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 (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

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

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

Postage
$

Total
$

Sent
Street
City,

Postmark Here

NOV 10 2021

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08071
FO # 6313

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

7019 1120 0000 9007 8115

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

Postage
$

Total
$

Sent
Street
City,

Postmark Here

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
3215 SW 52 AVE #1
PEMBROKE PARK, FL 33023
FO # 6313

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

7019 1120 0000 9007 8030

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OFFICIAL USE

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

Postage
$

Total
$

Sent
Street
City,

Postmark Here

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
FO # 6164 & FO # 6313

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301
NOH # 6164 & NOH # 6313

9590 9402 6379 0303 8492 42

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

estic 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:

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
3215 SW 52 AVE #1
PEMBROKE PARK, FL 33023
FO # 6313

9590 9402 6379 0303 8486 10

2. Article Number (Transfer from service label)
7019 1120 0000 9007 8115

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
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☐ 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
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08071
FO # 6313

9590 9402 6379 0303 8486 27

2. Article Number (Transfer from service label)
7019 1120 0000 9007 8108

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

LAKEWOOD NJ 08701 USPS 2021

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

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT Respondent(s)	)))))))	Case No.: 6313

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 17th, 2021, after service and due notice was provided to Respondent as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3215 SW 52 AVE, PEMBROKE PARK, FL 33023

PROPERTY OWNER: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT, 590 W KENNEDY BLVD 2 FLR, LAKEWOOD, NJ 08701

FOLIO NO.: 5142 30 13 0460

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 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. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer and found that Respondent violated the aforementioned ordinances.

CONCLUSIONS OF LAW

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

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 **WITHIN** 90 **DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of November 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $250.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 17TH day of November 2021.

TOWN OF PEMBROKE PARK

_____

Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, 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 11, 2021.

_____

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

#5039 (1st)

#

Property/Incident In

Owner

HOLLY RIDGE
APARTMENTS LLC %
PROPERTY MGMT

ss

2 AVE, PEMBROKE PARK, FL

Legal Description

Case Status Open

ate Next Inspection 11/17/2021

Notes STOP V

1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.

Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
9/27/2021		Notice of Violation	Regular Mail
10/25/2021	11/17/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 11/17/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/17/2021

7019 1120 0000 9007 7736

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
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here

USPS HILLCREST POSTAL STATION
OCT 25 2021
TULSA, OK 74101

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08071
NOH # 6313

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

7019 1120 0000 9007 7743

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
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here

USPS HILLCREST POSTAL STATION
OCT 25 2021
TULSA, OK 74101

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
3215 SW 52 AVE #1
PEMBROKE PARK, FL 33023
NOH # 6313

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

SENDER: *COMPLETE THIS SECTION*

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

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C/O ELON PROERTY MGMT
590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08071
NOH # 6313

9590 9402 6379 0303 8492 80

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7736

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-51 ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* 10/10/19 C. Date of Delivery

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

HOLLY RIDGE APARTMENTS LLC
C/O ELON PROERTY MGMT
3215 SW 52 AVE #1
PEMBROKE PARK, FL 33023
NOH # 6313

9590 9402 6379 0303 8490 75

2. Article Number *(Transfer from service label)*
7019 1120 0000 9007 7743

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X C-1923 ☐ 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
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- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

OF PEMBROKE PARK
) AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/27/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

6313

ſOV # 6313
N OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
09/27/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

corporation service company
1201 Hays Street
Tallahassee, FL
32301

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
HOLLY RIDGE APARTMENTS, LLC

Filing Information

Document Number	L13000110054
FEI/EIN Number	59-2628408
Date Filed	08/02/2013
Effective Date	02/11/1985
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/30/2013
Event Effective Date	NONE

Principal Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Mailing Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

INTERSTATE REALTY HOLDINGS III, LLC
333 EARLE OVINGTON BLVD., SUITE 900
UNIONDALE, NY 11553

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/05/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/05/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
12/30/2013 -- LC Amendment	View image in PDF format
08/02/2013 -- Florida Limited Liability	View image in PDF format

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3215 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0460
Property Owner	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	Millage	0613
		Use	03
Mailing Address	590 W KENNEDY BLVD 2 FLR LAKEWOOD NJ 08701		

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$534,980	$6,096,940	$6,631,920	$6,631,920	
2021	$534,980	$6,096,940	$6,631,920	$6,630,360	$142,593.32
2020	$534,980	$5,492,620	$6,027,600	$6,027,600	$130,086.45

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,631,920	$6,631,920	$6,631,920	$6,631,920
Portability	0	0	0	0
Assessed/SOH	$6,631,920	$6,631,920	$6,631,920	$6,631,920
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	$6,631,920	$6,631,920	$6,631,920	$6,631,920

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1985	WD	$273,000	
12/1/1970	WD	$55,000	

Land Calculations

Price	Factor	Type
$2.00	267,492	SF
Adj. Bldg. S.F. (Card, Sketch)		58332
Units		98
Eff./Act. Year Built: 1988/1987		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

HOLLY RIDGE APARTMENTS LLC) CASE NO. 6313

C/O ELON PROPERTY MGMT

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3215 SW 52 AVE #84, PEMBROKE PARK, FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: HOLLY RIDGE APARTMENTS LLC C/O ELON PROPERTY MGMT

AT **1:09** A.M./**P.M.** ON THE 4 DAY OF **NOVEMBER** 2021.

TYPE OF SERVICE

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

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

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

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

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 8 day of 11, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

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

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

6313

Property Owner:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Certified Mail #:

Property Description:

514230130460

11/04/2021 01:09

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC

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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/25/2021

Sent To:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Case #:

6313

Property Owner:

HOLLY RIDGE APARTMENTS LLC
% ELON PROPERTY MGMT

590 W KENNEDY BLVD 2 FLR
LAKEWOOD, NJ 08701

Certified Mail #:

Property Description:

514230130460

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
COMM AT SW COR OF SE1/4 OF NW1/4
OF SEC 30,E 15 TO POB,NLY 280, ELY
577.80,SLY 280,WLY 260.7 M/L SLY
333.84,WLY 316.04,NLY 334 TO POB

AKA:

3215 SW 52 AVE, PEMBROKE PARK, FL
33023 #84

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

STOP WORK ORDER:
1. Demolition of interior in unit #84 started without a permit. Obtain a permit for the Demo started including drywall, framing, with plans and inspections.
2. Interior renovation started without a permit including drywall replacement, new framing, electrical, plumbing work.
3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 17th day of November, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer

10/25/2021

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	6313	09/27/2021

Property Owner:	Property Description:	Certified Mail #:
HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT 590 W KENNEDY BLVD 2 FLR LAKEWOOD, NJ 08701	514230130460	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB	3215 SW 52 AVE, PEMBROKE PARK, FL 33023 #84

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/27/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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3. A double permit fee has been assessed for all work done without permits.
Officer observation: Sept. 2,2021, I was patrolling the area when i noticed that there were (2) men bringing in 2 brand new sheets of drywall inside the unit 84. I stopped and knocked to inquire what kind of work was being done and if they would give me permission to enter for verification since there were no permits in the system for that address. The maintenance worker went to ask permission from the Property manager to allow me to enter for documentation purposes, i was then able to gain access to took pictures and document. Michelle Francis refused to sign the notice due to not agreeing with the electrical portion.

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.

Teressa Malcolm
Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3215 SW 52 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0460
Property Owner	HOLLY RIDGE APARTMENTS LLC % ELON PROPERTY MGMT	Millage	0613
		Use	03
Mailing Address	590 W KENNEDY BLVD 2 FLR LAKEWOOD NJ 08701		

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC COMM AT SW COR OF SE1/4 OF NW1/4 OF SEC 30,E 15 TO POB,NLY 280, ELY 577.80,SLY 280,WLY 260.7 M/L SLY 333.84,WLY 316.04,NLY 334 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	$534,980	$6,096,940	$6,631,920	$6,630,360	
2020	$534,980	$5,492,620	$6,027,600	$6,027,600	$130,086.45
2019	$534,980	$5,492,620	$6,027,600	$6,027,600	$131,606.61

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,631,920	$6,631,920	$6,631,920	$6,631,920
Portability	0	0	0	0
Assessed/SOH	$6,630,360	$6,631,920	$6,630,360	$6,630,360
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	$6,630,360	$6,631,920	$6,630,360	$6,630,360

Sales History

Date	Type	Price	Book/Page or CIN
2/1/1985	WD	$273,000	
12/1/1970	WD	$55,000	

Land Calculations

Price	Factor	Type
$2.00	267,492	SF
Adj. Bldg. S.F. (Card, Sketch)		58332
Units		98
Eff./Act. Year Built: 1988/1987		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
HOLLY RIDGE APARTMENTS, LLC

Filing Information

Document Number	L13000110054
FEI/EIN Number	59-2628408
Date Filed	08/02/2013
Effective Date	02/11/1985
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/30/2013
Event Effective Date	NONE

Principal Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Mailing Address

590 W. KENNEDY BLVD., 2ND FLOOR
LAKEWOOD, NJ 08701

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

INTERSTATE REALTY HOLDINGS III, LLC
333 EARLE OVINGTON BLVD., SUITE 900
UNIONDALE, NY 11553

Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	06/05/2020
2021	02/03/2021

Document Images

02/03/2021 -- ANNUAL REPORT	View image in PDF format
06/05/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
04/18/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/09/2014 -- ANNUAL REPORT	View image in PDF format
12/30/2013 -- LC Amendment	View image in PDF format
08/02/2013 -- Florida Limited Liability	View image in PDF format

Town of Pembroke Park
Notice of Violation Notice

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

Name Holly Ridge Apartments LLC

Date Sept. 2. 2021

Site Address 3215 SW 52 Ave #84
Pembroke Park, FL 33023

Case # _____

Sub/Park _____

Permit # _____

☒ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code # _____

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

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)
verification needed for the Drywall Remodeling Been done in the unit (84) no permit on file for any Renovation. Owners refused for me to verify by entering to confirm.

Corrective Action(s)
Schedule an appointment with a code officer to verify the work being done. 12 sheets of Drywall was brought into the unit. No licensed Contractor vehicle on the premises.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other_____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 5

*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

_____
Code Enforcement Officer

_____
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

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

Name Holly Ridge Apartments LLC

Date Sept. 2. 2021

Site Address 3215 SW 52 Ave #84
Pembroke Park, FL 33023

Case # _____

Sub/Park _____

Permit # _____

☐ ***STOP ALL WORK**
☐ No Building Permit
☐ Violation of Florida Building Code # _____
☐ Violation of Town Ordinance # 5-105; 5-17
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
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_____
Code Enforcement Officer

_____
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

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

Name Holly Ridge Apartments LLC

Date Sept. 2, 2021

Site Address 3215 SW 52 Ave #84

Case # _____

Pembroke Park, FL 33023

Sub/Park _____

Permit # _____

☒ ***STOP ALL WORK**

☐ No Building Permit

☐ Violation of Florida Building Code # _____

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

☐ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

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Corrective Action(s)

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☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical

☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other_____

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 5

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_____
Code Enforcement Officer

_____
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park Violation Notice

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

Name Holly Ridge Apartments LLC
Site Address 3215 SW 52 Ave # B4
Permit # _____

Date 9.2.2021
Case # _____
Sub/Park _____

- [x] *STOP ALL WORK
- [x] No Building Permit
- [x] Violation of Florida Building Code # 105.1
- [x] Violation of Town Ordinance # 5-105; 5-17
- [ ] NFPA # _____
- [ ] Approved Plan Not Being Followed
- [ ] Permit Not on Job
- [ ] Approved plan not on Job
- [ ] Re-Inspection Fee
- [x] Repeat Violation (Double fine)

Violation (s)
STOP ALL WORK: NO permit pulled prior or starting to demo the drywall, framing, including electrical, and plumbing work.

Corrective Action(s)
obtain the permits for the complete demo including electrical and plumbing + a permit to legalize the renovation started.

- [x] Structural
- [x] Code Enf.
- [x] Plumbing
- [ ] Zoning
- [ ] Mechanical
- [ ] Business Tax Receipt
- [x] Electrical
- [ ] Other_____

- [x] DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 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.

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

T. malcolm
Code Enforcement Officer

Refused to sign.
Received by
Spoke with Michelle Francis at the office.

White: Original Copy Yellow: Officer's Copy Pink: Violator

09/02/2021 10:47

SILVERADO
09/02/2021 10:30

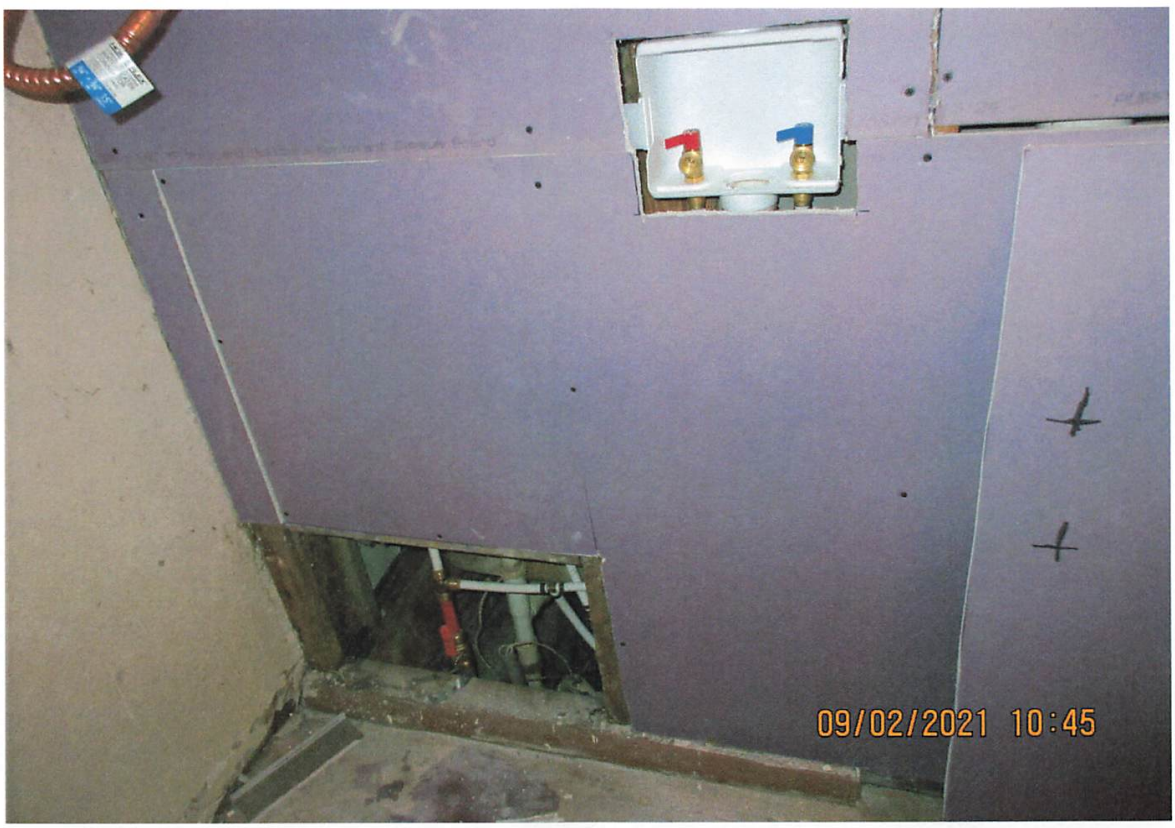
SILVERADO
LFT P72
09/02/2021 10:30

09/02/2021 10:30

ULTIMATE MX II
490
09/02/2021 10:30

09/02/2021 10:30

84
09/02/2021 10:31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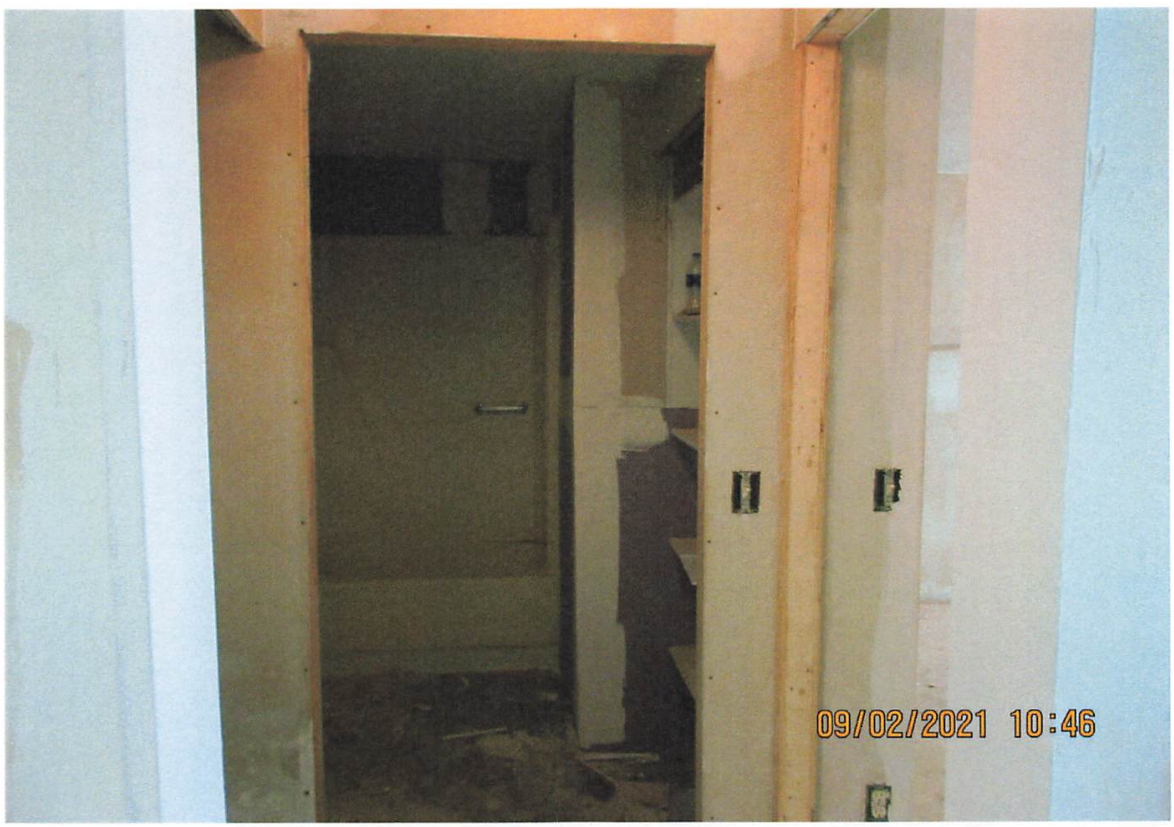
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09/02/2021 10:46

09/02/2021 10:47

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

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

Case Status Closed **Case #** 8354

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

Date Issue	Hearing Date	Document Type	Delivery
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
6/22/2023	6/21/2023	Final Order	Certified Mail
7/8/2023		Affidavit of Compliance	Regular Mail
7/21/2023	8/16/2023	Notice of Formal Hearing - Abate Fine	Affidavit of Service/Posted to Property 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)	7/8/2023
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)	7/8/2023
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)	7/8/2023

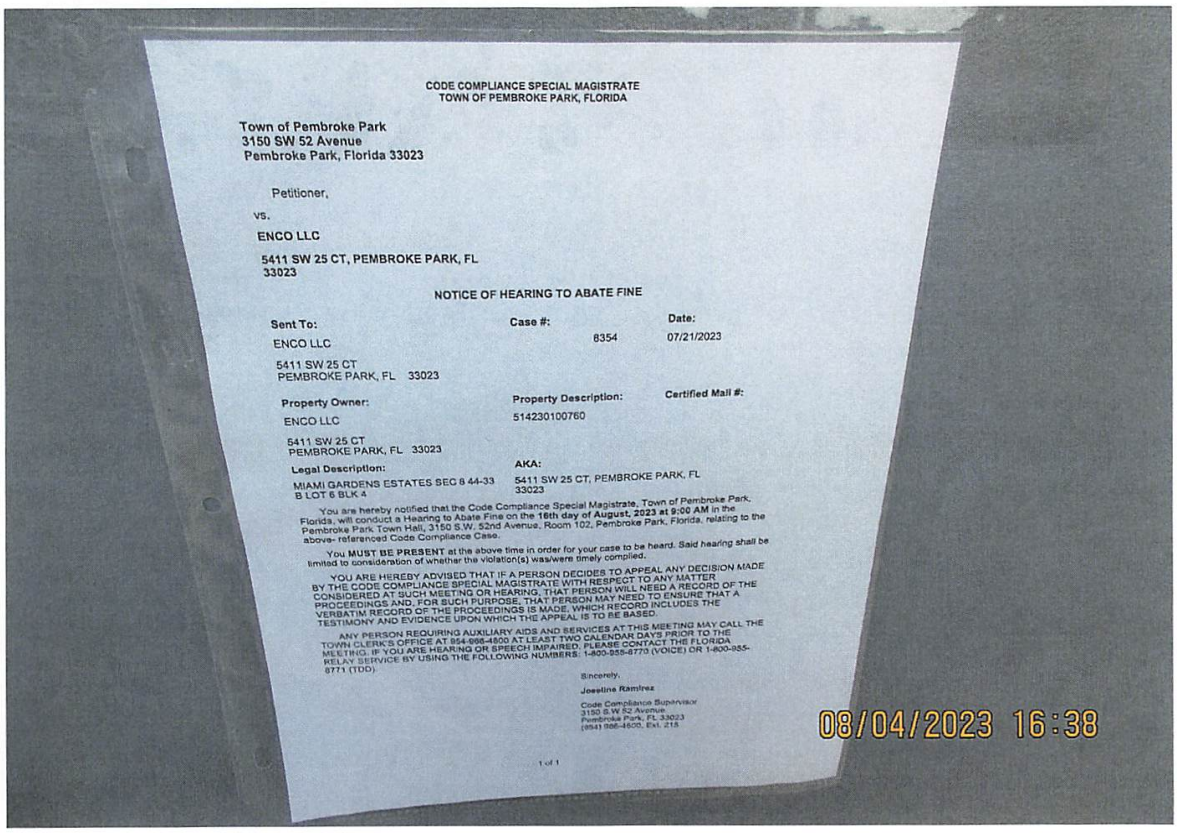
Fines

Case Overview

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/8/2023	$500.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$600.00**

Payments

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



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

ENCO LLC

5411 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ENCO LLC 5411 SW 25 CT PEMBROKE PARK, FL 33023	8354	07/21/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
ENCO LLC 5411 SW 25 CT PEMBROKE PARK, FL 33023	514230100760	

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

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **16th day of August, 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,

Joestine Ramirez

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

1 of 1

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

A F F I D A V I T O F S E R V I C E

TO BE SERVED: ENCO LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

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

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: ENCO LLC AT 04:38 P.M. ON THE 04 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8/11/23

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 11 day of Aug, 2023, by Joseline 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 _____

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Town of Pembroke Park

INVOICE

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

DATE: August 14, 2023
INVOICE # 435
FOR:

Case #8354
ENCO LLC
5411 SW 25 CT,
PEMBROKE PARK, FL 33023

Bill To:

ENCO LLC
5411 SW 25 CT,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 22-27; 22-28 and 22-29.		
	Final Order 06/21/2023		
1	Admin Fee	$ 100.00	$ 100.00
2	/Day(s) of Per Diem from (07/06/2023 - 07/08/2023)	$ 250.00	$ 500.00
	Recommend to Abate Per Diem Fine by 85%		$ 75.00
	$75 + $100.00		$ 175.00
		Balance	$ 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.

ENCO LLC

5411 SW 25 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO ABATE FINE

Sent To:	**Case #:**	**Date:**
ENCO LLC 5411 SW 25 CT PEMBROKE PARK, FL 33023	8354	07/21/2023

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ENCO LLC 5411 SW 25 CT PEMBROKE PARK, FL 33023	514230100760	

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

Date: 7·17·23 Phone #: 954-342-2466

Case # 8354 E-mail: Admin@Enco,LLcom

Address of Violation: 5411 SW 25th Ct Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Wilson Sanchez (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8354 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the August 16, 2023 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 July 10th 2023 imposing the fine of $ 1,100 for violation(s)of the Town's Code of Ordinances: Sec-22-27 – use of certain grass species
Sec22-28 - To be free from shrubs, hedges, rocks, etc.
Sec22-29 – responsibility for maintenance

Brief summary for request: Please note that the work was completed Saturday morning (7.8.23) Also, the missing grass in the swale was created by FPL & the town of West Park as part of the roadway work recently completed. FPL was in the process of replacing the damaged grass, However they did not commit to a specific time & as a result we ended up having to replace it at our own cost. Further, due to the continues rain in the pass few weeks, it was very difficult to obtain Bahia grass because all the grass fields were under-water; However, we finally got it delivered Friday Morning (7.7.23) We kindly ask that the town consider all these issues which were out of our control.

Wilson Sanchez
Petitioner's Name (Print)

Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Wilson Sanchez and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 07/17/2023.

Notary Public State of Florida: My Commission expires: Jan 23, 2026

Erika Ravelo
Comm.:HH 218696
Expires: Jan. 23, 2026
Notary Public - State of Florida

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 8354
vs.	)	
ENCO LLC Respondent(s)	)	

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

SUBJECT REAL PROPERTY: 5411 SW 25 CT, PEMBROKE PARK, FL 33023

PROPERTY OWNER: ENCO LLC

FOLIO NO.: 5142 30 10 0760

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

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 22-27; 22-28 and 22-29. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 22-27; 22-28 and 22-29 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of June 2023. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay $ 250.00 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 June 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.

Nazly Cardona

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
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

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

Date Issue	Hearing Date	Document Type	Delivery
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.

6/13/23

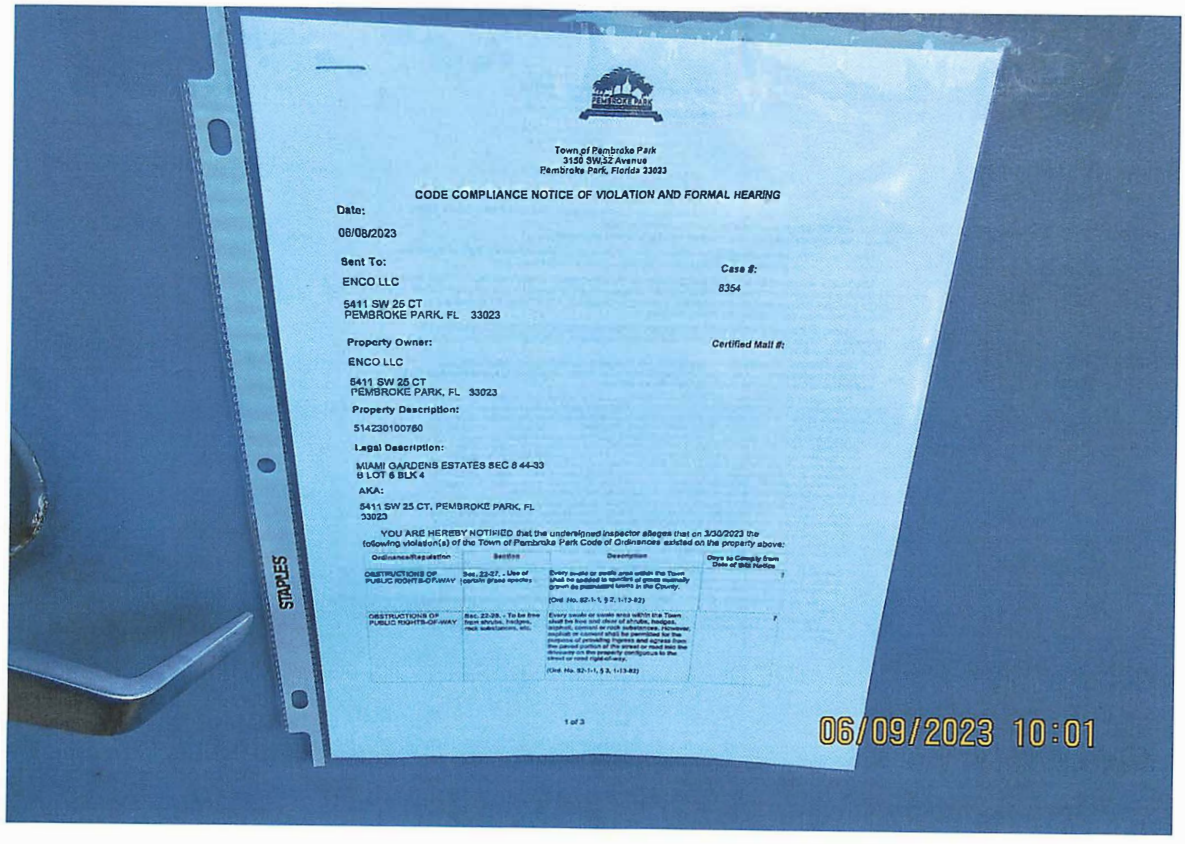
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 13 day of June, 2023, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

NAZLY CAR DNA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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



Town of Pembroke Park
3150 SW 32 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/08/2023

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 Bill 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 seeded to specimen of grass customarily grown as permanent lawns in the County. (Ord. No. 82-1-1, § 7, 1-13-82)	7
OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-28. - To be free from shrubs, hedges, neat selections, 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 of 3

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

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OBSTRUCTIONS OF PUBLIC RIGHTS-OF-WAY	Sec. 22-29. - Responsibility for maintenance.	It shall be the obligation and responsibility of the owner of property contiguous to a swale or swale area within the Town, to maintain the swale or swale area which his property abuts in accordance with the provisions of this division, and free from trash, debris and other obstructions which may be hazardous to the welfare of the general public. (Ord. No. 82-1-1, § 4, 1-13-82; Ord. No. 82-7-1, § 2, 7-14-82)	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

Petitioner,

vs.

ENCO LLC
5411 SW 25 CT, PEMBROKE PARK, FL 33023

Respondent(s)

Case #: 8354

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/Means 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

Nazly Dayana CA

NOTARY PUBLIC, STATE OF FLORIDA

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
ENCO LLC 5411 SW 25 CT PEMBROKE PARK, FL 33023	8354	03/30/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
ENCO LLC 5411 SW 25 CT PEMBROKE PARK, FL 33023	514230100760	

Legal Description:	**AKA:**
MIAMI GARDENS ESTATES SEC 8 44-33 B LOT 6 BLK 4	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
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Notes/Means 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 KIAR
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

Date	Type	Price	Book/Page or CIN
1/5/2017	WD-Q	$200,000	114137641
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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$7.00	6,503	SF
Adj. Bldg. S.F. (Card, Sketch)		888
Eff./Act. Year Built: 1999/1977		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
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 Fees
$

Postmark Here

JUN - 8 2023
USPS HOLLYWOOD FL 33021
POSTAL STORE

Sent To
ENCO LLC

Street and Apt. No.,
SANCHEZ, WILSON
NOH #8354
5411 SW 25 CT,

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

PS Form 3800, Ap

TOWN OF PEMBROKE PARK

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

quadient

FIRST-CLASS MAIL
IMI
$000.60 0
03/31/2023 ZIP 33023
043M30245597

US POSTAGE

NOV

Sent To:

ENCO LLC

5411 SW 25 CT
PEMBROKE PARK, FL 33023

Case #:

8354

02/17/2023 10:09

02/17/2023 10:09

02/17/2023 10:09

Jun 14, 2023 at 1:19:10 PM

Case Overview

Property/Incident Information

Owner	Address	Site Address
MURRAY FAMILY ASSOCIATES LLP	1922 NE 149 ST NORTH MIAMI, FL 33181	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Unit B

Folio

514229070020

Legal Description

PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

Case Status Open **Case #** 7225 **Date Next Inspection** 8/16/2023

Notes 1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/1/2022		Notice of Violation	Regular Mail
11/1/2022	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
2/14/2023	2/15/2023	Notice of Formal Hearing - Extension of Time	Hand
2/15/2023	2/15/2023	Amended Final Order	Certified Mail
5/16/2023	5/17/2023	Notice of Formal Hearing - Extension of Time	Hand
5/17/2023	5/17/2023	2nd Amended Final Order	Certified Mail
8/11/2023	8/16/2023	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00

Case Overview

Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$300.00**

Payments

Date	Payment Type Name	Amount
5/16/2023	Credit	$200.00
5/17/2023	Credit	$100.00
	Total Payments	**$300.00**
	Fees Outstanding	**$0.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MURRAY FAMILY ASSOCIATES LLP

3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Unit B

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MURRAY FAMILY ASSOCIATES LLP 1922 NE 149 ST NORTH MIAMI, FL 33181	7225	08/11/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
MURRAY FAMILY ASSOCIATES LLP 1922 NE 149 ST NORTH MIAMI, FL 33181	514229070020	

Legal Description:	**AKA:**
PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Unit B

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **16th day of August, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 08-08-23. Phone: 7865906383.

Email: dcasaballe@Yahoo.es

Property Address: 3192 W Hallandale Beach Blvd Suite B.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Diego Casaballe (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7225. to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Aug 16 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on Feb 15 imposing the fine of $ 100 per day for violation(s)of the Town's Code of Ordinances:

5-105
5-17

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

Diego Casaballe
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 11 day of August, 20 23.

Nazly Dayana A.
Notary
My Commission expires Mar 15, 2027.

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 7225
vs.	)	
MURRAY FAMILY ASSOCIATES LLP Respondent(s)	)	

AGREED 2ND AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 17th, 2023, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ✓

SUBJECT REAL PROPERTY: 3192 W HALLANDALE BEACH BLVD UNIT B, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MURRAY FAMILY ASSOCIATES LLP

FOLIO NO.: 5142 29 07 0020

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of May 2023. 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 17th day of May 2023.

TOWN OF PEMBROKE PARK

Harry Hipler, Special Magistrate

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

Certificate of Service

This order of abatement was hand delivered at the Special Magistrate Hearing dated above:
Yes ____ No X

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 19 day of May, 2023.

Nazly Dayana A

Nazly Cardona
Administrative Assistant
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

PILI'S BISTRO CAFE INC
900 NE 195TH ST APT 220
MIAMI, FL 33179-3452

1035

63-4/630 FL
24130

DATE 5-16-23.

PAY TO THE ORDER OF Town of Pembroke Park $ 100.00

One hundred and 00/100 DOLLARS

Security Features Details on Back.

BANK OF AMERICA

ACH R/T 063100277

FOR Case 7225.

⑈001035⑈ ⑆063000047⑆ 8981177260 23⑈

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

PILI'S BISTRO CAFE INC
900 NE 195 ST APT 220
MIAMI, FL 33179

Site Address:

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Unit B

Date	5/17/2023 7:24:29 PM
Invoice #	26771
For	Code Enforcement Case# 7225

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$100.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	8/15/2023		$100.00	0	$0.00
Admin Fixed	11/16/2022		$100.00	0	$100.00
Admin Fixed	2/15/2023		$100.00	0	$100.00
Admin Fixed	5/17/2023		$100.00	0	$100.00
Total					$300.00

Payments

Date	Type	Amount
5/16/2023	Credit	$200.00
5/17/2023	Credit	$100.00
	Total	$300.00

Balance **($200.00)**

Case Overview

Property/Incident Information

Owner	Address	Site Address
MURRAY FAMILY ASSOCIATES LLP	1922 NE 149 ST NORTH MIAMI, FL 33181	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229070020

Legal Description

Case Status Open **Case #** 7225 **Date Next Inspection** 5/17/2023

Notes 1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/1/2022		Notice of Violation	Regular Mail
11/1/2022	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
2/14/2023	2/15/2023	Notice of Formal Hearing - Extension of Time	Hand
2/15/2023	2/15/2023	Amended Final Order	Certified Mail
5/16/2023	5/17/2023	Notice of Formal Hearing - Extension of Time	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/17/2023
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: 5/17/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$0.00
Admin Fixed		Admin Fixed		$100.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$200.00**

Case Overview

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$200.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

MURRAY FAMILY ASSOCIATES LLP

3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

NOTICE OF HEARING TO EXTEND TIME

Sent To:	**Case #:**	**Date:**
MURRAY FAMILY ASSOCIATES LLP 1922 NE 149 ST NORTH MIAMI, FL 33181	7225	05/16/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
MURRAY FAMILY ASSOCIATES LLP 1922 NE 149 ST NORTH MIAMI, FL 33181	514229070020	

Legal Description:	**AKA:**
PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB	3192 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 Extend time on the **17th day of May, 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

90 Days

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 5-16-23 Phone: 786 590 6383.

Email: dcasaballe@Yahoo.es.

Property Address: 3192w Hallandale Beach Blvd. Suite B.

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Diego Casaballe (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7225 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the May 17, 9:00 AM Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on Feb 15 imposing the fine of $ 100 - per day for violation(s)of the Town's Code of Ordinances:

5-105
5-17.

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

Diego Casaballe
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 16 day of May, 2023.

Notary

My Commission expires 7/7/26

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

Town of Pembroke Park

3150 SW 52nd Ave
Pembroke Park, FL, 33023
Phone (954) 966-4600
Fax (954) 966-5310

SALES RECEIPT

Bill To:

PILI'S BISTRO CAFE INC
900 NE 195 ST, APT220
MIAMI, FL 33179

Site Address:

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

Date	5/16/2023 4:07:37 PM
Invoice #	26768
For	Code Enforcement Case# 7225

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	$100.00
100.00	Code Enforcement Administrative Fees	$100.00
Total		**$200.00**

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	5/16/2023		$100.00	0	$0.00
Admin Fixed	11/16/2022		$100.00	0	$100.00
Admin Fixed	2/15/2023		$100.00	0	$100.00
Total					$200.00

Payments

Date	Type	Amount
5/16/2023	Credit	$200.00
	Total	$200.00

Balance **$0.00**

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MURRAY FAMILY ASSOCIATES LLP Respondent(s)	))))))	Case No.: 7225

AGREED AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on February 15th, 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: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MURRAY FAMILY ASSOCIATES LLP

FOLIO NO.: 5142 29 07 0020

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 15-17; 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of February 2023. 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 15th day of February 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, 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 7861

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

Postmark Here

Postage
$ 7.85

Total Postage and F
$

Sent To MURRAY FAMILY ASSOCIATES LLP
AFO #7225

Street and Apt. No., 3192 W HALLANDALE BEACH BLVD,

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

PS Form 3800, Ap

7022 2410 0002 7328 7878

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

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

OFFICIAL USE

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

Postmark Here

Postage
$ 7.85

Total Postage a
$

Sent To MURRAY FAMILY ASSOCIATES LLP
AFO #7225

Street and Apt. N 1922 NE 149 ST

City, State, ZIP+ NORTH MIAMI FL 33181

PS Form 3800,

Case Overview

Property/Incident Information

Owner	Address	Site Address
MURRAY FAMILY ASSOCIATES LLP	1922 NE 149 ST NORTH MIAMI, FL 33181	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229070020

Legal Description

Case Status Open **Case #** 7225 **Date Next Inspection** 2/15/2023

Notes 1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/1/2022		Notice of Violation	Regular Mail
11/1/2022	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
2/14/2023	2/15/2023	Notice of Formal Hearing - Extension of Time	Hand 2/14/23

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 2/15/2023
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

Fines

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

Payments

Date	Payment Type Name	Amount

Case Overview

	Total Payments	**$0.00**
	Fees Outstanding	**$100.00**

Jramirez @tppfl.gov

Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 2-13-23 Phone: 786-590-6383
Email: dcasaballe@yahoo.es.
Property Address: 3192 W Hallandale Beach Blvd Suit B

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Diego Casaballe (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 7225. to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 2-15-2023. 9:00 AM
Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 11-16-22 imposing the fine of $ 100. per day for violation(s)of the Town's Code of Ordinances:

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.

Diego Casaballe
~~Diego Casaballe~~
Petitioner's Name (Print)

Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 14 day of Feb, 20 23.

Notary
My Commission expires Feb 17, 2023

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. MURRAY FAMILY ASSOCIATES LLP Respondent(s)	)))))))	Case No.: 7225

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 X NO ____

SUBJECT REAL PROPERTY: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: MURRAY FAMILY ASSOCIATES LLP

FOLIO NO.: 5142 29 07 0020

LEGAL DESCRIPTION: PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 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) 5-17 and 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

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 and 5-105. **WITHIN** 90 **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 $ 100- PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
This 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 Final Order was hand delivered at the Special Magistrate Hearing dated above:
Yes ✓ No____

I the undersigned, Code Enforcement Officer, Erik Richwagen, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 16 day of November, 2022.

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7020 0640 0000 5918 6200

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

Postage
$ 7.82

Postmark Here
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

MURRAY FAMILY ASSOCIATES LLP
(FO-7225)
3192 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

See Reverse for Instructions

7020 0640 0000 5918 6217

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

Postage
$ 7.82

Postmark Here
NOV 18 2022
BOYNTON BEACH FL
33437-USPS

MURRAY FAMILY ASSOCIATES LLP
(FO-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181

See Reverse for Instructions

Case Overview

Property/Incident Information

Owner	Address	Site Address
MURRAY FAMILY ASSOCIATES LLP	1922 NE 149 ST NORTH MIAMI, FL 33181	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status Open **Case #** 7225 **Date Next Inspection** 11/16/2022

Notes 1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
7/1/2022		Notice of Violation	Regular Mail 7/11/22
11/1/2022	11/16/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property 11/4/22 Certified Mail 11/2/22

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: 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 0640 0000 5922 2540

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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
$

Postmark Here

NOV - 2 2022

MURRAY FAMILY ASSOCIATES LLP
(NOH-7225)
3192 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

PS Form 3800, August 2006 See Reverse for Instructions

7020 0640 0000 5922 2557

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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
$

Postmark Here

NOV - 2 2022

MURRAY FAMILY ASSOCIATES LLP
(NOH-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

MURRAY FAMILY ASSOCIATES LLP
(NOH-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 4729 8344 1601 56

2. Article Number *(Transfer from service label)*
7020 0640 0000 5922 2557

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

11·4·22

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

MURRAY FAMILY ASSOCIATES LLP
(FO-7225)
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 4729 8344 1605 90

2. Article Number *(Transfer from service label)*
7020 0640 0000 5918 6217

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

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

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

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

MURRAY FAMILY ASSOCIATES LLP
AFO #7225
1922 NE 149 ST
NORTH MIAMI FL 33181

9590 9402 7912 2234 7838 99

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

7022 2410 0002 7328 7878

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

Rebecca Omeara

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
00)

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

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

Domestic Return Receipt

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

Hasler FIRST-CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-7225

Murray Family Associates LLP
3192 W Hollandale Beach BlVD
Pembroke Park, FL 33009

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

Hasler FIRST-CLASS MAIL
07/11/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

NoV-7225

Sent To:

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

7225

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3192 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 07 0020
Property Owner	MURRAY FAMILY ASSOCIATES LLP	Millage	0613
Mailing Address	1922 NE 149 ST NORTH MIAMI FL 33181	Use	11-03

Abbr Legal Description	PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$373,250	$846,470	$1,219,720	$1,219,720	
2021	$373,250	$415,670	$788,920	$788,920	$16,965.40
2020	$373,250	$380,360	$753,610	$753,610	$16,264.27

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$1,219,720	$1,219,720	$1,219,720	$1,219,720
Portability	0	0	0	0
Assessed/SOH	$1,219,720	$1,219,720	$1,219,720	$1,219,720
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	$1,219,720	$1,219,720	$1,219,720	$1,219,720

Sales History

Date	Type	Price	Book/Page or CIN
9/10/2021	WD*-E	$3,000,000	117581194
9/13/2021	DR*-T	$100	117581193
12/20/2010	SW*-D	$1,250,000	47603 / 616
2/5/1998	WD	$625,000	27669 / 488

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$11.00	33,932	SF
Adj. Bldg. S.F. (Card, Sketch)		9402
Eff./Act. Year Built: 1992/1991		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Detail by Entity Name

Florida Limited Liability Company
MURRAY FAMILY CAPITAL INVESTMENTS, LLC

Filing Information

Document Number	L16000070491
FEI/EIN Number	82-0800469
Date Filed	04/12/2016
State	FL
Status	ACTIVE

Principal Address

1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

Mailing Address

1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

Registered Agent Name & Address

MURRAY, E. EDWARD, JR
1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

Authorized Person(s) Detail

Name & Address

Title MGR

MURRAY, E. EDWARD, JR
1018 THOMASVILLE RD #200 A
TALLAHASSEE, FL 32303

Annual Reports

Report Year	Filed Date
2020	06/01/2020
2021	04/06/2021
2022	03/29/2022

Document Images

03/29/2022 -- ANNUAL REPORT View image in PDF format

04/06/2021 -- ANNUAL REPORT	View image in PDF format
06/01/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
05/18/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- 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, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
MURRAY FAMILY ASSOCIATES LLP		CASE NO 7225
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: MURRAY FAMILY ASSOCIATES LLP AT 10:20. ON THE 4TH 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.

Erik Richwagen

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 14 day of NOV, 2022, by Erik Richwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

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

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:

11/01/2022

Sent To:

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Case #:

7225

Property Owner:

MURRAY FAMILY ASSOCIATES LLP

1922 NE 149 ST
NORTH MIAMI, FL 33181

Certified Mail #:

Property Description:

514229070020

Legal Description:

PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB

AKA:

3192 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1/2022 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)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

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.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

11/1/2022

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: 3192 W HALLANDALE BEACH BLVD UNIT B

Job Name: PILI'S BISTRO CAFE INC

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:9/22/2022 3:29:50 PM

Application Date: 9/22/2022 11:23:58 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/24/2022 10:52:26 AM
FIRE	Approved	10/24/2022 9:12:18 AM
MECHANICAL	Approved	10/23/2022 7:49:26 AM
PLUMBING	Denied	10/23/2022 6:20:50 AM
STRUCTURAL	Denied	10/26/2022 9:49:56 AM
ZONING	Pending	

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
MURRAY FAMILY ASSOCIATES LLP 1922 NE 149 ST NORTH MIAMI, FL 33181	7225	07/01/2022

Property Owner:	Property Description:	Certified Mail #:
MURRAY FAMILY ASSOCIATES LLP 1922 NE 149 ST NORTH MIAMI, FL 33181	514229070020	

Legal Description:	AKA:
PARK SQUARE 137-46 B PARCEL A THAT PART BEG NE COR SLY 140,WLY 245.79,NLY 118,ELY 40,NLY 22,ELY 205.79 TO POB	3192 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 7/1/2022 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/Means of Correction:

1)3192-unit B has done a tenant build out without a permit. Obtain plans and inspections for required permits
2)Obtain a business tax receipt prior to operating. When the business tax receipt has been issued it must be displayed out in the open clearly visible to the public.

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.

Erik Richwagen
Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

BUILDING PERMIT STATUS

Permit Number:

Job Address: 3192 W HALLANDALE BEACH BLVD UNIT B

Job Name: PILI'S BISTRO CAFE INC

Permit Status: Plan Review

Permit Issued Date:

Submitted Into Plan Review Date:9/22/2022 3:29:50 PM

Application Date: 9/22/2022 11:23:58 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/24/2022 10:52:26 AM
FIRE	Approved	10/24/2022 9:12:18 AM
MECHANICAL	Approved	10/23/2022 7:49:26 AM
PLUMBING	Denied	10/23/2022 6:20:50 AM
STRUCTURAL	Denied	10/26/2022 9:49:56 AM
ZONING	Pending	

Town of Pembroke Park
Notice of Violation Notice

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

Name Diego Casaballe.

Date 07/01/2022

Site Address 3192 WHB BlVD
Pembroke Park, FL 33009

Case # _____

Sub/Park _____

Permit # _____

☒ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-17, 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) Tenant Build out without a Permit

Corrective Action(s)

Obtain plans and inspections for required Permits

☒ Structural ☒ Plumbing ☒ Mechanical ☒ Electrical
☒ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other_____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

Erik Vichnuegon
Code Enforcement Officer

Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Joseline Ramirez

From: diego casaballe <dcasaballe@yahoo.es>
Sent: Tuesday, February 14, 2023 4:35 PM
To: Joseline Ramirez
Subject: 3192 w Hallandale Beach Blvd suite B
Attachments: extension Pembroke Park.png

J Ramirez, as discussed in the office, 90 days extension wil be enough.

Thanks
Diego Casaballe

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

Folio

514220160017

Legal Description

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

Case Status Open **Case #** 5053 **Date Next Inspection** 8/16/2023

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

Double permit fee has been assessed to violation

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
4/16/2020		Notice of Violation	Regular Mail
6/22/2023		Affidavit of Non-Compliance	Certified Mail
6/22/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 8/16/2023

Case Overview

SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PEMBROKE ROAD CENTER LLC CASE NO. 5053

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PEMBROKE ROAD CENTER LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3932 PEMBROKE RD, PEMBROKE PARK, FL 33023

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: PEMBROKE ROAD CENTER LLC AT 11:30 A.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8-4-23

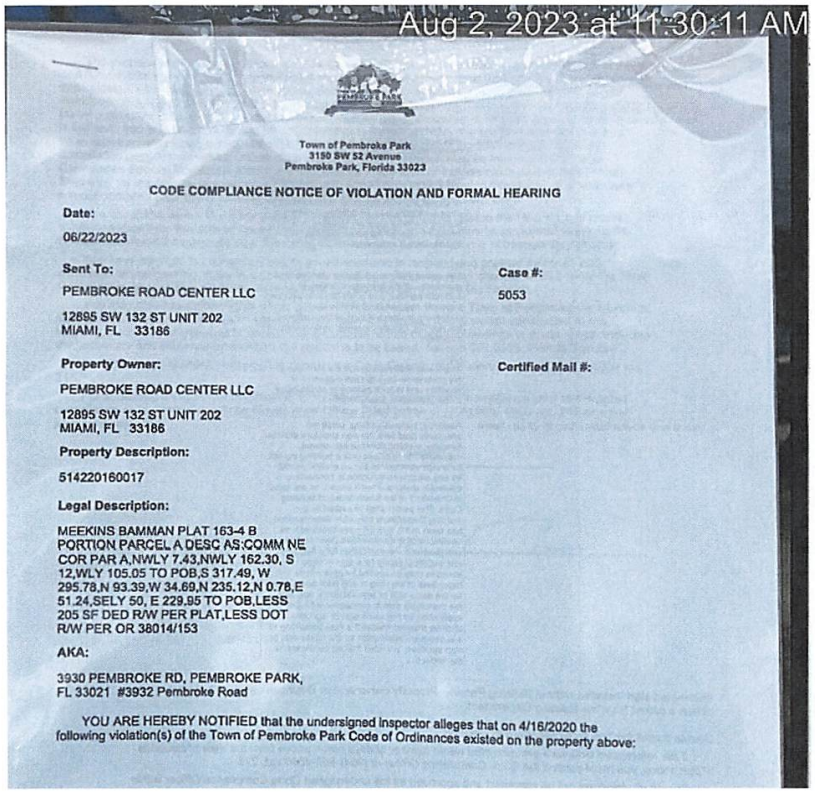
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2023

Sent To:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Case #:

5053

Property Owner:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Certified Mail #:

Property Description:

514220160017

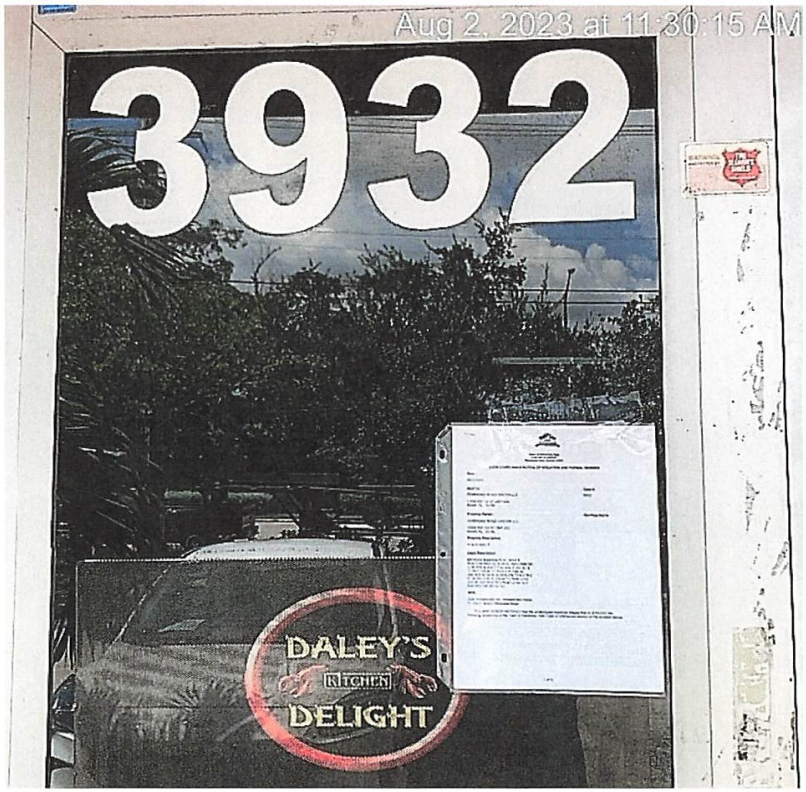
Legal Description:

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

AKA:

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

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/16/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2023

Sent To:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
MIAMI, FL 33186

Case #:

5053

Property Owner:

PEMBROKE ROAD CENTER LLC

12895 SW 132 ST UNIT 202
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Certified Mail #:

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COR PAR A,NWLY 7.43,NWLY 162.30, S
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295.78,N 93.39,W 34.69,N 235.12,N 0.78,E
51.24,SELY 50, E 229.95 TO POB,LESS
205 SF DED R/W PER PLAT,LESS DOT
R/W PER OR 38014/153

AKA:

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

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Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec. 5-2. - Nonresidential commercial buildings, owner's responsibilities (a)	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	30

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

Double permit fee has been assessed to violation

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

6/22/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

PEMBROKE ROAD
CENTER LLC

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

Respondent(s)

Case #:

5053

On 6/22/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PEMBROKE ROAD CENTER LLC
Address:	12895 SW 132 ST UNIT 202 MIAMI, FL 33186
Folio:	514220160017
Site Address:	3930 PEMBROKE RD, PEMBROKE PARK, FL 33021 #3932 Pembroke Road
Legal Description:	MEEKINS BAMMAN PLAT 163-4 B PORTION PARCEL A DESC AS:COMM NE COR PAR A,NWLY 7.43,NWLY 162.30, S 12,WLY 105.05 TO POB,S 317.49, W 295.78,N 93.39,W 34.69,N 235.12,N 0.78,E 51.24,SELY 50, E 229.95 TO POB,LESS 205 SF DED R/W PER PLAT,LESS DOT R/W PER OR 38014/153

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SIGNS AND ADVERTISING	Sec. 21-23 (a) - Permit	Required, successive filing, credit for previously paid fees. No sign structure shall be hereafter erected, constructed, altered, maintained or relocated until a building permit for a sign structure and/or an electric permit for any electric construction in connection therewith shall have been issued, as set forth in Chapter 3 of the South Broward Building Code. The permit shall be issued by the Building Department only after determination has been made that full compliance with all conditions of this article have been met and complied with. An application for a building and electrical permit for a sign or sign structure may be applied for at any time regardless of the filing of any prior application for the same sign or sign structure, and any fee previously paid in connection with the application for the same sign or sign structure shall be credited toward the fees pertaining to a subsequent application for the same sign or sign structure, provided that no certificate for the same si...	Not in Compliance - Reinspection Date: 8/16/2023

Notes/Means of Correction:

1. Illuminated wall sign installed without permits. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected.
Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/22/2023

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3930-3948 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 16 0017
Property Owner	PEMBROKE ROAD CENTER LLC	Millage	0613
Mailing Address	12895 SW 132 ST UNIT 202 MIAMI FL 33186-7201	Use	11-03

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$918,020	$3,063,440	$3,981,460	$3,655,850	
2022	$918,020	$2,863,230	$3,781,250	$3,323,500	$73,003.46
2021	$918,020	$2,615,930	$3,533,950	$3,021,370	$68,285.69

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,981,460	$3,981,460	$3,981,460	$3,981,460
Portability	0	0	0	0
Assessed/SOH	$3,655,850	$3,981,460	$3,655,850	$3,655,850
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$3,655,850	$3,981,460	$3,655,850	$3,655,850

Sales History

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

Land Calculations

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

Special Assessments

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

Jun 15, 2023 at 4:46:50 PM
DALEY'S
DELIGHT
3932

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PEMBROKE ROAD CENTER LLC 12895 SW 132 ST UNIT 202 MIAMI, FL 33186	5053	04/16/2020

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

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

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Notes/Means of Correction:

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

Double permit fee has been assessed to violation

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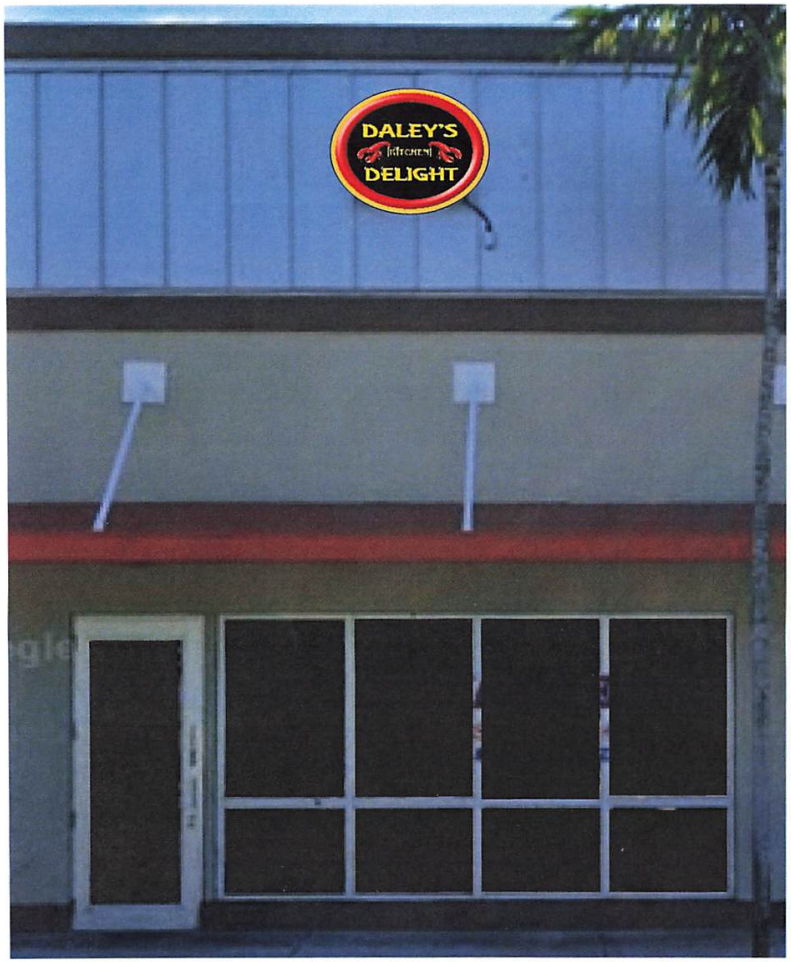


sq.ft 11

LED ILLUMINATED CHANNEL LETTERS

FACES: DIGITAL PRINT
TRIM: BLACK/WHITE
RETURNS: BLACK
SQ.FT 31.5

DALEY KITCHEN DELIGHTS
PEMBROKE PARK, FL

The Sign Surgeon

ITEM

SIGN TYPE
WALL SIGN

QUANTITY SCALE

PAGE DESCRIPTION
ELEVATIONS

STATUS
SHOP DRAWINGS

REV.

DESIGNER SALES

JOB NO. DATE

PROJECT
DALEY'S KITCHEN DELIGHTS

All ideas, designs, arrangements, and plans indicated or represented by this drawing are owned by and the property of The Sign Surgeon, and were created, evolved, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of The Sign Surgeon. Written dimensions on these drawings shall have precedence over scale dimensions; contractors shall verify and be responsible for all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before fabrication proceeds.

APPROVALS

Client Date:

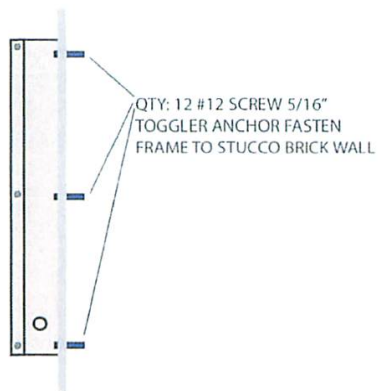
Landlord Date:

PAGE 1

ILLUMINATED SIGN -CABINET STYLE

FRONT VIEW

SIDE VIEW



SCOPE OF WORK

WALL MOUNTED METAL SIGN , WITH TRANSLUCENT WHITE ACRILIC SHEET, AND VYNIL LETTERS PLOTED AND PLACED ON TOP, INSIDE LED ILUMINATION

Town of Pembroke Pines
Building Department
AUG 12 2020
RECEIVED

PEMBROKE SNAPPERS FISH & CHICKEN LLC 3932 PEMBROKE RD UNIT 102 HOLLYWOOD, FL 33021 UNITED STATES	LANDLORD INFO: PEMBROKE ROAD CENTER LLC SOUTHERN MANAGEMENT: ALYSE 561-948-7165	**ILLUMINATED SIGN CABINET 4'X12'** SCOPE OF WORK WALL MOUNTED METAL SIGN , WITH TRANSLUCENT WHITE ACRILIC SHEET, AND VYNIL LETTERS PLOTED AND PLACED ON TOP, LOW VOLTAGE LED ILUMINATION.	METRO ELECTRIC SERVICES 15050 NE 20 AVE OMAR HERNANDEZ-EC13005326 954-410-6364 GRAPHIC DESIGN AND MANUFACT BY BRUNONSKY STUDIOS CORP-786.253.8191 5725 NW 2 AVE #908- MIAMI FLORIDA 33127

3932 PEMBROKE RD

Status	Voided
Job Type	Commercial Sign - Flat Wall - STRUCTURAL
Master Process #	95689
Permit #	

5 5

Plan Review	5/3/2022 11:50:41 AM
Permit Issued	
Permit Expired	
Permit Complete	

Fees

New Fee | Delete Fees | Pay | Amount Paid $ 0.00 | Amount Due $ 250.00 | Amount Unapplied $ 0.00

Application	Date	Type	Work Item	Notes	Quantity	Amount	Transacti...	Del
(ELE)-9...	7/27/2022	Building Permit (2020)	Processing Fee		65	$50.00		☐
(ELE)-9...	7/27/2022	Building Permit (2020)	Commercial Plan Review Fee		1	$75.00		☐
(BUL)-9...	7/27/2022	Building Permit (2020)	Processing Fee		65	$50.00		☐
(BUL)-9...	7/27/2022	Building Permit (2020)	Commercial Plan Review Fee		1	$75.00		☐

3932 PEMBROKE RD

Status	Voided
Job Type	Commercial Sign - Cabinet Box - STRUCTURAL
Master Process #	91988
Permit #	

Plan Review	8/25/2020 2:55:49 PM
Permit Issued	
Permit Expired	
Permit Complete	

Notes

New Note

Event ID	Type	Reques... By	Date Created	Status	Notes	
86462	Other	Lucie Manze...	8/17/2020 8:29:47 AM	Open	Uploaded: APP-BL, APP-EL, EL-DRWG, WALL MOUNT SPEC...	View 10 Delete
86706	Other	Jeffrey Louis	8/27/2020 11:33:00 AM	Return... Plans To Applic...	Sent plan review comments to admin@brunoskystudios...	View Delete
87555	Other	Jeffrey Louis	10/13/2020 7:46:36 AM	Open	upload.. Transmittal Form, E(1)	View 4 Delete
87747	Other	Lucie Manze...	10/20/2020 4:14:34 PM	Return... Plans To Applic...	comments emailed to <a href="mailto:admin@brunosky...	View Delete

7022 2410 0001 1497 1164

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

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

OFFICIAL USE

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

Postage
$ 7.85.
Total Postage an
$
Sent To
PEMBROKE ROAD CENTER LLC/NOH #5053
3948 PEMBROKE RD,
PEMBROKE PARK, FL 33021
Street and Apt. N
City, State, ZIP+4
PS Form 3800,

Postmark Here
WEST HOLLYWOOD HILLS
JUL 21 2022

7022 2410 0001 1497 1171

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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 an
$
Sent To
NS COMPANY SERVICES LLC/NOH #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131
Street and Apt. N
City, State, ZIP+4
PS Form 3800,

Postmark Here
WEST HOLLYWOOD HILLS
JUL 21 2022

7022 2410 0001 1497 1133

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

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

Postage
$ 7.85.
Total Postage and
$
Sent To
PEMBROKE ROAD CENTER LLC/NOH #5053
3932 PEMBROKE RD,
PEMBROKE PARK, FL 33021
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
WEST HOLLYWOOD HILLS
JUL 21 2022

7022 2410 0001 1497 1195

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

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

Postage
$ 7.85.
Total Postage and F
$
Sent To
PEMBROKE ROAD CENTER LLC/NOH #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186
NOH #5053
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
WEST HOLLYWOOD HILLS
JUL 21 2022

7022 2410 0001 1497 1157

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 ROAD CENTER LLC/NOH #5053
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

Postmark Here
WEST HOLLYWOOD HILLS
JUL 21 2022

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC/NOH #5053
12895 SW 132 ST UNIT 202
MIAMI FL 33186

9590 9402 7581 2098 7736 34

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1195

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name): Lynch
C. Date of Delivery: 07/24/23

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

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

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

---

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC/NOH #5053
3930 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7581 2098 7736 03

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1157

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery: 07/25/23

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

3980

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

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

---

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

PEMBROKE ROAD CENTER LLC/NOH #5053
3932 PEMBROKE RD,
PEMBROKE PARK, FL 33021

9590 9402 7581 2098 7735 97

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1133

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☑ Agent
☐ Addressee

B. Received by (Printed Name): Yolanda Fernandez
C. Date of Delivery: 07/26/23

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

3932

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

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

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

NS COMPANY SERVICES LLC/NOH #5053
1110 BRICKELL AVE., SUITE 310
MIAMI, FL 33131

9590 9402 7581 2098 7736 27

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

7022 2410 0001 4497 1171

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

TOWN OF PEMBROKE PARK

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

Hasler
04/16/2020
US POSTAGE $000.50⁰
FIRST-CLASS MAIL
ZIP 33023
011D10656696

SNAPPER'S
3932 PEMBROKE ROAD
PEMBROKE PARK, FL 33021

NOV # 5053

RECEIVED AUG 27 2020

NIXIE 331 DE 1 0008/25/20
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33023541350 *2906-03311-16-44

Case Overview

Property/Incident Information

Owner	Address	Site Address
Maria G Ortega	3100 W HALLANDALE BEACH BLVD Lot # 203, Pembroke Park, FL 33009	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #203

Folio

514229000331

Legal Description

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

Case Status Open **Case #** 5552 **Date Next Inspection** 6/15/2023

Notes

1. Concrete slab installed without a permit. Obtain permit with plans and complete required inspections.
2. Gazebo installed without a permit. Obtain permit with plans and complete required inspections.
3. Screen room addition installed without a permit. Obtain permit with plans and complete required inspections.
4. Prohibited storage (wooden hutch/pen). Remove from the property.
5. Electrical in shed, gazebo, and screen room done without a permit. Obtain permit with plans and complete required inspections.
6. Stairs at shed & RV installed without a permit. Obtain permit with plans and complete required inspections.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/1/2021		Notice of Violation	Hand
6/23/2023		Affidavit of Non-Compliance	Certified Mail
6/23/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - 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: 6/15/2023
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: 6/15/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 6/15/2023

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)	6/23/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

MARIA G ORTEGA CASE NO. 5552

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MARIA G ORTEGA

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3100 W HALLANDALE BEACH BLVD #203, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: MARIA G ORTEGA AT 12:18 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8-4-23

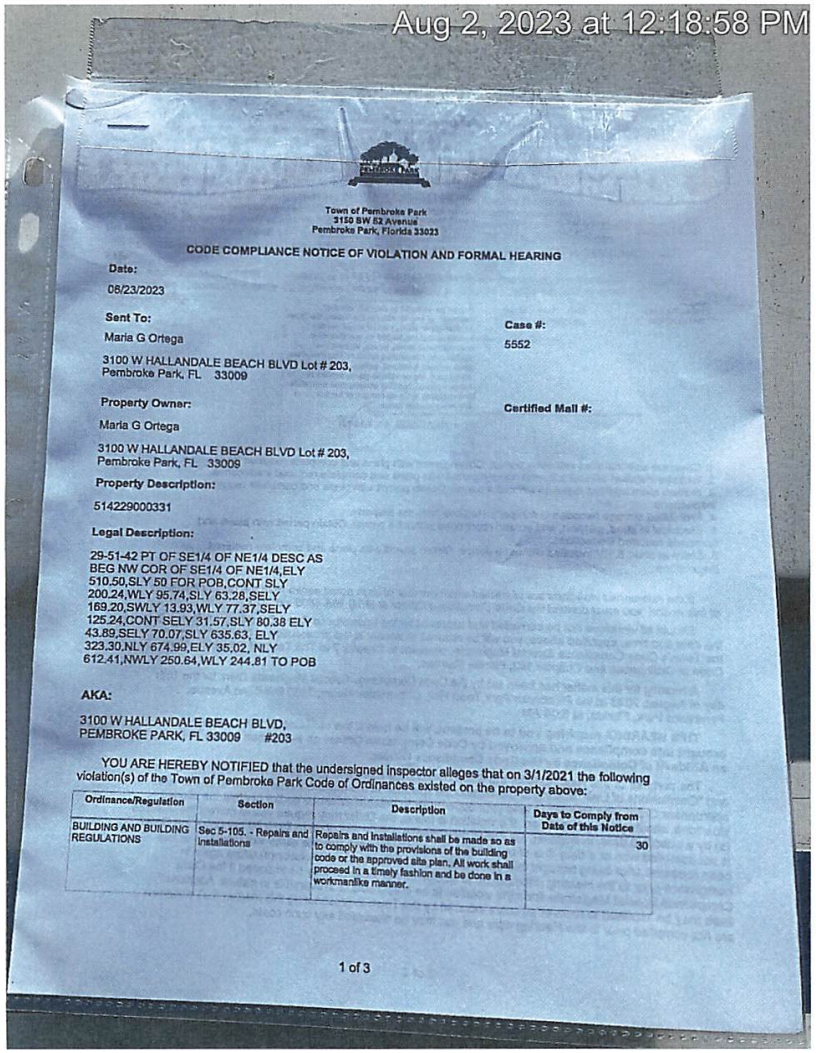
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



Aug 2, 2023 at 12:18:58 PM

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

08/23/2023

Sent To:

Maria G Ortega

3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Case #:

5552

Property Owner:

Maria G Ortega

3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY
510.50,SLY 50 FOR POB,CONT SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, ELY
323.30,NLY 674.99,ELY 35.02, NLY
612.41,NWLY 250.64,WLY 244.81 TO POB

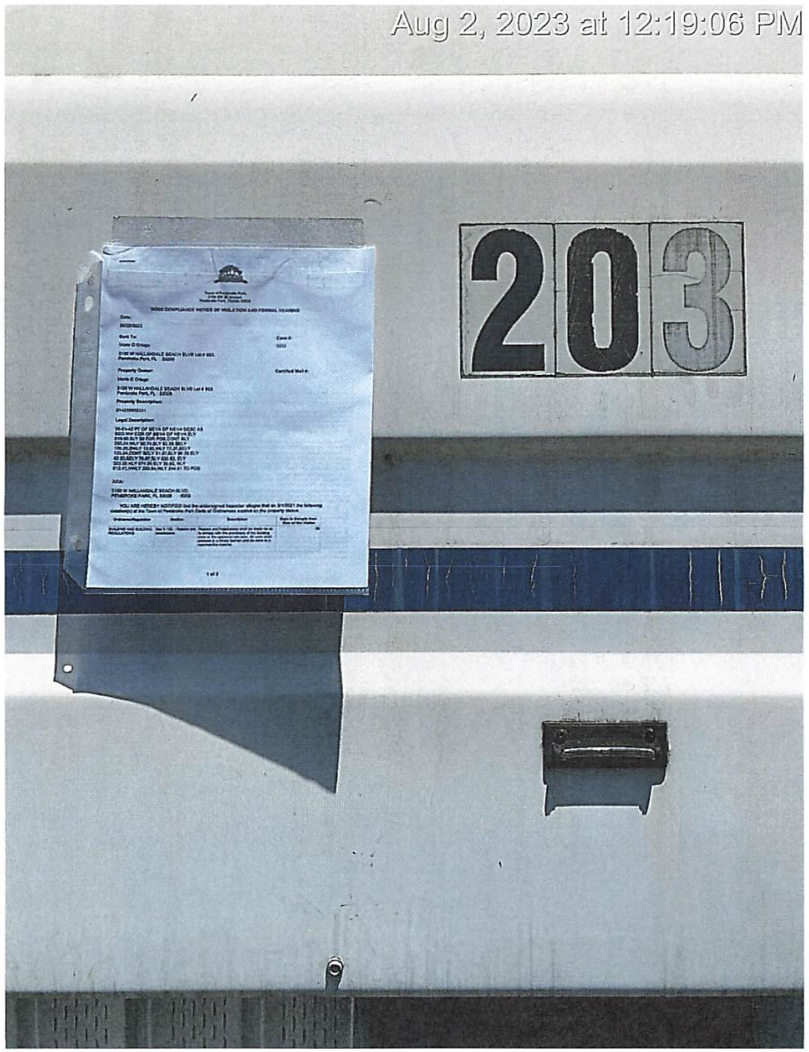
AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #203

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/23/2023

Sent To:

Maria G Ortega

3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Case #:

5552

Property Owner:

Maria G Ortega

3100 W HALLANDALE BEACH BLVD Lot # 203,
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000331

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS
BEG NW COR OF SE1/4 OF NE1/4,ELY
510.50,SLY 50 FOR POB,CONT SLY
200.24,WLY 95.74,SLY 63.28,SELY
169.20,SWLY 13.93,WLY 77.37,SELY
125.24,CONT SELY 31.57,SLY 80.38 ELY
43.89,SELY 70.07,SLY 635.63, ELY
323.30,NLY 674.99,ELY 35.02, NLY
612.41,NWLY 250.64,WLY 244.81 TO POB

AKA:

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #203

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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
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	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. Concrete slab installed without a permit. Obtain permit with plans and complete required inspections.
2. Gazebo installed without a permit. Obtain permit with plans and complete required inspections.
3. Screen room addition installed without a permit. Obtain permit with plans and complete required inspections.
4. Prohibited storage (wooden hutch/pen). Remove from the property.
5. Electrical in shed, gazebo, and screen room done without a permit. Obtain permit with plans and complete required inspections.
6. Stairs at shed & RV installed without a permit. Obtain permit with plans and complete required inspections.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

6/23/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Maria G Ortega

3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #203

Respondent(s)

Case #:

5552

On 6/23/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	Maria G Ortega
Address:	3100 W HALLANDALE BEACH BLVD Lot # 203, Pembroke Park, FL 33009
Folio:	514229000331
Site Address:	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #203
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 8/16/2023
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)	6/23/2023

Notes/Means of Correction:

1. Concrete slab installed without a permit. Not Corrected.
2. Gazebo installed without a permit. Has been removed but no permit was obtained.
3. Screen room addition installed without a permit. Has been removed but no permit was obtained.
4. Prohibited storage (wooden hutch/pen). Corrected.
5. Electrical in shed, gazebo, and screen room done without a permit. Not Corrected.
6. Stairs at shed & RV installed without a permit. Not Corrected

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/23/2023

NOTARY PUBLIC, STATE OF FLORIDA

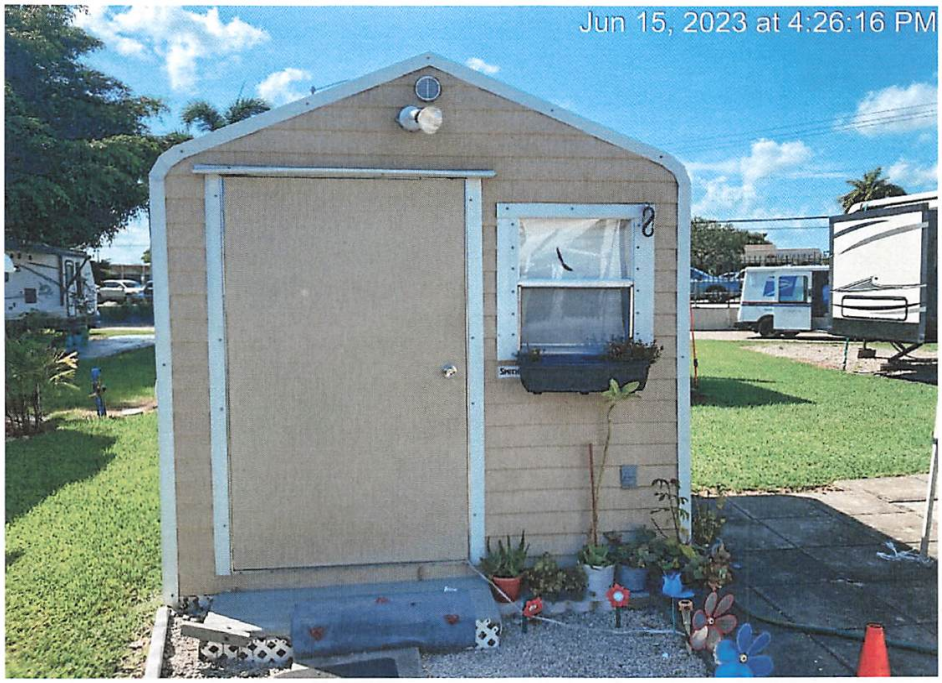
JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Jun 15, 2023 at 4:25:47 PM
20

Jun 15, 2023 at 4:25:54 PM
TERRY

Jun 15, 2023 at 4:26:02 PM

Jun 15, 2023 at 4:26:13 PM
OUTBACK


Jun 15, 2023 at 4:26:16 PM

Jun 15, 2023 at 4:26:40 PM

No Permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Emile Hamelin	5552	03/01/2021
203 2nd ST Pembroke Park, FL 33009 Match address		

Property Owner:	Property Description:	Certified Mail #:
Emile Hamelin	514229000331	
203 2nd ST Pembroke Park, FL 33009		

Legal Description:	AKA:
29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 510.50,SLY 50 FOR POB,CONT SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, ELY 323.30,NLY 674.99,ELY 35.02, NLY 612.41,NWLY 250.64,WLY 244.81 TO POB	3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #203

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/1/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

Notes/Means of Correction:

1. Concrete slab installed without a permit. Obtain permit with plans and complete required inspections.
2. Gazebo installed without a permit. Obtain permit with plans and complete required inspections.
3. Screen room addition installed without a permit. Obtain permit with plans and complete required inspections.
4. Prohibited storage (wooden hutch/pen). Remove from the property.
5. Electrical in shed, gazebo, and screen room done without a permit. Obtain permit with plans and complete required inspections.
6. Stairs at shed & RV installed without a permit. Obtain permit with plans and complete required inspections.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code 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.

Teressa Malcolm
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 _____ Date 3-1-2021

Site Address 3100 W Hallandale Beach Blvd #203 Case # _____

Sub/Park Green Acres MHP

Permit # _____

☐ *STOP ALL WORK
☑ No Building Permit
☑ Violation of Florida Building Code # 5-105; 5-2(A)(B)
☑ Violation of Town Ordinance # 12-48
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☑ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

Installed shed, gazebo, screen room addition to RV without permit, outside storage (wooden pen) elect meter wires (loose), all elect outlets, fridge, slab without permit + stairs shed + RV.

Corrective Action(s)

obtain permit for shed, screen room, all elect outlets, + stairs + slab. with plans + Inspection. ~~Remove fridge.~~ fm verify shed permit.

☑ 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

T. malcolm
Code Enforcement Officer

Refused to sign
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

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

Name _____ Date 2-1-2021

Site Address [illegible] Case # _____

[illegible] Sub/Park [illegible] MHP

Permit # _____

☐ ***STOP ALL WORK**
☐ No Building Permit
☐ Violation of Florida Building Code # [illegible]
☐ Violation of Town Ordinance # [illegible]
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

[illegible] shed, [illegible], screen room [illegible]
[illegible] permit [illegible] storage [illegible]
[illegible] electric [illegible] wires [illegible]
[illegible] permit [illegible] shed [illegible]

Corrective Action(s)

[illegible] permit for shed, screen room, [illegible]
[illegible] signs [illegible] inspection. Remove
[illegible] shed permit.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other_____

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (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.

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☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

T. malcolm
Code Enforcement Officer

refused to sign
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

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

Name _____ Date 3-1-2021

Site Address 3100 W Hallandale Beach Blvd #203 Case # _____

Sub/Park Fifteen Acres MHP

Permit # _____

☐ ***STOP ALL WORK**

☐ No Building Permit

☑ Violation of Florida Building Code # 105.3.2(A)(B)

☐ Violation of Town Ordinance # 12-48

☑ NFPA # _____

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

Installed shed, gazebo, screen room addition to rv without permit, outside storage (wooden pen) electric wires (loose), no elect outlets, fridge, [illegible] without permit + stairs shed + rv.

Corrective Action(s)

Obtain permit for shed, screen room, no elect outlets, + stairs + stops. with plans + inspection. Remove fridge fm. verify shed permit.

☐ 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.

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T. Malcolm
Code Enforcement Officer

Refused to sign
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

03/01/2021 15:43

03/01/2021 15:44

03/01/2021 15:47

03/01/2021 15:47

03/01/2021 15:52

03/01/2021 15:52

FOR SALE
203
03/01/2021 15:52

03/01/2021 15:52

03/01/2021 15:53

03/01/2021 15:53

203
03/01/2021 15:44

TERRY
EXL
03/01/2021 15:44

03/01/2021 15:48

03/01/2021 15:50

03/01/2021 15:43

03/01/2021 15:43

03/01/2021 15:52

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03/01/2021 15:53

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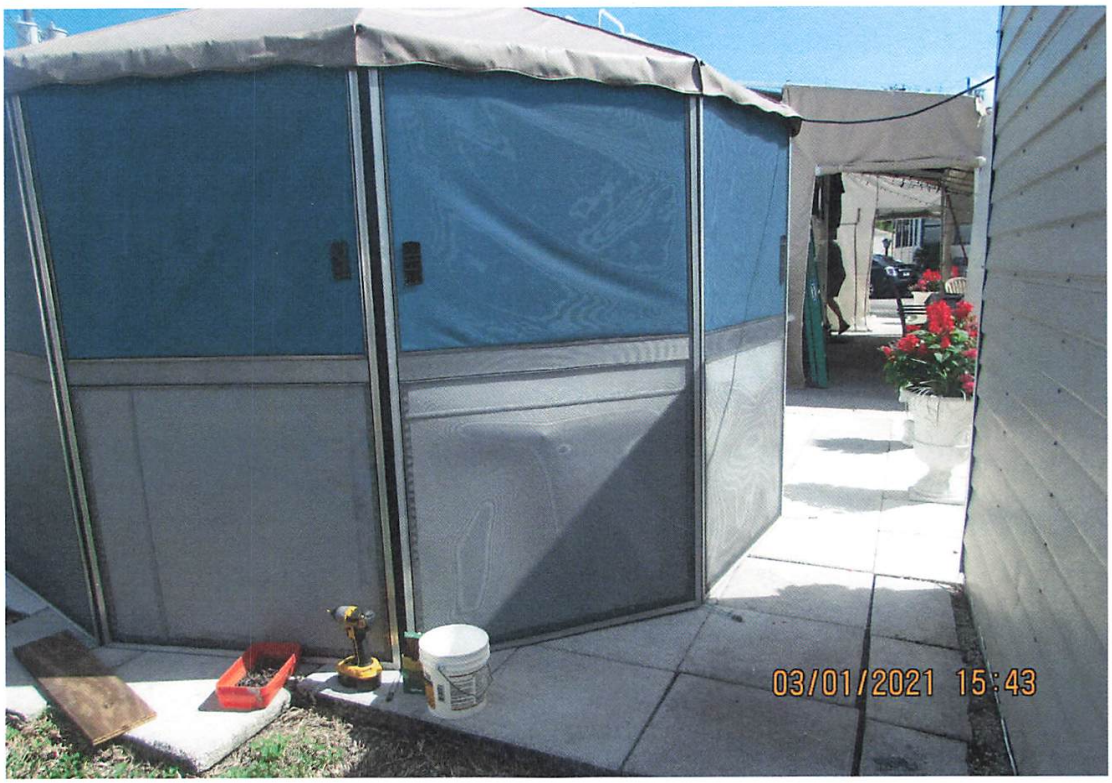
03/01/2021 15:42

TERRY
03/01/2021 15:43


03/01/2021 15:43

03/01/2021 15:43

03/01/2021 15:52

03/01/2021 15:52

7022 2410 0001 1497 1430

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
$

Postmark Here

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Sent To: GREEN ACRES PEMBROKE MHC LLC
Street and Apt. No.,: NOH #5552
City, State, ZIP+4®: 3100 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PS Form 3800, Ap

7022 2410 0001 1497 1423

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

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Postmark Here

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Sent To: GREEN ACRES PEMBROKE MHC LLC
Street and Apt. No.,: NOH #5552
City, State, ZIP+4®: 8800 N BRONX AVE 2 FL, SKOKIE IL 60077

PS Form 3800, Ap

7022 2410 0001 1497 1416

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

Certified Mail Fee
$

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

Postage
$ 7.85

Total Postage and
$

Postmark Here

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Sent To: CORPORATION SERVICE COMPANY
Street and Apt. No: NOH #5552
City, State, ZIP+4®: 1201 HAYS STREET, TALLAHASSEE, FL 32301

PS Form 3800, A

7022 2410 0001 1497 1409

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
$

Postmark Here

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Sent To: MARIA G ORTEGA
Street and Apt. No.,: NOH #5552
City, State, ZIP+4®: 3100 W HALLANDALE BEACH BLVD #203, PEMBROKE PARK, FL 33009

PS Form 3800, Ap

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC
NOH #5552
3100 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7738 87

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

7022 2410 0001 1497 1430

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
7/24/22

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

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

Domestic Return Receipt

NOV #5552

TOWN OF PEMBROKE PARK

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

Hasler
03/02/2021
US POSTAGE $0

011

Sent To:

Emile Hamelin

203 2nd ST
Pembroke Park, FL 33009

Case #:

5552

NOV # 5552

TOWN OF PEMBROKE PARK

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

Hasler
03/02/2021
US POSTAGE $0

01

Sent To:

GREEN ACRES PEMBROKE MHC LLC

8800 N BRONX AVE 2 FL
SKOKIE, IL 60077

Case #:

5552

NDER: 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:

MARIA G ORTEGA
NOH #5552
3100 W HALLANDALE BEACH BLVD #203,
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7738 56

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

7022 2410 0001 1497 1409

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
C. Date of Delivery 7/24/23

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

GREEN ACRES PEMBROKE MHC LLC
NOH #5552
8800 N BRONX AVE 2 FL
SKOKIE IL 60077

9590 9402 7581 2098 7738 70

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

7022 2410 0001 1497 1423

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X B Awdyski
☐ Agent
☐ Addressee

B. Received by *(Printed Name)*
B AWDYSKI
C. Date of Delivery
7·24·23

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
NOH #5552
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7738 63

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

7022 2410 0001 1497 1416

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Danielle Nelloms
Danielle Nelloms
☐ Agent
☐ Addressee

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

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

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
COLE, YVONNE	5417 SW 41 ST PEMBROKE PARK, FL 33023	5417 SW 41 ST, PEMBROKE PARK, FL 33023

Folio

514230270010

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

Case Status Open **Case #** 5654 **Date Next Inspection** 7/17/2023

Notes
1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: Blocked by a/c strap 10/09/2020)
2. A double permit has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
3/22/2021		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2023
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

COLE, YVONNE CASE NO. 5654

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: COLE, YVONNE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5417 SW 41 ST, PEMBROKE PARK, FL 33023

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: COLE, YVONNE AT 12:55 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8-4-23

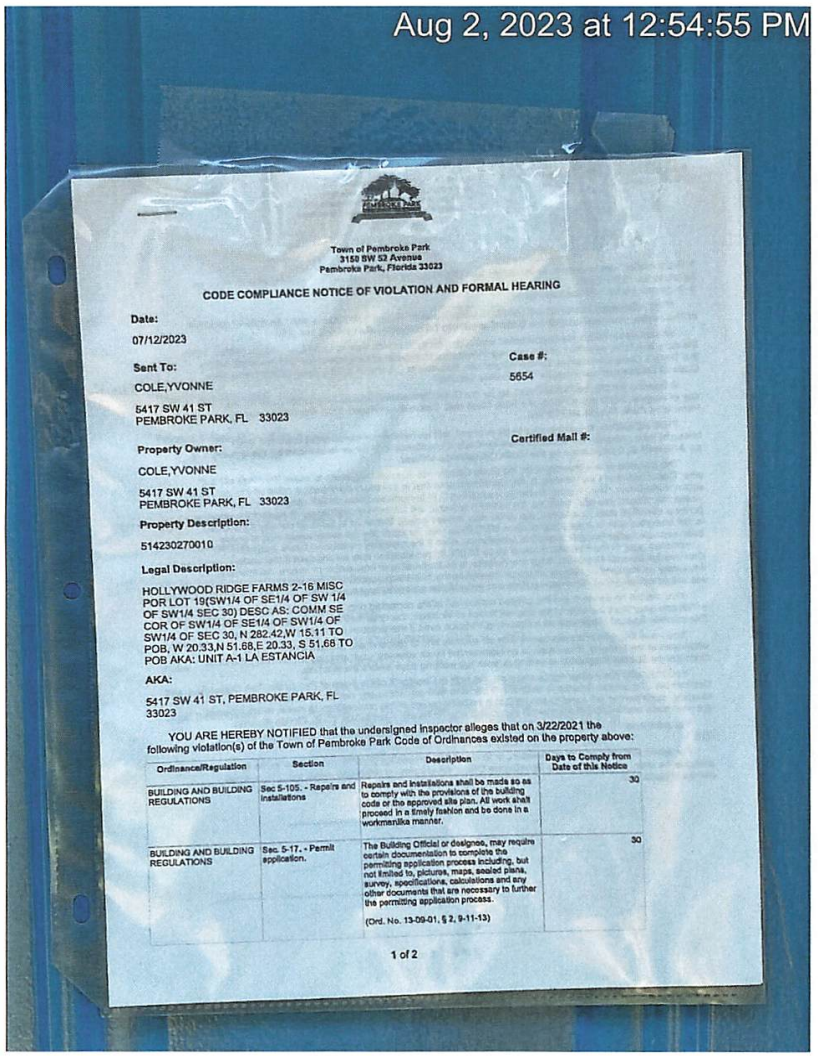
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/12/2023

Case #:
5654

Sent To:
COLE,YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Owner:
COLE,YVONNE
5417 SW 41 ST
PEMBROKE PARK, FL 33023

Property Description:
514230270010

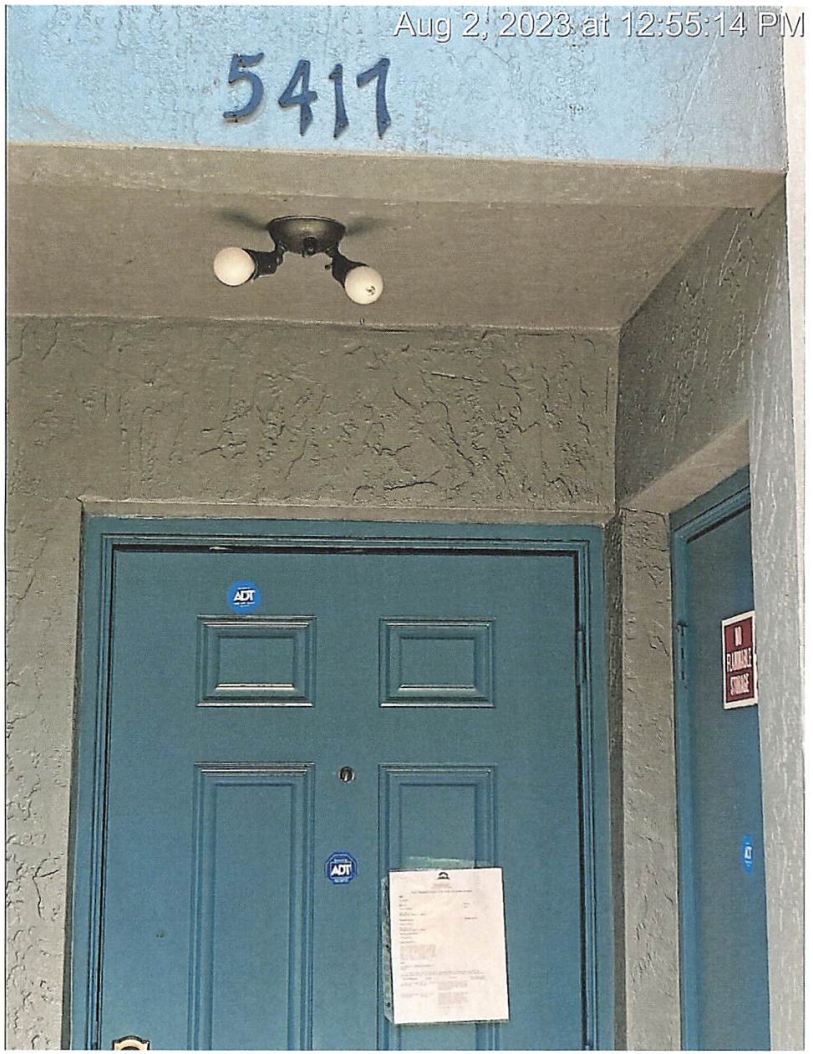
Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

AKA:
5417 SW 41 ST, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 2



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

DAVID E ZELL TR / NOH #8535
ZELL, DAVID E TRS / AJ659, #8625
140 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7581 2098 7736 65

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

7022 2410 0001 1497 1218

COMPLETE THIS SECTION ON DELIVERY

24 JUL 2023 PM 2 L

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RAZ, ETAN
HAF #5465
2673 S PARK LANE
PEMBROKE PARK, FL 33009

9590 9402 7581 2098 7739 79

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

7022 2410 0001 1497 1539

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

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

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

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

PS Form 3811

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 CROWN III LLC
HAF #5465
2673 S PARK LN
PEMBROKE PARK FL 33309

9590 9402 7581 2098 7739 93

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

7022 2410 0001 1497 1546

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

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

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

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

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

NOV #5654

TOWN OF PEMBROKE PARK

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

Hasler
03/22/2021
US POSTAGE

Sent To:

COLE, YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5654

7022 2410 0001 1497 1225

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: DAVID E ZELL TR /NOH #8535
ZELL, DAVID E TRS /#5659, #8625

Street and Apt. No.,: 2301 SW 31 CT,

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

Postmark Here: WEST HOLLYWOOD HILLS, JUL 21 2022

PS Form 3800, Apr

7022 2410 0001 1497 1218

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: DAVID E ZELL TR /NOH #8535
ZELL, DAVID E TRS/ #5659, #8625

Street and Apt. No.,: 140 GREENS RD

City, State, ZIP+4®: HOLLYWOOD FL 33021

Postmark Here: WEST HOLLYWOOD HILLS, JUL 21 2022

PS Form 3800, Ap

7022 2410 0001 1497 1447

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: COLE, YVONNE
NOH #5654

Street and Apt. No.,: 5417 SW 41 ST,

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

Postmark Here: WEST HOLLYWOOD HILLS, JUL 21 2022

PS Form 3800, Ap

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/12/2023

Sent To:

COLE,YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Case #:

5654

Property Owner:

COLE,YVONNE

5417 SW 41 ST
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230270010

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

AKA:

5417 SW 41 ST, PEMBROKE PARK, FL 33023

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BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission.	30

(Ord. No. 89-12-1, § 2, 12-13-89)

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections (Serial: Blocked by a/c strap 10/09/2020)
2. A double permit has been assessed.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

7/12/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

COLE,YVONNE

5417 SW 41 ST, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:

5654

On 7/12/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	COLE,YVONNE
Address:	5417 SW 41 ST PEMBROKE PARK, FL 33023
Folio:	514230270010
Site Address:	5417 SW 41 ST, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2023
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: 7/17/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-87. - Permit required	It shall be unlawful for any person, firm, corporation, or association to operate or undertake dredging in the Town without first obtaining a permit from the Town Commission. (Ord. No. 89-12-1, § 2, 12-13-89)	Not in Compliance - Reinspection Date: 7/17/2023

Notes/Means of Correction:

1. A/c installed with no permit, no record on file. Obtain permit with plans and inspections. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

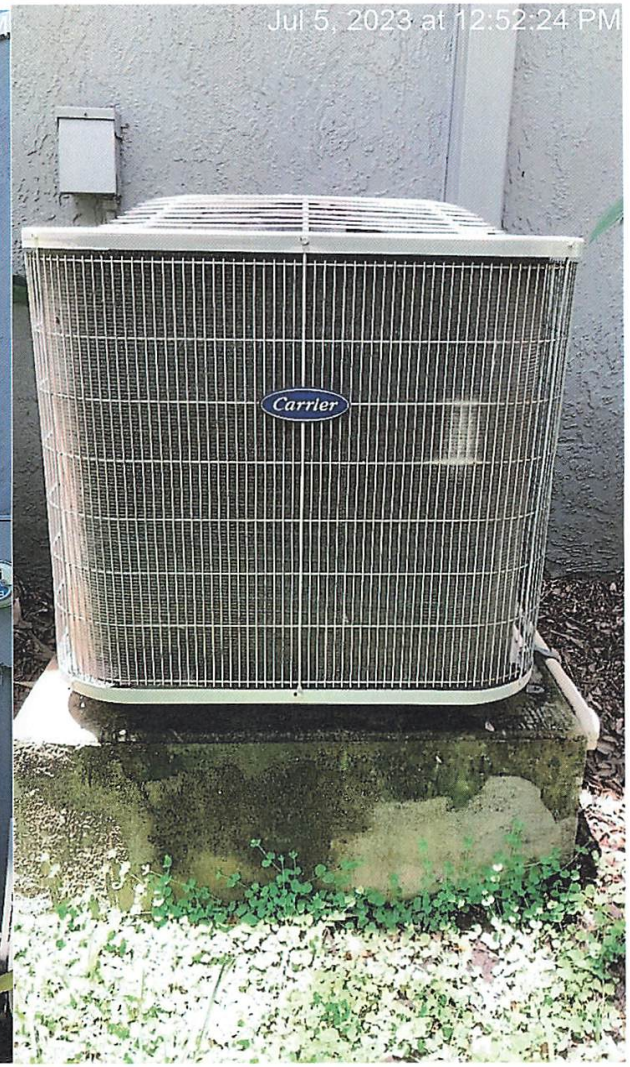
Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/12/2023

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Jul 5, 2023 at 12:51:59 PM
5417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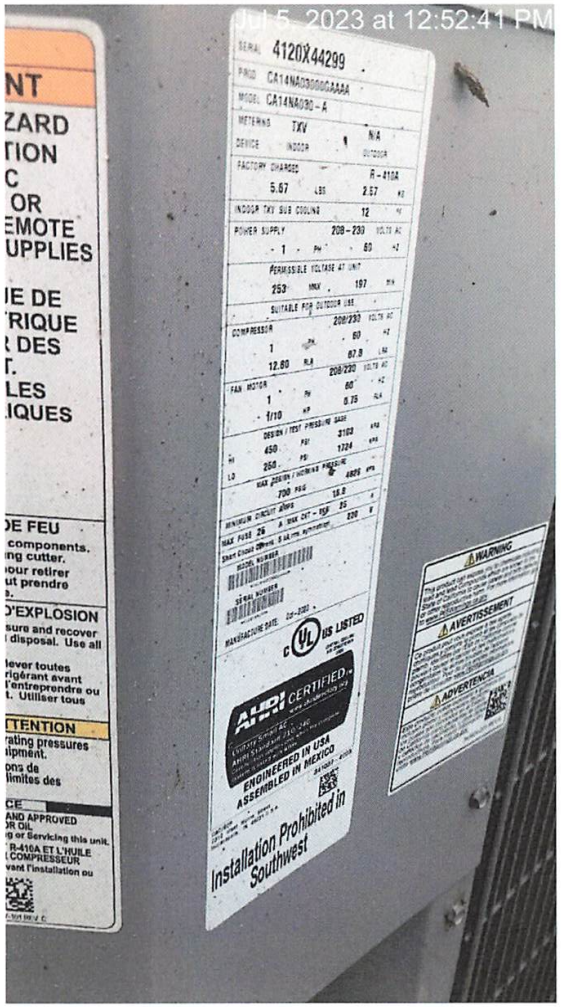
Carrier


Jul 5, 2023 at 12:52:41 PM
SERIAL 4120X44299
MODEL CA14NA036-A
METERING TXV
DEVICE INDOOR
OUTDOOR
FACTORY CHARGED R-410A
5.67 LBS 2.57 KG
INDOOR TXV SUB COOLING 12
POWER SUPPLY 208-230 VOLTS AC
1 PH 60 HZ
PERMISSIBLE VOLTAGE AT UNIT
253 MAX 197 MIN
SUITABLE FOR OUTDOOR USE
COMPRESSOR 208/230 VOLTS AC
1 PH 60 HZ
12.80 RLA 67.8 LRA
FAN MOTOR 208/230 VOLTS AC
1 PH 60 HZ
1/10 HP 0.75 FLA
DESIGN / TEST PRESSURE GAGE
HI 450 PSI 3103 KPA
LO 250 PSI 1724 KPA
MAX DESIGN / NORMAL PRESSURE
700 PSIG 4826 KPA
MINIMUM CIRCUIT AMPS 15 A
MAX FUSE 25 A MAX CKT - BKR 20 A
SHOCK HAZARD
MODEL NUMBER
SERIAL NUMBER
MANUFACTURE DATE
C UL US LISTED
AHRI CERTIFIED
ENGINEERED IN USA
ASSEMBLED IN MEXICO
Installation Prohibited In Southwest
WARNING
AVERTISSEMENT
ADVERTENCIA
NT
ZARD
TION
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OR
EMOTE
UPPLIES
IE DE
RIQUE
R DES
T.
LES
IQUES
DE FEU
components.
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our retirer
ut prendre
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D'EXPLOSION
sure and recover
disposal. Use all
lever toutes
rigérant avant
l'entreprendre ou
t. Utiliser tous
TENTION
rating pressures
ipment.
ons de
limites des
CE
AND APPROVED
R OIL
g or Servicing this unit.
R-410A ET L'HUILE
COMPRESSEUR
vant l'installation ou

No Permit

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	**Case #:**	**Date:**
COLE,YVONNE 5417 SW 41 ST PEMBROKE PARK, FL 33023	5654	03/22/2021

Property Owner:	**Property Description:**	**Certified Mail #:**
COLE,YVONNE 5417 SW 41 ST PEMBROKE PARK, FL 33023	514230270010	

Legal Description:	**AKA:**
HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA	5417 SW 41 ST, PEMBROKE PARK, FL 33023

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Notes/Means of Correction:

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2. A double permit has been assessed.

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Teressa Malcolm
Code Enforcement Officer

5411
03/18/2021 12:51

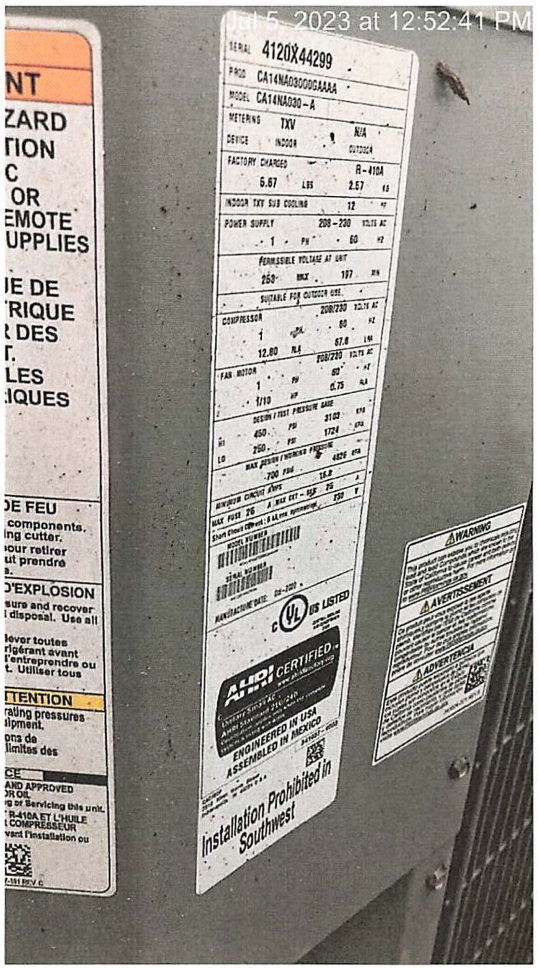
03/18/2021 12:51

03/18/2021 12:51

5417 SW 41 St #5654

Jul 5, 2023 at 12:51:59 PM
5411

Jul 5, 2023 at 12:52:24 PM
Carrier


Jul 5, 2023 at 12:52:41 PM
SERIAL 4120X44299
PROD CA14NA030000AAAA
MODEL CA14NA030-A
METERING DEVICE TXV INDOOR N/A OUTDOOR
FACTORY CHARGES R-410A
5.67 LBS 2.57 KG
INDOOR TXV SUB COOLING 12 °F
POWER SUPPLY 208-230 VOLTS AC
1 PH 60 HZ
PERMISSIBLE VOLTAGE AT UNIT
253 MAX 197 MIN
SUITABLE FOR OUTDOOR USE.
COMPRESSOR 208/230 VOLTS AC
1 PH 60 HZ
12.80 RLA 67.8 LRA
FAN MOTOR 208/230 VOLTS AC
1 PH 60 HZ
1/10 HP 0.75 RLA
DESIGN / TEST PRESSURE BASE
HI 450 PSI 3103 KPA
LO 250 PSI 1724 KPA
MAX DESIGN / MINIMUM PRESSURE
.700 PSI 4826 KPA
MINIMUM CIRCUIT AMPS 15.8 A
MAX FUSE 25 A MAX CKT - BKR 25 A
Short Circuit Current : 5 kA sym rms
MODEL NUMBER
SERIAL NUMBER
MANUFACTURING DATE: 08-2023
c UL us LISTED
AHRI CERTIFIED
ENGINEERED IN USA
ASSEMBLED IN MEXICO
Installation Prohibited in Southwest
WARNING
AVERTISSEMENT
ADVERTENCIA
NT
ZARD
TION
C
OR
EMOTE
UPPLIES
JE DE
TRIQUE
R DES
T.
LES
IQUES
DE FEU
components.
ing cutter.
our retirer
ut prendre
s.
D'EXPLOSION
sure and recover
disposal. Use all
lever toutes
rigérant avant
l'entreprendre ou
t. Utiliser tous
TTENTION
rating pressures
ipment.
ons de
limites des
CE
AND APPROVED
OR OIL
g or Servicing this unit.
R-410A ET L'HUILE
T COMPRESSEUR
vant l'installation ou

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	5417 SW 41 STREET, PEMBROKE PARK FL 33023	ID #	5142 30 27 0010
Property Owner	COLE, YVONNE	Millage	0613
Mailing Address	5417 SW 41 ST PEMBROKE PARK FL 33023	Use	01-04

Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC POR LOT 19(SW1/4 OF SE1/4 OF SW 1/4 OF SW1/4 SEC 30) DESC AS: COMM SE COR OF SW1/4 OF SE1/4 OF SW1/4 OF SW1/4 OF SEC 30, N 282.42,W 15.11 TO POB, W 20.33,N 51.68,E 20.33, S 51.68 TO POB AKA: UNIT A-1 LA ESTANCIA

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*	$9,460	$238,920	$248,380	$122,410	
2022	$9,460	$171,060	$180,520	$118,850	$1,607.59
2021	$9,460	$156,370	$165,830	$115,390	$1,567.74

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$248,380	$248,380	$248,380	$248,380
Portability	0	0	0	0
Assessed/SOH 20	$122,410	$122,410	$122,410	$122,410
Homestead 100%	$25,000	$25,000	$25,000	$25,000
Add. Homestead	$25,000	0	$25,000	$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$72,410	$97,410	$72,410	$72,410

Sales History

Date	Type	Price	Book/Page or CIN
7/12/2006	SWD	$228,000	42528 / 1875
4/8/2004	WD*	$600,000	37326 / 934

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$9.00	1,051	SF
Adj. Bldg. S.F. (Card, Sketch)		1166
Units		1
Eff./Act. Year Built: 2007/2006		

Special Assessments

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
VICTOR JIMENEZ	3140 W HALLANDALE BEACH BLVD LOT 526 PEMBROKE PARK, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #526

Folio

514229000300

Legal Description

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

Case Status Open **Case #** 6121 **Date Next Inspection** 6/16/2023

Notes

1. New concrete walk way built without a permit. Obtain a permit for concrete walk way with plans and inspections.
2. Wood removed to add concrete pavers. Obtain a permit for the concrete pavers with plans and inspections.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/4/2021		Notice of Violation	Hand
6/23/2023		Affidavit of Non-Compliance	Certified Mail
6/23/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2023
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: 6/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

VICTOR JIMENEZ CASE NO. 6121

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: VICTOR JIMENEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD #526, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: VICTOR JIMENEZ AT 12:30 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

Jean 8-4-23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

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

J.P.

CODE COMPLIANCE NOTICE OF ~~REPEAT~~ VIOLATION AND FORMAL HEARING

Date:

06/23/2023

Sent To:

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Case #:

6121

Property Owner:

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #526

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. New concrete walk way built without a permit. Obtain a permit for concrete walk way with plans and inspections.
2. Wood removed to add concrete pavers. Obtain a permit for the concrete pavers with plans and inspections.
3. A double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

6/23/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #526

Respondent(s)

Case #:

6121

On 6/23/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	VICTOR JIMENEZ
Address:	3140 W HALLANDALE BEACH BLVD LOT 526 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #526
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.28,SELY 169.20,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.89,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 6/16/2023
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: 6/16/2023

Notes/Means of Correction:

1. New concrete walk way built without a permit. Obtain a permit for concrete walk way with plans and inspections. Not corrected.
2. Wood removed to add concrete pavers. Obtain a permit for the concrete pavers with plans and inspections. Obtain plans for an after-the-fact permit and complete all inspections. Not corrected. Contact the Building Dept. at 954-966-4600, ext. 182 for permit inquiry.

Further, Affiant sayeth naught

STATE OF FLORIDA

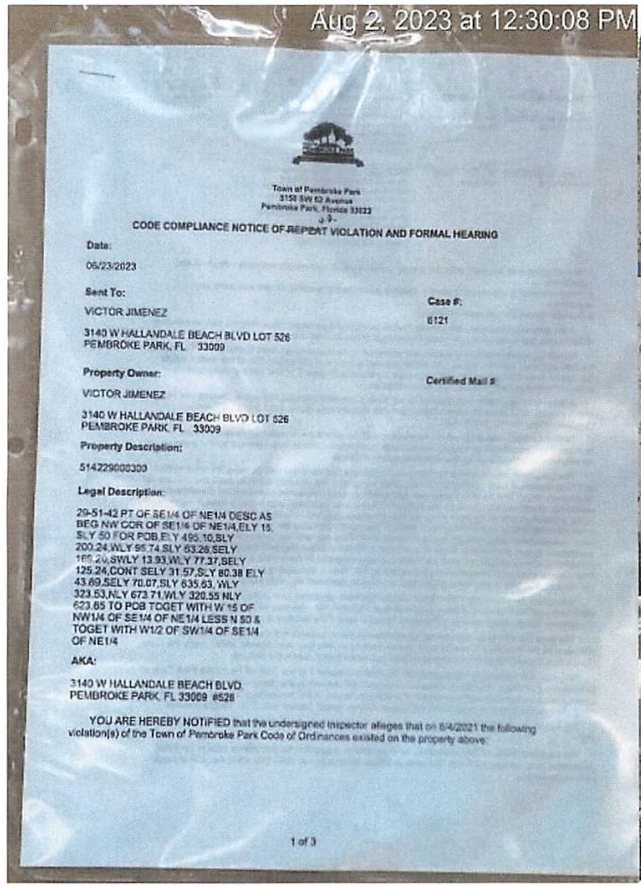
COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/23/2023

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.



Aug 2, 2023 at 12:30:08 PM

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

- 9 -

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

06/23/2023

Sent To:

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Case #:

6121

Property Owner:

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000309

Legal Description:

29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4,ELY 15, SLY 50 FOR POB,ELY 495.10,SLY 200.24,WLY 95.74,SLY 63.26,SELY 165.24,SWLY 13.93,WLY 77.37,SELY 125.24,CONT SELY 31.57,SLY 80.38 ELY 43.69,SELY 70.07,SLY 635.63, WLY 323.53,NLY 673.71,WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

AKA:

3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009 #526

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

1 of 3

Aug 2, 2023 at 12:30:48 PM

Jun 16, 2023 at 11:29:54 AM

Jun 16, 2023 at 11:30:02 AM

7022 2410 0001 1497 1140

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
Street and Apt.
City, State, ZIP
PS Form 380

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023
Postmark Here

HOLIDAY HALLANDALE MHC LLC/NOH #6121
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

7022 2410 0001 1497 1126

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85.
Total Postage and F
$
Sent To
Street and Apt. No.,
City, State, ZIP+4®
PS Form 3800, Ap

WEST HOLLYWOOD HILLS
JUL 21 2022
Postmark Here

HOLIDAY HALLANDALE MHC LLC/NOH #6121
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

7022 2410 0001 1497 1102

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage
$ 7.85.
Total Postage and
$
Sent To
Street and Apt. No
City, State, ZIP+4
PS Form 3800, A

WEST HOLLYWOOD HILLS
JUL 2 2022
HOLLYWOOD FL 33023
Postmark Here

VICTOR JIMENEZ/NOH #6121
3140 W HALLANDALE BEACH BLVD
#526,
PEMBROKE PARK, FL 33009

7022 2410 0001 1497 1119

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 a
$
Sent To
Street and Apt. N
City, State, ZIP+
PS Form 3800,

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023
Postmark Here

CORPORATION SERVICE COMPANY/NOH #6121
1201 HAYS STREET
TALLAHASSEE, FL 32301

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC/NOH #6121
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009

9590 9402 7581 2098 7735 80

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1140

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
7/24/22

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC/NOH #6121
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE IL 60077

9590 9402 7581 2098 7746 79

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1126

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X B Andrieski
☐ Agent
☐ Addressee

B. Received by (Printed Name)
B ANDRESKI

C. Date of Delivery
7-25-23

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

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY/NOH #6121
1201 HAYS STREET
TALLAHASSEE, FL 32301

9590 9402 7581 2098 7746 86

2. Article Number (Transfer from service label)

7022 2410 0001 1497 1119

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Danielle Nelloms
Danielle Nelloms
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Domestic Return Receipt

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

CODE COMPLIANCE NOTICE OF REPEAT VIOLATION

Sent To:

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Case #:

6121

Date:

08/04/2021

Property Owner:

VICTOR JIMENEZ

3140 W HALLANDALE BEACH BLVD LOT 526
PEMBROKE PARK, FL 33009

Property Description:

514229000300

Certified Mail #:

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #526

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Notes/Means of Correction:

1. New concrete walk way built without a permit. Obtain a permit for concrete walk way with plans and inspections.
2. Wood removed to add concrete pavers. Obtain a permit for the concrete pavers with plans and inspections.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code 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.

Teressa Malcolm
Code Enforcement Officer

08/02/2021 22:23

08/02/2021 22:24

528
08/02/2021 22:24

08/02/2021 22:24

08/02/2021 22:24

08/02/2021 22:24

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3140 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009	ID #	5142 29 00 0300
Property Owner	HOLIDAY HALLANDALE MHC LLC	Millage	0613
Mailing Address	8800 NORTH BRONX AVE 2ND FLOOR SKOKIE IL 60077	Use	28-03

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$5,972,850	$220,080	$6,192,930	$5,275,680	
2022	$5,972,850	$220,080	$6,192,930	$4,796,080	$109,869.41
2021	$5,226,240	$220,080	$5,446,320	$4,360,080	$100,781.16

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,192,930	$6,192,930	$6,192,930	$6,192,930
Portability	0	0	0	0
Assessed/SOH	$5,275,680	$6,192,930	$5,275,680	$5,275,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$5,275,680	$6,192,930	$5,275,680	$5,275,680

Sales History

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

* Denotes Multi-Parcel Sale (See Deed)

Land Calculations

Price	Factor	Type
$8.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

Special Assessments

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

NOV #6121

TOWN OF PEMBROKE PARK

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

MIAMI FL 330

5 AUG 2021 PM 6 L

Hasler

08/04/2021

US POSTAGE

FIRST-CLASS MAIL

$000.51⁰

ZIP 33023

011D10656696

Holiday Hallandale MHC LLC

3140 W Hallandale

Beach Blvd

Pembroke Park

F

33

UTF

NIXIE 331 DE 1 0008/20/21

RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED

UNABLE TO FORWARD

BC: 33023541350 *2606-03896-05-40

Case Overview

Property/Incident Information

Owner	Address	Site Address
ANGELA EXPOSIETO	2303 SW 31 AVE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Folio

514220000520

Legal Description

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

Case Status Open **Case #** 6137 **Date Next Inspection** 7/7/2023

Notes

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. One window changed out at the front without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. A double permit fee has been assessed for all work done without a permit.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/9/2021		Notice of Violation	Regular Mail
7/7/2023		Affidavit of Non-Compliance	Hand
7/7/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 7/7/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(h). - Exterior maintenance of structures and premises	Refuse, brush, weeds, broken glass, stumps, roots, obnoxious growths, filth, garbage, trash and debris shall not be permitted on any premises. This subsection shall not apply to garbage, trash and debris which is containerized in approved receptacles for appropriate collection and removal.	Not in Compliance - Reinspection Date: 7/7/2023
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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: 7/7/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/7/2023
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 7/7/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

ANGELA EXPOSIETO CASE NO. 6137

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: ANGELA EXPOSIETO

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2303 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: ANGELA EXPOSIETO AT 12:09 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

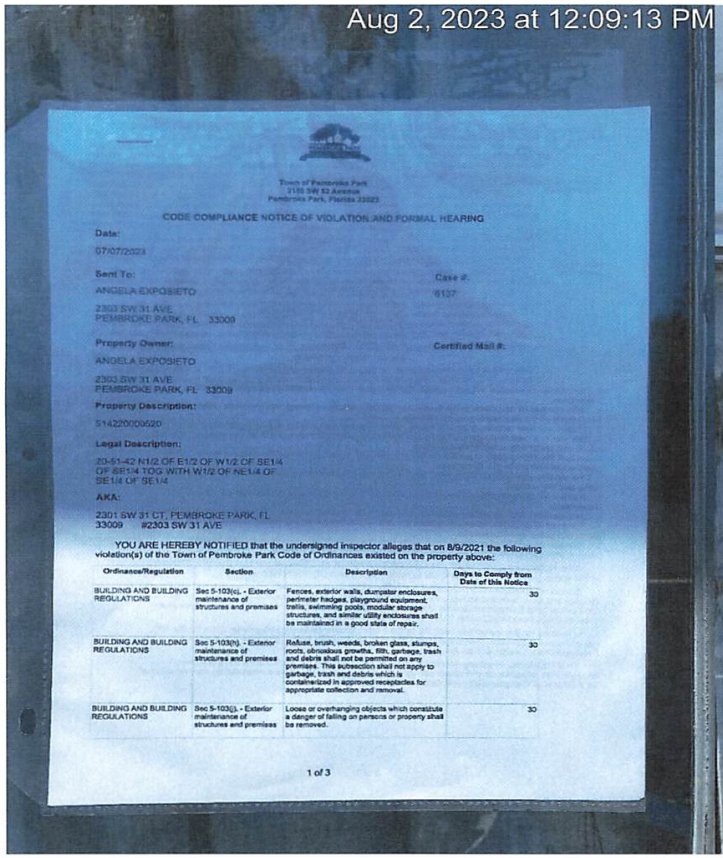
Jean Gustin 8-4-23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/07/2023

Sent To:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6137

Property Owner:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220009520

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

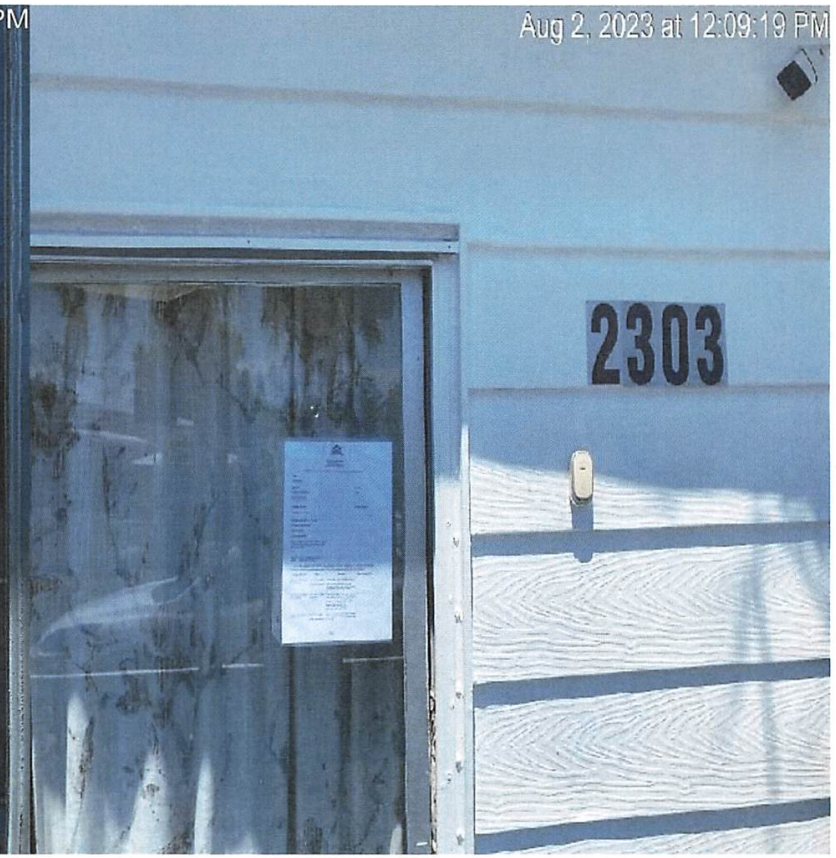
AKA:

2301 SW 31 CT, PEMBROKE PARK, FL
33009 #2303 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(o). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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 5-103(j). - Exterior maintenance of structures and premises	Loose or overhanging objects which constitute a danger of falling on persons or property shall be removed.	30

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/07/2023

Sent To:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6137

Property Owner:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(c). - Exterior maintenance of structures and premises	Fences, exterior walls, dumpster enclosures, perimeter hedges, playground equipment, trellis, swimming pools, modular storage structures, and similar utility enclosures shall be maintained in a good state of repair.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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
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BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	30

1. Wooden fence installed without a permit. Obtain a permit for the wooden fence with plans and inspections.
2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. One window changed out at the front without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. A double permit fee has been assessed for all work done without a permit.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

7/7/2023

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

Petitioner,

vs.

ANGELA EXPOSIETO

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

Respondent(s)

Case #:
6137

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

Owner Name:	ANGELA EXPOSIETO
Address:	2303 SW 31 AVE PEMBROKE PARK, FL 33009
Folio:	514220000520
Site Address:	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE
Legal Description:	20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(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: 7/7/2023
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: 7/7/2023
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Notes/Means of Correction:

1. Wooden fence installed without a permit. The wooden fence was not present during re-inspection but a demo may be required. Not Corrected
2. Verify number of occupants in the mobile home. Not Corrected.
3. (1) concrete stair installed without a permit. Not Corrected.
4. New wooden deck (front patio area) installed without a permit. Not Corrected.
5. The sliding glass at patio area was installed without a permit. Not Corrected.
6. Window changed out without a permit. Not Corrected.
7. Wooden rail (side on mh) installed without a permit. Not Corrected.
8. Concrete slab built without a permit. Not Corrected.
10. Removal of chain link fence and posts done prior of obtaining a permit. Not Corrected..

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

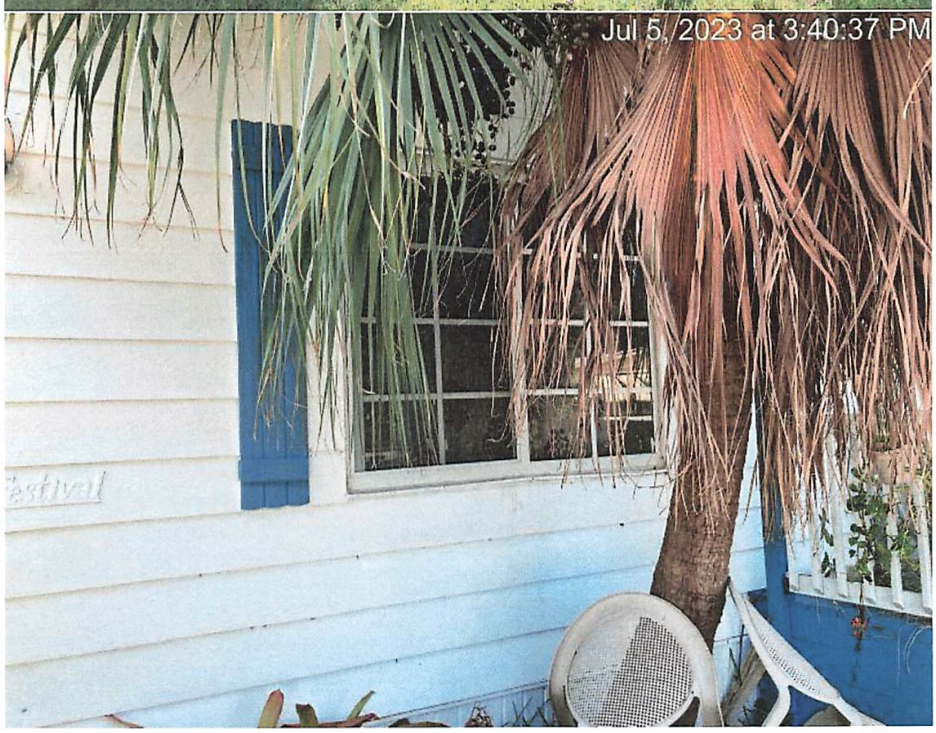
Code Enforcement Officer Signature

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

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Jul 5, 2023 at 3:40:23 PM
2303


Jul 5, 2023 at 3:40:37 PM

Jul 5, 2023 at 3:40:49 PM

Jul 5, 2023 at 3:40:59 PM

Jul 5, 2023 at 3:41:21 PM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
ANGELA EXPOSIETO 2303 SW 31 AVE PEMBROKE PARK, FL 33009	6137	08/09/2021

Property Owner:	Property Description:	Certified Mail #:
ANGELA EXPOSIETO 2303 SW 31 AVE PEMBROKE PARK, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2303 SW 31 AVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/9/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
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2. Verify number of occupants in the mobile home. Schedule an inspection with the Code Officer to verify the number of families residing at the address.
3. (1) concrete stair installed without a permit. Obtain a permit for concrete stair with plans and inspections.
4. New wooden deck (front patio area) installed without a permit. Obtain a permit for the wooden deck with railing and stairs with inspections and plans.
5. Verify if the sliding glass at patio area was installed with a permit, if not obtain a permit for the sliding glass doors with plans and inspections.
6. Window changed out without a permit. Obtain a permit for the window changed out with plans and inspections.
7. Wooden rail (side on mh) installed without a permit. Obtain a permit for the wooden rail with plans and inspections.
8. Concrete slab built without a permit. Obtain a permit for the concrete slab with plans and inspections.
10. Removal of chain link fence and posts done prior of obtaining a permit. Obtain a permit for the fence demo with plans and inspections.
11. Remove all prohibited outdoor stored items from the property leaving only lawn/patio furniture.
12. A double permit fee has been assessed for all work done without a permit.

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.

Teressa Malcolm
Code Enforcement Officer

Updated NOV # 6137

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

Hasler
08/17/2021
US POSTAGE $0

01

David Zell
140 Greens Road
Hollywood, FL
33021

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

Hasler
08/17/2021
US POSTAGE $0

01

Sent To:
ANGELA EXPOSIETO
2303 SW 31 AVE
PEMBROKE PARK, FL 33009

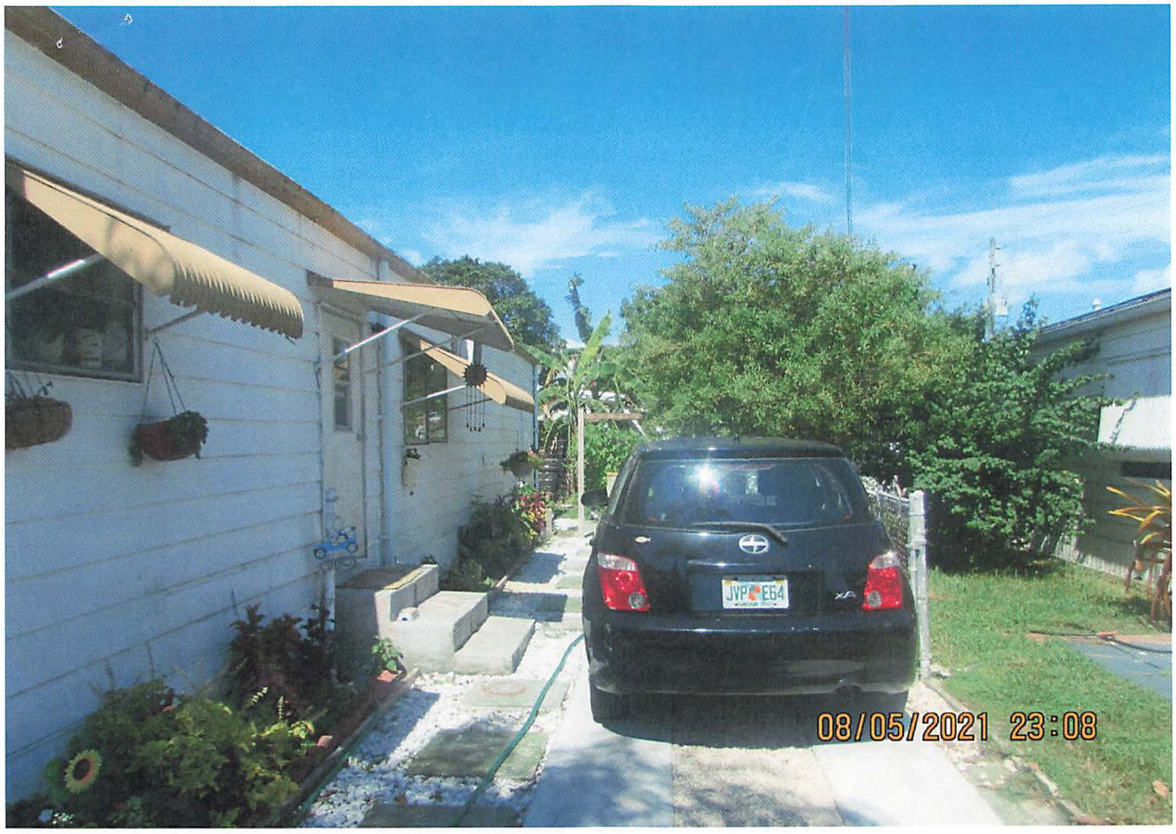
Case #:
6137

08/05/2021 23:07

08/05/2021 23:07

08/05/2021 23:07

08/05/2021 23:07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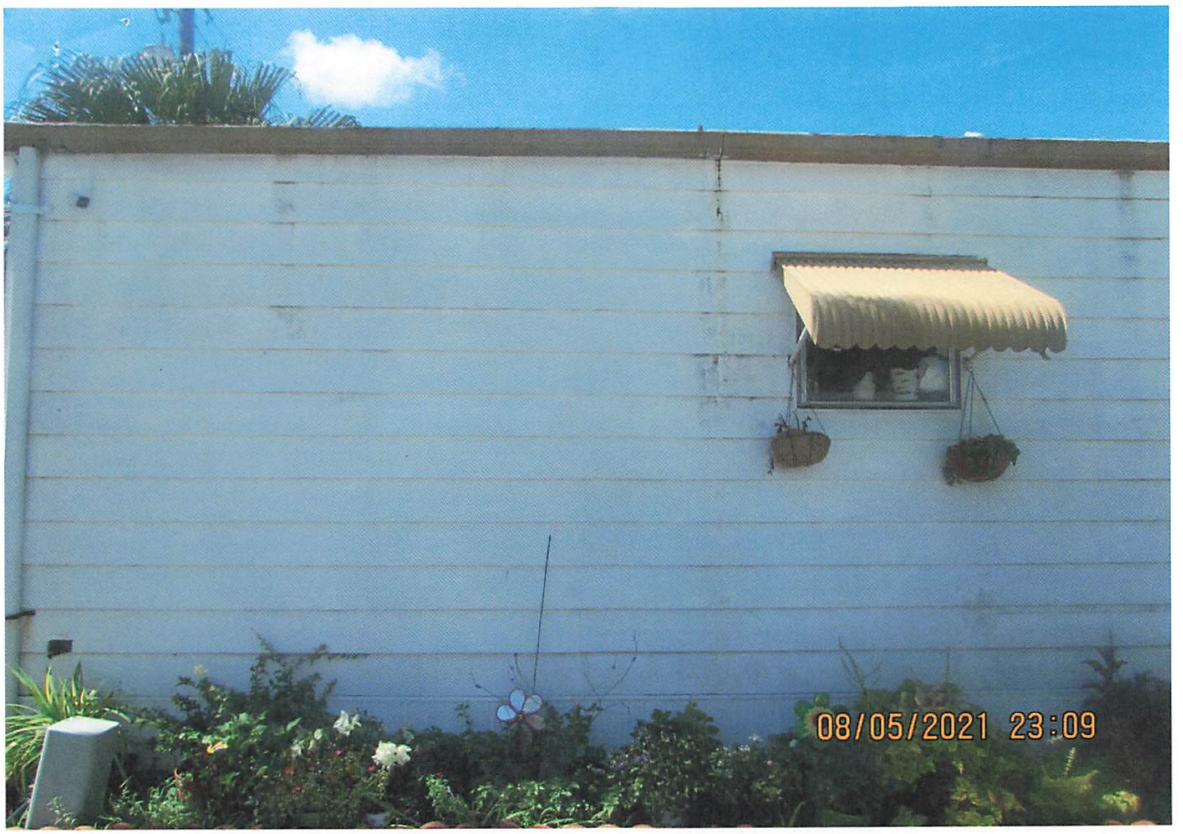
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blessed
08/05/2021 23:07

08/05/2021 23:07

NOV #6137

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

Hasler
08/09/2021
US POSTAGE $0
011

DAVID ZELL
140 GREENS ROAD
HOLLYWOOD
FL
33021

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

Hasler
08/09/2021
US POSTAGE $0
011

Sent To:

ANGELA EXPOSIETO

2303 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

6137

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 #6137
140 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7581 2098 7739 17

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

7022 2410 0001 1497 1461

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

7022 2410 0001 1497 1478

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 ar
$

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #6137

Street and Apt. N 2301 SW 31 CT,

City, State, ZIP+ PEMBROKE PARK, FL 33009

PS Form 3800,

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD

Postmark Here

7022 2410 0001 1497 1454

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85.

Total Postage an
$

Sent To ANGELA EXPOSIETO
NOH #6137

Street and Apt. No 2303 SW 31 CT,

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

PS Form 3800, A

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 3302

Postmark Here

7022 2410 0001 1497 1461

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

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

OFFICIAL USE

Certified Mail Fee
$

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

Postage
$ 7.85.

Total Postage an
$

Sent To DAVID E ZELL TR / ZELL, DAVID E TRS
NOH #6137

Street and Apt. No 140 GREENS RD

City, State, ZIP+4 HOLLYWOOD FL 33021

PS Form 3800,

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postmark Here

Case Overview

Property/Incident Information

Owner	Address	Site Address
CHRISTIAN CHEVALIER	142 W LAKE DRIVE PEMBROKE PARK, FL 33009	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

Folio

514229000223

Legal Description

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

Case Status Open **Case #** 6522 **Date Next Inspection** 8/16/2023

Notes

1. Gazebo installed without a permit. Obtain an after the fact permit for the gazebo with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Windows changed out on the m/h without a permit. Obtain a permit for the windows changed with plans and inspections.
4. Verify sliding glass door at the side of the m/h with rails, if not permitted then obtain a permit for with plans and inspections.
5. Shutter at the side of the m/h, remove shutter (maybe blocking a door opening).
6. Verify the sliding glass at the side of the m/h where the a/c is located, if not permitted then obtain a permit with plans and inspections.
7. Verify the fence alongside the property line, if not permitted obtain a permit for the fence with plans and inspections.
8. A double permit fee has been assessed for all work done without permits.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
11/16/2021		Notice of Violation	Regular Mail
7/20/2023		Affidavit of Non-Compliance	Regular Mail
7/20/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

CHRISTIAN CHEVALIER CASE NO. 6522

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: CHRISTIAN CHEVALIER

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 142 W LAKE DRIVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: CHRISTIAN CHEVALIER AT 12:37 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8-4-23

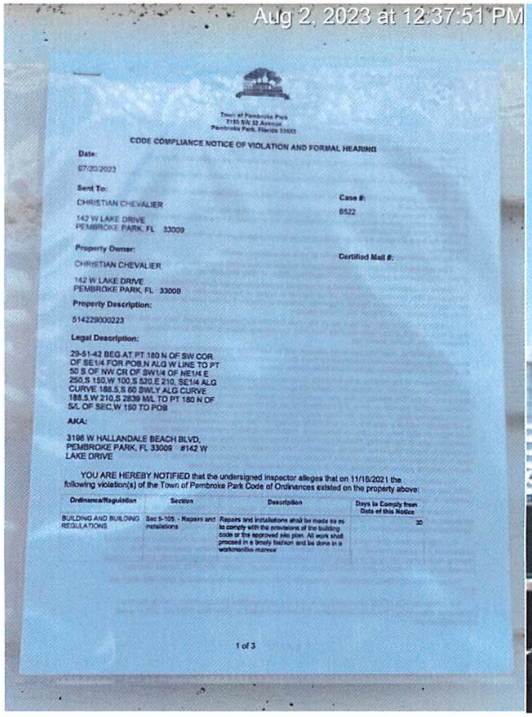
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



Town of Pembroke Park
3150 SW 22 Avenue
Pembroke Park, Florida 33023

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/20/2023

Case #:
8522

Sent To:
CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Owner:
CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Property Description:

514229000223

Legal Description:

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

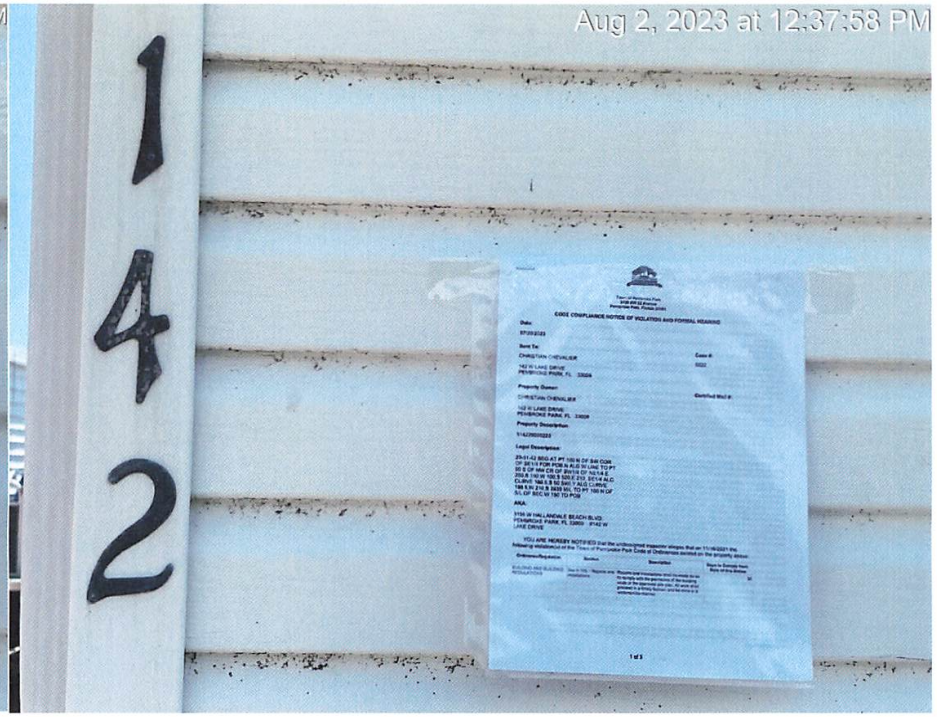
AKA:

3198 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142 W
LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1 of 3



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/20/2023

Sent To:

CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

6522

Property Owner:

CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514229000223

Legal Description:

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

AKA:

3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

1. Gazebo installed without a permit. Obtain an after the fact permit for the gazebo with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Windows changed out on the m/h without a permit. Obtain a permit for the windows changed with plans and inspections.
4. Verify sliding glass door at the side of the m/h with rails, if not permitted then obtain a permit for with plans and inspections.
5. Shutter at the side of the m/h, remove shutter (maybe blocking a door opening).
6. Verify the sliding glass at the side of the m/h where the a/c is located, if not permitted then obtain a permit with plans and inspections.
7. Verify the fence alongside the property line, if not permitted obtain a permit for the fence with plans and inspections.
8. A double permit fee has been assessed for all work done without permits.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

7/20/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

CHRISTIAN CHEVALIER

3196 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #142 W
LAKE DRIVE

Respondent(s)

Case #:

6522

On 7/20/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	CHRISTIAN CHEVALIER
Address:	142 W LAKE DRIVE PEMBROKE PARK, FL 33009
Folio:	514229000223
Site Address:	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE
Legal Description:	29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/18/2023

Notes/Means of Correction:

1. Gazebo installed without a permit. Obtain an after the fact permit for the gazebo with plans and inspections. Not Corrected.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections. Not Corrected.
3. Windows changed out on the m/h without a permit. Obtain a permit for the windows changed with plans and inspections. Not Corrected.
4. The sliding glass door at the side of the m/h with rails was done without a permit. Obtain a permit with plans for permits and inspections. Not Corrected.
5. Shutter at the side of the m/h, remove shutter (blocking a door opening). The mobile home is vacant and shutters are up for safety. Corrected.
6. The sliding glass at the side of the m/h where the a/c is located was done without a permit. Obtain a permit with plans and inspections. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/20/2023

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Jul 18, 2023 at 11:23:36 AM
142

Jul 18, 2023 at 11:23:50 AM

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
CHRISTIAN CHEVALIER 142 W LAKE DRIVE PEMBROKE PARK, FL 33009	6522	11/16/2021

Property Owner:	Property Description:	Certified Mail #:
CHRISTIAN CHEVALIER 142 W LAKE DRIVE PEMBROKE PARK, FL 33009	514229000223	

Legal Description:	AKA:
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 11/16/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

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

Hasler
11/16/2021
US POSTAGE $

Sent To:

CHRISTIAN CHEVALIER

142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:

6522

1. Gazebo installed without a permit. Obtain an after the fact permit for the gazebo with plans and inspections.
2. Camera system installed without a permit. Obtain a permit for the camera system with plans and inspections.
3. Windows changed out on the m/h without a permit. Obtain a permit for the windows changed with plans and inspections.
4. Verify sliding glass door at the side of the m/h with rails, if not permitted then obtain a permit for with plans and inspections.
5. Shutter at the side of the m/h, remove shutter (maybe blocking a door opening).
6. Verify the sliding glass at the side of the m/h where the a/c is located, if not permitted then obtain a permit with plans and inspections.
7. Verify the fence alongside the property line, if not permitted obtain a permit for the fence with plans and inspections.
8. A double permit fee has been assessed for all work done without permits.

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

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

Teressa Malcolm
Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3196 W HALLANDALE BEACH BOULEVARD, PEMBROKE PARK FL 33009-5145	ID #	5142 29 00 0223
Property Owner	PEMBROKE PARK LAKES INC	Millage	0613
Mailing Address	PO BOX 260490 PEMBROKE PINES FL 33026	Use	28

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$6,800,510	$74,990	$6,875,500	$4,834,500	
2021	$6,800,510	$74,990	$6,875,500	$4,395,000	$110,541.96
2020	$6,800,510		$6,800,510	$3,927,290	$103,448.85

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$6,875,500	$6,875,500	$6,875,500	$6,875,500
Portability	0	0	0	0
Assessed/SOH	$4,834,500	$6,875,500	$4,834,500	$4,834,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	$4,834,500	$6,875,500	$4,834,500	$4,834,500

Sales History

Date	Type	Price	Book/Page or CIN
6/1/1965	WD	$270,000	

Land Calculations

Price	Factor	Type
$10.00	680,051	SF
Adj. Bldg. S.F. (Card, Sketch)		303
Eff./Act. Year Built: 2021/2020		

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 Profit Corporation
PEMBROKE PARK LAKES, INC.

Filing Information

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

Principal Address

1701 W HILLSBORO BLVD
DEERFIELD BEACH, FL 33442

Changed: 08/05/2021

Mailing Address

1279 W Palmetto Park Road
3385
Boca Raton, FL 33427

Changed: 08/05/2021

Registered Agent Name & Address

Christopher P. Kelley, P.A.
11098 BISCAYNE BLVD.
#205
MIAMI, FL 33161

Name Changed: 08/05/2021

Address Changed: 08/05/2021

Officer/Director Detail

Name & Address

Title PSTD

CASTELLANO, MARK

1701 W HILLSBORO BLVD,
DEERFIELD BEACH, FL 33442

Title PSD

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

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	02/11/2021
2021	08/05/2021

Document Images

08/05/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
02/11/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
04/03/2018 -- ANNUAL REPORT	View image in PDF format
01/20/2017 -- ANNUAL REPORT	View image in PDF format
04/07/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- REINSTATEMENT	View image in PDF format
03/28/2013 -- ANNUAL REPORT	View image in PDF format
04/19/2012 -- ANNUAL REPORT	View image in PDF format
04/14/2011 -- ANNUAL REPORT	View image in PDF format
03/29/2010 -- ANNUAL REPORT	View image in PDF format
03/16/2009 -- ANNUAL REPORT	View image in PDF format
03/31/2008 -- ANNUAL REPORT	View image in PDF format
04/30/2007 -- ANNUAL REPORT	View image in PDF format
03/03/2006 -- ANNUAL REPORT	View image in PDF format
04/25/2005 -- ANNUAL REPORT	View image in PDF format
04/02/2004 -- ANNUAL REPORT	View image in PDF format
04/11/2003 -- ANNUAL REPORT	View image in PDF format
05/06/2002 -- ANNUAL REPORT	View image in PDF format
04/19/2001 -- ANNUAL REPORT	View image in PDF format
02/26/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
02/02/1998 -- ANNUAL REPORT	View image in PDF format
05/09/1997 -- ANNUAL REPORT	View image in PDF format
04/05/1996 -- ANNUAL REPORT	View image in PDF format
04/04/1995 -- ANNUAL REPORT	View image in PDF format

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

Sent To:	**Case #:**	**Date:**
CHRISTIAN CHEVALIER	6522	11/16/2021 12:00:00 AM
142 W LAKE DRIVE PEMBROKE PARK, FL 33009		

Property Owner:	**Property Description:**
CHRISTIAN CHEVALIER	514229000223
142 W LAKE DRIVE PEMBROKE PARK, FL 33009	

Legal Description:	**AKA:**
29-51-42 BEG AT PT 180 N OF SW COR OF SE1/4 FOR POB,N ALG W LINE TO PT 50 S OF NW CR OF SW1/4 OF NE1/4 E 250,S 150,W 100,S 520,E 210, SE1/4 ALG CURVE 188.5,S 60 SWLY ALG CURVE 188.5,W 210,S 2839 M/L TO PT 180 N OF S/L OF SEC,W 150 TO POB	3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #142 W LAKE DRIVE

Mailing Purposes Only

11/12/2021 00:20

11/12/2021 00:16

11/12/2021 00:16

11/12/2021 00:16

11/12/2021 00:16

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142
11/12/2021 00:17

11/12/2021 00:20

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11/12/2021 00:20

11/12/2021 00:20

11/12/2021 00:20

11/12/2021 00:20

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

MIAMI FL 330
17 NOV 2021PM 1 L

Hasler
11/16/2021
US POSTAGE $000.53⁰

FIRST-CLASS MAIL
ZIP 33023
011D10656696

RECEIVED DEC 10 2021

Sent To:
CHRISTIAN CHEVALIER
142 W LAKE DRIVE
PEMBROKE PARK, FL 33009

Case #:
6522

Property Owner:

NSN
33009-600942
33023>5413

NIXIE 331 DE 1 0012/08/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *2006-01558-17-42

NOV #6522

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

Hasler FIRST CLASS MAIL
11/16/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pembroke Park lakes Inc
P.O. Box
260490
Pembroke Pines
FL
33026

NOV #6522

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

Hasler FIRST CLASS MAIL
11/16/2021
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Pembroke Park lakes Inc
1279 W Palmetto Park RD
3385
Boca Raton
FL
33427

7022 2410 0001 1497 1515

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 Fe $

Sent To PEMBROKE PARK LAKES INC
NOH #6522

Street and Apt. No., c 3196 W HALLANDALE BEACH BOULEVARD,

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

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL

Postmark Here

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

7022 2410 0001 1497 1492

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

Certified Mail Fee $

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

Postage $ 7.85

Total Postage and $

Sent To EESON, LEIGH
NOH #6522

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

City, State, ZIP+4® MIRAMAR, FL 33025

WEST HOLLYWOOD HILLS JUL 21 2022 WOOD FL 3302

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 1508

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 LAKES INC
NOH #6522

Street and Apt. No. PO BOX 260490

City, State, ZIP+4® PEMBROKE PINES FL 33026

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 3302

Postmark Here

PS Form 3800, A

7022 2410 0001 1497 1485

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 ar $

Sent To CHRISTIAN CHEVALIER
NOH #6522

Street and Apt. N 142 W LAKE DRIVE

City, State, ZIP+ PEMBROKE PARK, FL 33009

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL

Postmark Here

PS Form 3800,

SENDER: *COMPLETE THIS SECTION*

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

1. Article Addressed to:

PEMBROKE PARK LAKES INC
NOH #6522
PO BOX 260490
PEMBROKE PINES FL 33026

9590 9402 7581 2098 7739 55

2. Article Number *(Transfer from service label)*
7022 2410 0001 1497 1508

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by *(Printed Name)* Rosa Del Riego
C. Date of Delivery 07/31/23

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

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
Daniel Sanchez	2304 SW 31 AVE PEMBROKE PARK, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 ##2304

Folio

514220000520

Legal Description

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

Case Status Open **Case #** 8625 **Date Next Inspection** 7/17/2023

Notes 1. Installed new fence 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.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area. Properly trim and maintain the entire landscape area of the lawn.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
6/16/2023		Notice of Violation	Posted to Property Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/17/2023
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: 7/17/2023
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 7/17/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA	)	
Petitioner	)	
vs.	)	
	)	
DANIEL SANCHEZ		CASE NO. 8625
Respondent		

AFFIDAVIT OF SERVICE

TO BE SERVED: DANIEL SANCHEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2304 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: DANIEL SANCHEZ AT 12:10 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

8-4-23

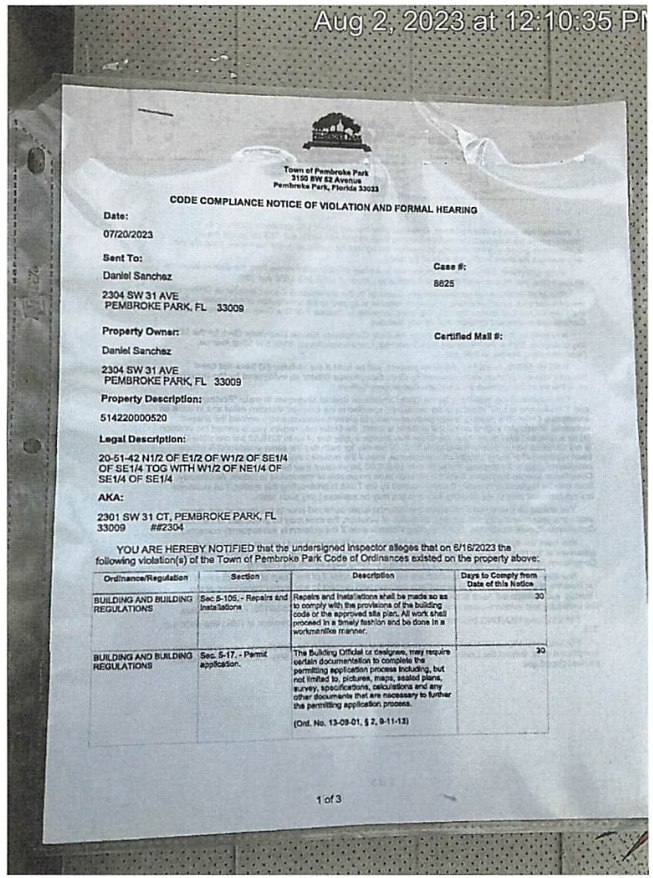
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization this 4 day of Aug., 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



Aug 2, 2023 at 12:10:35 PM

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/20/2023

Sent To:
Daniel Sanchez

Case #:
8625

2304 SW 31 AVE
PEMBROKE PARK, FL 33009

Property Owner:

Certified Mail #:

Daniel Sanchez

2304 SW 31 AVE
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 ##2304

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/16/2023 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 of 3

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/20/2023

Sent To:

Daniel Sanchez

2304 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

8625

Property Owner:

Daniel Sanchez

2304 SW 31 AVE
PEMBROKE PARK, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 ##2304

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HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	30

1. Installed new fence 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.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area. Properly trim and maintain the entire landscape area of the lawn.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

7/20/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Daniel Sanchez

2301 SW 31 CT, PEMBROKE PARK, FL 33009 ##2304

Respondent(s)

Case #:

8625

On 7/12/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Daniel Sanchez

Address: 2304 SW 31 AVE PEMBROKE PARK, FL 33009

Folio: 514220000520

Site Address: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 ##2304

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 8/16/2023

Notes/Means of Correction:

1. New fence - No permit has been obtained. Not Corrected.
2. Excessive growth of grass throughout the premises in the lawn area. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/12/2023

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

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

DAVID E ZELL TR
ZELL, DAVID E TRS
NOV # 8625
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
06/21/2023 ZIP 33023
043M30245597
US POSTAGE

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 / NOH #8535
ZELL, DAVID E TRS / #J659, #8625
140 GREENS RD
HOLLYWOOD FL 33021

9590 9402 7581 2098 7736 65

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

7022 2410 0001 1497 1218

COMPLETE THIS SECTION ON DELIVERY

24 JUL 2023 PM 2 L

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

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

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
		Use	28-03
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021		

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$3,924,830		$3,924,830	$2,877,550	
2022	$2,945,130		$2,945,130	$2,615,960	$57,270.66
2021	$2,749,190		$2,749,190	$2,378,150	$53,538.86

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,924,830	$3,924,830	$3,924,830	$3,924,830
Portability	0	0	0	0
Assessed/SOH	$2,877,550	$3,924,830	$2,877,550	$2,877,550
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	$2,877,550	$3,924,830	$2,877,550	$2,877,550

Sales History

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

Land Calculations

Price	Factor	Type
$10.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

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

Detail by Officer/Registered Agent Name

Florida Limited Partnership
ZELL FAMILY, LTD.

Filing Information

Document Number	A99000001931
FEI/EIN Number	65-0965896
Date Filed	11/22/1999
State	FL
Status	ACTIVE
Last Event	CONTRIBUTION CHANGE
Event Date Filed	06/01/2000
Event Effective Date	NONE

Principal Address

141 GREENS ROAD
HOLLYWOOD, FL 33021

Mailing Address

141 GREENS ROAD
HOLLYWOOD, FL 33021

Registered Agent Name & Address

ZELL, DAVID E
141 GREENS ROAD
HOLLYWOOD, FL 33021

General Partner Detail

Name & Address

ZELL, DAVID ETRUSTEE
141 GREENS ROAD
HOLLYWOOD, FL 33021

ZELL, PATRICIA WTRUSTEE
141 GREENS ROAD
HOLLYWOOD, FL 33021

Annual Reports

Report Year	Filed Date
2021	01/15/2021
2022	01/25/2022

2023 01/20/2023

Document Images

01/20/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
01/15/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/12/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
02/16/2010 -- ANNUAL REPORT	View image in PDF format
01/07/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
05/01/2006 -- ANNUAL REPORT	View image in PDF format
03/30/2005 -- ANNUAL REPORT	View image in PDF format
03/12/2004 -- ANNUAL REPORT	View image in PDF format
03/31/2003 -- ANNUAL REPORT	View image in PDF format
03/20/2002 -- ANNUAL REPORT	View image in PDF format
05/07/2001 -- ANNUAL REPORT	View image in PDF format
08/14/2000 -- ANNUAL REPORT	View image in PDF format
06/01/2000 -- Contribution Change	View image in PDF format
11/22/1999 -- Domestic LP	View image in PDF format

Florida Department of State, Division of Corporations

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	**2301 SW 31 COURT, PEMBROKE PARK FL 33009**	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	**Millage**	0613
		Use	28-03
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021		

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

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06								
R								
96								

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

quadient
FIRST-CLASS MAIL
IMI
$000.60 0
06/21/2023 ZIP 33023
043M30245597
US POSTAGE

NOV

Sent To:

Daniel Sanchez

2304 SW 31 AVE
PEMBROKE PARK, FL 33009

Case #:

8625

Property Owner:

Property Des

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

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FIRST-CLASS MAIL
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$000.60 0
06/21/2023 ZIP 33023
043M30245597
US POSTAGE

DAVID E ZELL TR
ZELL, DAVID E TRS.
NOV #8625
140 GREENS RD,
HOLLYWOOD, FL, 33021.

7022 2410 0001 1497 1225

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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 F
$

Sent To DAVID E ZELL TR / NOH #8535
ZELL, DAVID E TRS / #5659, #8625

Street and Apt. No., 2301 SW 31 CT,

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

PS Form 3800, Apr

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postmark Here

7022 2410 0001 1497 1218

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
$

Sent To DAVID E ZELL TR / NOH #8535
ZELL, DAVID E TRS / #5659, #8625

Street and Apt. No., 140 GREENS RD

City, State, ZIP+4® HOLLYWOOD FL 33021

PS Form 3800, Ap

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postmark Here

7022 2410 0001 1497 1201

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

Certified Mail Fee
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Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ 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 DANIEL SANCHEZ / NOH #8625

Street and Apt. No. 2304 SW 31 CT,

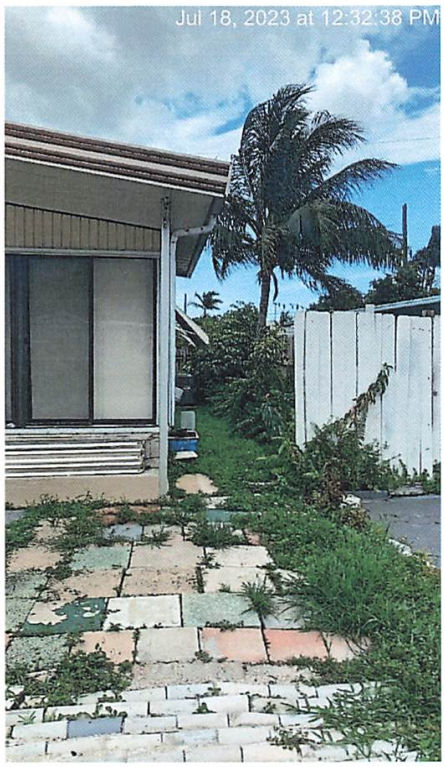
City, State, ZIP+4® PEMBROKE PARK, FL 33009

PS Form 3800, A

WEST HOLLYWOOD HILLS JUL 21 2022 HOLLYWOOD FL 33023

Postmark Here

Jul 18, 2023 at 12:32:16 PM


Jul 18, 2023 at 12:32:38 PM

Jul 18, 2023 at 12:32:43 PM

Jul 18, 2023 at 12:32:48 PM

Jun 16, 2023 at 12:41:17 PM
2304

Jun 16, 2023 at 12:42:06 PM

Jun 16, 2023 at 12:42:15 PM

Jun 16, 2023 at 12:42:25 PM

Jun 16, 2023 at 12:42:31 PM

Jun 16, 2023 at 12:42:58 PM
EXPIRES
12-18
FLORIDA
EXPIRES
12-18
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FLORIDA
EXPIRES
12-23
FLORIDA

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Daniel Sanchez 2304 SW 31 AVE PEMBROKE PARK, FL 33009	8625	06/16/2023

Property Owner:	Property Description:	Certified Mail #:
Daniel Sanchez 2304 SW 31 AVE PEMBROKE PARK, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 ##2304

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 6/16/2023 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
HEALTH AND SANITATION	Sec. 12-76. (c) Nuisances: duty of property owners and tenants to prevent.	(c) No building, structure, yard, lot, premises, or part thereof, or activity or use thereon, shall be kept, maintained, or operated in the Town, if such keeping, maintaining, or operating shall emit objectionable odors into the outdoor into the outdoor air which are detectable at any point beyond the property limits of where such building, structure, yard, lot, premises, or activity or use thereon, is located. (Ord. No. 15-01-01)	30

Notes/Means of Correction:

1. Installed new fence 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.
2. Excessive growth of grass creating overgrowth throughout the premises in the lawn area. Properly trim and maintain the entire landscape area of the lawn.

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

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

Jean Gustin

Town of Pembroke Park
Notice of Violation Notice

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

Name _____ Date 6/16/2023

Site Address 2304 SW 31ST AVE Case # 8625

PEMBROKE PARK, FL 33009 Sub/Park DAVID E ZELL TR ZELL DAVID E TRS

Permit # _____

☐ ***STOP ALL WORK**
☑ No Building Permit
☐ Violation of Florida Building Code # _____
☑ Violation of Town Ordinance # 5-105, 5-17, 12-76 (c)
☐ NFPA # _____

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

1. WORK WITHOUT PERMIT INSTALLATION OF WOODEN FENCE (AFTER THE FACT PERMIT).
2. OVERGROWTH OF LANDSCAPE LAWN AREA, EXCESSIVE OVERGROWTH.

Corrective Action(s)

1. OBTAIN PLANS FOR PERMIT AND INSPECTIONS. DOUBLE PERMIT FEE ASSESSED.
CONTACT THE BUILDING DEPT AT 1-954-966-4600 EXT 182 FOR PERMIT INQUIRY, AFTER THE FACT.
2. PROPERLY TRIM AND MAINTAIN THE ENTIRE LANDSCAPE AREA OF THE LAWN.

☐ 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

Code Enforcement Officer

HAND-DELIVERED
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Case Overview

Property/Incident Information

Owner	Address	Site Address
Leesy Taype	2306 SW 31 AVE Pembroke Park, FL 33009	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

Folio

514220000520

Legal Description

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

Case Status Open **Case #** 8535 **Date Next Inspection** 8/16/2023

Notes

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.

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

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
5/22/2023		Notice of Violation	Regular Mail
7/12/2023	8/16/2023	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/12/2023		Affidavit of Non-Compliance	Hand

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LEESY TAYPE CASE NO. 8535

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LEESY TAYPE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 2306 SW 31 AVE, PEMBROKE PARK, FL 33009

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: LEESY TAYPE AT 12:11 P.M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

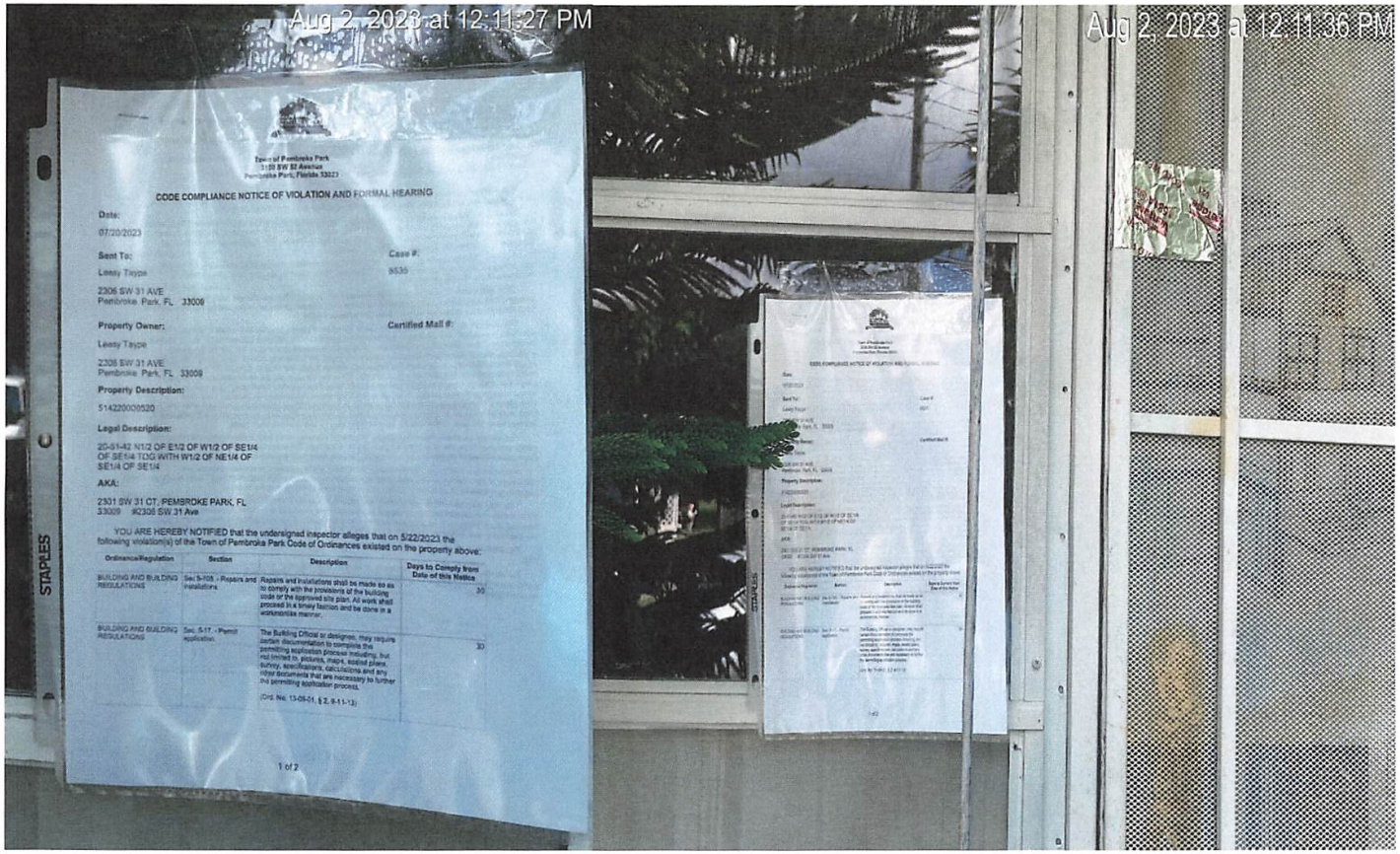
Jean Gustin 8-4-23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027


Aug 2, 2023 at 12:11:27 PM
Aug 2, 2023 at 12:11:36 PM
Town of Pembroke Park
3120 SW 32 Avenue
Pembroke Park, Florida 33023
CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING
Date:
07/20/2023
Sent To:
Case #:
Leesy Tayce
8536
2306 SW 31 AVE
Pembroke Park, FL 33009
Property Owner:
Certified Mail #:
Leesy Tayce
2308 SW 31 AVE
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 #2308 SW 31 Ave
YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/22/2023 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.
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BUILDING AND BUILDING REGULATIONS
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The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, scaled plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process.
(Ord. No. 13-05-01, § 2, 8-11-13)
30
1 of 2
STAPLES

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.

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DAVID E ZELL TR / NOH #8535
ZELL, DAVID E TRS / AJ659, #8625
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HOLLYWOOD FL 33021

9590 9402 7581 2098 7736 65

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

7022 2410 0001 1497 1218

COMPLETE THIS SECTION ON DELIVERY

A. Signature

24 JUL 2023 PM 2 L

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

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

3. Service Type

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

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

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/20/2023

Sent To:

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Case #:

8535

Property Owner:

Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514220000520

Legal Description:

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

AKA:

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/22/2023 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. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Obtain plans for an after-the-fact permit and complete all inspections.
2. Wooden and vinyl lattice fence without permits. Obtain plans for an after-the-fact permit and complete all inspections.
3. Concrete slab paver installed without permits. Obtain plans for an after-the-fact permit and complete all inspections.
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 16th day of August, 2023 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

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

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

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

Jean Gustin

7/20/2023

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

AFFIDAVIT OF NON-COMPLIANCE

Town of Pembroke Park

3150 SW 52 Avenue

Pembroke Park, Florida 33023

Petitioner,

vs.

Leesy Taype

2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

Respondent(s)

Case #:

8535

On 7/19/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Leesy Taype

Address: 2306 SW 31 AVE Pembroke Park, FL 33009

Folio: 514220000520

Site Address: 2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

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

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023

Notes/Means of Correction:

1. Remodeling of exterior renovation screen enclosure at the front and bar door installation work without permits. Not Corrected.
2. Wooden and vinyl lattice fence without permits. Not Corrected.
3. Concrete slab paver installed without permits. Not Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2023

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
		Use	28-03
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021		

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

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

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

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	$3,924,830		$3,924,830	$2,877,550	
2022	$2,945,130		$2,945,130	$2,615,960	$57,270.66
2021	$2,749,190		$2,749,190	$2,378,150	$53,538.86

2023* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$3,924,830	$3,924,830	$3,924,830	$3,924,830
Portability	0	0	0	0
Assessed/SOH	$2,877,550	$3,924,830	$2,877,550	$2,877,550
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	$2,877,550	$3,924,830	$2,877,550	$2,877,550

Sales History

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

Land Calculations

Price	Factor	Type
$10.00	391,882	SF
$0.10	60,113	SF
Adj. Bldg. S.F.		

Special Assessments

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

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Jul 18, 2023 at 12:36:32 PM

Jul 18, 2023 at 12:36:41 PM

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	2301 SW 31 COURT, PEMBROKE PARK FL 33009	ID #	5142 20 00 0520
Property Owner	DAVID E ZELL TR ZELL, DAVID E TRS	Millage	0613
		Use	28-03
Mailing Address	140 GREENS RD HOLLYWOOD FL 33021		

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

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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	$2,877,550	$3,924,830	$2,877,550	$2,877,550

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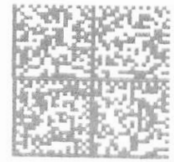
Adj. Bldg. S.F.		

Special Assessments

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

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



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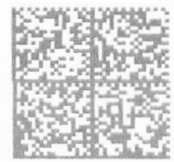
Leesy Taype

2306 SW 31 AVE
Pembroke Park, FL 33009

Property Owner:

Property Descri

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



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05/23/2023 ZIP 33023
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US POSTAGE

David E Zell TR
Zell, David E TRS.
NOV #8535.
2301 SW 31 Court,
Pembroke Park, Fl 33009

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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Leesy Taype 2306 SW 31 AVE Pembroke Park, FL 33009	8535	05/22/2023

Property Owner:	Property Description:	Certified Mail #:
Leesy Taype 2306 SW 31 AVE Pembroke Park, FL 33009	514220000520	

Legal Description:	AKA:
20-51-42 N1/2 OF E1/2 OF W1/2 OF SE1/4 OF SE1/4 TOG WITH W1/2 OF NE1/4 OF SE1/4 OF SE1/4	2301 SW 31 CT, PEMBROKE PARK, FL 33009 #2306 SW 31 Ave

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 5/22/2023 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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Jean Gustin

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

David E Zell TR
Zell, David E TRS.
NOV #8535.
140 Greens RD,
Hollywood, Fl 33021

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05/23/2023 ZIP 33023
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- ☐ Return Receipt (electronic) $
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- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$ 7.85

Total Postage and F
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Street and Apt. No.,

City, State, ZIP+4®

PS Form 3800, Apr

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33025

Postmark Here

DAVID E ZELL TR /NOH #8535
ZELL, DAVID E TRS /#5659, #8625
2301 SW 31 CT,
PEMBROKE PARK, FL 33009

7022 2410 0001 1497 1218

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Postage
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Total Postage and F
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Street and Apt. No.,

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PS Form 3800, Ap

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JUL 21 2022
HOLLYWOOD FL 33025

Postmark Here

DAVID E ZELL TR /NOH #8535
ZELL, DAVID E TRS /#5659, #8625
140 GREENS RD
HOLLYWOOD FL 33021

7022 2410 0001 1497 1188

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

Postage
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Total Postage and Fe
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City, State, ZIP+4®

PS Form 3800, Apr

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JUL 21 2022
HOLLYWOOD FL 33025

Postmark Here

LEESY TAYPE /NOH #8535
2306 SW 31 CT,
PEMBROKE PARK, FL 33009

Case Overview

Property/Incident Information

Owner	Address	Site Address
LEVY, ISAAC	10460 QUEENS BLVD #7 FOREST HILLS, NY 11375	4900 SW 36 CT, PEMBROKE PARK, FL 33023

Folio

514230150040

Legal Description

HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 4

Case Status Open **Case #** 6123 **Date Next Inspection** 8/16/2023

Notes

1. (2) a/c mini splits installed without a permit. Obtain a permit for the (2) mini splits Serial # MRL1213 on both units with plans and inspections.
2. House needs to be painted where the paint has been chipped away.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/4/2021		Notice of Violation	Posted to Property Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/20/2021	10/20/2021	Final Order	
7/19/2023		Affidavit of Non-Compliance	Hand
7/19/2023	8/16/2023	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.	7/19/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/16/2023

Case Overview

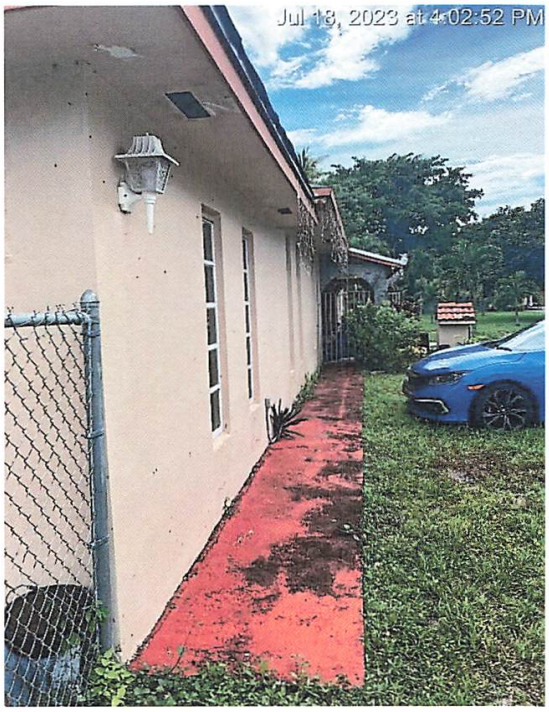
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$11,700.00
Admin Fixed		Admin Fixed		$100.00
			Total Fines	**$11,800.00**

Payments

Date	Payment Type Name	Amount
	Total Payments	**$0.00**
	Fees Outstanding	**$11,800.00**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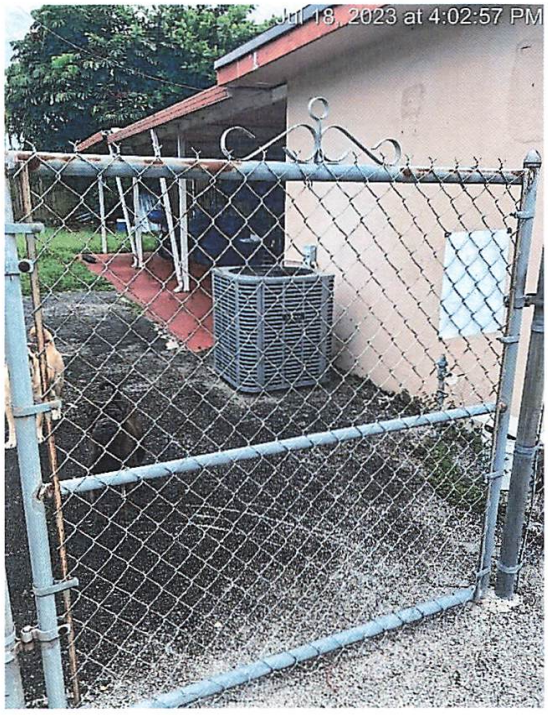
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CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LEVY, ISAAC CASE NO. 6123

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LEVY, ISAAC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 4900 SW 36 CT, PEMBROKE PARK, FL 33023

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: LEVY, ISAAC AT 12:46 P .M. ON THE 02 DAY OF AUGUST 2023.

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

TYPE OF SERVICE

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

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

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

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

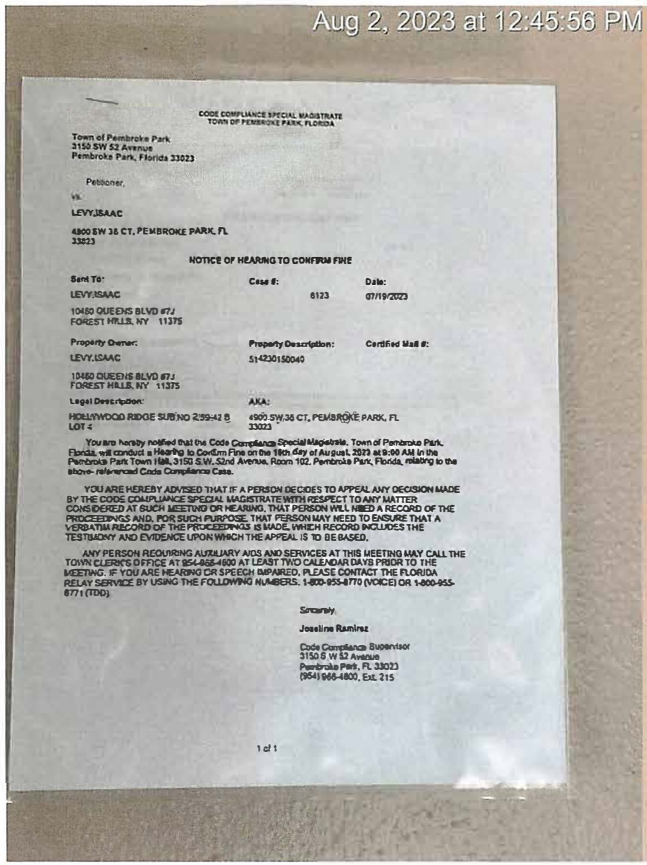
Jean Gustin 8-4-23
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA.
Signature

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

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027



Aug 2, 2023 at 12:45:56 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LEVY,ISAAC

4800 SW 36 CT, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LEVY,ISAAC 10460 QUEENS BLVD #7J FOREST HILLS, NY 11375	6123	07/19/2023

Property Owner:	Property Description:	Certified Mail #:
LEVY,ISAAC 10460 QUEENS BLVD #7J FOREST HILLS, NY 11375	514230150040	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2:39-42 B LOT 4	4900 SW 36 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 18th day of August, 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.

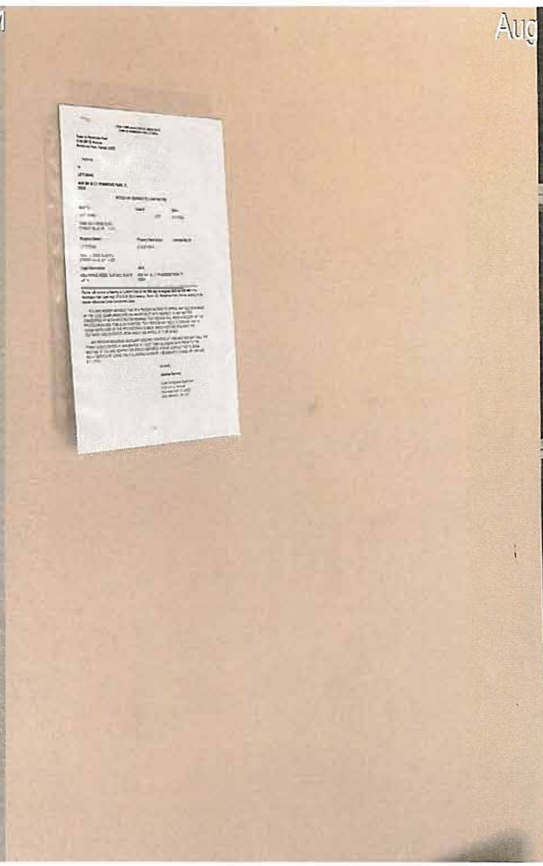
ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR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

1 of 1



Aug 2, 2023 at 12:46:02 PM

Town of Pembroke Park

INVOICE

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

DATE: July 25, 2023
INVOICE # 435
FOR:

Case # 6123
LEVY, ISAAC
4900 SW 36 CT,
PEMBROKE PARK, FL 33023

Bill To:

LEVY, ISAAC
4900 SW 36 CT,
PEMBROKE PARK, FL 33023

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(a); 5-105 and 5-17.		
	Final Order 10/20/2021		
1	Admin Fee	$ 100.00	$ 100.00
240	Day(s) of Per Diem from (12/19/2022 - 08/16/2023)	$ 50.00	$ 12,000.00
		Balance	$ 12,100.00

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.

LEVY,ISAAC

4900 SW 36 CT, PEMBROKE PARK, FL 33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
LEVY,ISAAC	6123	07/19/2023
10460 QUEENS BLVD #7J FOREST HILLS, NY 11375		

Property Owner:	**Property Description:**	**Certified Mail #:**
LEVY,ISAAC	514230150040	
10460 QUEENS BLVD #7J FOREST HILLS, NY 11375		

Legal Description:	**AKA:**
HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 4	4900 SW 36 CT, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of August, 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

Petitioner,

vs.

LEVY,ISAAC
4900 SW 36 CT, PEMBROKE PARK, FL 33023

Respondent(s)

Case #:
6123

On 7/19/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LEVY,ISAAC
Address:	10460 QUEENS BLVD #7J FOREST HILLS, NY 11375
Folio:	514230150040
Site Address:	4900 SW 36 CT, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 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.	7/19/2023
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: 7/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/18/2023

Notes/Means of Correction:

1. (2) a/c mini splits installed without a permit. Obtain a permit for the (2) mini splits Serial # MRL1213 on both units with plans and inspections. No permits have been obtained. Not Corrected
2. House needs to be painted where the paint has been chipped away. Corrected.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2023

NOTARY PUBLIC, STATE OF FLORIDA

JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

Jul 18, 2023 at 4:00:37 PM
4900

Jul 18, 2023 at 4:01:18 PM

Jul 18, 2023 at 4:02:14 PM

Jul 18, 2023 at 4:02:34 PM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner, vs. LEVY ISAAC Respondent(s)	))))))	Case No.: 6123

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 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: 4900 SW 36 CT, PEMBROKE PARK FL 33023

PROPERTY OWNER: LEVY ISAAC, 10460 QUEENS BLVD #7J, FOREST HILLS, NY 11375

FOLIO NO.: 5142 30 15 0040

LEGAL DESCRIPTION: HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 4

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

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(a); 5-105; 5-17 **WITHIN** 60 **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 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS ($100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

Rafael Suarez-Rivas

Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Code Enforcement Officer, Teressa Malcolm, 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 October, 2021.

Teressa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7021 0350 0001 0297 9888

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

Postage
$
Total Postage and
$ 7.33
Sent To
Street and Apt. No.
City, State, ZIP+4®

Postmark Here
SEP 28 2021

LEVY ISSAC
4900 SW 36 CT
PEMBROKE PARK, FL 33023
NOH # 6123

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

7021 0350 0001 0297 9895

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Postage
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Total Postage and
$ 7.33
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City, State, ZIP+4®

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SEP 28 2021
HOLLYWOOD FL 33021

LEVY ISSAC
10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375
NOH # 6123

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

7019 1120 0000 9007 7361

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

Postage
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Total Postage a
$ 7.33
Sent To
Street and Apt.
City, State, ZIP

Postmark Here
OCT 22 2021

LEVY ISSAC
10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375
FO # 6123

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

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

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Street and A
City, State, Z

Postmark Here
OCT 22 2021
HOLLYWOOD FL 33021

LEVY ISSAC
4900 SW 36 CT
PEMBROKE PARK, FL 33023
FO # 6123

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LEVY ISSAC
4900 SW 36 CT
PEMBROKE PARK, FL 33023
NOH # 6123

9590 9402 6610 1028 6965 42

2. Article Number (Transfer from service label)

7021 0350 0001 0297 9888

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Renato A ☐ Agent ☐ Addressee

B. Received by (Printed Name) L Issac
C. Date of Delivery 9/30/21

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

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

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LEVY ISSAC
4900 SW 36 CT
PEMBROKE PARK, FL 33023
FO # 6123

9590 9402 6379 0303 8499 90

2. Article Number (Transfer from service label)

7019 1120 0000 9007 7354

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

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

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

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

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

7022 2410 0001 1497 1232

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

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023
Postmark Here

LEVY, ISAAC / HCF # 6123
10460 QUEENS BLVD #7J
FOREST HILLS NY 11375

PS Form 3800, A

7022 2410 0001 1497 1249

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

WEST HOLLYWOOD HILLS
JUL 21 2022
HOLLYWOOD FL 33023
Postmark Here

LEVY, ISAAC / HCF #6123
4900 SW 36 CT,
PEMBROKE PARK, FL 33023
HCF #6123

PS Form 3800, A

Teressa Malcolm

From: Hemy Sapir <talitush1@gmail.com>
Sent: Tuesday, October 19, 2021 2:35 PM
To: Teressa Malcolm
Subject: Case 6123

Dear Terresa,
I continue to our phone conversation from today, I want to let you know that I Hemy Sapir is managing the property at 4900 sw 36 ct and that the owner Mr. Isiac Levy is aware of the violation and that the paint issue was taking care of , we are asking for 60 days extension to comply with the AC violations since an Engeener and AC contractor Are involved in pulling the permits.
The owner lives in NY and I have personal emergency that holds me for being able to appear, thank you very much for your consideration.

Hemy Sapir
954-461-0760

Sent from my iPhone
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
LEVY,ISAAC	10460 QUEENS BLVD #7J FOREST HILLS, NY 11375	4900 SW 36 CT, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6123 **Date Next Inspection** 10/20/2021

Notes
1. (2) a/c mini splits installed without a permit. Obtain a permit for the (2) mini splits Serial # MRL1213 on both units with plans and inspections.
2. House needs to be painted where the paint has been chipped away.
3. A double permit fee has been assessed.

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
8/4/2021		Notice of Violation	Posted to Property Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103.(a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	Not in Compliance - Reinspection Date: 10/20/2021
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: 10/20/2021
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/20/2021

7021 0350 0001 0297 9888

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

Postage
$
Total Postage and
$ 7.33

Postmark Here
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Sent To
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LEVY ISSAC
4900 SW 36 CT
PEMBROKE PARK, FL 33023
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0350 0001 0297 9895

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

Postage
$
Total Postage and
$ 7.33

Postmark Here
SEP 28 2021
HOLLYWOOD FL 33021

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

LEVY ISSAC
10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375
NOH # 6123

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

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LEVY ISSAC
4900 SW 36 CT
PEMBROKE PARK, FL 33023
NOH # 6123

9590 9402 6610 1028 6965 42

2. Article Number (Transfer from service label)
7021 0350 0001 0297 9888

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Renato A ☐ Agent ☐ Addressee

B. Received by (Printed Name) L Issac
C. Date of Delivery 9/30/21

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

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

Mail Restricted Delivery
00)

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

OF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/04/2021
US POSTAGE $000.51º
FIRST-CLASS MAIL
ZIP 33023
011D10656696

Sent To:
LEVY,ISAAC
10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Case #:
6123

6123
OF PEMBROKE PARK
D AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler
08/04/2021
US POSTAGE $000.51º
FIRST-CLASS MAIL
ZIP 33023
011D10656696

Isaac Levy
4905 SW 36 Ct
Pembroke Park
FL
33023

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	4900 SW 36 COURT, PEMBROKE PARK FL 33023-6939	ID #	5142 30 15 0040
Property Owner	LEVY, ISAAC	Millage	0613
Mailing Address	10460 QUEENS BLVD #7J FOREST HILLS NY 11375	Use	01

Abbr Legal Description	HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 4

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022	$115,990	$290,180	$406,170	$406,170	
2021	$115,990	$290,180	$406,170	$406,170	
2020	$115,990	$286,790	$402,780	$141,460	$2,136.51

2022 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$406,170	$406,170	$406,170	$406,170
Portability	0	0	0	0
Assessed/SOH	$406,170	$406,170	$406,170	$406,170
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	$406,170	$406,170	$406,170	$406,170

Sales History

Date	Type	Price	Book/Page or CIN
12/4/2020	WD-Q	$417,300	116934644
11/3/1999	WD	$95,000	30102 / 922
7/1/1989	WD	$105,000	16644 / 188
7/1/1985	WD	$97,500	
2/1/1978	WD	$77,000	

Land Calculations

Price	Factor	Type
$5.00	21,491	SF
$1.01	8,449	SF
Adj. Bldg. S.F. (Card, Sketch)		2959
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1969/1966		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
R								
1								

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

LEVY,ISAAC

10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Case #:

6123

Property Owner:

LEVY,ISAAC

10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Certified Mail #:

Property Description:

514230150040

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 4

AKA:

4900 SW 36 CT, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. (2) a/c mini splits installed without a permit. Obtain a permit for the (2) mini splits Serial # MRL1213 on both units with plans and inspections.
2. House needs to be painted where the paint has been chipped away.
3. A double permit fee has been assessed.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of October, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Teressa Malcolm

Code Enforcement Officer

9/28/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LEVY ISAAC) CASE NO. 6123

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LEVY ISAAC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 4900 SW 36 CT, PEMBROKE PARK FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: LEVY ISAAC AT **1:16** A.M./**P.M.** ON THE **1** DAY OF **OCTOBER** 2021.

TYPE OF SERVICE

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

( ) **INDIVIDUAL:** By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) **SUBSTITUTE:** By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) **CORPORATE:** By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

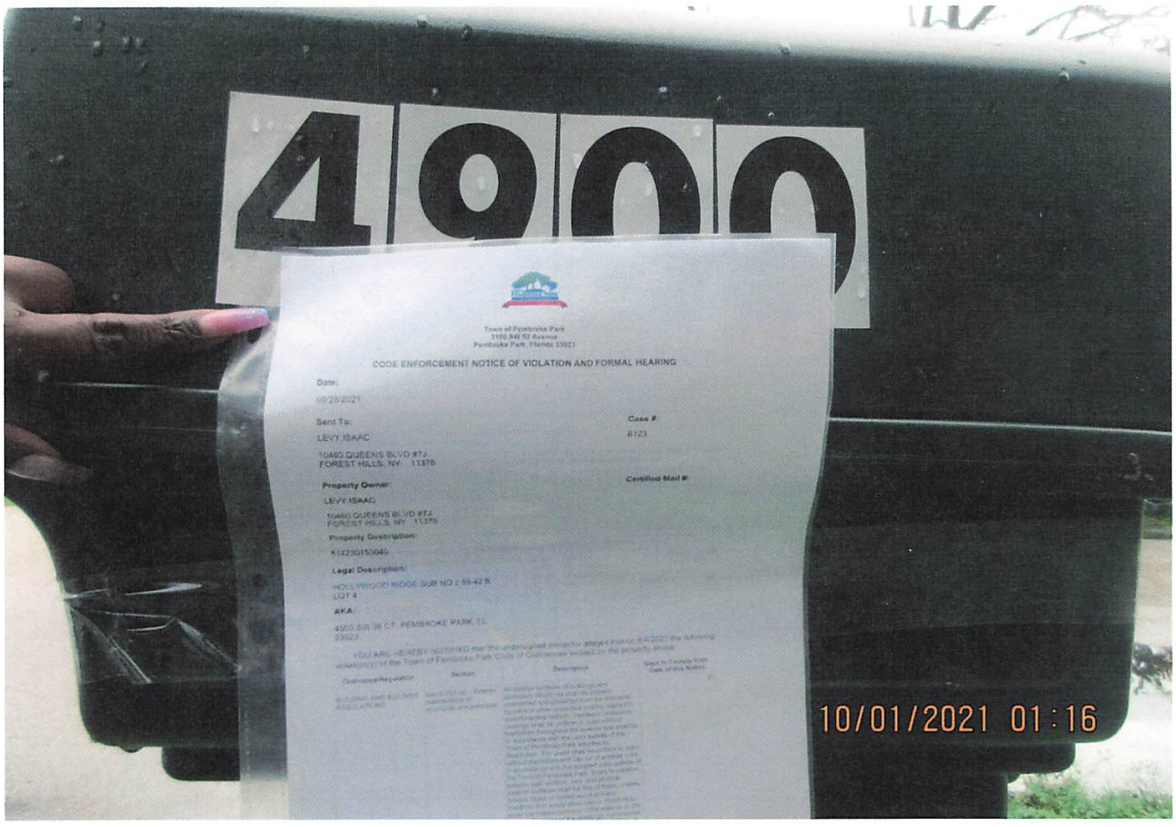
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization this 13 day of 10, 2021, by Teressa Malcolm as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

JEFFREY LOUIS
Notary Public – State of Florida
Commission # GG 181386
My Comm. Expires May 11, 2022
Bonded through National Notary Assn.



Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

LEVY,ISAAC

10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Case #:

6123

Property Owner:

LEVY,ISAAC

10460 QUEENS BLVD #7J
FOREST HILLS, NY 11375

Certified Mail #:

Property Description:

514230150040

Legal Description:

HOLLYWOOD RIDGE SUB NO 2 59-42 B
LOT 4

AKA:

4900 SW 36 CT, PEMBROKE PARK, FL

10/01/2021 01:16

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name: Isaac Levy

Date: 8/4/2021

Site Address: 4900 SW 36 Ct
Pembroke Park, FL 33023

Case #

Sub/Park

Permit #

☑ *STOP ALL WORK

☐ No Building Permit

☐ Violation of Florida Building Code #

☑ Violation of Town Ordinance # 5-105; 5-17 5-163(A)

☐ NFPA #

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

Violation (s)

(2) mini splits installed without a permit. House needs to be painted in different areas where the paint has lifted/peeled away

Corrective Action(s)

obtain a permit for the (2) mini splits with permit, plans, and inspections. Paint the house as needed on the exterior.

☐ Structural ☐ Plumbing ☑ Mechanical ☑ Electrical
☑ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other

☑ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

*IF THIS BOX IS CHECKED, ANY WORK BEING PERFORMED UNDER THIS VIOLATION MUST CEASE UNTIL APPROVED CORRECTIONS ARE MADE.

REMOVAL OF THIS CARD IS ILLEGAL.

Failure to comply with the Notice of Violation by the correct violation date will require prosecution through the Town's Code Enforcement Board in pursuit of Chapter 7 of the Town of Pembroke Park Code Ordinance.

Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☑ Code Enforcement Ext.215 ☑ Building Dept. Ext. 211/227
☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 238

Code Enforcement Officer

Posted to the Door
Received by

White: Officer's Copy Yellow: Office Copy Cardstock: Violator

Town of Pembroke Park
Notice of Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name Isaac Levy

Date 8/4/2021

Site Address 4900 SW 30 Ct

Case # 4

Pembroke Park, FL 33023

Sub/Park

Permit #

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code #
☐ Violation of Town Ordinance # 5-105, 5-17, 5-163(A)
☐ NFPA #

☐ Approved Plan Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

(2) mini splits installed without a permit. House needs to be painted in different areas where the paint has lifted/peeled away

Corrective Action(s)

Obtain a permit for the (2) mini splits with permit, plans, and inspections. Paint the house as needed on the exterior.

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other

☐ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Days): 30

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Code Enforcement Officer

Received by Posted to the Door

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:	Case #:	Date:
LEVY,ISAAC 10460 QUEENS BLVD #7J FOREST HILLS, NY 11375	6123	08/04/2021

Property Owner:	Property Description:	Certified Mail #:
LEVY,ISAAC 10460 QUEENS BLVD #7J FOREST HILLS, NY 11375	514230150040	

Legal Description:	AKA:
HOLLYWOOD RIDGE SUB NO 2 59-42 B LOT 4	4900 SW 36 CT, PEMBROKE PARK, FL 33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103 (a). - Exterior maintenance of structures and premises	All exterior surfaces of buildings and accessory structures shall be properly maintained and protected from the elements by paint or other protective coating applied in a workmanlike fashion. Painted or protective coatings shall be uniform in color without blemishes throughout the exterior and shall be in accordance with the color palette of the Town of Pembroke Park adopted by Resolution. Trim paint shall be uniform in color without blemishes and can be of another color in accordance with the adopted color palette of the Town of Pembroke Park. Every foundation, exterior wall, window, roof, and all other exterior surfaces shall be free of holes, cracks, breaks, loose or rooted wood and any condition that would allow rain or moisture to enter the interior portions of the walls or to the occupied spaces of the dwellings, commercial, industrial or other non-residential buildings or structure.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

Notes/Means of Correction:

1. (2) a/c mini splits installed without a permit. Obtain a permit for the (2) mini splits Serial # MRL1213 on both units with plans and inspections.
2. House needs to be painted where the paint has been chipped away.
3. A double permit fee has been assessed.

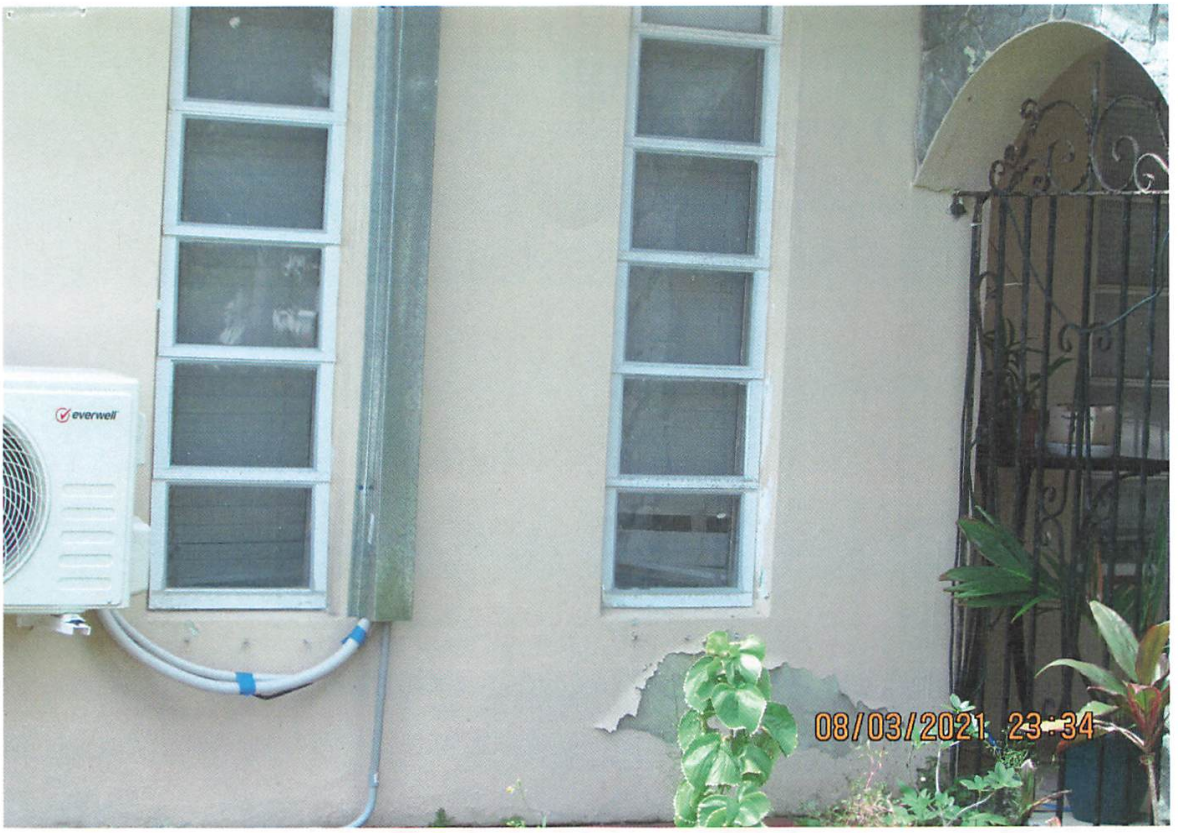
If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215.

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

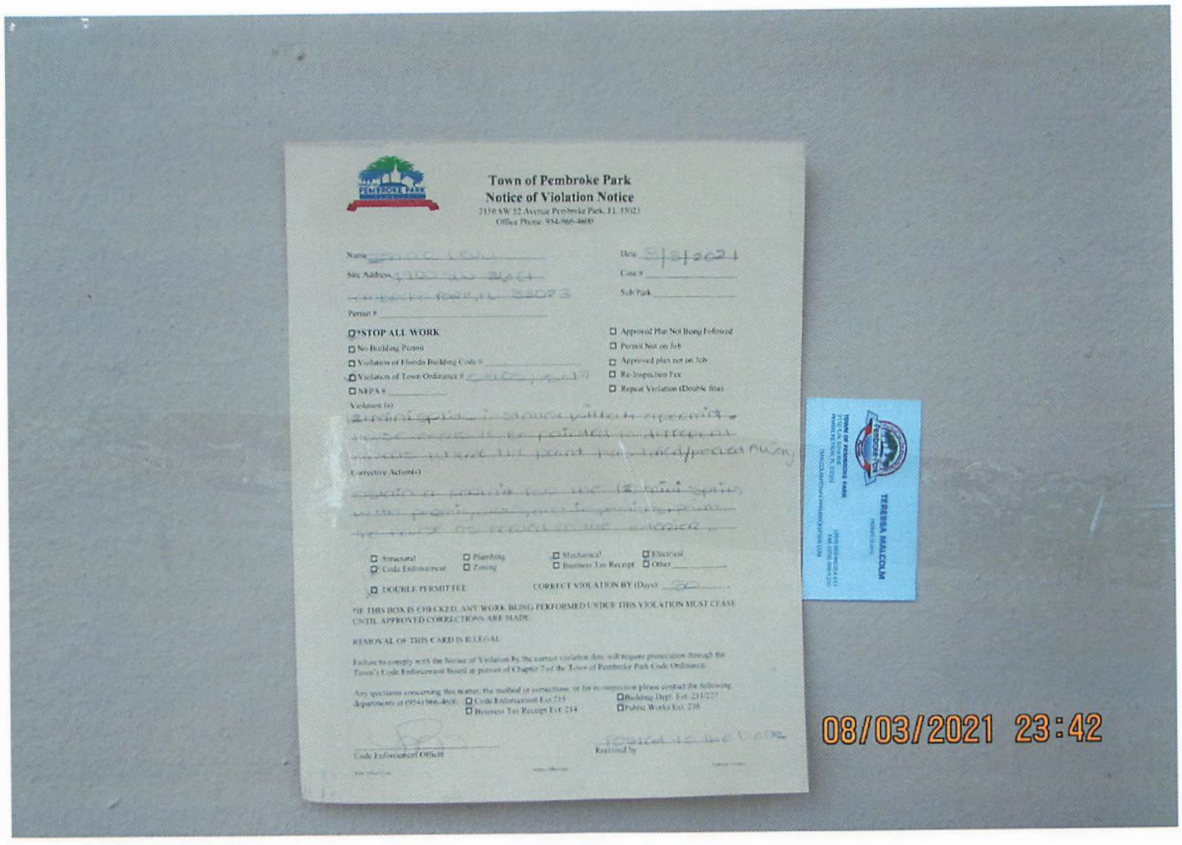
Teressa Malcolm
Code Enforcement Officer

08/03/2021 23:34

everwell
Model
MRL1213
Indoor
MRL1213E
Outdoor
MRL1213C
Type
Cooling Only
Capacity
12000Btu/h
Current
10.8A
Rated Current
14.0A
Power Input
1212W
Rated Power Input
1580W
Suitable Air Volume
520m³/h
Max Pressure
Weight
Power Supply
Rated Frequency
Refrigerant Charge
Made in P.R.C
08/03/2021 23:34


everwell
08/03/2021 23:34

4900
08/03/2021 23:35



Town of Pembroke Park
Notice of Violation Notice
3150 SW 52 Avenue Pembroke Park, FL 33023
Office Phone: 954-966-4600

Name
Site Address
Permit #
Date
Case #
Sub/Park

☐ *STOP ALL WORK
☐ No Building Permit
☐ Violation of Florida Building Code #
☐ Violation of Town Ordinance #
☐ NFPA #
☐ Approved Plat Not Being Followed
☐ Permit Not on Job
☐ Approved plan not on Job
☐ Re-Inspection Fee
☐ Repeat Violation (Double fine)

Violation (s)

Corrective Action(s)

☐ Structural ☐ Plumbing ☐ Mechanical ☐ Electrical
☐ Code Enforcement ☐ Zoning ☐ Business Tax Receipt ☐ Other

☐ DOUBLE PERMIT FEE CORRECT VIOLATION BY (Date):

*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.

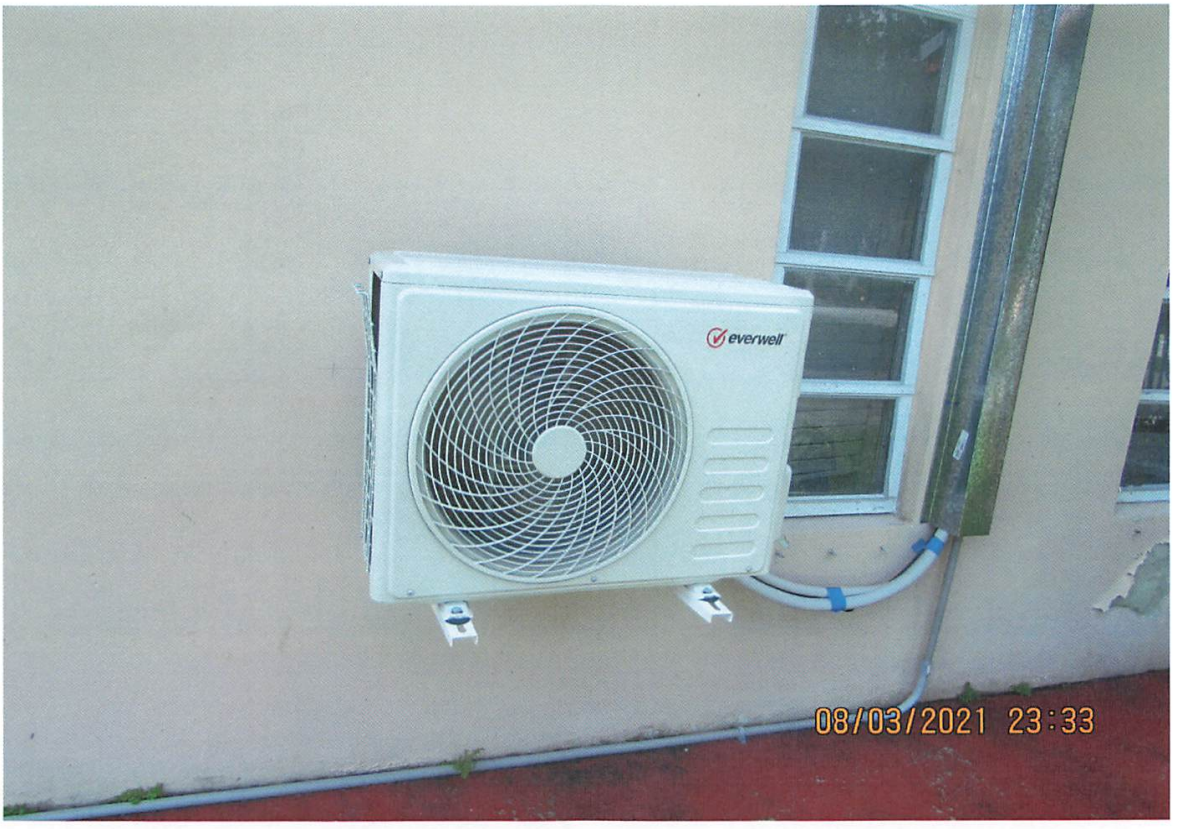
Any questions concerning this matter, the method or corrections, or for re-inspection please contact the following departments at (954) 966-4600: ☐ Code Enforcement Ext 215 ☐ Building Dept. Ext. 211/227 ☐ Business Tax Receipt Ext. 214 ☐ Public Works Ext. 228

Code Enforcement Officer
Received by

TERESSA MALCOLM

08/03/2021 23:42

08/03/2021 23:33


everwell
08/03/2021 23:33

08/03/2021 23:33

08/03/2021 23:33

everwell
08/03/2021 23:33

everwell
Model MRL1213
Indoor MRL1213E
Outdoor MRL1213C
Type Cooling Only
Capacity 12000Btu/h
Current 10.8A
Rated Current 14.0A
Power Input 1213W
Rated Power Input 1560W
Indoor Air Volume 520m³/h
Max. Pressure Discharge 4.5MPa
Suction 1.9 MPa
Noise Indoor 40dB(A)
Outdoor 53dB(A)
Weight Indoor 8kg
Outdoor 25kg
Power Input 115V~ 1Phase
Rated Frecuency 60Hz
Refrigerant/Charge R410A/0.500Kg
CU Water Proof Protection IPX4
Manufactured by Everwell Parts, Inc.
Made in P.R.C
08/03/2021 23:34

NOV # 6123

TOWN OF PEMBROKE PARK

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler FIRST-CLASS MAIL
08/04/2021
US POSTAGE $000.51⁰
ZIP 33023
011D10656696

Isaac Leary
4905 SW 36 Ct
Pembroke Park
FL
33023

RECEIVED AUG 19 2021

NIXIE 331 DE 1 0008/17/21
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33023541350 *0706-02053-05-41

Case Overview

Property/Incident Information

Owner	Address	Site Address
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC	3898 PEMBROKE RD PEMBROKE PARK, FL 33021	3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

Folio

514220160013

Legal Description

MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 3

Case Status Open **Case #** 6743 **Date Next Inspection** 8/16/2023

Notes
This business is currently operating without a business tax receipt
A commercial racking system has been installed without a permit
To comply with these violations please take the following actions:
1)Obtain a business tax receipt and contact (Michelle Grooms in the BTR department)
2)Obtain plans and inspections for permits and contact the building department (954 966-4600)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/22/2022		Notice of Violation	Regular Mail
8/30/2022	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
7/19/2023		Affidavit of Non-Compliance	Certified Mail
7/20/2023	8/16/2023	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(p). - Exterior maintenance of structures and premises	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	Not in Compliance - Reinspection Date: 8/16/2023

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: 8/16/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/16/2023
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: 8/16/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 8/16/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	Not in Compliance - Reinspection Date: 8/16/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-26. - Duties of officers, agents of corporations.	It shall be the duty of all officers and agents of any corporation to see that such corporation complies with the provisions of this article. All officers or agents of any corporation required to obtain a business tax receipt which conducts business without having paid the business tax receipt, shall be subject to penalties imposed by this Article upon persons and members of firms and corporations violating this Article. (Ord. No. 58-2-1(#7), § 7, 2-4-58; Ord. No. 14-06-04, § 10, 6-11-14)	Not in Compliance - Reinspection Date: 8/16/2023
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: 8/16/2023

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		$65,750.00
Admin Fixed		Admin Fixed		$100.00

Case Overview

			Total Fines	$65,850.00

Payments

Date	Payment Type Name	Amount
	Total Payments	$0.00
	Fees Outstanding	$65,850.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC — CASE NO. 6743

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3898 PEMBROKE RD, PEMBROKE PARK, FL 33023

I, JEAN GUSTIN HEREBY CERTIFY that I SERVED: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC AT 12:01 P.M. ON THE 02 DAY OF AUGUST 2023.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

8-4-23

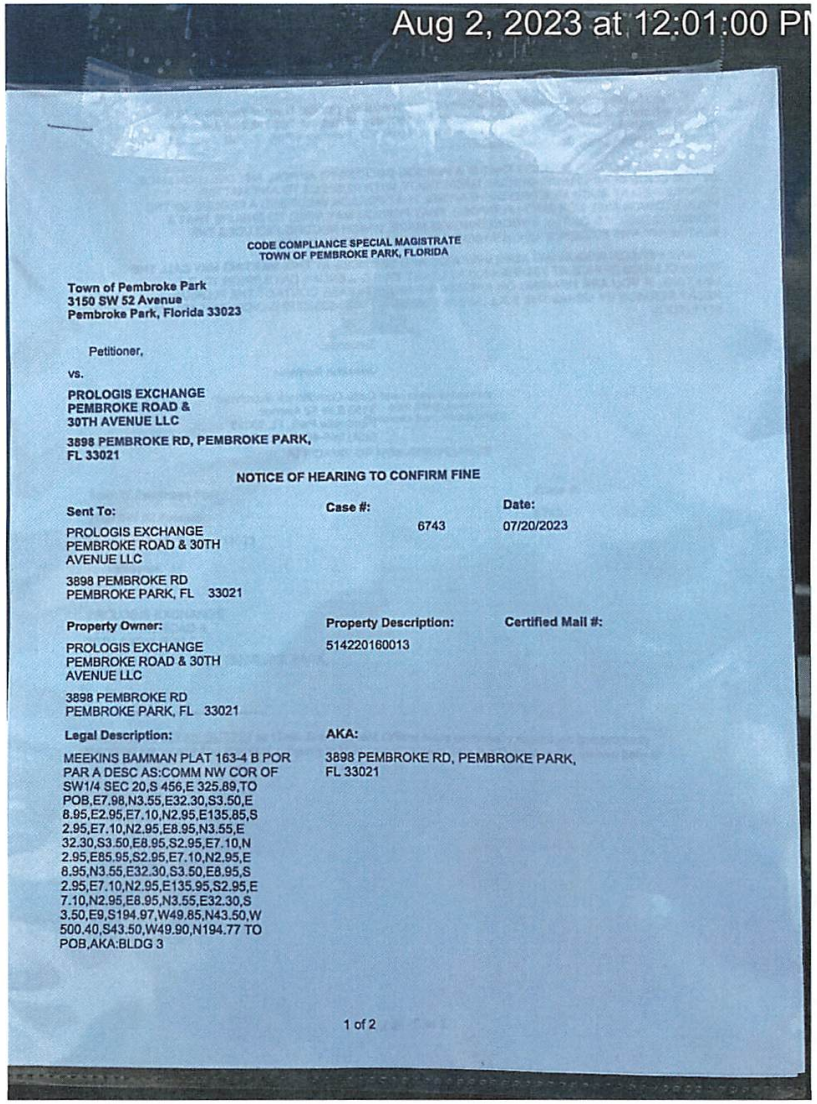
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 4 day of Aug, 2023, by Jean Gustin as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana A.
Signature

NAZLY CARDONA
Notary Public - State of Florida
Commission # HH 374168
My Comm. Expires Mar 15, 2027

Personally Known X OR Produced Identification _____
Type of Identification Produced _____



Aug 2, 2023 at 12:01:00 PM

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

Petitioner,

vs.

PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	6743	07/20/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	514220160013	

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 3	3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

1 of 2

Town of Pembroke Park

INVOICE

3150 SW 52nd Avenue
Pembroke Park, FL 33023
954-966-4600
Fax 954-966-5186

DATE: July 25, 2023
INVOICE # 435
FOR:

Case # 6743
PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC
3898 PEMBROKE RD,
PEMBROKE PARK, FL 33021

Bill To:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC
3898 PEMBROKE RD,
PEMBROKE PARK, FL 33021

QUANITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(p); 5-105; 5-17; 15-22; 15-23; 15-25 and 15-40.		
	Final Order 09/21/2022		
1	Admin Fee	$ 100.00	$ 100.00
269	Day(s) of Per Diem from (11/20/2022 - 08/16/2023)	$ 250.00	$ 67,250.00
		Balance	$ 67,350.00

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.

PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	**Case #:**	**Date:**
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	6743	07/20/2023

Property Owner:	**Property Description:**	**Certified Mail #:**
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	514220160013	

Legal Description:	**AKA:**
MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 3	3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **16th day of August, 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

Petitioner,

vs.

PROLOGIS EXCHANGE
PEMBROKE ROAD &
30TH AVENUE LLC

3898 PEMBROKE RD, PEMBROKE PARK,
FL 33021

Respondent(s)

Case #:

6743

On 7/19/2023 I JEAN GUSTIN as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

Address: 3898 PEMBROKE RD PEMBROKE PARK, FL 33021

Folio: 514220160013

Site Address: 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

Legal Description: MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 3

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(p). - Exterior maintenance of structures and premises	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	Not in Compliance - Reinspection Date: 7/18/2023
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: 7/18/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/18/2023

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: 7/18/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 7/18/2023
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1 (#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	Not in Compliance - Reinspection Date: 7/18/2023
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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...	Not in Compliance - Reinspection Date: 7/18/2023

Notes/Means of Correction:

1. The business is currently operating without a business tax receipt (BTR). Not Corrected.
2. Commercial racking system has been installed without a permit. Racking system permit # 22350422-0 in progress, must complete all inspections.

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/19/2023

NOTARY PUBLIC, STATE OF FLORIDA

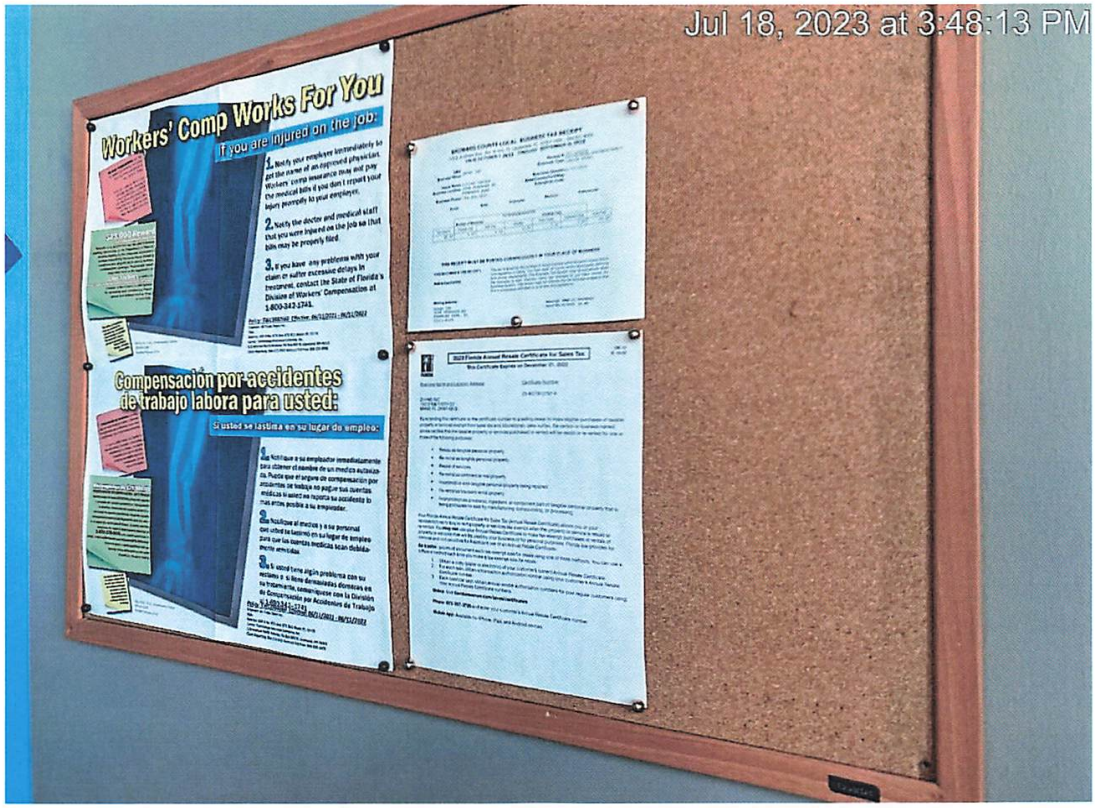
JOSELINE RAMIREZ
Notary Public - State of Florida
Commission # HH 001871
My Comm. Expires Jun 2, 2024
Bonded through National Notary Assn.

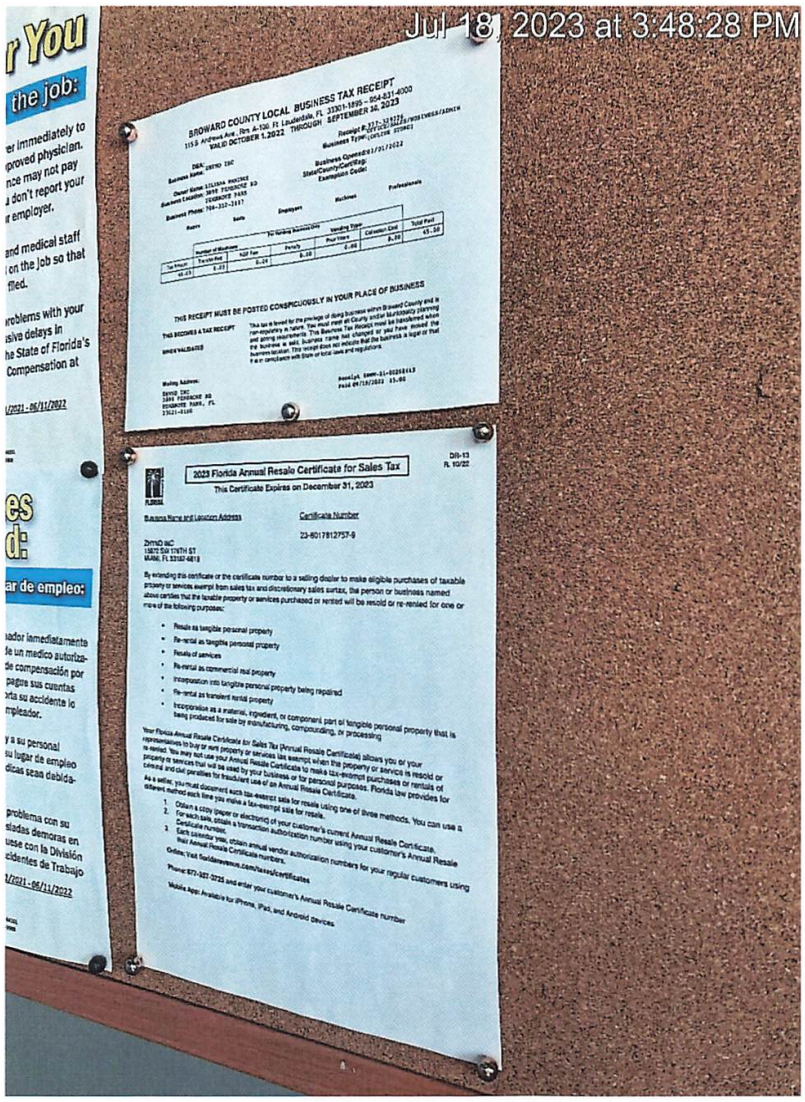
Jul 18, 2023 at 3:46:47 PM
3898

Jul 18, 2023 at 3:47:25 PM

Jul 18, 2023 at 3:47:31 PM

Jul 18, 2023 at 3:47:42 PM


Jul 18, 2023 at 3:48:13 PM
Workers' Comp Works For You
If you are injured on the job:
Compensación por accidentes de trabajo labora para usted:
Si usted se lastima en su lugar de empleo:


Jul 18, 2023 at 3:48:28 PM
BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT
2023 Florida Annual Resale Certificate for Sales Tax
This Certificate Expires on December 31, 2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA, Petitioner,	)	Case No.: 6743
vs.	)	
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE 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: 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

PROPERTY OWNER: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

FOLIO NO.: 5142 20 16 0013

LEGAL DESCRIPTION: MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NWCOROFSW1/4SEC20,S456,E325.89,TOPOB,E7.98,N3.55,E32.30,S3.50,E8.95,E2.95,E7.10,N2.95,E135.85,S2.95,E7.10,N2.95,E8.95,N3.55,E32.30,S3.50,E8.95,S2.95,E7.10,N2.95,E85.95,S2.95,E7.10,N2.95,E8.95,N3.55,E32.30,S3.50,E8.95,S2.95,E7.10,N2.95,E135.95,S2.95,E7.10,N2.95,E8.95,N3.55,E32.30,S3.50,E9,S194.97,W49.85,N43.50,W500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 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) 5-17; 5-103(p) and 5-105. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Enforcement Officer does in fact exist on the subject real property.

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; 5-103(p) and 5-105. **WITHIN 60 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, Code Enforcement Officer, Erik Richwagen, 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 September, 2022.

Erik Richwagen

Erik Richwagen
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

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:

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC/HCF #6743
3922 PEMBROKE ROAD,
PEMBROKE PARK FL 33021

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™

7020 0090 0001 3495 4589

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☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $

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6400 W BOYNTON BLVD
JOG ROAD STATION
BOYNTON BEACH FL
SEP 2 2 2022

CORPORATION SERVICE COMPANY
(F.O-6743)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

See Reverse for Instructions

7020 0090 0001 3495 4572

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☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $

Postmark Here
JOG ROAD STATION
BOYNTON BEACH BLVD
2022

PROLOGIS EXCHANGE PEMBROKE ROAD
& 30TH AVENUE LLC
(F.O-6743)
1800 WAZEE ST DENVER CO 80202

See Reverse for Instructions

7020 0640 0000 5918 8600

U.S. Postal Service™
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $

Postmark Here
BOYNTON BEACH
SEP 2 2 2022

PROLOGIS EXCHANGE PEMBROKE ROAD
& 30TH AVENUE LLC
(F.O-6743)
3898 PEMBROKE RD,
PEMBROKE PARK, FL 33021

See Reverse for Instructions

7022 2410 0001 1497 1270

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

Postmark Here
WEST HOLLYWOOD HILLS
JUL 2 1 2022
HOLLYWOOD FL 33023

Total Postage and $
Sent To
Street and Apt. No.
City, State, ZIP+4®

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC / HCF #6743.
1800 WAZEE ST
DENVER CO 80202

PS Form 3800, A

7022 2410 0001 1497 1263

U.S. Postal Service™
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☐ Return Receipt (hardcopy) $
☐ Return Receipt (electronic) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $
Postage $ 7.85

Postmark Here
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HOLLYWOOD FL 33023

Total Postage and $
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Street and Apt. No.
City, State, ZIP+4®

PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC/HCF #6743
3922 PEMBROKE ROAD,
PEMBROKE PARK FL 33021

PS Form 3800, A

7022 2410 0001 1497 1256

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PROLOGIS EXCHANGE PEMBROKE
ROAD & 30TH AVENUE LLC/HCF #6743
3898 PEMBROKE ROAD,
PEMBROKE PARK FL 33021

PS Form 3800, A

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PROLOGIS EXCHANGE PEMBROKE ROAD
& 30TH AVENUE LLC
(F.O-6743)
1800 WAZEE ST DENVER CO 80202

9590 9402 6921 1104 9954 32

2. Article Number (Transfer from service label)
7020 0090 0001 3495 4572

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X JODI BROOKS ☐ Agent ☐ Addressee

B. Received by (Printed Name) SEP 27 REC'D
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 (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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
(F.O-6743)
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525

9590 9402 6921 1104 9963 78

2. Article Number (Transfer from service label)
7020 0090 0001 3495 4589

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Dennis Ratliff ☐ Agent ☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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:

PROLOGIS EXCHANGE PEMBROKE ROAD
& 30TH AVENUE LLC
(F.O-6743)
3898 PEMBROKE RD.
PEMBROKE PARK, FL 33021

9590 9402 6921 1104 9963 61

2. Article Number (Transfer from service label)
7020 0640 0000 5918 8600

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☒ Agent ☐ Addressee

B. Received by (Printed Name) MC
C. Date of Delivery 09/26/22

D. Is delivery address different from item 1? ☒ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

PS Form 3811, July 2020 PSN 7530-02-000-9053

Case Overview

Property/Incident Information

Owner	Address	Site Address
PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC	3898 PEMBROKE RD PEMBROKE PARK, FL 33021	3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

Legal Description

Case Status Open **Case #** 6743 **Date Next Inspection** 9/21/2022

Notes
This business is currently operating without a business tax receipt
A commercial racking system has been installed without a permit
To comply with these violations please take the following actions:
1)Obtain a business tax receipt and contact (Michelle Grooms in the BTR department)
2)Obtain plans and inspections for permits and contact the building department (954 966-4600)

Documents Issued

Date Issue	Hearing Date	Document Type	Delivery
2/22/2022		Notice of Violation	Regular Mail 2/22/22
8/30/2022	9/21/2022	Notice of Formal Hearing - Notice w/ NOV	9/7/22 Affidavit of Service/Posted to Property Certified Mail 8/31/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(p). - Exterior maintenance of structures and premises	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	Not in Compliance - Reinspection Date: 9/21/2022
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: 9/21/2022
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: 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. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	Not in Compliance - Reinspection Date: 9/21/2022
LICENSES AND BUSINESS REGULATIONS	Sec. 15-26. - Duties of officers, agents of corporations.	It shall be the duty of all officers and agents of any corporation to see that such corporation complies with the provisions of this article. All officers or agents of any corporation required to obtain a business tax receipt which conducts business without having paid the business tax receipt, shall be subject to penalties imposed by this Article upon persons and members of firms and corporations violating this Article. (Ord. No. 58-2-1(#7), § 7, 2-4-58; Ord. No. 14-06-04, § 10, 6-11-14)	Not in Compliance - Reinspection Date: 9/21/2022
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: 9/21/2022

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: **3898 PEMBROKE RD**

Job Name: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC

Permit Status: Voided

Permit Issued Date:

Submitted Into Plan Review Date:5/25/2022 3:35:47 PM

Application Date: 5/25/2022 3:34:13 PM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: Day(s)

Required Disciplines

Discipline	Status	Date
FIRE	Denied	5/31/2022 1:05:11 PM
STRUCTURAL	Denied	5/26/2022 8:40:20 AM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC CASE NO 6743

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

TYPE OF PROCESS: NOTICE OF FORMAL HEARING

ADDRESS: 3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

I, ERIK RICHWAGEN HEREBY CERTIFY that I SERVED: PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC AT 10:52 A.M. ON THE 7 DAY OF SEPTEMBER 2022.

(X) I AM A CODE INSPECTOR OR THE CODE ENFORCEMENT OFFICER FOR THE TOWN OF PEMBROKE PARK AS APPOINTED BY THE TOWN COMMISSION.

TYPE OF SERVICE

( ) INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.

( ) SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

( ) CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any superior officer as defined in F.S. 48.081.

(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.

Erik Richwagen

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 Erik Michwagen as Code Enforcement Officer for the Town of Pembroke Park.

_____
Signature

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

MARYCARI PAZ
Notary Public - State of Florida
Commission # HH 230082
My Comm. Expires Feb 17, 2026
Bonded through National Notary Assn.

Date:

08/30/2022

Sent To:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

3898 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

6743

Property Owner:

PROLOGIS EXCHANGE
PEMBROKE ROAD & 30TH
AVENUE LLC

3898 PEMBROKE RD
PEMBROKE PARK, FL 33021

Certified Mail #:

Property Description:

514220160013

Legal Description:

MEEKINS BAMMAN PLAT 163-4 B POR
PAR A DESC AS:COMM NW COR OF
SW1/4 SEC 20,S 456,E 325.89,TO
POB,E7.98,N3.55,E32.30,S3.50,E
8.95,E2.95,E7.10,N2.95,E135.85,S
2.95,E7.10,N2.95,E8.95,N3.55,E
32.30,S3.50,E8.95,S2.95,E7.10,N
2.95,E85.95,S2.95,E7.10,N2.95,E
8.95,N3.55,E32.30,S3.50,E8.95,S
2.95,E7.10,N2.95,E135.95,S2.95,E
7.10,N2.95,E8.95,N3.55,E32.30,S
3.50,E9,S194.97,W49.85,N43.50,W
500.40,S43.50,W49.90,N194.77 TO
POB,AKA:BLDG 3

AKA:

3898 PEMBROKE RD, PEMBROKE PARK,
FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2022 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(p). - Exterior maintenance of structures and premises	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	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
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. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-26. - Duties of officers, agents of corporations.	It shall be the duty of all officers and agents of any corporation to see that such corporation complies with the provisions of this article. All officers or agents of any corporation required to obtain a business tax receipt which conducts business without having paid the business tax receipt, shall be subject to penalties imposed by this Article upon persons and members of firms and corporations violating this Article. (Ord. No. 58-2-1(#7), § 7, 2-4-58; Ord. No. 14-06-04, § 10, 6-11-14)	30
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...	211

This business is currently operating without a business tax receipt
A commercial racking system has been installed without a permit
To comply with these violations please take the following actions:
1)Obtain a business tax receipt and contact (Michelle Grooms in the BTR department)
2)Obtain plans and inspections for permits and contact the building department (954 966-4600)

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Enforcement Officer at (954) 966-4600 ext. 215

Should all violations not be corrected and approved by the undersigned Code Enforcement Officer within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Town's Code Enforcement Special Magistrate, pursuant to Chapter 7 of The Town of Pembroke Park Code of Ordinances and Chapter 162, Florida Statutes.

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 21st day of September, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

THIS HEARING, requiring you to be present, will be held if the violation(s) have not been brought into compliance and approved by Code Enforcement Officer as evidenced by the issuance of an Affidavit of Compliance by the Code Enforcement Officer.

The purpose of this Hearing is for the Code Enforcement Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation (s) by a specified date. In addition, the Order may impose a daily fine of up to $250.00 per day if the Order is not complied with or a daily fine of up to $500.00 per day for each day the same violation(s) is or has been repeated after being brought into compliance, even if the repeated violation(s) is/are again in compliance prior to the Hearing. Fines of up to $5,000.00 per violation may be imposed if the Code Enforcement Special Magistrate finds the violation to be irreparable or irreversible in nature. Additionally, fines may be imposed to recover all costs incurred by the Town in prosecuting this matter, if all violations are not complied prior to the Hearing date and you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Special Magistrate as a Recurring Violation even if the violation is subsequently corrected

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the Code Enforcement Special Magistrate in writing at least five working days before the Hearing.

You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based, Section 286.0105, Florida Statutes.

For additional HEARING information, contact the Code Enforcement Supervisor at (954) 966-4600 ext. 215.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Enforcement Officer listed below at (954) 966- 4600 ext. 215 or email jramirez@tppfl.gov.

Erik Richwagen

Code Enforcement Officer

Erik Richwagen

8/30/2022

7020 0640 0000 5918 7382

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
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- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pc
$

Postmark Here

HILLCREST POSTAL STORE
AUG 3 1 2022
HOLLYWOOD FL 33021

Sent To PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC (NOH-6743)
Street a 1800 WAZEE ST DENVER CO 80202
City, St

PS For ... ructions

7020 0640 0000 5918 7399

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 P
$

Postmark Here

HILLCREST POSTAL STORE
AUG 3 1 2022
HOLLYWOOD FL 33021

Sent To CORPORATION SERVICE COMPANY (NOH-6743)
Street 1201 HAYS STREET
City, St TALLAHASSEE, FL 32301-2525

PS For ... tructions

Town of Pembroke Park
3150 SW 52 Avenue
Pembroke Park, Florida 33023

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
Zhyno Inc 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	6743	02/22/2022

Property Owner:	Property Description:	Certified Mail #:
Zhyno Inc 3898 PEMBROKE RD PEMBROKE PARK, FL 33021	514220160013	

Legal Description:	AKA:
MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 3	3898 PEMBROKE RD, PEMBROKE PARK, FL 33021

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/22/2022 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(p). - Exterior maintenance of structures and premises	Building design. A relatively wide variety of architectural designs and materials shall be permitted. However, it is intended that a basic harmony of architecture shall prevail so that no building shall detract from the attractiveness of the overall environment. Within nonresidential zoning districts (commercial and industrial) , box-like buildings will be strongly discouraged. Sloped rooflines are strongly encouraged such as gable, hip or mansard. Sloped roof surfaces visible from off site shall be covered with architectural materials such as flat or standing seam metal panels, shingles or roof tiles. If flat roofs are provided, all mechanical equipment such as air-conditioner compressors, vents, stacks, etc. and associated ductwork shall be screened from surrounding properties by the use of parapets, cornices or other architectural features constructed of concrete, stucco, glass or pre-cast concrete or other materials as may be approved by the Town.	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
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. 15-23. - Separate business tax receipt for each business location, for each business advertised publicly.	No person or business entity shall engage in or manage any business, profession or occupation in this Town without first obtaining from the Town a business tax receipt for each separate location in the Town. A business tax receipt shall be required for each business advertising its location in the Town by sign, newspaper, magazine or otherwise, and any such sign, newspaper, magazine or other advertisement shall be considered evidence of conducting the business in the Town. The business tax receipt shall be issued to cover one (1) location. (Ord. No. 58-2-1(#7), § 5, 2-4-58; Ord. No. 14-06-04, § 7, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-25. - Separate violation for each day of business without business tax receipt.	Each day that a person or business entity engages in, conducts or manages any business, occupation or profession without having first obtained a business tax receipt shall constitute a separate and distinct violation of this Article. (Ord. No. 58-2-1(#7), § 9, 2-4-58; Ord. No. 14-06-04, § 9, 6-11-14)	30
LICENSES AND BUSINESS REGULATIONS	Sec. 15-26. - Duties of officers, agents of corporations.	It shall be the duty of all officers and agents of any corporation to see that such corporation complies with the provisions of this article. All officers or agents of any corporation required to obtain a business tax receipt which conducts business without having paid the business tax receipt, shall be subject to penalties imposed by this Article upon persons and members of firms and corporations violating this Article. (Ord. No. 58-2-1(#7), § 7, 2-4-58; Ord. No. 14-06-04, § 10, 6-11-14)	30

Notes/Means of Correction:

This business is currently operating without a business tax receipt
A commercial racking system has been installed without a permit
To comply with these violations please take the following actions:
1)Obtain a business tax receipt and contact (Michelle Grooms in the BTR department)
2)Obtain plans and inspections for permits and contact the building department (954 966-4600)

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.

Erik Richwagen
Code Enforcement Officer

MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

Site Address	3898-3922 PEMBROKE ROAD, PEMBROKE PARK FL 33021	ID #	5142 20 16 0013
Property Owner	PROLOGIS EXCHANGE PEMBROKE ROAD & 30TH AVENUE LLC	Millage	0613
Mailing Address	1800 WAZEE ST DENVER CO 80202	Use	48

Abbr Legal Description	MEEKINS BAMMAN PLAT 163-4 B POR PAR A DESC AS:COMM NW COR OF SW1/4 SEC 20,S 456,E 325.89,TO POB,E7.98,N3.55,E32.30,S3.50,E 8.95,E2.95,E7.10,N2.95,E135.85,S 2.95,E7.10,N2.95,E8.95,N3.55,E 32.30,S3.50,E8.95,S2.95,E7.10,N 2.95,E85.95,S2.95,E7.10,N2.95,E 8.95,N3.55,E32.30,S3.50,E8.95,S 2.95,E7.10,N2.95,E135.95,S2.95,E 7.10,N2.95,E8.95,N3.55,E32.30,S 3.50,E9,S194.97,W49.85,N43.50,W 500.40,S43.50,W49.90,N194.77 TO POB,AKA:BLDG 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).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	$859,680	$9,015,680	$9,875,360	$9,875,360	
2021	$859,680	$9,015,680	$9,875,360	$9,875,360	$212,365.68
2020	$859,680	$9,015,680	$9,875,360	$9,516,110	$207,711.77

2022* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	$9,875,360	$9,875,360	$9,875,360	$9,875,360
Portability	0	0	0	0
Assessed/SOH	$9,875,360	$9,875,360	$9,875,360	$9,875,360
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	$9,875,360	$9,875,360	$9,875,360	$9,875,360

Sales History

Date	Type	Price	Book/Page or CIN
3/30/2015	SWD-D	$10,865,500	**112903798**
6/14/2005	DRR	$100	**39878 / 2000**
6/14/2005	QCD	$100	**39878 / 1991**
3/28/2000	WD	$330,600	**30398 / 539**

Land Calculations

Price	Factor	Type
$9.00	95,520	SF
Adj. Bldg. S.F. (Card, Sketch)		94326
Eff./Act. Year Built: 2004/2003		

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-6743

Hasler FIRST CLASS MAIL
02/22/2022
US POSTAGE $000.53⁰
ZIP 33023
011D10656696

Sent To:

Zhyno Inc

3898 PEMBROKE RD
PEMBROKE PARK, FL 33021

Case #:

6743

Lucie Manzerolle

From: Broward Sheriffs Office Fire Rescue <fire-inspection-reports@slinspections.com>
Sent: Monday, February 21, 2022 1:38 PM
To: Lucie Manzerolle
Subject: Referral for possible unpermitted construction - Zhyno Inc

Report

Zhyno Inc
3898 Pembroke Rd
Pembroke Park,FL 33021-8108
Occupancy ID:156621

Pembroke Park - Construction or work without permit.

Commercial rack system (s) installed without plan/ permit in warehouse to store commodities.

The occupancy referenced above appears to have unpermitted construction. Please have a building inspector follow