



Agenda

Code Compliance Special Magistrate Hearing

9:00 AM - Wednesday, August 19, 2026
Council Chambers
3150 SW 52 AVE,
Pembroke Park, FL 33023

1. **Call to Order**
2. **Special Magistrate Opening Statement**
3. **Roll Call**
4. **Approval of the Meeting Minutes**
 - 4.1 Approval of Minutes: Code Compliance Special Magistrate Hearing - July 15, 2026
5. **Adoption of Agenda (Deferrals, Additions, Modifications)**
6. **Public Hearing**
7. **Hearing to Confirm Fine**
 - 7.1 **CASE 5022** - YAIME JIMENEZ - 3120 W HALLANDALE BEACH BLVD, LOT 624, PEMBROKE PARK, FL 33009 - HEARING TO CONFIRM FINE - 5-105 - REPAIRS AND INSTALLATIONS; 12-48 - OUTDOOR STORAGE PROHIBITED; 12-49 - STORM EVENT DEBRIS - **FIRST OFFENSE**
 - 7.2 **CASE 11273** - PRAG ONE - 5100 SW 41 ST, UNIT 104, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-76(b)(3) - NUISANCES; DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**
8. **Hearing to Extend Time**
 - 8.1 **CASE 10737** — THRIFT, RANDALL LEIGH JR - 411 LAKE SHORE DR, 64, PEMBROKE PARK, FL 33009 - HEARING TO EXTEND TIME - 5-105 REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**
9. **Hearing to Abate Fine**
 - 9.1 **CASE 8441** — LUIS QUINONES - 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

9.2 **CASE 9235 — NATIONDOM LLC - 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(a)(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - REPEAT OFFENSE**

10. Adjournment

In accordance with the provisions of F.S. Section 286.0105, if a person decides to appeal any decision made by the 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 commission as a body 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 commission by the presiding officer, unless permission to continue or again address the commission 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.

Cynthia Garcia-Lima
Town Clerk



MINUTES

Code Compliance Special Magistrate Hearing

9:00 AM - Wednesday, July 15, 2026

Council Chambers

3150 SW 52 AVE,

Pembroke Park, FL 33023

1. Call to Order 09:00 A.M.

2. Special Magistrate Opening Statement

3. Roll Call

SPECIAL MAGISTRATE: Andre McKenney

CODE COMPLIANCE SUPERVISOR: Jeffrey Louis

CODE COMPLIANCE OFFICER: Aimara Fontalva

TOWN ATTORNEY: Brian Sherman

4. Approval of the Meeting Minutes

4.1 Approval of Minutes: Code Compliance Special Magistrate Hearing - June 17, 2026

5. Adoption of Agenda (Deferrals, Additions, Modifications)

CASE 9235 MOVED TO ITEM 9.5 HEARING TO ABATE FINE TO ITEM 8.3 HEARING TO CONFIRM FINE

CASE 11221 MOVED TO ITEM 11.1 HEARING TO EXTEND TIME FROM ITEM 8.2 HEARING TO CONFIRM FINE

CASE 8365 REMOVED FROM AGENDA DUE TO CLERICAL ERROR

6. Public Hearing

7. FORMAL HEARING - CHIEF CODE OFFICER JEFFREY LOUIS

7.1 **CASE 11331** — PEMBROKE PARK LAKES INC - 3196 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - FORMAL HEARING - 5-105 REPAIRS AND INSTALLATIONS - **FIRST OFFENSE**

Respondent or Representative	Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Absent	30 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	05/15/2026

8. HEARING TO CONFIRM FINE - CHIEF CODE OFFICER JEFFREY LOUIS

8.1 **CASE 8689** — PEMBROKE PARK LAKES INC- 43-A W LAKE DRIVE, PEMBROKE PARK, FL 33009 - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-48 - OUTDOOR STORAGE PROHIBITED - **FIRST OFFENSE**

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
Absent	Confirmed Fine of \$158,350.00

8.2 CASE 11221 - SHARON SCHOOL OF EXCELLENCE - 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 - 5-103(b) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-76(b)(6)(8)(c) NUISANCES; DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 5-16 - ADOPTION OF CODE - FIRST OFFENSE

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Carl Parrish	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	08/13/2026

8.3 CASE 9235 — NATIONDOM LLC - 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(a)(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - FIRST OFFENSE

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Nikita Savits	Fine Abated to \$4,875.00 Payable in 30 Days or Reverts to \$93,600.00	05/15/2026

9. HEARING TO ABATE FINE - CHIEF CODE OFFICER JEFFREY LOUIS

9.1 CASE 4566 — 3535 SW 52ND AVE LLC - 3535 SW 52 AVE, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - FIRST OFFENSE

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yehudah Abenson	Fine Abated to \$4,840.40 Payable in 30 Days or Reverts to \$52,604.00	08/14/2026

9.2 CASE 4904 — HALLANDALE 4520 LLC - 4520 W HALLANDALE BEACH BLVD, BAY 3, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - 15-17 - BUSINESS TAX RECEIPT REQUIRED - FIRST OFFENSE

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Veronica Perez	Fine Abated to \$1,600.70 Payable in 30 Days or Reverts to \$15,800.00	08/14/2026

9.3 **CASE 8365** — TRINITY BROADCASTING OF FL INC - 2250 S PARK RD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 5-103(c)(k)(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 28-333 - INDUSTRIAL ZONED AREAS - **FIRST OFFENSE**

9.4 **CASE 9235** — NATIONDOM LLC - 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33023 - HEARING TO CONFIRM FINE - 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 12-76(a)(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**

9.5 **CASE 9399** — PEMBROKE VILLAS APARTMENTS LTD - 4809 SW 41 STREET, APT 108, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - 12-76(b) - NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Yasmin Ospina Rich Grammig	Fine Abated to \$4,437.50 Payable in 30 Days or Reverts to \$88,750.00	08/14/2026

10. HEARING TO DISMISS - CHIEF CODE OFFICER JEFFREY LOUIS

10.1 **CASE 8135** — HUMBERTO MESA - 148 LONE PINE TERRACE, PEMBROKE PARK, FL 33009 - HEARING TO DISMISS - 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

Respondent or Representative	Order of Dismissal Issued
Absent	Case dismissed

11. HEARING TO EXTEND TIME - CHIEF CODE OFFICER JEFFREY LOUIS

11.1 **CASE 11221** - SHARON SCHOOL OF EXCELLENCE - 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 - 5-103(b) EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 12-76(b)(6)(8)(c) NUISANCES: DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT; 15-175 - CERTIFICATE OF USE REQUIREMENTS; 5-16 - ADOPTION OF CODE - FIRST OFFENSE

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
Carl Parrish	90 Days to Comply \$250.00 Per Diem \$100.00 Admin Fee	08/13/2026

12. Adjournment 10:10 A.M.

In accordance with the provisions of F.S. Section 286.0105, if a person decides to appeal any decision made by the board, agency, or

commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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Cynthia Garcia-Lima
Town Clerk

Special Magistrate Hearing Check in
Please Print First and Last Name

Date 07/15/26

1. Case No. 9399 Name Yermin Ospina - RICH GRAMMIG
2. Case No. 4566 Name Yehudah Abenson
3. Case No. 11221 Name Carl Parrish
4. Case No. 4904 Name Vernonia PEREZ
5. Case No. 9235 Name NATIONDOM INC
Nikita Savits
6. Case No. _____ Name _____
7. Case No. _____ Name _____
8. Case No. _____ Name _____
9. Case No. _____ Name _____
10. Case No. _____ Name _____

Case Overview

Property/Incident Information

Owner	Address	Site Address
YAIME JIMENEZ	3120 W Hallandale Beach Blvd, Lot 624 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 624

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 #	5022	Date Next Inspection	8/19/2026
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Notes Property has addition, one aluminum shed, one wooden shed, altered doors, altered windows, rail, a/c mini split and a/c central unit done without permits. Prohibited outdoor storage (washer/dryer). Owner must obtain/complete permits for addition, aluminum shed, wooden shed, altered doors, altered windows, a/c mini split, a/c central unit and rail. Owner must remove prohibited outdoor storage (washer/dryer).

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/19/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
7/22/2021	7/20/2021	Final Order	
7/27/2026		Affidavit of Non-Compliance	Certified Mail
7/27/2026	8/19/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2026
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2026

Case Overview

HEALTH AND
SANITATION

Sec. 12-49. - Storm event
debris.

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

Not in Compliance -
Reinspection Date:
8/19/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$87,650.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$87,750.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$87,750.00

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: August 7, 2026
INVOICE NO.: 001
FOR:

Case No.: 5022
YAIME JIMENEZ
3120 W HALLANDALE BEACH BLVD
LOT 624
PEMBROKE PARK, FL 33009

Bill To:

YAIME JIMENEZ
3120 W HALLANDALE BEACH BLVD
LOT 624
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 12-48, and 12-49.		
1	Final Order 06/20/2021 Admin Fee	\$ 100.00	\$ 100.00
1796	Day(s) of Per Diem from (09/18/2021 - 08/19/2026)	\$ 50.00	\$ 89,800.00
Balance			\$ 89,900.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

Yaime Jimenez

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 624

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

Yaime Jimenez

Case #:

5022

Date:

07/27/2026

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

Property Owner:

Yaime Jimenez

Property Description:

514229000300

Certified Mail #:

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 624

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of August, 2026 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,

Jeffrey Louis

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YAIME JIMENEZ

CASE NO. 5022

Respondent

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

TO BE SERVED: YAIME JIMENEZ

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

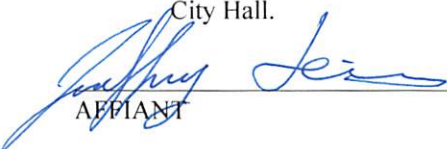
ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 624, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: YAIME JIMENEZ AT 12:51 P.M. ON THE 5th DAY OF AUGUST 2026.

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

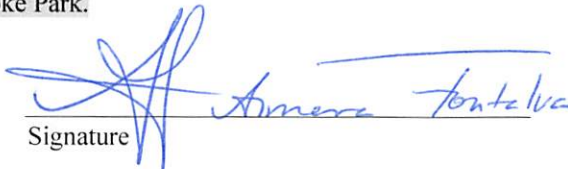
T Y P E O F S E R V I C E

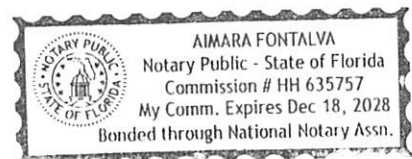
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

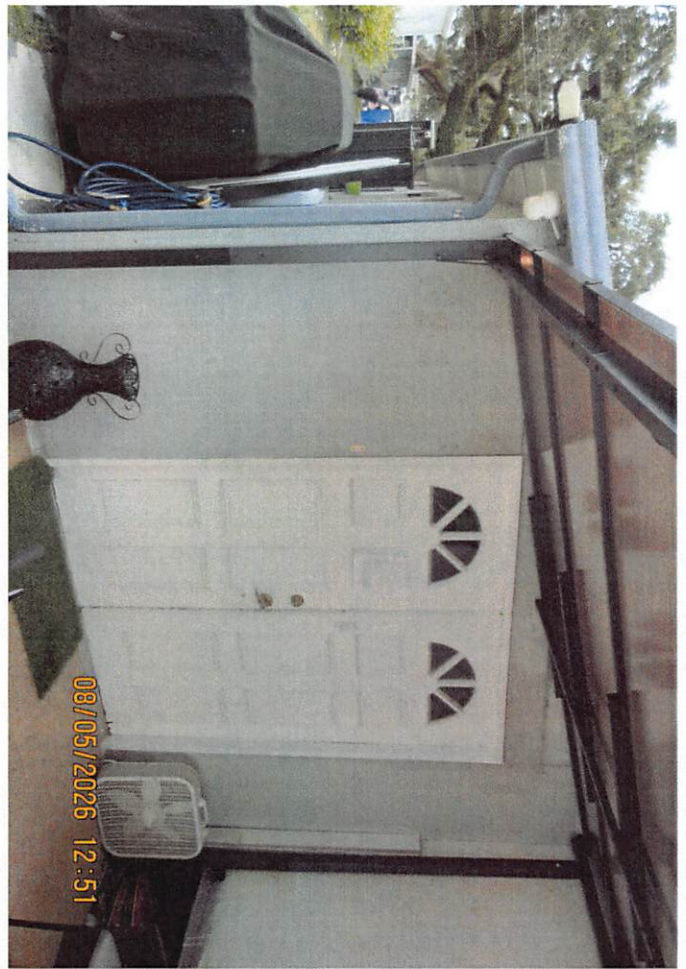
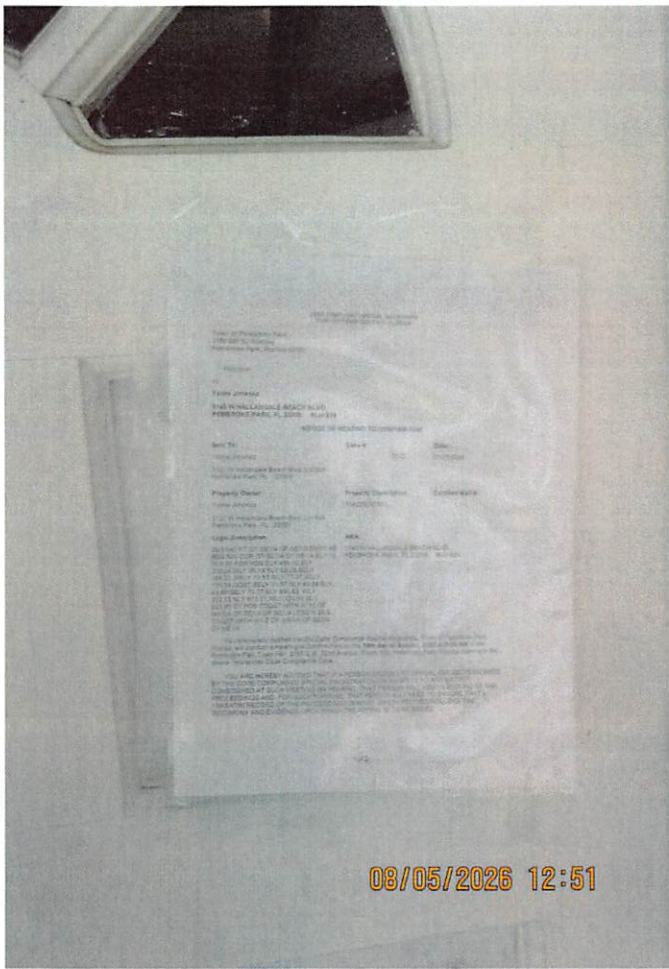
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 5th day of August 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



Personally Known x OR Produced Identification _____

Type of Identification Produced _____





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

5022

Petitioner,

vs.

Yaime Jimenez

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 624

Respondent(s)

On 7/27/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: Yaime Jimenez

Address: 3120 W Hallandale Beach Blvd, Lot 624 Pembroke Park, FL
33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #Lot 624

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: 8/19/2026
HEALTH AND SANITATION	Sec. 12-48. - Outdoor storage prohibited	It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items. (Ord. No. 12-06-01, § 1, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2026
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 8/19/2026

Notes/Mean of Correction:

Property has addition: one aluminum shed, one wooden shed, altered doors, altered windows, rail, a/c mini split and a/c central unit done without permits. Prohibited outdoor storage (washer/dryer). Owner must obtain/complete permits for addition, aluminum shed, wooden shed, altered doors, altered windows, a/c mini split, a/c central unit and rail. Owner must remove prohibited outdoor storage (washer/dryer). - No permit found in system - Not corrected

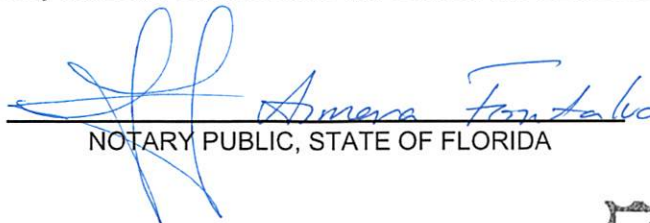
Further, Affiant sayeth naught

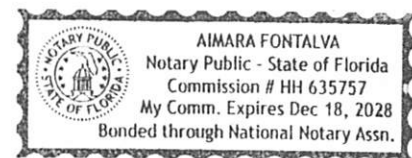
STATE OF FLORIDA

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 7/27/2026


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9730 48

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Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$

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

HOLIDAY HALLANDALE MHC LLC
 RE: LUIS QUINONES & Yaima Jimenez
 HAF NO. 8441 & HCF NO. 5022
 8800 NORTH BRONX AVE 2ND FLOOR
 SKOKIE, IL 60077

Postmark
 Here

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

9589 0710 5270 1605 9731 09

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

Postage
 \$

Total Postage and Fees
 \$ 10.98

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

HOLIDAY HALLANDALE MHC LLC
 RE: YAIMA JIMENEZ
 HCF NO. 5022
 3120 W HALLANDALE BEACH BLVD
 LOT 624 PEMBROKE PARK, FL 33009

Postmark
 Here

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

9589 0710 5270 1605 9730 31

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

Postage
 \$

Total Postage and Fees
 \$

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

CORPORATION SERVICE COMPANY
 RE: HOLIDAY HALLANDALE MHC
 LLC - HAF NO. 8441 & HCF NO. 5022
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

Postmark
 Here

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

9589 0710 5270 1605 9731 16

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

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

Holiday Hallandale MHC LLC RE: Luis Quinones
 3120 W Hallandale Beach Blvd HAF 8441
 Pembroke Park, FL 33009 HCF 5022

Postmark
 Here

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 5022
Petitioner,)
)
vs.)
)
YAIME JIMENEZ)
Respondent(s)

FINAL ORDER

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

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 3120 W HALLANDALE BEACH BLVD, LOT 624, PEMBROKE PARK, FL 33009

PROPERTY OWNER: HOLIDAY MOBILE HOME PARK, 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

FOLIO NO.: 5142 29 00 0300

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

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

CONCLUSIONS OF LAW

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

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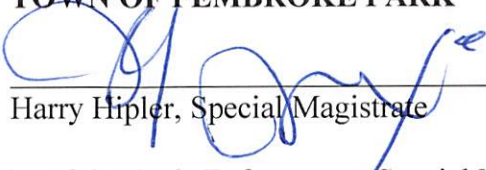
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 12-48; 12-49 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of July 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay **\$50.00** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

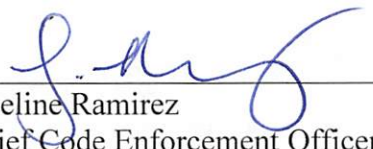


Harry Hipler, Special Magistrate

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

Certificate of Service

I the undersigned, Chief Code Enforcement Officer, Joseline Ramirez, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of July, 2021.



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

7021 0350 0001 0298 0815

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

Postage

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Street and Apt. No.

City, State, ZIP+4®

Oscar Munoz
F.O. #5021
3120 W Hallandale Beach Blvd, Lot 611
Pembroke Park, FL 33009



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

7021 0350 0001 0298 0990

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☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and

Sent To

Street and Apt. No.

City, State, ZIP+4®

Holiday Mobile Home Park
F.O. #5022, #5021
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009



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

See Reverse for Instructions

7021 0350 0001 0298 0907

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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®

Yaime Jimenez
F.O. #5022
3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009



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

See Reverse for Instructions

7021 0350 0001 0298 0983

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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®

Holiday Manager, LLC
Lone Pine Manager, LLC
F.O. #5022, #5021, #5023
8800 North Bronx Ave, 2nd Floor
Skokie, IL 60077



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

See Reverse for Instructions

7021 0350 0001 0298 0860

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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®

Parker Lone Pine West LLC
F.O. #5023
3030 W Hallandale Beach Blvd
Pembroke Park, FL 33009



PS Form 3800,

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Holiday Hallandale MHC LLC F.O. #5022, #5021, #5023 8800 North Bronx Ave, 2nd Floor Skokie, IL 60077	A. Signature X <i>W19</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 6610 1028 6968 63 7021 0350 0001 0298 0983	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. Article Addressed to: Yaime Jimenez F.O. #5022 3120 W Hallandale Beach Blvd, Lot 624 Pembroke Park, FL 33009	A. Signature X <i>Yaime Jimenez</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 6610 1028 6974 57 7021 0350 0001 0298 0907	3. Service Type ☐ Priority Mail Express® ☐ Adult Signature ☐ Registered Mail™ ☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ 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
Yaime Jimenez	3120 W Hallandale Beach Blvd, Lot 624 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 624

Legal Description

Case Status	Open	Case #	5022	Date Next Inspection	7/20/2021
--------------------	------	---------------	------	-----------------------------	-----------

Notes Property has addition, one aluminum shed, one wooden shed, altered doors, altered windows, rail, a/c mini split and a/c central unit done without permits. Prohibited outdoor storage (washer/dryer). Owner must obtain/complete permits for addition, aluminum shed, wooden shed, altered doors, altered windows, a/c mini split, a/c central unit and rail. Owner must remove prohibited outdoor storage (washer/dryer).

Double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/19/2020		Notice of Violation	Hand Regular Mail
6/22/2021	7/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 7/20/2021
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: 7/20/2021
HEALTH AND SANITATION	Sec. 12-49. - Storm event debris.	All allowable items stored, placed or maintained outdoors at any location in the Town, including items stored in carports for single family homes, mobile homes, or recreational vehicles shall be either secured as required by the Building Official or removed during the period between June 1 through November 30 of each year. By way of example, this shall include, but is not limited to, operable appliances (i.e. refrigerator/freezer/washer/dryer), flower pots, barbecue grills and lawn furniture. (Ord. No. 12-06-01, § 2, 6-13-12)	Not in Compliance - Reinspection Date: 7/20/2021



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

06/22/2021

Sent To:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

Case #:

5022

Property Owner:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 624

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

Property has addition, one aluminum shed, one wooden shed, altered doors, altered windows, rail, a/c mini split and a/c central unit done without permits. Prohibited outdoor storage (washer/dryer). Owner must obtain/complete permits for addition, aluminum shed, wooden shed, altered doors, altered windows, a/c mini split, a/c central unit and rail. Owner must remove prohibited outdoor storage (washer/dryer).

Double permit fee has been assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 20th day of July, 2021 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

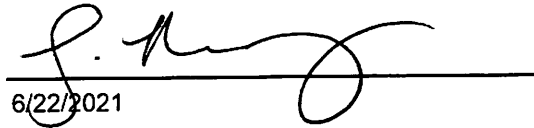
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



6/22/2021

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Annual Reports

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

Document Images

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



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
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\(8\)](#).

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

Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$5,226,240	\$220,080	\$5,446,320	\$4,360,080	
2020	\$3,733,030	\$325,730	\$4,058,760	\$4,058,760	\$87,595.34
2019	\$3,359,730	\$369,140	\$3,728,870	\$3,728,870	\$81,416.15

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$5,446,320	\$5,446,320	\$5,446,320	\$5,446,320
Portability	0	0	0	0
Assessed/SOH	\$4,360,080	\$5,446,320	\$4,360,080	\$4,360,080
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	\$4,360,080	\$5,446,320	\$4,360,080	\$4,360,080

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

Land Calculations

Price	Factor	Type
\$7.00	746,606	SF
Adj. Bldg. S.F. (Card, Sketch)		4655
Eff./Act. Year Built: 1978/1969		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

BUELTMANN, TOM

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

YAIME JIMENEZ)

Respondent

CASE NO. 5022

AFFIDAVIT OF SERVICE

TO BE SERVED: YAIME JIMENEZ

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 624, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: YAIME JIMENEZ AT 12:56 P.M. ON THE 6 DAY OF JULY 2021.

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

TYPE OF SERVICE

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

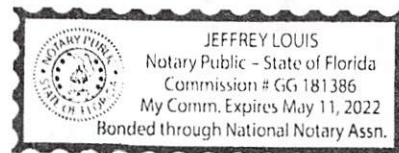

AFFIANT

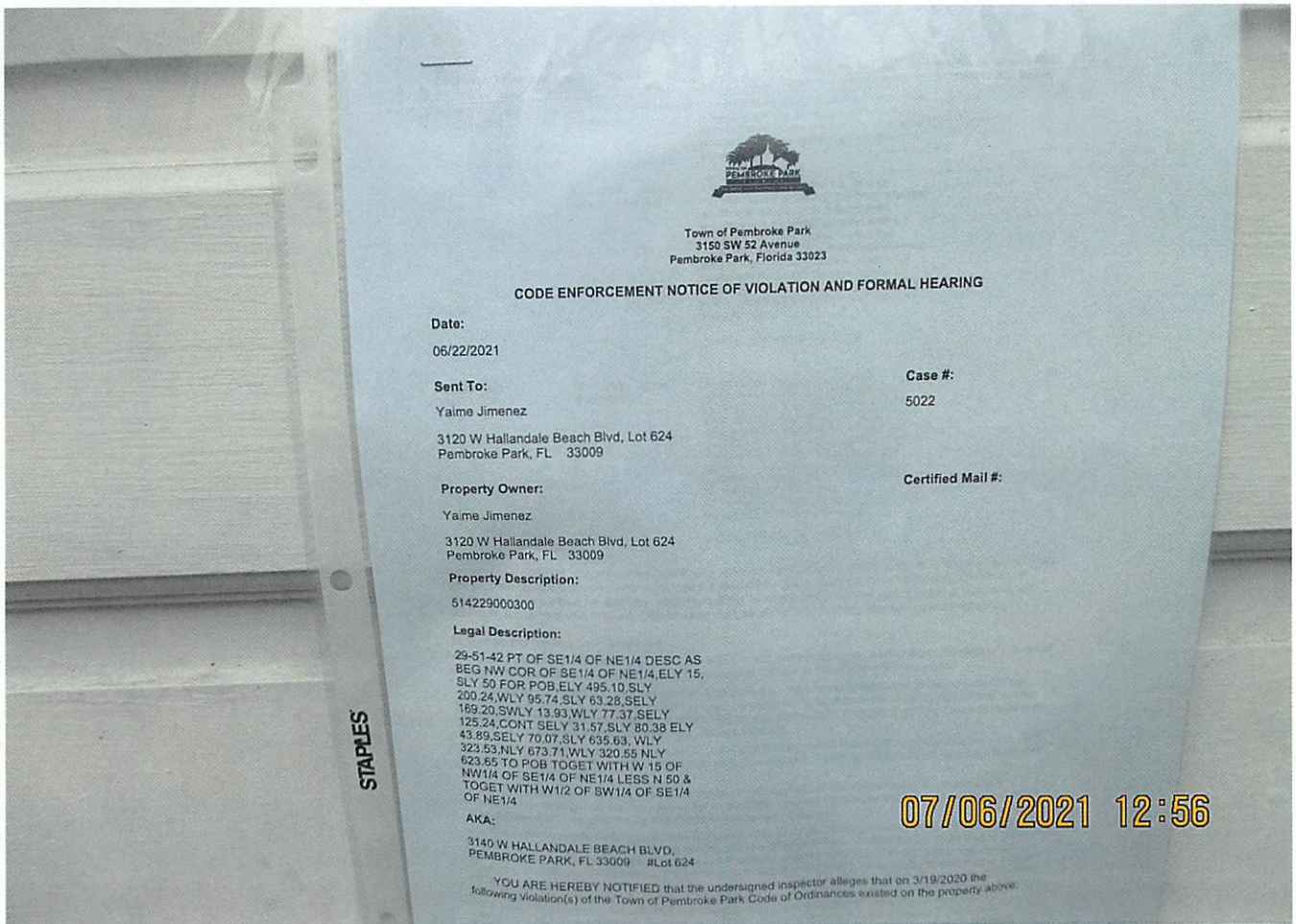
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of 7, 2021, by JoSeline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

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





7021 0350 0001 0297 6856

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

JUN 30 2021

Postmark
Here

Postage

\$

Total Postage and

\$ 6.96

Sent To

Street and Apt. No.

City, State, ZIP+4

Yaime Jimenez

NOH #5022

3120 W Hallandale Beach Blvd, Lot 624

Pembroke Park, FL 33009

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

7021 0350 0001 0297 6870

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

JUN 30 2021

Postmark
Here

Postage

\$

Total Postage at

\$ 7.16

Sent To

Street and Apt. No.

City, State, ZIP+4

Holiday Mobile Home Park

NOH #5022, #5021

3140 W Hallandale Beach Blvd

Pembroke Park, FL 33009

PS Form 3800,

7021 0350 0001 0297 6924

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

JUN 30 2021

Postmark
Here

Postage

\$

Total Postage

\$ 7.36

Sent To

Street and A

City, State, ZIP+4

Holiday Hallandale MHC LLC

NOH #5022, #5021, #5024, #5023

8800 North Bronx Ave, 2nd Floor

Skokie, IL 60077

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.

Holiday Mobile Home Park
NOH #5022, #5021
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009



9590 9402 6610 1028 6967 40

7021 0350 0001 0297 6870

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *Venue C-19* ☐ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
7/13/21
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

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.

Yaime Jimenez
NOH #5022
3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, FL 33009



9590 9402 6610 1028 6967 64

7021 0350 0001 0297 6856

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *Venue C-19* ☐ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
7/13/21
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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

SENDER: COMPLETE THIS SECTION

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

Holiday Manager LLC
Lone Pine Manager, LLC
NOH #5022, #5021, #5024, #5023
8800 North Bronx Ave, 2nd Floor
Skokie, IL 60077



9590 9402 6610 1028 6966 96

2. Article Number (Transfer from service label)

7021 0350 0001 0297 6924

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
X *C-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 | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery | |

COVID-19



10/20/20
No permits

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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, IFL 33009

Case #:

5022

Date:

03/19/2020

Property Owner:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, IFL 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 #Yaime
Jimenez - Lot 624

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/19/2020 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

HEALTH AND SANITATION Sec. 12-48. - Outdoor
storage prohibited

It shall be unlawful to deposit, store or maintain, at any location in the Town, the open air storage of trash, junk or loose items, including, but not limited to, merchandise, manufactured items, boxes, inoperative appliances, dilapidated furniture (not including patio or lawn furniture), pallets, commercial equipment, motor vehicle parts, motors or transmissions, building construction materials and supplies such as cement or lumber, and any other similar items.

30

(Ord. No. 12-06-01, § 1, 6-13-12)

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

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

30

(Ord. No. 12-06-01, § 2, 6-13-12)

Notes/Mean of Correction:

Property has addition, one aluminum shed, one wooden shed, altered doors, altered windows, rail, a/c mini split and a/c central unit done without permits. Prohibited outdoor storage (washer/dryer). Owner must obtain/complete permits for addition, aluminum shed, wooden shed, altered doors, altered windows, a/c mini split, a/c central unit and rail. Owner must remove prohibited outdoor storage (washer/dryer).

Double permit fee has been assessed.

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

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


Joseline Ramirez
Code Enforcement Officer

TOWN OF PEMBROKE PARK

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

NOV#5013, NOV#5021, NOV#5022

Holiday Mobile Home Park
3140 W Hallandale Beach Blvd
Pembroke Park, FL 33009

Hasler

FIRST-CLASS MAIL

03/26/2020

US POSTAGE \$000.65⁰



ZIP 33023
011D10656696

TOWN OF PEMBROKE PARK

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

Hasler

FIRST-CLASS MAIL

03/26/2020

US POSTAGE \$000.50⁰



ZIP 33023
011D10656696

Sent To:

Yaime Jimenez

3120 W Hallandale Beach Blvd, Lot 624
Pembroke Park, IFL 33009

Case #:

5022



Town of Pembroke Park Violation Notice

3150 SW 52 Avenue Pembroke Park, FL 33023

Office Phone: 954-966-4600

Name Yaine Jimenez
Site Address 3120 W HBB, LOT 624
Permit # _____

Date 3/19/20
Case # #5022
Sub/Park Holiday MHP

☒ *STOP ALL WORK

☒ No Building Permit

☐ Violation of Florida Building Code # _____

☒ Violation of Town Ordinance # 5-105

☐ NFPA # _____ 12-48

☐ Approved Plan Not Being Followed

☐ Permit Not on Job

☐ Approved plan not on Job

☐ Re-Inspection Fee

☐ Repeat Violation (Double fine)

954-398
4187

Violation (s)

Verify
Property has addition, one aluminum shed, one
wooden shed, altered doors, altered windows, rail
a/c mini split and a/c central unit done with permits

Corrective Action(s)

Prohibited outdoor storage (washer/dryer)

Owner must obtain complete permits for addition,
aluminum shed, wooden shed, altered doors, altered
windows, a/c mini split, rail and a/c central unit.
Owner must remove prohibited outdoor storage (washer/
dryer)

☒ Structural

☒ Code Enf.

☐ Plumbing

☐ Zoning

☐ Mechanical

☐ Business Tax Receipt

☐ Electrical

☐ Other _____

☒ DOUBLE PERMIT FEE

CORRECT VIOLATION BY (Date): 30

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

REMOVAL OF THIS CARD IS ILLEGAL.

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

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

☒ Code Enforcement Ext.215

☐ Business Tax Receipt Ext. 214

☒ Building Dept. Ext. 211/227

☐ Public Works Ext. 238

Joseline Ramirez
Code Enforcement Officer

Received by













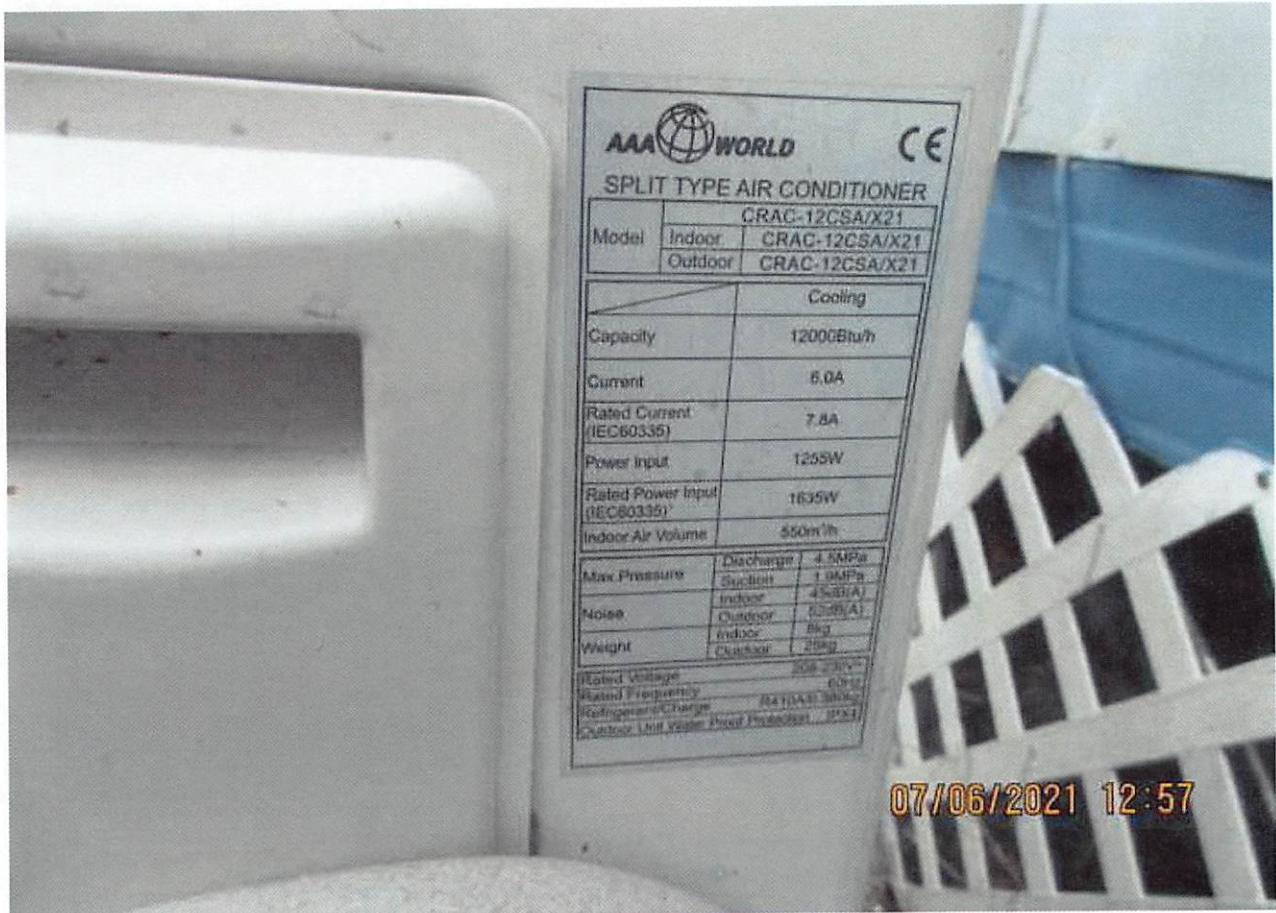




















Case Overview

Property/Incident Information

Owner	Address	Site Address
PRAG ONE	1761 N YOUNG CIR STE 3 #346 HOLLYWOOD, FL 33020	5100 SW 41 ST, PEMBROKE PARK, FL 33023 #Unit 104

Folio

514230AA0040

Legal Description

CONDADO REAL CONDO UNIT 104 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	11273	Date Next Inspection	8/19/2026
--------------------	------	---------------	-------	-----------------------------	-----------

Notes

Tent Compliant regarding water leakage inside the condo and insect nuisance.
 1. The property owner must repair the leaking pipe and the ceiling. The property owner must call for a reinspection upon completion.
 2. Clear and sanitize any insects in the condo. The property owner must call for a reinspection upon completion.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/10/2026		Notice of Violation	Hand
3/26/2026	4/15/2026	Notice of Formal Hearing - Notice w/ NOV	Hand
7/27/2026		Affidavit of Non-Compliance	Certified Mail
7/27/2026	8/19/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail
7/27/2026	4/15/2026	Final Order	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 8/19/2026
HEALTH AND SANITATION	Sec. 12-76(b)(3). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (3) Insects or Vermin; Which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. (Ord. No. 15-01-01, § 3, 1-14-15)	Not in Compliance - Reinspection Date: 8/19/2026

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$100.00

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: August 7, 2026
INVOICE NO.: 001
FOR:

Bill To:
PRAG ONE
5100 SW 41 ST, 104
PEMBROKE PARK, FL 33023

Case No.: 11273
PRAG ONE
5100 SW 41 ST, 104
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b) and 12-76(b)(3).		
1	Final Order 04/15/26 Admin Fee	\$ 100.00	\$ 100.00
96	Day(s) of Per Diem from (05/15/2026 - 08/19/2026)	\$ 100.00	\$ 9,600.00
Balance			\$ 9,700.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

PRAG ONE

5100 SW 41 ST, PEMBROKE PARK, FL
33023 #Unit 104

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

PRAG ONE

Case #:

11273

Date:

07/27/2026

1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Property Owner:

PRAG ONE

Property Description:

514230AA0040

Certified Mail #:

1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Legal Description:

CONDADO REAL CONDO UNIT 104 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 #Unit 104

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of August, 2026 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,

Jeffrey Louis

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
11273

Petitioner,
vs.

PRAG ONE
5100 SW 41 ST, PEMBROKE PARK, FL
33023 #Unit 104
Respondent(s)

On 7/27/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	PRAG ONE
Address:	1761 N YOUNG CIR STE 3 #346 HOLLYWOOD, FL 33020
Folio:	514230AA0040
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 #Unit 104
Legal Description:	CONDADO REAL CONDO UNIT 104 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 8/19/2026
HEALTH AND SANITATION	Sec. 12-76(b)(3). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (3) Insects or Vermin; Which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. (Ord. No. 15-01-01, § 3, 1-14-15)	Not in Compliance - Reinspection Date: 8/19/2026

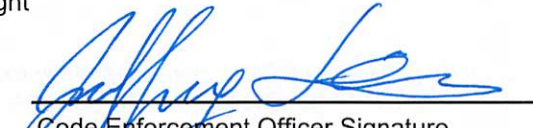
Notes/Mean of Correction:

Tenant Complaint regarding water leakage inside the condo. The property owner must repair the leaking pipe and the ceiling. - No permit found in system. Not corrected.

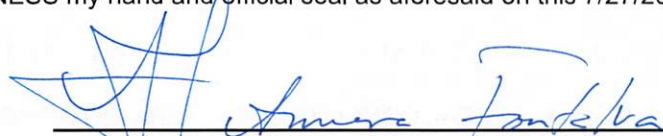
Further, Affiant sayeth naught

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 7/27/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PRAG ONE

CASE NO. 11273

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PRAG ONE

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

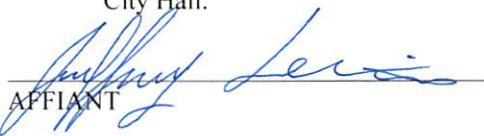
ADDRESS: 5100 SW 41 ST, UNIT #104, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PRAG ONE AT 12:24 P.M. ON THE 5th DAY OF AUGUST 2026.

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

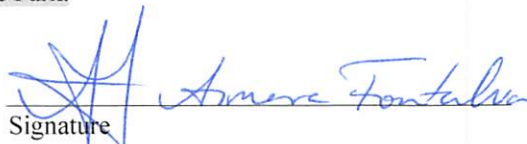
TYPE OF SERVICE

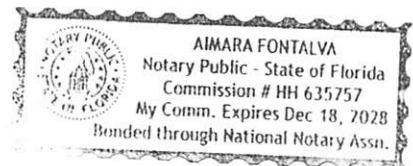
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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

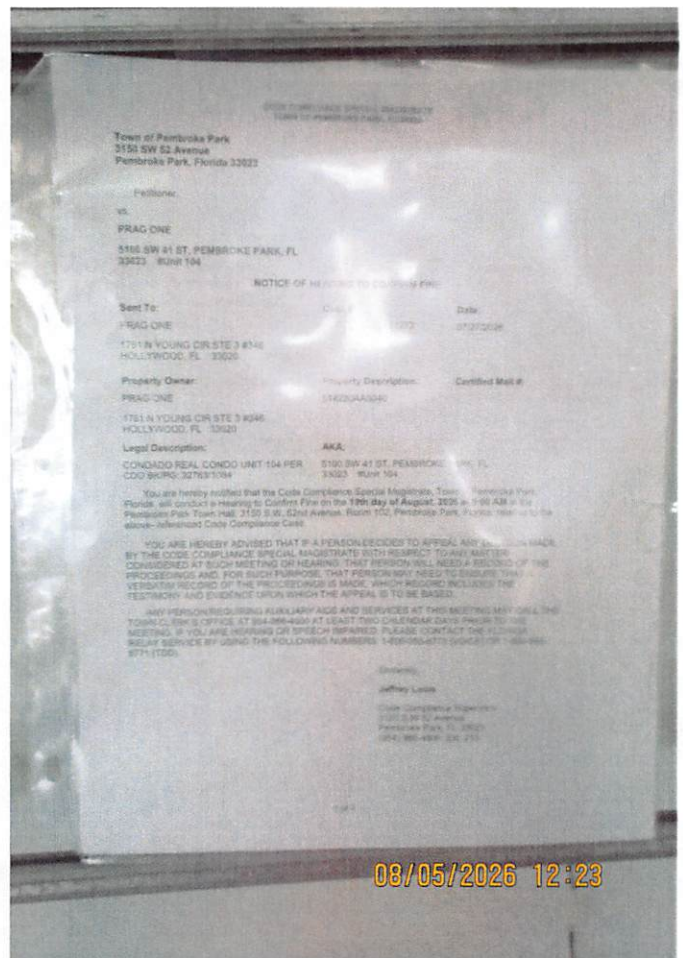
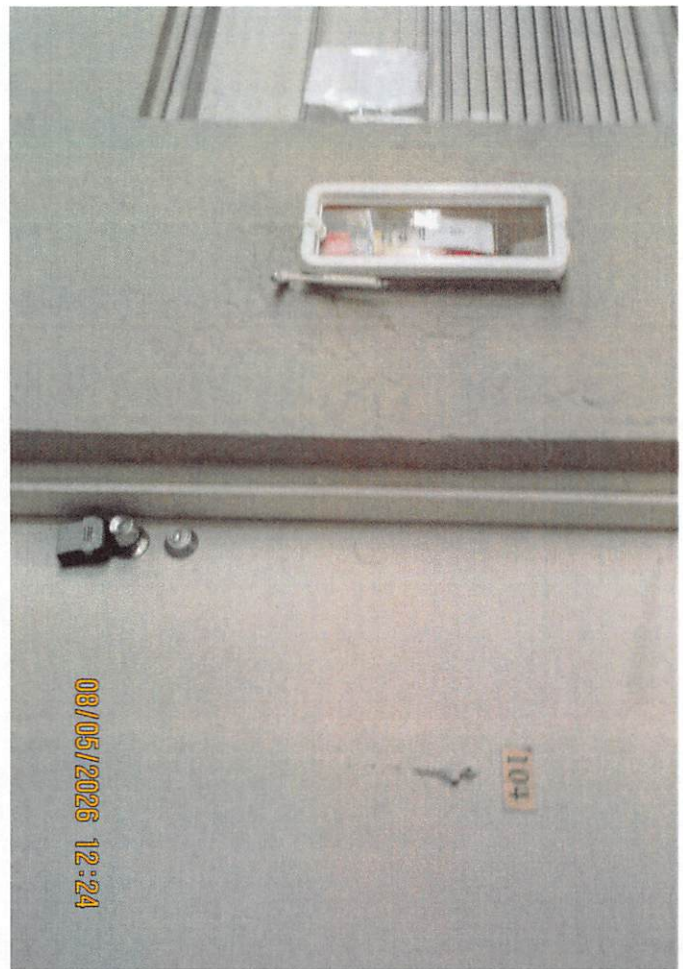
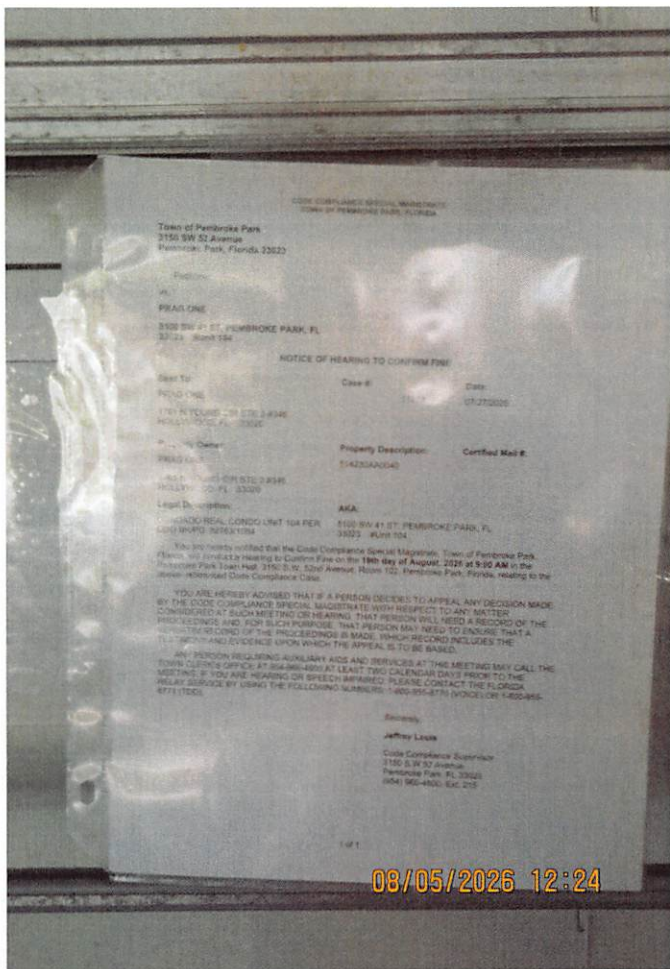
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 5th day of August 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



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



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 11273
Petitioner,)
vs.)
PRAG ONE,)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 15th, 2026, 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: 5100 SW 41 STREET, #104, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PRAG ONE

FOLIO NO.: 514230AA0040

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 104 PER CDO BK/PG:
32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b) and 12-76(b)(3). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b) and 12-76(b)(3) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 15th day of April 2026. 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 April 2026.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

Any person aggrieved by an order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

1 **Certificate of Service**

2
3 This order was hand delivered at the Special Magistrate Hearing dated above:

4 Yes ____ No X

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6
7 I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct
8 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
9 set forth above in this order on this 15 day of April, 2026.

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15 Aimara Fontalva
16 Code Compliance Clerk
17 Town of Pembroke Park
18 3150 SW 52 AVE
19 Pembroke Park, FL 33023
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22 **SUBMITTING PAYMENTS FOR ADMINSTRATIVE FINES:**

23
24 Please remit payment via a cashier's check, personal or business check, or money order, payable
25 to the Town of Pembroke Park at 3150 SW 52nd Avenue, Pembroke Park, FL 33023. If you
26 choose to pay credit or with debit card, a 3% convenience fee will apply. Please note that cash is
27 not accepted, and online payments are currently unavailable.
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9589 0710 5270 3205 4408 38

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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
\$ 10.44

Sent To
PRAG ONE LLC
FO NO. 11273
5100 SW 41 STREET #104
PEMBROKE PARK, FL 33023

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

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

Postmark Here
APR 27 2026

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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
\$ 10.44

Sent To
PRAG ONE LLC
FO NO. 11273
1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

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

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

Postmark Here
APR 27 2026

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:

PRAGON LLC
 70 NO. 11273
 1761 N YOUNG CIR STE 3 #346
 HOLLYWOOD, FL 33020



9590 9402 9175 4225 2449 77

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4408 21

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Steven

C. Date of Delivery

04/30

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

MAY 04 2026

3. Service Type

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

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

Mail
 Restricted Delivery
 00)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
PRAG ONE	1761 N YOUNG CIR STE 3 #346 HOLLYWOOD, FL 33020	5100 SW 41 ST, PEMBROKE PARK, FL 33023 #Unit 104

Folio

514230AA0040

Legal Description

CONDADO REAL CONDO UNIT 104 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	11273	Date Next Inspection	4/15/2026
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Notes

Tent Compliant regarding water leakage inside the condo and insect nuisance.
 1. The property owner must repair the leaking pipe and the ceiling. The property owner must call for a reinspection upon completion.
 2. Clear and sanitize any insects in the condo. The property owner must call for a reinspection upon completion.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/10/2026		Notice of Violation	Hand
3/26/2026	4/15/2026	Notice of Formal Hearing - Notice w/ NOV	Hand

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/15/2026
HEALTH AND SANITATION	Sec. 12-76(b)(3). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (3) Insects or Vermin; Which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. (Ord. No. 15-01-01, § 3, 1-14-15)	Not in Compliance - Reinspection Date: 4/15/2026



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/26/2026

Sent To:

PRAG ONE

1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Case #:

11273

Property Owner:

PRAG ONE

1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Certified Mail #:

Property Description:

514230AA0040

Legal Description:

CONDADO REAL CONDO UNIT 104 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 #Unit 104

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/10/2026 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

Which is an annoyance or is injurious or is
offensive to occupants within any platted
subdivision (or block within a platted
subdivision), or within any residential
neighborhood or community of the Town (or
any portion thereof that is comprised of fifty
(50) residential structures), or within any area
comprising a zoning district of the Town, or
which otherwise affects rights common to the
public, is a nuisance and is a violation of this
Code.

(Ord. No. 15-01-01, § 3, 1-14-15)

Tenant Complaint regarding water leakage inside the condo and insect nuisance.

1. The property owner must repair the leaking pipe and the ceiling. The property owner must call for a reinspection upon completion.
2. Clear and sanitize any insects in the condo. The property owner must call for a reinspection upon completion.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 15th day of April, 2026 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 jlouis@tppl.gov.

Jeffrey Louis

Chief Code Compliance Supervisor


3/26/2026

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

PRAG ONE

CASE NO. 11273

Respondent

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

TO BE SERVED: PRAG ONE

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

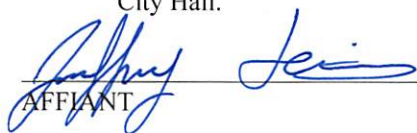
ADDRESS: 5100 SW 41 ST, UNIT 104, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PRAG ONE AT 4:43 PM ON THE 31st DAY OF MARCH 2026.

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

T Y P E O F S E R V I C E

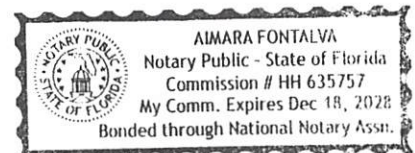
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- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing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

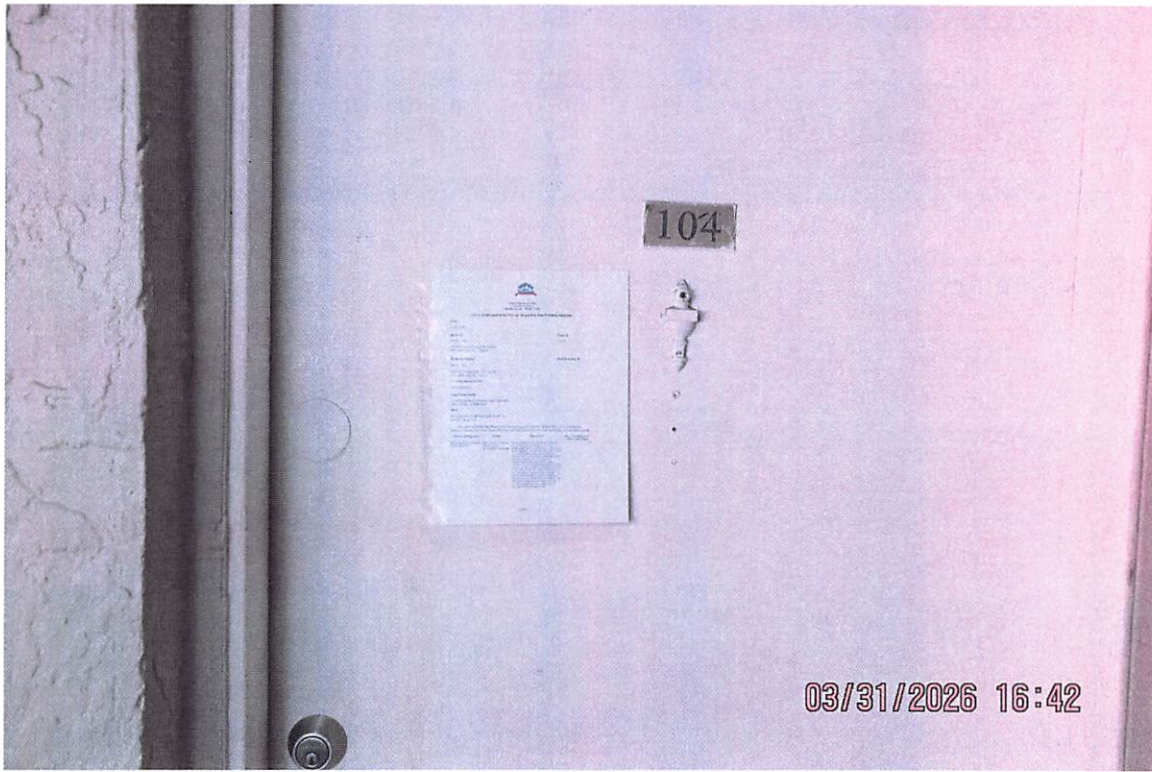
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



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



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

Postage \$

Total Postage and Fees \$ 10.44

Sent To **PRAG ONE LLC**
 NOH NO. 11273
 1761 N YOUNG CIR STE 3 #346
 HOLLYWOOD, FL 33020

City, State, ZIP+4®

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

Postmark Here
 MAR 27 2026
 DORAL BR MIAMI FL 33172

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

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

Postage \$

Total Postage and Fees \$ 10.44

Sent To **PRAG ONE LLC**
 NOH NO. 11273
 5100 SW 41 STREET #104
 PEMBROKE PARK, FL 33023

City, State, ZIP+4®

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

Postmark Here
 MAR 27 2026
 DORAL BR MIAMI FL 33172



MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	5100 SW 41 STREET #104, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0040
Property Owner	PRAG ONE	Millage	0613
Mailing Address	1761 N YOUNG CIR STE 3 #346 HOLLYWOOD FL 33020	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 104 PER CDO BK/PG: 32763/1084		

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

* 2026 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2026*	\$13,050	\$117,450	\$130,500	\$130,110				
2025	\$13,190	\$118,670	\$131,860	\$118,290	\$2,623.88			
2024	\$10,890	\$98,030	\$108,920	\$107,540	\$2,313.54			
2026* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$130,500	\$130,500	\$130,500	\$130,500				
Portability	0	0	0	0				
Assessed/SOH	\$130,110	\$130,500	\$130,110	\$130,110				
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	\$130,110	\$130,500	\$130,110	\$130,110				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/13/2021	QCD-T	\$100	117374179					
4/15/2015	TXD-D	\$37,000	112938133					
4/1/2011	CET-T	\$100	47856 / 105					
3/29/2005	WD	\$118,500	40571 / 1325					
2/14/2003	WD	\$76,800	34729 / 1940	Adj. Bldg. S.F.		810		
				Units/Beds/Baths		1/2/1		
				Eff./Act. Year Built: 1974/1973				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



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

Detail by Entity Name

Florida Limited Liability Company
PRAG ONE LLC

Filing Information

Document Number	L21000230718
FEI/EIN Number	87-0929016
Date Filed	05/18/2021
Effective Date	05/15/2021
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	04/07/2022
Event Effective Date	NONE

Principal Address

1761 N YOUNG CIRCLE
Suite 3 #346
HOLLYWOOD, FL 33020

Changed: 03/30/2023

Mailing Address

1761 N YOUNG CIRCLE
Suite 3 #346
HOLLYWOOD, FL 33020

Changed: 03/30/2023

Registered Agent Name & Address

MAZZALAY, ALEJANDRO C
1242 Taylor st
HOLLYWOOD, FL 33019

Address Changed: 04/12/2022

Authorized Person(s) Detail

Name & Address

Title MGR



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:	Case #:	Date:
PRAG ONE	11273	02/10/2026
1761 N YOUNG CIR STE 3 #346 HOLLYWOOD, FL 33020		
Property Owner:	Property Description:	Certified Mail #:
PRAG ONE	514230AA0040	
1761 N YOUNG CIR STE 3 #346 HOLLYWOOD, FL 33020		
Legal Description:	AKA:	
CONDADO REAL CONDO UNIT 104 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 #Unit 104	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 2/10/2026 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
HEALTH AND SANITATION	Sec. 12-76(b)(3). - Nuisances; duty of property owners and tenants to prevent.	(b) The emission or creation of: (3) Insects or Vermin; Which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code. (Ord. No. 15-01-01, § 3, 1-14-15)	30

Notes/Mean of Correction:

Tent Compliant regarding water leakage inside the condo and insect nuisance.

1. The property owner must repair the leaking pipe and the ceiling. The property owner must call for a reinspection upon completion.
2. Clear and sanitize any insects in the condo. The property owner must call for a reinspection upon completion.

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.


Jeffrey Louis
Code Compliance Officer



TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS
IMI

\$000.74

02/10/2026 ZIF
043M3024559

NOV
11273

Prag One
1761 N Young Cir
STE 3
Hollywood, FL 33020

Resent due to
missing
suite number
#346
mailed on 2/11/26

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS
IMI

\$000.74

02/10/2026 ZIF
043M3024559

NOV
11273

Prag One
5100 SW 41 ST
#104
Pembroke, Park, FL 33023

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



FIRST-CLASS
IMI

\$000.74

02/10/2026 ZII

043M3024559

Prag One LLC

Alejandro C. Mazzalay

1242 Taylor Street
Hollywood, FL 33019

Nov

11273

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.74⁰

02/11/2026 ZIP 33023

043M30245597

US POSTAGE

NOV
11273

Prag One
1761 N Young Cir
STE 3 #346
Hollywood, FL 33020



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Property Address	5100 SW 41 STREET #104, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0040
Property Owner	PRAG ONE	Millage	0613
Mailing Address	1761 N YOUNG CIR STE 3 #346 HOLLYWOOD FL 33020	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 104 PER CDO BK/PG: 32763/1084		

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

* 2026 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2026*	\$13,190	\$118,670	\$131,860	\$130,110				
2025	\$13,190	\$118,670	\$131,860	\$118,290	\$2,623.88			
2024	\$10,890	\$98,030	\$108,920	\$107,540	\$2,313.54			
2026* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$131,860	\$131,860	\$131,860	\$131,860				
Portability	0	0	0	0				
Assessed/SOH	\$130,110	\$131,860	\$130,110	\$130,110				
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	\$130,110	\$131,860	\$130,110	\$130,110				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
6/13/2021	QCD-T	\$100	117374179					
4/15/2015	TXD-D	\$37,000	112938133					
4/1/2011	CET-T	\$100	47856 / 105					
3/29/2005	WD	\$118,500	40571 / 1325					
2/14/2003	WD	\$76,800	34729 / 1940	Adj. Bldg. S.F.		810		
				Units/Beds/Baths		1/2/1		
				Eff./Act. Year Built: 1974/1973				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								



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

Detail by Entity Name

Florida Limited Liability Company

PRAG ONE LLC

Filing Information

Document Number	L21000230718
FEI/EIN Number	87-0929016
Date Filed	05/18/2021
Effective Date	05/15/2021
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	04/07/2022
Event Effective Date	NONE

Principal Address

1761 N YOUNG CIRCLE
Suite 3 #346
HOLLYWOOD, FL 33020

Changed: 03/30/2023

Mailing Address

1761 N YOUNG CIRCLE
Suite 3 #346
HOLLYWOOD, FL 33020

Changed: 03/30/2023

Registered Agent Name & Address

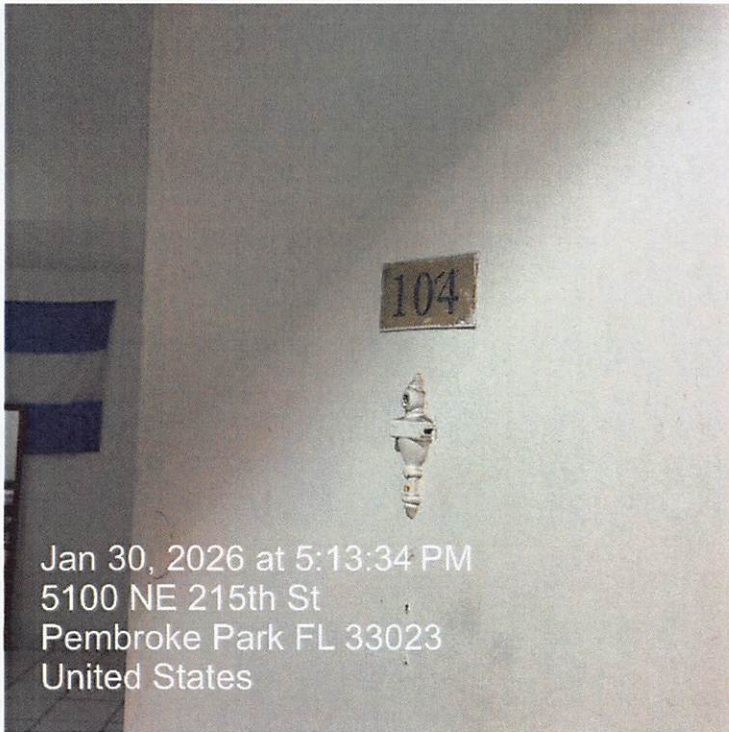
MAZZALAY, ALEJANDRO C
1242 Taylor st
HOLLYWOOD, FL 33019

Address Changed: 04/12/2022

Authorized Person(s) Detail

Name & Address

Title MGR



Jan 30, 2026 at 5:13:34 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



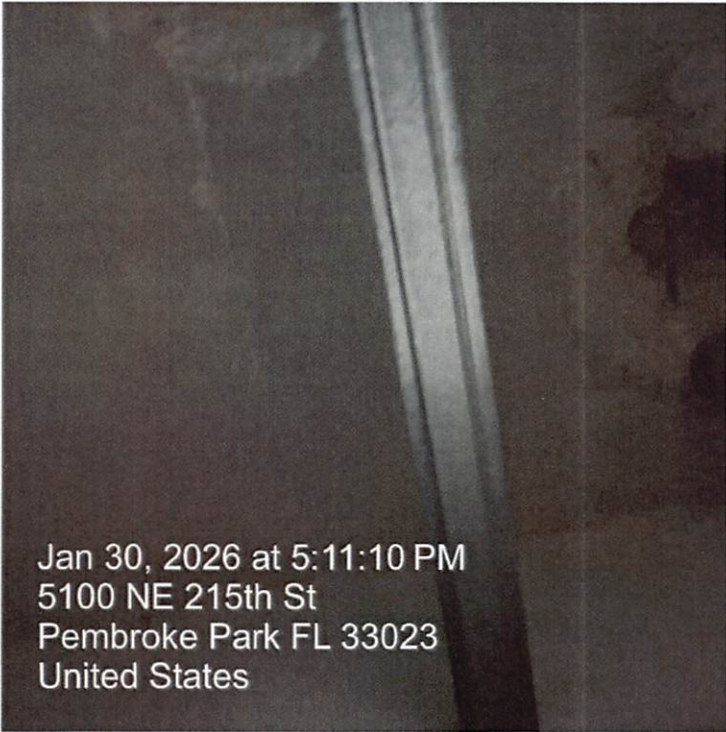
Jan 30, 2026 at 5:10:37 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



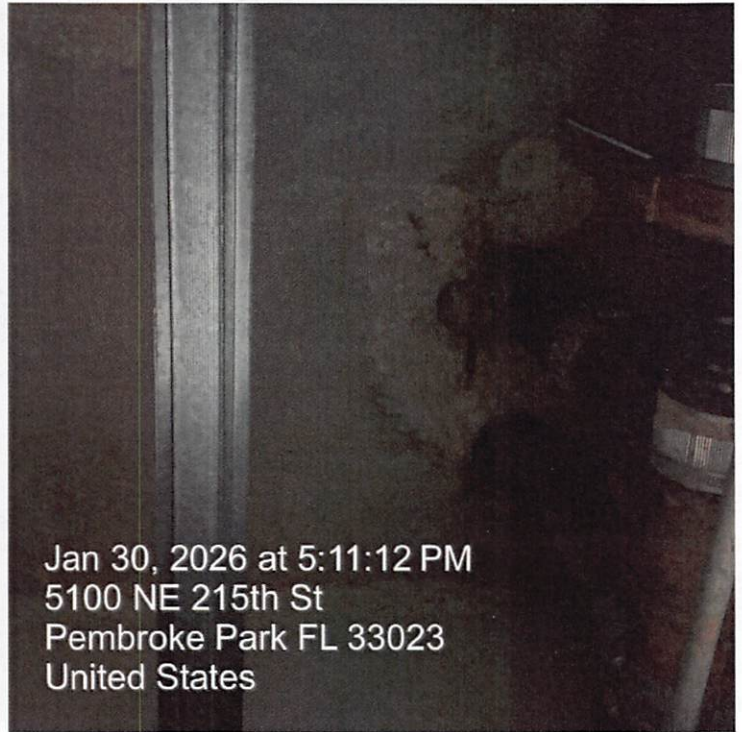
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5100 NE 215th St
Pembroke Park FL 33023
United States



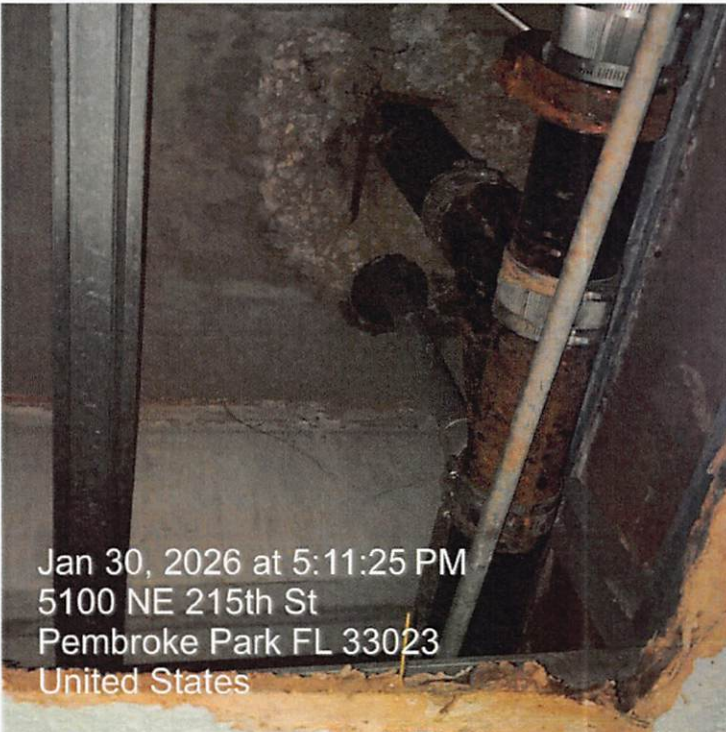
Jan 30, 2026 at 5:10:53 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



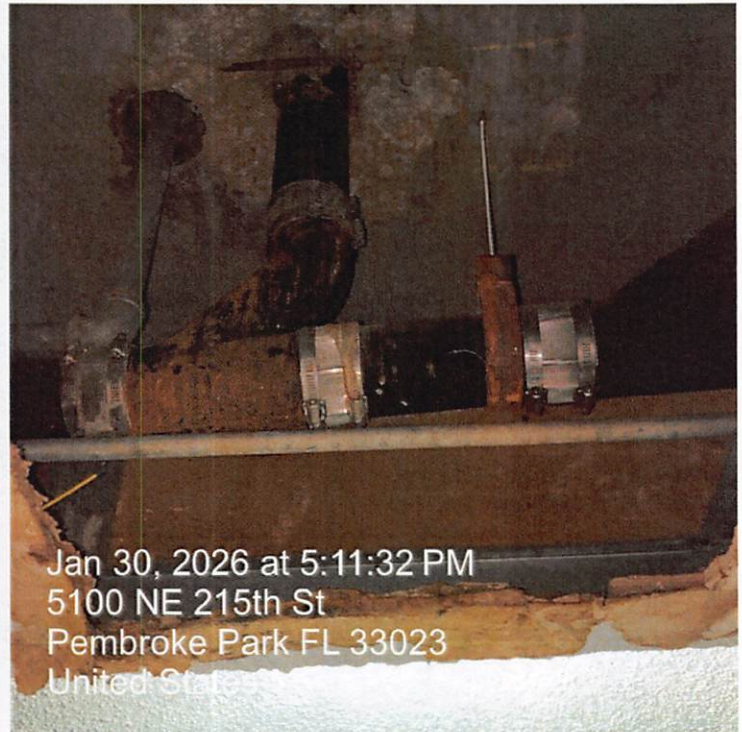
Jan 30, 2026 at 5:11:10 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



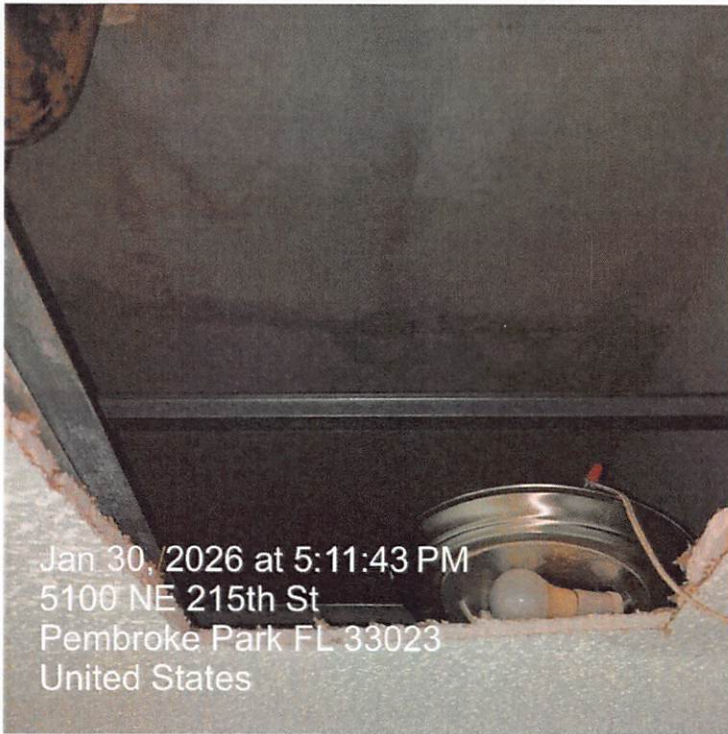
Jan 30, 2026 at 5:11:12 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



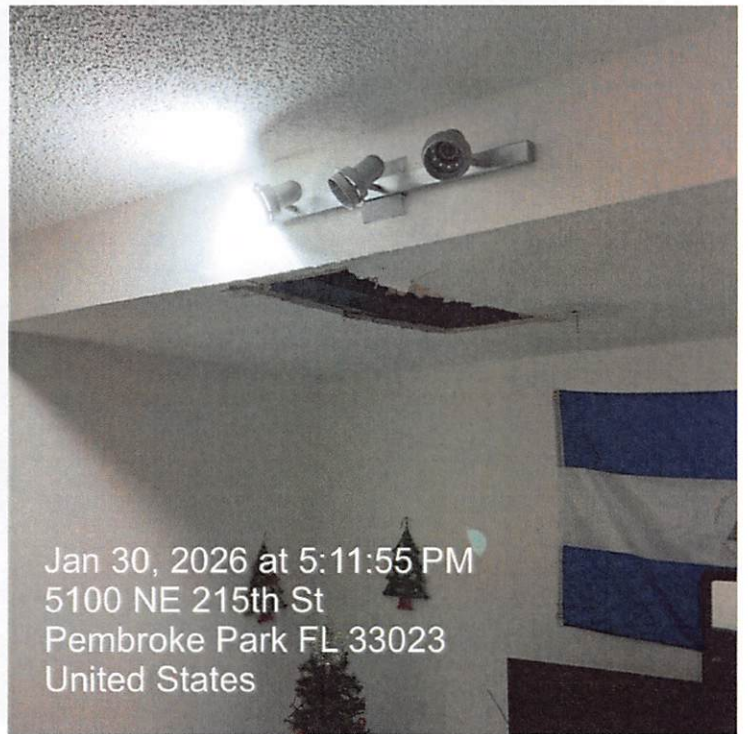
Jan 30, 2026 at 5:11:25 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



Jan 30, 2026 at 5:11:32 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



Jan 30, 2026 at 5:11:43 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



Jan 30, 2026 at 5:11:55 PM
5100 NE 215th St
Pembroke Park FL 33023
United States

Photos emailed by tenant:



Aimara Fontalva

From: Jennifer Lopez <julyreyes0328@gmail.com>
Sent: Monday, September 22, 2025 11:08 AM
To: Aimara Fontalva
Subject: Fwd: Jennifer López Reyes emergencia

Sent from my iPhone

Begin forwarded message:

From: Jennifer Lopez <JULYREYES0328@gmail.com>
Date: September 22, 2025 at 10:42:50 AM EDT
To: jlouis@tppl.gov
Subject: Jennifer López Reyes emergencia

Buenos días , mi nombre es Jennifer López vivo en la dirección 5100 sw 41 street apt 104 en el condado real , yo rento la propiedad al señor Alejandro mazzalay , estoy mandado el email porque me siento sumamente frustrada y muy molesta tengo ya casi un año con el Problema del líqueo aquí dentro del apart tengo fotos pruebas que ni la asociación ni el dueño han solucionado el problema , y otro caso peor es que también se había inundado de caca 🐛 mierda dentro de la bañera y el Toilet que hemos pasado muchas dificultades horribles ya en dos años que llevamos viviendo aquí y otra situación es las cucarachas que no paran yo soy una mujer limpia tengo dos hijos aquí y vivo con mi esposo que siendo madre y esposo soy muy delicada en todo lo q es la Limpieza soy super cuidadosa con todo y las cucarachas no paran siempre están aquí adentro del apartamento necesito les suplico que por favor vengan y me colaboren porque ya hemos sufrido demasiado con tantos problemas dentro me siento frutatda molesta porque nadie hace nada por colaborarnos aquí solo les importa que uno pague la renta y listo pero las condiciones en que hemos estado pasando a nadie le importa no es justo me siento muy mal muy frustrada le voy a mandar fotos en otro email

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.

TOWN OF PEMBROKE PARK

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

MAY 05 2026

MAY 05 2026

ANK

PRAG ONE LLC
FO NO. 11273
5100 SW 41 STREET #104
PEMBROKE PARK, FL 33023

CERTIFIED MAIL®



9589 0710 5270 3205 4408 38



quadiant

CORRECTION

IMI

\$010.44⁰

04/27/2026 ZIP 33023
043M30245597

US POSTAGE

NIXIE

326 FEB 1

0005/02/26

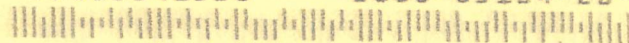
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 33023541350

*2006-03184-28-35

33023-54135
33023-54135



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:

PRAG ONE LLC
Fo NO. 11273
5100 SW 41 STREET #104
PEMBROKE PARK, FL 33023



9590 9402 9175 4225 2449 53

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4408 38

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

MAY 05 2026

3. Service Type

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

Mail

Mail Restricted Delivery

(0)

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

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



9589 0710 5270 3205 4405 48



quadiant

CORRECTION

IMI

\$010.44⁰

03/27/2026 ZIP 33023

043M30245597

US POSTAGE

MAY 04 2026

4W
330

PRAG ONE LLC
NOH NO. 11273
5100 SW 41 STREET #104
PEMBROKE PARK, FL 33023

NIXIE

326 DE 1

0004/29/26

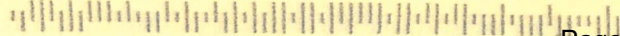
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 33023541350

*2506-00172-27-46

330235413



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:

PRAG ONE LLC
NOH NO. 11273
5100 SW 41 STREET #104
PEMBROKE PARK, FL 33023



9590 9402 9175 4225 2434 82

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4405 48

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

MAY 04 2026

3. Service Type

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

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

Mail
Mail Restricted Delivery
DO)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
THRIFT, RANDALL LEIGH JR	411 Lake Shore Dr #64 Pembroke Park, FL 33009	411 LAKE SHORE DR, PEMBROKE PARK, FL 33009 64

Folio

514229NN2330

Legal Description

PARK LAKE INC CO-OP LOT 64

Case Status	Open	Case #	10737	Date Next Inspection	8/19/2026
--------------------	------	---------------	-------	-----------------------------	-----------

Notes 1. Installed a/c unit serial no: W202387440 without a 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. 211 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/5/2025		Notice of Violation	Hand
12/5/2025	1/21/2026	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
2/26/2026		Affidavit of Non-Compliance	Hand
2/27/2026	3/18/2026	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
3/30/2026	3/18/2026	Final Order	
8/4/2026	8/19/2026	Notice of Formal Hearing - Extension of Time	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,600.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$2,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
-------------	--------------------------	---------------

Case Overview

	Total Payments	\$0.00
	Fees Outstanding	\$2,700.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

THRIFT, RANDALL LEIGH
JR

411 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 64

NOTICE OF HEARING TO EXTEND TIME

Sent To:

THRIFT, RANDALL LEIGH JR

411 Lake Shore Dr #64
Pembroke Park, FL 33009

Case #:

10737

Date:

08/04/2026

Property Owner:

THRIFT, RANDALL LEIGH JR

411 Lake Shore Dr #64
Pembroke Park, FL 33009

Property Description:

514229NN2330

Certified Mail #:

Legal Description:

PARK LAKE INC CO-OP LOT 64

AKA:

411 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 64

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of August, 2026 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,

Jeffrey Louis

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

Sent To:

THRIFT, RANDALL LEIGH JR

411 Lake Shore Dr #64
Pembroke Park, FL 33009

Case #:

10737

Date:

8/4/2026 12:00:00 AM

Property Owner:

THRIFT, RANDALL LEIGH JR

411 Lake Shore Dr #64
Pembroke Park, FL 33009

Property Description:

514229NN2330

Legal Description:

PARK LAKE INC CO-OP LOT 64

AKA:

411 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 64

Mailing Purposes Only

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

THRIFT, RANDALL LEIGH JR

CASE NO. 10737

Respondent

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

TO BE SERVED: THRIFT, RANDALL LEIGH JR

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

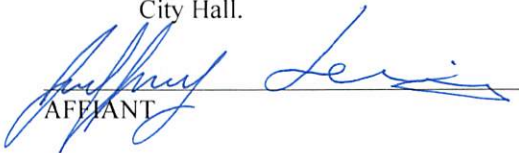
ADDRESS: 411 LAKE SHORE DR #64, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: THRIFT, RANDALL LEIGH JR AT 12:42 P.M. ON THE 5th DAY OF AUGUST 2026.

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

T Y P E O F S E R V I C E

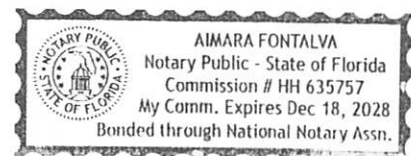
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 5th day of August 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



Personally Known x OR Produced Identification _____

Type of Identification Produced _____



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
THRIFT, RANDALL LEIGH JR
411 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 64

NOTICE OF HEARING TO EXTEND TIME

Sent To:	Case #:	Date:
THRIFT, RANDALL LEIGH JR	10737	08/04/2026
411 Lake Shore Dr #64 Pembroke Park, FL 33009		
Property Owner:	Property Description:	Certified Mail #:
THRIFT, RANDALL LEIGH JR	514229NN2330	
411 Lake Shore Dr #64 Pembroke Park, FL 33009		
Legal Description:	AKA:	
PARK LAKE INC CO-OP LOT 64	411 LAKE SHORE DR, PEMBROKE PARK, FL 33009 64	

You are hereby notified that the Code Compliance Special Magistrate, Town of Florida, will conduct a Hearing to Extend time on the 19th day of August, 2026 at 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

08/05/2026 12:41



9589 0710 5270 3205 4409 75

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 \$ 4.2026
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
Here

Postage

\$

Total Postage and

\$ 10.98

Sent To

Street and Apt. N

City, State, ZIP+4

THRIFT, RANDALL LEIGH JR
 HET NO. 10737
 7817 11 AVE
 BROOKLYN, NY 11228-2621

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

9589 0710 5270 3205 4409 68

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and

\$ 10.98

Sent To

Street and Apt. N

City, State, ZIP+4

THRIFT, RANDALL LEIGH JR
 HET NO. 10737
 411 LAKE SHORE DRIVE #64
 PEMBROKE PARK, FL 33009

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



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: _____ Phone: _____

Email: _____

Property Address: _____

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Nereida Thrift (for) Randall Thrift, Jr. (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 10737 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the _____
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 _____ imposing the fine of \$ _____ 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.

Nereida Thrift
Petitioner's Name (Print)

Nereida Thrift
Petitioner's Signature

N.Y.
State of Florida)
County of Broward)
Kings

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

SWORN TO AND SUBSCRIBED before me on 1st day of August, 2026.

Rosemary B. Duffy
Notary
My Commission expires 01/12/2027



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 10737
Petitioner,)
)
vs.)
)
)
RANDALL LEIGH JR THRIFT,)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 18th, 2026, 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: 411 LAKE SHORE DR, #64, PEMBROKE PARK, FL 33009

PROPERTY OWNER: RANDALL LEIGH JR THRIFT

FOLIO NO.: 5142 29 NN 2330

LEGAL DESCRIPTION: PARK LAKE INC CO-OP LOT 64

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.

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ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 18th day of March 2026. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 50 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 18th day of March 2026.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

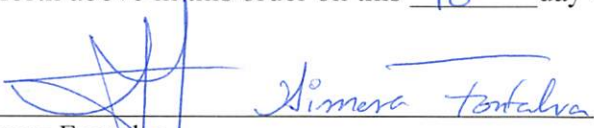
Any person aggrieved by an order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

1 **Certificate of Service**

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4 This order was hand delivered at the Special Magistrate Hearing dated above:

5 Yes ☒ No ☐

6
7 I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct
8 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
9 set forth above in this order on this 18th day of March, 2026.

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15 Aimara Fontalva
16 Code Compliance Clerk
17 Town of Pembroke Park
18 3150 SW 52 AVE
19 Pembroke Park, FL 33023
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23 **SUBMITTING PAYMENTS FOR ADMINSTRATIVE FINES:**

24 Please remit payment via a cashier's check, personal or business check, or money order, payable
25 to the Town of Pembroke Park at 3150 SW 52nd Avenue, Pembroke Park, FL 33023. If you
26 choose to pay credit or with debit card, a 3% convenience fee will apply. Please note that cash is
27 not accepted, and online payments are currently unavailable.
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9589 0710 5270 3205 4412 00

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$ 10.44

Sent To
Thrift, Randall Leigh JR
Street and Apt. No., or PO Box No.
7817 11 AVE
City, State, ZIP+4®
Brooklyn, NY 11228 FO. 10737

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

HILCREST POSTAL STORE
MAR 18 2026
HOLLYWOOD, FL 33021
Postmark Here

9589 0710 5270 3205 4411 94

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$ 10.44

Sent To
Thrift, Randall Leigh JR
Street and Apt. No., or PO Box No.
411 Lake Shore Dr #64
City, State, ZIP+4®
Pembroke Park, FL 33009 FO. 10737

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

HILCREST POSTAL STORE
MAR 18 2026
HOLLYWOOD, FL 33021
Postmark Here

Grammarly
la@tppf1.gov



1685128949

25-3

440

Date 03/19/2026

**Pay To The
Order Of:**Town of Pembroke Park

** 100.00 **

Pay:

ONE HUNDRED DOLLARS AND 00 CENTS

NOT VALID FOR MORE THAN \$1000.00

Do not write outside this box

Memo:

Case # 10937

Note: For information only. Comment has no effect on bank's payment.

SENDER/DRAWER:

Randall Leigh Jr. Thrift
411 Lake Shore Dr #64

ADDRESS:

JPMorgan Chase Bank, N.A.
Columbus, OH

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: March 24, 2026
INVOICE NO.: 001
FOR:

Bill To:
THRIFT, RANDALL LEIGH JR
411 LAKE SHORE DR 64
PEMBROKE PARK, FL 33009

Case No. 10737
THRIFT, RANDALL LEIGH JR
411 LAKE SHORE DR 64
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 03/18/2026 Admin Fee	\$ 100.00	\$ 100.00
Balance			\$ 100.00

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
THRIFT, RANDALL LEIGH JR	411 Lake Shore Dr #64 Pembroke Park, FL 33009	411 LAKE SHORE DR, PEMBROKE PARK, FL 33009 64
Folio		
514229NN2330		

Legal Description

PARK LAKE INC CO-OP LOT 64

Case Status	Open	Case #	10737	Date Next Inspection	3/18/2026
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Notes 1. Installed a/c unit serial no: W202387440 without a 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. 211 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/5/2025		Notice of Violation	Hand
12/5/2025	1/21/2026	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
2/26/2026		Affidavit of Non-Compliance	Hand
2/27/2026	3/18/2026	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/18/2026
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: 3/18/2026



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

02/27/2026

Sent To:

THRIFT, RANDALL LEIGH JR

411 Lake Shore Dr #64
Pembroke Park, FL 33009

Case #:

10737

Property Owner:

THRIFT, RANDALL LEIGH JR

411 Lake Shore Dr #64
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229NN2330

Legal Description:

PARK LAKE INC CO-OP LOT 64

AKA:

411 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 64

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/5/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed a/c unit serial no: W202387440 without a 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. 211 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 18th day of March, 2026 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 a.m.

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

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

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

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

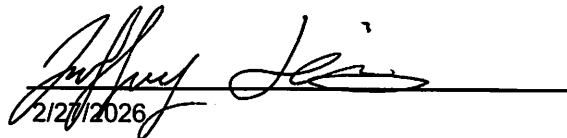
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Jeffrey Louis

Code Compliance Supervisor



2/27/2026



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
10737

Petitioner,

vs.

THRIFT, RANDALL LEIGH
JR

411 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 64

Respondent(s)

On 2/26/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: THRIFT, RANDALL LEIGH JR
Address: 411 Lake Shore Dr #64 Pembroke Park, FL 33009
Folio: 514229NN2330
Site Address: 411 LAKE SHORE DR, PEMBROKE PARK, FL 33009 64
Legal Description: PARK LAKE INC CO-OP LOT 64

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: 2/26/2026
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: 2/26/2026

Notes/Mean of Correction:

1. Installed a/c unit serial no: W202387440 without a permit. Obtain plans for an after-the-fact permit and complete all inspections. No permit issued.

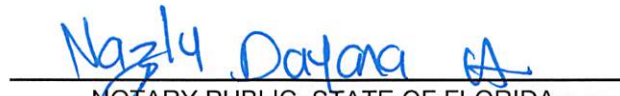
Further, Affiant sayeth naught

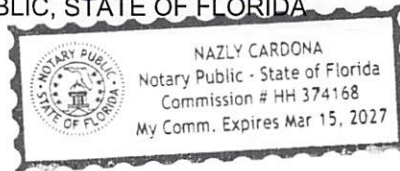
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 2/26/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)

THRIFT, RANDALL LEIGH JR
Respondent

CASE NO. 10737

AFFIDAVIT OF SERVICE

TO BE SERVED: THRIFT, RANDALL LEIGH JR

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 411 LAKE SHORE DR, #64, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: THRIFT, RANDALL LEIGH JR AT 4:41 PM ON
THE 5th DAY OF MARCH 2026.

- (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

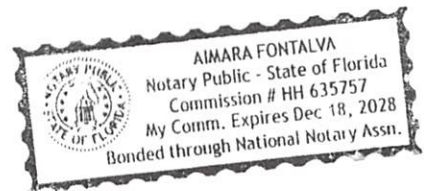
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of
Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon
By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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

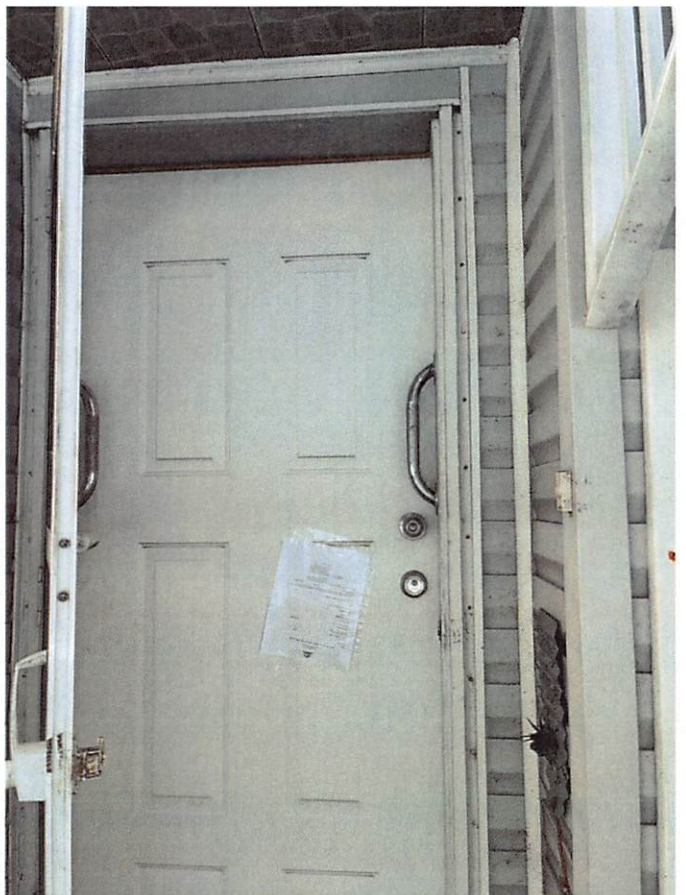
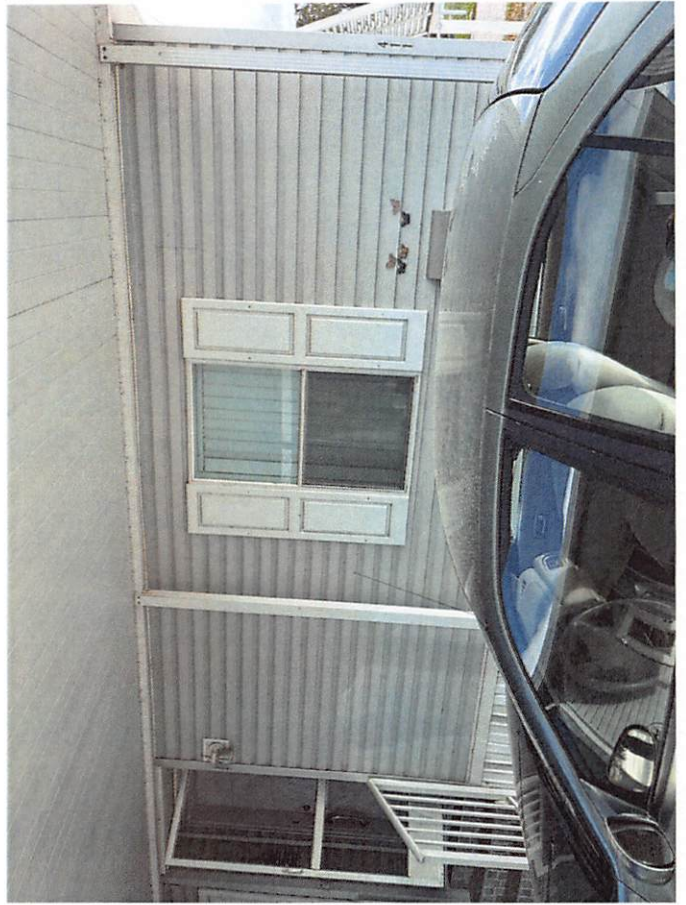
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 06 day of MARCH, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.


Signature Aimara Fontalva



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



9589 0710 5270 3205 4410 64

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and

\$ 10.44

Sent To

Street and Apt. No.

City, State, ZIP+4®

THRIFT, RANDALL LEIGH JR
NOH NO. 10737
411 LAKE SHORE DRIVE #64
PEMBROKE PARK, FL 33009

Postmark
Here

FEB 27 2026

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

9589 0710 5270 3205 4410 95

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and

\$ 10.44

Sent To

Street and Apt. No.

City, State, ZIP+4®

THRIFT, RANDALL LEIGH JR
NOH NO. 10737
7817 11 AVE
BROOKLYN, NY 11228

Postmark
Here

FEB 27 2026

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

THRIFT, RANDALL LEIGH JR
NOH NO. 10737
411 LAKE SHORE DRIVE #64
PEMBROKE PARK, FL 33009



9590 9402 9175 4225 2430 62

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4410 64

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

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X

B. Received by (Printed Name)

LOUISE

☐ Agent☐ Addressee**C. Date of Delivery**

03/04

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

MAR 10 2026

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Mail Restricted Delivery (00)

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
THRIFT, RANDALL LEIGH JR	411 Lake Shore Dr #64 Pembroke Park, FL 33009	411 LAKE SHORE DR, PEMBROKE PARK, FL 33009 64
Folio		
514229NN2330		

Legal Description

PARK LAKE INC CO-OP LOT 64

Case Status	Open	Case #	10737	Date Next Inspection	1/21/2026
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Notes 1. Installed a/c unit serial no: W202387440 without a 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. 211 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/5/2025		Notice of Violation	Hand
12/5/2025	1/21/2026	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 1/21/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 1/21/2026



Cancelled

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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

12/05/2025

Sent To:

THRIFT, RANDALL LEIGH JR

411 Lake Shore Dr #64
Pembroke Park, FL 33009

Case #:

10737

Property Owner:

THRIFT, RANDALL LEIGH JR

411 Lake Shore Dr #64
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229NN2330

Legal Description:

PARK LAKE INC CO-OP LOT 64

AKA:

411 LAKE SHORE DR, PEMBROKE PARK,
FL 33009 64

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/5/2025 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

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

1. Installed a/c unit serial no: W202387440 without a 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. 211 for permit inquiry.

If the referenced violations are corrected within number of days noted above from the date of issuance of this notice, you must contact the Code Compliance Officer at (954) 966-4600 ext. 300.

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 January, 2026 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.

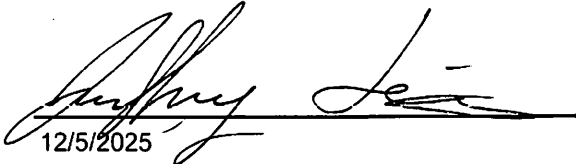
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes 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. 300.

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. 300 or email jlouis@tppfl.gov.

Jeffrey Louis

Code Compliance Supervisor


12/5/2025

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

RANDALL LEIGH JR THRIFT

CASE NO. 10737

Respondent

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

TO BE SERVED: RANDALL LEIGH JR THRIFT

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

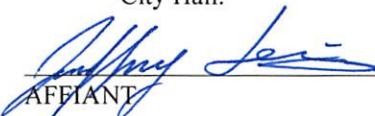
ADDRESS: 411 LAKE SHORE DRIVE, 64, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: RANDALL LEIGH JR THRIFT AT 11:21 A.M. ON
THE 09th DAY OF JANUARY 2026.

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

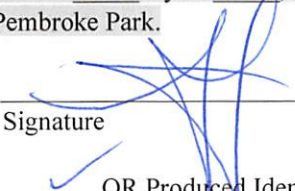
T Y P E O F S E R V I C E

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


AFFIANT

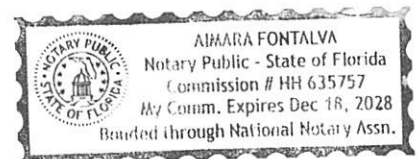
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 09 day of 01, 2026, by Jeffrey Louis as Code Compliance Officer for the
Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





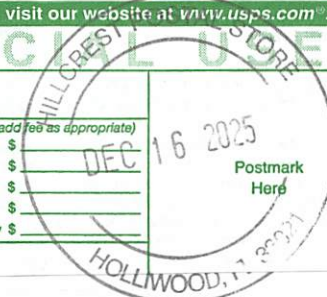
9589 0710 5270 3205 4432 42

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	\$ 10.44
THRIFT, RANDALL LEIGH JR NOH NO. 10737 7817 11 AVE BROOKLYN, NY 11228-2621	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



9589 0710 5270 3205 4432 59

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	\$ 10.44
THRIFT, RANDALL LEIGH JR NOH NO. 10737 411 LAKE SHORE DRIVE #64 PEMBROKE PARK, FL 33009	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

THRIFT, RANDALL LEIGH JR
411 Lake Shore Dr #64
Pembroke Park, FL 33009

Case #:

10737

Date:

03/05/2025

Property Owner:

THRIFT, RANDALL LEIGH JR
411 Lake Shore Dr #64
Pembroke Park, FL 33009

Property Description:

514229NN2330

Certified Mail #:**Legal Description:**

PARK LAKE INC CO-OP LOT 64

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Notes/Mean of Correction:

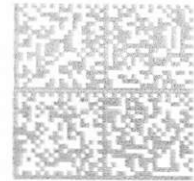
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Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant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

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS

IMI

\$000.69

03/07/2025 ZI

043M3024559

Randall Leigh Jr Thrift

NOV

10737

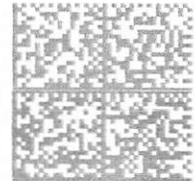
7817 11 Ave

Brooklyn NY 11228-2621

TOWN OF PEMBROKE PARK

3150 S.W. 52nd Avenue

PEMBROKE PARK, FLORIDA 33023-5499



quadiant

FIRST-CLASS

IMI

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03/07/2025 ZI

043M3024559

NOV

Sent To:

THRIFT, RANDALL LEIGH JR

411 Lake Shore Dr #64
Pembroke Park, FL 33009

Case #:

10737

Property #



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

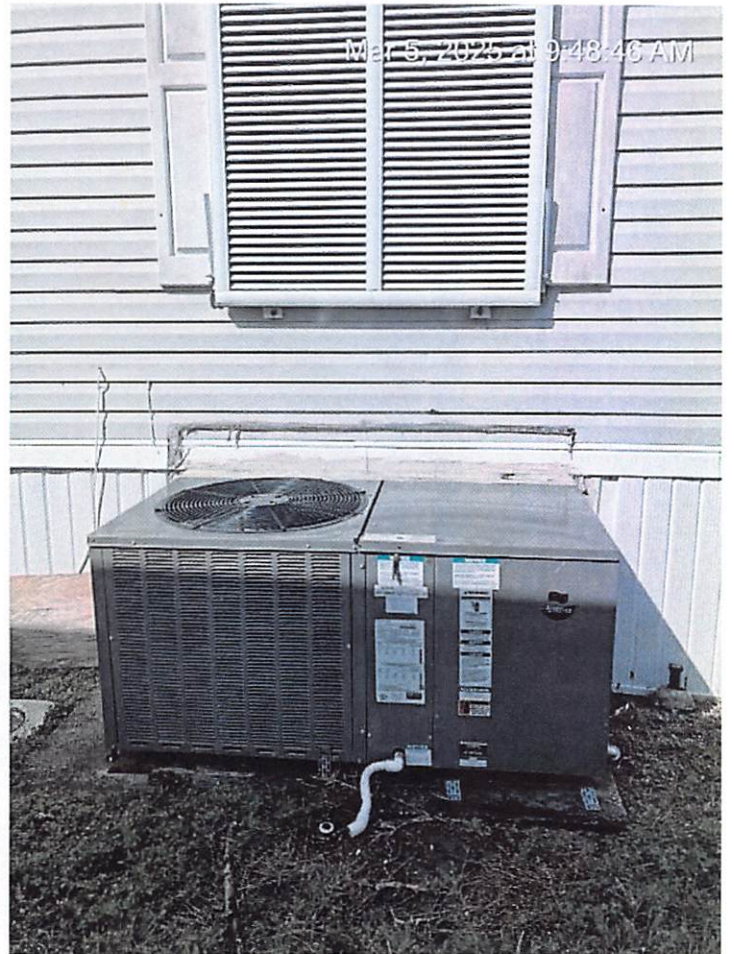
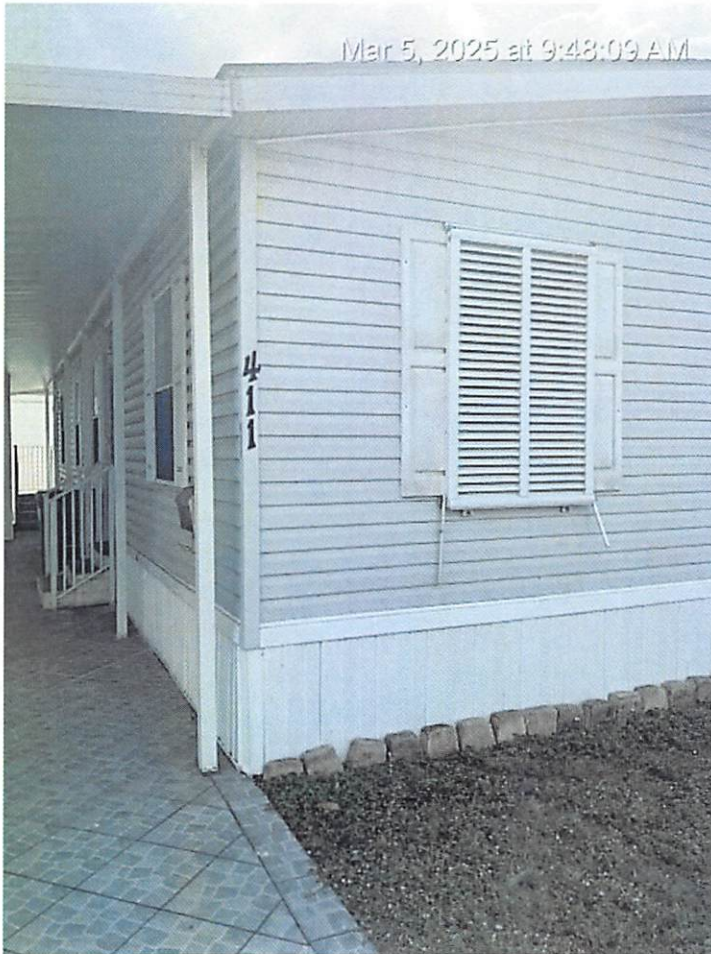
2025* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Page 123 of 322



RIHEM SALES COMPANY
FORT SMITH, ARKANSAS

1/16/2023 5:05:09 PM 25-0023 16-08-23 11:54 AM

ACTUAL NO.: RAC2H036A JT000NA SERIAL NO: W202387440
OPTION CODE: NEG. DATE: 06/2023
COMPRESSOR CODE: 9760
POWER SUPPLY: VOLTS 208/230 PH1 12Z 40 0.000000 VOLT RANGE 187-253
COMPRESSORS(CIRCUIT 1) VOLTS 208/230 PH1 FLA 14.00
OUTDOOR FAN: VOLTS 208/230 PH1 FLA N/A
DESIGN PRESSURE: 150 PSI HIGH SIDE 207586(724 IN) LOW SIDE
FACTORY CHARGE: 33.4(1.51 OZ) R4-10A 1A CIRCUIT
MAXIMUM DESIGN OR FLEET TEMPERATURE 200° F

SINGLE POWER SUPPLY FOR BOTH UNIT AND HEATER KIT
SCRATCH INK OFF SQUARE OF HEATER KIT INSTALLED

HEATER KIT MODEL NO.	HEATER KW @ 208/240V	FLA	UNIT MIN. CTK. AMPACITY	MAX. FUSE OR CTK. BREAKER SIZE @ 208/240V RE: HACR TYPE FOR USA
IF NO HEATER KIT INSTALLED			36/24	40/40
C03	3.6/4.8	17.3/20	27/31	28/40
C07	5.4/7.2	26/30	36/43	40/45
C10	7.2/9.6	34.7/40	49/56	50/60
C13	10.8/14.4	52/60	70/81	80/90

SEPARATE POWER SUPPLY FOR BOTH UNIT AND HEATER KIT
SCRATCH INK OFF SQUARE OF HEATER KIT INSTALLED

HEATER KIT MODEL NO.	HEATER KW @ 208/240V	FLA	UNIT MIN. CTK. AMPACITY	MAX. FUSE OR CTK. BREAKER SIZE @ 208/240V RE: HACR TYPE FOR USA
IF NO HEATER KIT INSTALLED			36/24	40/40
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C07	5.4/7.2	26/30	36/43	40/45
C10	7.2/9.6	34.7/40	49/56	50/60
C13	10.8/14.4	52/60	70/81	80/90

UNIT MIN. CTK. AMPACITY
CIRCUIT 2 24/24
FUSE OR CTK. BREAKER SIZE
@ 208/240V
RE: HACR TYPE FOR USA
FURNISH A FUSE OR CTK. BREAKER SIZE
@ 208/240V
RE: HACR TYPE FOR USA
FURNISH A FUSE OR CTK. BREAKER SIZE
@ 208/240V
RE: HACR TYPE FOR USA

AMBI-TECH
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@ 208/240V
RE: HACR TYPE FOR USA



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Property Address	411 LAKE SHORE DRIVE #64, PEMBROKE PARK FL 33009	ID #	5142 29 NN 2330
Property Owner	THRIFT, RANDALL LEIGH JR	Millage	0613
Mailing Address	7817 11 AVE BROOKLYN NY 11228-2621	Use	05
Abbr Legal Description	PARK LAKE INC CO-OP LOT 64		

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\(8\)](#).

* 2026 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2026*	\$59,990	\$134,520	\$194,510	\$194,510				
2025	\$59,990	\$134,520	\$194,510	\$178,250	\$3,926.75			
2024	\$40,000	\$124,250	\$164,250	\$162,050	\$3,487.01			
2026* Exemptions and Taxable Values by Taxing Authority								
		County	School Board	Municipal	Independent			
Just Value		\$194,510	\$194,510	\$194,510	\$194,510			
Portability		0	0	0	0			
Assessed/SOH		\$194,510	\$194,510	\$194,510	\$194,510			
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		\$194,510	\$194,510	\$194,510	\$194,510			
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
12/31/2019	AMO-T		116271552					
7/25/2019	ODH-T		115965504					
3/12/1996	CPT		24644 / 931					
				Adj. Bldg. S.F.		1050		
				Units/Beds/Baths		1/2/2		
				Eff./Act. Year Built: 2005/2004				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



MIAMI FL 330

16 DEC 2025 PM 4 L

9589 0710 5270 3205 4432 59



quadiant

CORRECTION
IMI

\$010.44⁰

12/12/2025 ZIP 33023
043M30245597

US POSTAGE

LN
12/19/25

RETURN TO SENDER
UNCLAIMED
DEC 22 2026

THRIFT, RANDALL LEIGH JR
NOH NO. 10737
411 LAKE SHORE DRIVE #64
PEMBROKE PARK, FL 33009

NIXIE 326 DS 1 0001/19/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

9327000103151840

UNC

BC: 33023541350 *2938-03655-16-47

33009-601411

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:

THRIFT, RANDALL LEIGH JR
NOH NO. 111-117
411 LAKE FORE DRIVE #64
PEMBROKE PARK, FL 33009



9590 9402 9175 4225 2677 85

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4432 59

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

(over \$500)

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



MIAMI FL 330

28 FEB 2026 PM 6 L

9589 0710 5270 3205 4410 64



quadiant

CORRECTION
IMI

\$010.44⁹

02/27/2026 ZIP 33023
043M30245597

US POSTAGE

Return
TO
Sender

MAR 3 1 2026

THRIFT, RANDALL LEIGH JR
NOH NO. 10737
411 LAKE SHORE DRIVE #64
PEMBROKE PARK, FL 33009

Wrong
Address

9589071052703205441064

FWD

33023541350

NIXIE

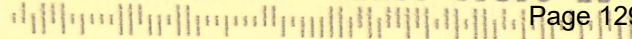
326 FE 1

0003/28/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2160-05830-18-33



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

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



9589 0710 5270 3205 4411 94



quadiant

CORRECTION
IMI

\$010.44⁰

03/18/2026 ZIP 33023
043M30245597

US POSTAGE

FO.

10737

Thrift, Randall Leigh JR

411 Lake Shore Dr #64

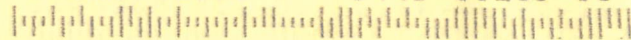
Pembroke Park FL 33009

MAY 11 2026

NIXIE 326 DE 1 0005/07/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350 *2445-00103-06-24



33009-501411

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Thrift, Randall Leigh JR FC.
411 Lake Shore Dr. #64 10737
Pembroke Park, FL 33009



9590 9402 9175 4225 2434 06

2. Article Number (Transfer from service label)

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

5 For

July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUIS QUINONES	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

Folio

514229000300

Legal Description

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

Case Status	Closed	Case # 8441
--------------------	--------	--------------------

Notes

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical cameras without a 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 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/27/2023		Notice of Violation	Hand
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/22/2024	8/21/2024	Final Order	Certified Mail Hand
11/15/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Hand
11/18/2024		Affidavit of Non-Compliance	Regular Mail
11/20/2024	11/20/2024	Amended Final Order	Certified Mail
2/19/2025	3/19/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
3/19/2025	3/19/2025	2nd Amended Final Order	Certified Mail
5/19/2025		Affidavit of Non-Compliance	Hand
7/29/2025	8/20/2025	Notice of Formal Hearing - Confirm Fine	Hand
7/29/2025		Affidavit of Non-Compliance	Hand

Case Overview

8/20/2025	8/20/2025	Supplemental Order/Claim of Lien	Certified Mail Hand
3/20/2026		Affidavit of Compliance	Hand
7/27/2026	8/19/2026	Notice of Formal Hearing - Abate Fine	Certified Mail 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.	3/20/2026
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)	3/20/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	3/20/2026	\$27,600.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Total Fines				\$27,900.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/18/2025	Credit	\$206.00
	Total Payments	\$206.00
	Fees Outstanding	\$27,694.00

Town of Pembroke Park

INVOICE

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



DATE: August 7, 2026
INVOICE NO.: 435
FOR:

Case No.: 8441
LUIS QUINONES
3120 W HALLANDALE BCH
BLVD
LOT 17
PEMBROKE PARK, FL 33009

Bill To:
LUIS QUINONES
3120 W HALLANDALE BCH
BLVD
LOT 17
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 08/21/2024 Admin Fee *PAID*	\$ 100.00	\$ -
1	Amended Final Order 11/20/2024 Admin Fee *PAID*	\$ 100.00	\$ -
1	2nd Amended Final Order 03/19/2025 Admin Fee	\$ 100.00	\$ 100.00
276	Day(s) of Per Diem from (06/17/2025 - 03/20/2026)	\$ 100.00	\$ 27,600.00
	Recommend to Abate Per Diem Fine by 99%		\$ 276.00
	\$276.00 + \$100.00		\$ 376.00
BALANCE			\$ 27,700.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LUIS QUINONES

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17**

NOTICE OF HEARING TO ABATE FINE

Sent To:

LUIS QUINONES

Case #:

8441

Date:

07/27/2026

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Owner:

LUIS QUINONES

Property Description:

514229000300

Certified Mail #:

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of August, 2026 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,

Jeffrey Louis

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



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

AFFIDAVIT OF COMPLIANCE

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

Case #:

8441

Petitioner,

vs.

LUIS QUINONES

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

On 3/20/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name: LUIS QUINONES

Address: 3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #Lot 17

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.	3/20/2026
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)	3/20/2026

Notes/Mean of Correction:

1. Installed a new wooden fence without a permit. Obtain an after-the-fact permit and complete all inspections. Fence removed, violation corrected.
2. Installed a shed without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Corrected. Permit # 25385977-0
3. Installed a screen room without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Corrected. Permit # 25385977-0
4. Installed electrical cameras without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Cameras removed, violation corrected.
5. Installed an a/c mini split without a permit. Obtain plans for an after-the-fact permit and complete all inspections. Corrected. Permit #26390208-0

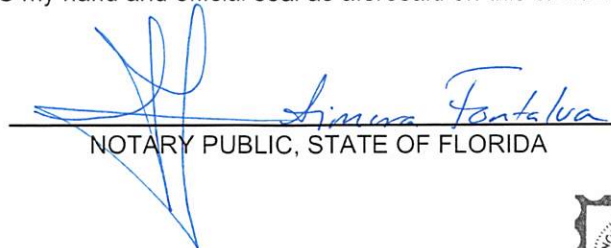
Further, Affiant sayeth naught

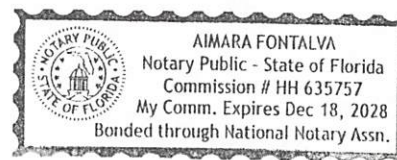
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/20/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LUIS QUINONES

CASE NO. 8441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS QUINONES

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

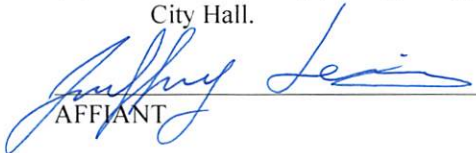
ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: LUIS QUINONES AT 12:48 P.M. ON THE 5th DAY OF AUGUST 2026.

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

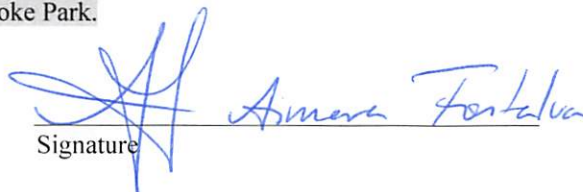
TYPE OF SERVICE

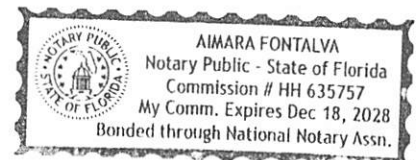
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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

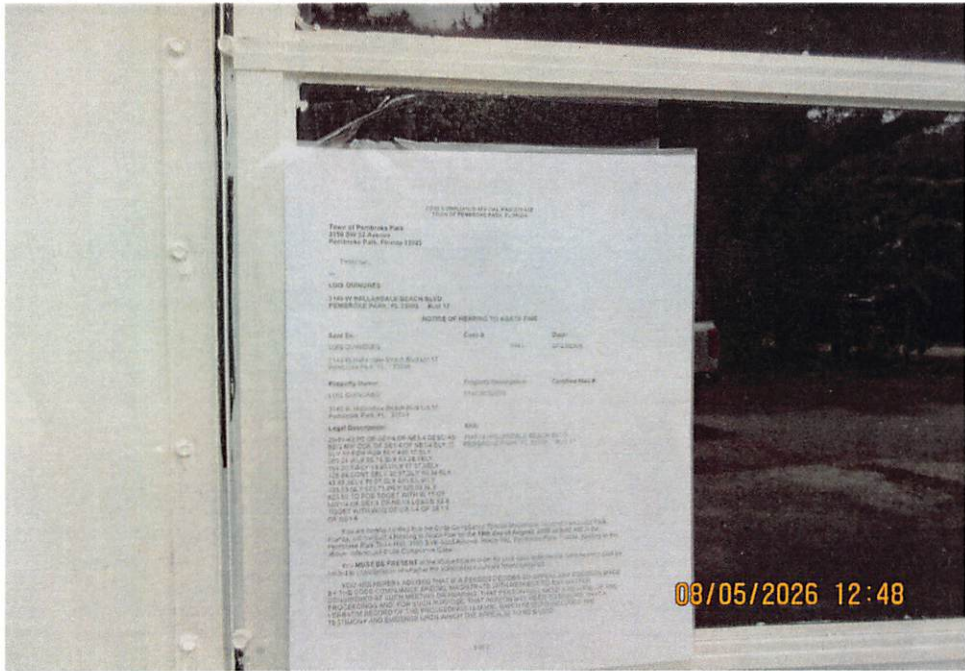
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 5th day of August 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



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



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Total Postage and Fees
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 City, State, ZIP+4®

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HOLIDAY HALLANDALE MHC LLC
 RE: LUIS QUINONES & Yaima Jimenez
 HAF NO. 8441 & HCF NO. 5022
 8800 NORTH BRONX AVE 2nd FLOOR
 SKOKIE, IL 60077

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

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HOLIDAY HALLANDALE MHC LLC
 RE: LUIS QUINONES
 HAF NO. 8441
 3140 W HALLANDALE BEACH BLVD
 LOT 17 PEMBROKE PARK, FL 33009

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

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

Postage
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Total Postage and Fees
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Sent To
 Street and Apt. No.
 City, State, ZIP+4®

Postmark Here

CORPORATION SERVICE COMPANY
 RE: HOLIDAY HALLANDALE MHC
 LLC - HAF NO. 8441 & HCF NO. 5022
 1201 HAYS STREET
 TALLAHASSEE, FL 32301

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

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

Postage
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Total Postage and Fees
 \$

Sent To
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

Postmark Here

HOLIDAY HALLANDALE MHC LLC RE: Yaima Jimenez
 3140 W Hallandale Beach Blvd HAF 8441
 Pembroke Park, FL 33009 HCF 5022

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 07/27/26

Phone #: 305-778-46-80

Case # 8441

E-mail: Konnoly.Thomas@icloud.com

Address of Violation: 3120 W Hallandale Beach BL. L-17.

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Konnoly Thomas (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8441 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the Agosto 19, 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 0319 2025 imposing the fine of \$ 27,700 for violation(s) of the Town's Code of Ordinances: 5-105 5-17

Brief summary for request: Financial difficulties due to family hardship in Venezuela.

Konnoly
Petitioner's Name (Print)

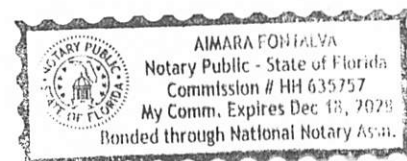
[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Konnoly Thomas and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 07/27/26.

Notary Public State of Florida: [Signature]

My Commission expires: 12/18/2028



Case Overview

Property/Incident Information

Owner	Address	Site Address
LUIS QUINONES	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

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 #	8441	Date Next Inspection	11/18/2025
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Notes

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
4. Installed electrical cameras without a 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 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/27/2023		Notice of Violation	Hand
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/22/2024	8/21/2024	Final Order	Certified Mail Hand
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11/18/2024		Affidavit of Non-Compliance	Regular Mail
11/20/2024	11/20/2024	Amended Final Order	Certified Mail
2/19/2025	3/19/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
3/19/2025	3/19/2025	2nd Amended Final Order	Certified Mail
5/19/2025		Affidavit of Non-Compliance	Hand
7/29/2025	8/20/2025	Notice of Formal Hearing - Confirm Fine	Hand
7/29/2025		Affidavit of Non-Compliance	Hand

Case Overview

8/20/2025 8/20/2025 Supplemental Order/Claim of Lien

Certified Mail
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: 11/18/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/18/2025

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation		\$33,600.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$33,900.00

Payments

Date	Payment Type Name	Amount
2/18/2025	Credit	\$206.00
	Total Payments	\$206.00
	Fees Outstanding	\$33,694.00

9589 0710 5270 3205 4424 98

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

Postage
 \$

Total Postage and Fees
 \$ 16.44

Sent To
 Holiday Hallandale MHC LLC
 Street and Apt. No., or PO Box No.
 8800 N. Bronx Ave 2nd Fl SOCL
 City, State, ZIP+4®
 Skokie, IL 60077 8441

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

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

Postage
 \$

Total Postage and Fees
 \$ 16.44

Sent To
 Holiday Hallandale MHC LLC / Corporation
 Street and Apt. No., or PO Box No.
 1201 Hays Street SOCL
 City, State, ZIP+4®
 Tallahassee, FL 32301 8441

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

9589 0710 5270 3205 4424 81

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

Postage
 \$

Total Postage and Fees
 \$ 16.44

Sent To
 Luis Quinones 8441-SOCL
 Street and Apt. No., or PO Box No.
 3140 W Hallandale Beach Blvd Lot 17
 City, State, ZIP+4®
 Pembroke Park, FL 33009

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Holiday Hallandale MHC LLC
8800 N Bronx Ave
2nd Floor
Stokic, IL 60077
8441-SOCC



9590 9402 9175 4225 2695 98

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4424 98

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Holiday Hallandale MHC LLC
Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301
8441-SOCC



9590 9402 9175 4225 2695 81

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4425 04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

SEP 02 2025

3. Service Type

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

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Mona Lisa Hart* ☐ Agent
Mona Lisa Hart ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

SEP 12 2025

3. Service Type

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

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner,

Case No.: 8441

vs.

LUIS QUINONES,

Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 20th, 2025, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Amended Final Order that was entered on March 19th, 2025. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD, #17, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LUIS QUINONES

VEHICLE IDENTIFICATION NO.: 13217

TITLE NO.: 21447719

1. The Special Magistrate entered an Amended Final Order on March 19th, 2025, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105 and 5-17. The Special Magistrate ordered that the Respondent(s) shall comply WITHIN NINETY (90) DAYS FROM THE DATE OF THE FORMAL HEARING held on March 19th, 2025, 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 Amended Final Order on March 19th, 2025. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$6,554.00 (SIX THOUSAND FIVE HUNDRED FIFTY FOUR 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 Amended 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 Amended Final Order and this Supplemental Order/Code Enforcement Lien.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 20th day of August 2025.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

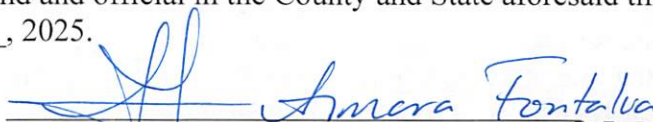
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

STATE OF FLORIDA
COUNTY OF BROWARD

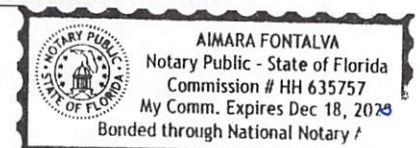
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Harry Hipler, Special Magistrate, and Jeffrey Louis, Code Compliance Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged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

WITNESS my hand and official in the County and State aforesaid this date:

August 20th, 2025.


Notary Public, State of Florida

2 of 2

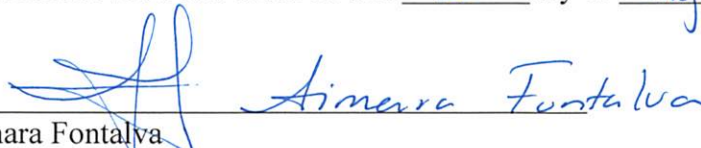


Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 20th day of August, 2025.


Aimara Fontalva

Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023



Case Overview

Property/Incident Information

Owner	Address	Site Address
LUIS QUINONES	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

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, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SLY 31.57, SLY 80.38 ELY 43.89, SLY 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 #	8441	Date Next Inspection	8/19/2025
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. ✓
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical cameras without a 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 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/27/2023		Notice of Violation	Hand
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/22/2024	8/21/2024	Final Order	Certified Mail Hand
11/15/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Hand
11/18/2024		Affidavit of Non-Compliance	Regular Mail
11/20/2024	11/20/2024	Amended Final Order	Certified Mail
2/19/2025	3/19/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail
3/19/2025	3/19/2025	2nd Amended Final Order	Certified Mail
5/19/2025		Affidavit of Non-Compliance	Hand
7/29/2025	8/20/2025	Notice of Formal Hearing - Confirm Fine	Hand
7/29/2025		Affidavit of Non-Compliance	Hand

Case Overview

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 8/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2025

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$5,100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$5,400.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/18/2025	Credit	\$206.00
Total Payments		\$206.00
Fees Outstanding		\$5,194.00

Town of Pembroke Park

INVOICE

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



DATE: August 7, 2025
INVOICE # 435
FOR:

Case #8441
LUIS QUINONES
3140 W HALLANDALE BEACH
BLVD LOT 17
PEMBROKE PARK, FL 33009

Bill To:
LUIS QUINONES
3140 W HALLANDALE BEACH
BLVD LOT 17
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105 and 5-17.		
1	Final Order 08/21/2024 Admin Fee *PAID ON 02/18/2025*	\$ 100.00	\$ -
1	Amended Final Order 11/20/2024 Admin Fee *PAID ON 02/18/2025*	\$ 100.00	\$ -
1	2nd Amended Final Order 03/19/2025 Admin Fee	\$ 100.00	\$ 100.00
64	Day(s) of Per Diem from (06/17/2025 - 08/20/2025)	\$ 100.00	\$ 6,400.00
1	Recorded Lien	\$ 44.00	\$ 44.00
1	Release of Lien	\$ 10.00	\$ 10.00
Balance			\$ 6,554.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LUIS QUINONES

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

LUIS QUINONES

Case #:

8441

Date:

07/29/2025

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Owner:

LUIS QUINONES

Property Description:

514229000300

Certified Mail #:

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of August, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Jeffrey Louis

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8441

Petitioner,

vs.

LUIS QUINONES

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

On 7/29/2025 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name: LUIS QUINONES

Address: 3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #Lot 17

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: 8/19/2025
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 8/19/2025

Notes/Mean of Correction:

1. Installed a new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. Fence removed, violation corrected.
2. Installed a shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Cameras removed, violation corrected.
5. Installed an a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

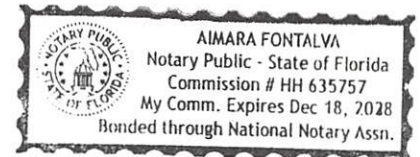
STATE OF FLORIDA

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 7/29/2025


NOTARY PUBLIC, STATE OF FLORIDA





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

2025* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F. (Card, Sketch)	4655
--------------------------------	------

Eff./Act. Year Built: 1978/1969

Special Assessments



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title Authorized Representative

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

)

LUIS QUINONES

CASE NO. 8441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS QUINONES

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: LUIS QUINONES AT 04: 26 P.M. ON THE 06
DAY OF AUGUST 2025.

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

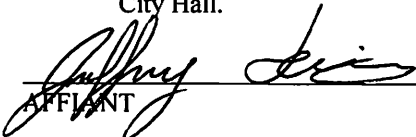
TYPE OF SERVICE

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

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

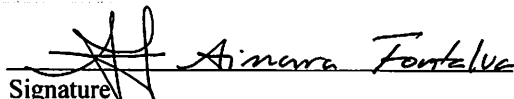
() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon
by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any
superior officer as defined in F.S. 48.081.

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


AFFIANT

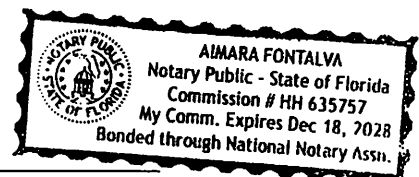
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 06 day of August 2025, by Jeffrey Louis as Code Compliance Officer for the
Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





9589 0710 5270 3205 4438 15

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Luis Quinones HCF 3 ANOC 8441
 Street and Apt. No., or PO Box No.
 3140 W Hallandale Beach Blvd Apt 17
 City, State, ZIP+4®
 Pembroke Park, FL 33009

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

HILLCREST POSTAL STORE
 HOLLYWOOD, FL 33021
 JUL 29 2025
 Postmark Here

9589 0710 5270 3205 4438 22

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Holiday Hallandale MHC LLC
 Street and Apt. No., or PO Box No.
 8800 N Bronx Ave 2nd Floor
 City, State, ZIP+4®
 Skokie, IL 60077 HCF 3 ANOC 8441

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

HILLCREST POSTAL STORE
 HOLLYWOOD, FL 33021
 JUL 29 2025
 Postmark Here

9589 0710 5270 3205 4438 08

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Holiday Hallandale MHC LLC / Corporation
 Street and Apt. No., or PO Box No.
 1201 Hays Street
 City, State, ZIP+4®
 Tallahassee FL 32301 HCF 3 ANOC 8441

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

HILLCREST POSTAL STORE
 HOLLYWOOD, FL 33021
 JUL 29 2025
 Postmark Here

Aug 20th Hearing

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
8800 N Bronx Ave
2nd Floor
Skokie, IL 60077
HCF # ANOC 8441



9590 9402 9175 4225 2689 73

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4438 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

AUG 08 2025

3. Service Type

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

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

Domestic Return Receipt

Aug 20th Hearing

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:

HCF # ANOC 8441
Luis Quinones
3140 W Hallandale Beach Blvd
Lot 17
Pembroke Park, FL 33009



9590 9402 9175 4225 2689 97

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4438 15

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

AUG 04 2025

3. Service Type

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

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Aug 20th Hearing

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

1. Article Addressed to:

Holiday Hallandale MHC LLC
Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301
HCF # ANOC 8441



9590 9402 9175 4225 2689 80

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4438 08

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

AUG 25 2025

3. Service Type

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

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8441
Petitioner,)
)
vs.)
)
)
LUIS QUINONES,)
Respondent(s)

Final **AMENDED FINAL ORDER**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 19th, 2025, 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

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LUIS QUINONES

VEHICLE IDENTIFICATION NO.: 13217

TITLE NO.: 21447719

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

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

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90th DAYS OF THE DATE OF THE FORMAL HEARING** held on 19th day of March 2025. 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) continues 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(S) SHALL NOTIFY THE TOWN'S CODE COMPLIANCE OFFICER, WHO SHALL INSPECT THE PROPERTY TO DETERMINE IF COMPLIANCE HAS OCCURRED.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th of March 2025.

TOWN OF PEMBROKE PARK


Andre McKenney, Special Magistrate

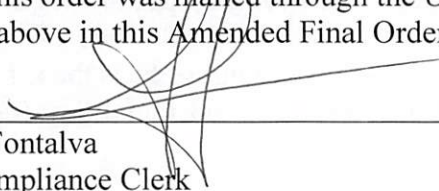
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

Certificate of Service

This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ___ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Amended Final Order on this 19th day of March, 2025.


Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 1814 1924 14

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

Postage
\$

Total Postage and
\$ 9.64

Sent To
HOLIDAY HALLANDALE MHC LLC
CORPORATION SERVICE COMPANY
OC NO. 6669, AFO 8441
1201 HAYS STREET
TALLAHASSEE, FL 32301

City, State, ZIP+4®

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WEST HOLLYWOOD, FL 33025

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

Postage
\$

Total Postage and
\$ 9.64

Sent To
LUIS QUINONES
AFO NO. 8441
3140 W HALLANDALE BEACH BLVD
LOT 17
PEMBROKE PARK, FL 33009

City, State, ZIP+4®

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WEST HOLLYWOOD, FL 33025

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

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

Postage
\$

Total Postage and
\$ 9.64

Sent To
HOLIDAY HALLANDALE MHC LLC
OC NO. 6669, AFO 8441
8800 NORTH BRONX AVE
2ND FLOOR
SKOKIE, IL 60077

City, State, ZIP+4®

Postmark Here

WEST HOLLYWOOD, FL 33025

9589 0710 5270 1814 1923 84

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

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1. Article Addressed to:

LUIS QUINONES
AFO NO. 8441
3140 W HALLANDALE BEACH BLVD
LOT 17
PEMBROKE PARK, FL 33009



9590 9402 9016 4122 6607 55

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1923 84

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

N F

C. Date of Delivery

3/21

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

MAR 24 2025

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Mail Restricted Delivery (00) | |

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

Domestic Return Receipt

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1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
 OC NO. 6669, AFO 8441
 8800 NORTH BRONX AVE
 2ND FLOOR
 SKOKIE, IL 60077



9590 9402 9016 4122 6607 79

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1924 07

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X B. Andrade

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

B. ANDRADE-SICI

C. Date of Delivery

3-25-25

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

3. Service Type

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

Restricted Delivery

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

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
 CORPORATION SERVICE COMPANY
 OC NO. 6669, AFO 8441
 1201 HAYS STREET
 TALLAHASSEE, FL 32301



9590 9402 9016 4122 6607 86

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1924 14

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X D. Andrade

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

Dennis Ratti

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

Restricted Delivery

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
LUIS QUINONES	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17

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, SLY 169.20, SWLY 13.93, WLY 77.37, SLY 125.24, CONT SLY 31.57, SLY 80.38 ELY 43.89, SLY 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 #	8441	Date Next Inspection	3/19/2025
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Notes

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical cameras without a 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 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/27/2023		Notice of Violation	Hand
7/19/2024		Affidavit of Non-Compliance	Certified Mail
7/19/2024	8/21/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
8/22/2024	8/21/2024	Final Order	Certified Mail Hand
11/15/2024	11/20/2024	Notice of Formal Hearing - Extension of Time	Hand
11/18/2024		Affidavit of Non-Compliance	Regular Mail
11/20/2024	11/20/2024	Amended Final Order	Certified Mail
2/19/2025	3/19/2025	Notice of Formal Hearing - Extension of Time	Affidavit of Service/Posted to Property Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 3/19/2025

Case Overview

**BUILDING AND
BUILDING
REGULATIONS**

**Sec. 5-17. - Permit
application.**

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

**Not in Compliance -
Reinspection Date:
3/19/2025**

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$2,300.00
Admin Fixed		Admin Fixed		\$100.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$2,500.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
2/18/2025	Credit	\$206.00
	Total Payments	\$206.00
	Fees Outstanding	\$2,294.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LUIS QUINONES

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

LUIS QUINONES

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Date:

02/19/2025

Property Owner:

LUIS QUINONES

3140 W Hallandale Beach Blvd Lot 17
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 #Lot 17

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **19th day of March, 2025 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

Sincerely,

Joseline Ramirez

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)
Petitioner)
vs.)
)

LUIS QUINONES

CASE NO. 8441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS QUINONES

TYPE OF PROCESS: NOTICE OF HEARING TO EXTEND TIME

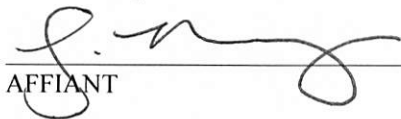
ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ, HEREBY CERTIFY THAT I SERVED: LUIS QUINONES AT 11:10 A.M. ON THE
06 DAY OF MARCH 2025.

(X) I AM A CODE INSPECTOR OR THE CODE COMPLIANCE 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

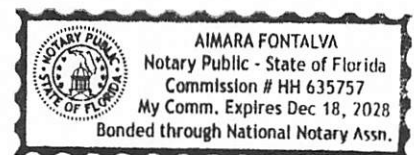
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6th day of March, 2025, by Joseline Ramirez as Code Compliance Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



9589 0710 5270 1814 2172 61

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

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

Postage

\$

Total Postage and Fees

\$ 9.68

Sent To

Holiday Hallandale MHC LLC HET 8441

Street and Apt. No., or PO Box No.

8800 North Bronx Ave 2nd Floor

City, State, ZIP+4®

Skokie, IL 60077

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



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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

\$

Total Postage and Fees

\$ 9.68

Sent To

Corporation Service Company - Hallandale MHC HET 8441

Street and Apt. No., or PO Box No.

1201 Hays Street

City, State, ZIP+4®

Tallahassee, FL 32301

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



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

Postage

\$

Total Postage and Fees

\$ 9.68

Sent To

Luis Quinones HET 8441

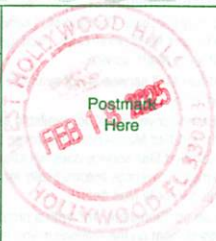
Street and Apt. No., or PO Box No.

3140 W Hallandale Beach Blvd Lot 17

City, State, ZIP+4®

Pembroke Park, FL 33009

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



Postmark
Here

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to: HET 8441

Holiday Hallandale MHC LLC
8805 North Bronx Ave
2nd Floor
Skokie, IL 60077



9590 9402 9016 4122 6505 96

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2172 61

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

MAR 03 2025

3. Service Type

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

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

Mail
Restricted Delivery
(0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to: HET 8441

Corporation Service Company
Holiday Hallandale MHC LLC
1201 Hays Street
Tallahassee, FL 32301



9590 9402 9016 4122 6506 02

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2172 85

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)

Thomas Peace

C. Date of Delivery

2/24

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

MAR 04 2025

3. Service Type

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

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

Mail Restricted Delivery
(00)

Domestic Return Receipt

Town of Pembroke Park

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

**SALES RECEIPT****Bill To:**

Luis Quinones
 3140 W Hallandale Beach Blvd, Lot 17
 Pembroke Park, FL 33009

Date 2/18/2025 3:44:07 PM

Invoice # 26969

For Code Enforcement Case#
 8441

Site Address:

3140 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009 #Lot 17

Qty	Description	Fee
100.00	Code Enforcement Administrative Fees	\$100.00
100.00	Code Enforcement Administrative Fees	\$100.00
6.00	Technology Convenience Fee	\$6.00
Total		\$206.00

Account Fine Detail

Fine Type	Date Board Order Comply	Date Complied	Fine Amount	Nr Days	Total Fine
Individual Violation	2/18/2025		\$100.00	0	\$0.00
Admin Fixed	8/22/2024		\$100.00	0	\$100.00
Admin Fixed	11/20/2024		\$100.00	0	\$100.00
Total					\$200.00

Payments

Date	Type	Amount
2/18/2025	Credit	\$206.00
	Total	\$206.00

Balance **\$0.00**

3/19/25

90 Days J.R.



Town of Pembroke Park

3150 SW 52 AVE Pembroke Park, 33023

Date: 02/03/2025

Phone: (786) 992-3298

Email: _____

Property Address: 3120W Hallandale Beach Blvd #L-17, Hallandale FL 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Luis Quiñones (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8441 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the 02/19/2025 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 11/20/24 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.

Luis Quiñones
Petitioner's Name (Print)

[Signature]
Petitioner's Signature

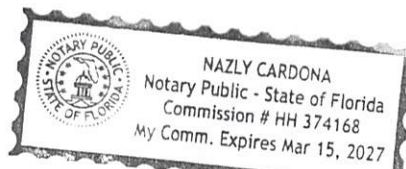
State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 3 day of Feb, 20 25.

Nazly Cardona
Notary

My Commission expires Mar 15, 27.



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8441
Petitioner,)
)
vs.)
)
LUIS QUINONES,)
Respondent(s)

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AMENDED FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on November 20th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LUIS QUINONES

VEHICLE IDENTIFICATION NO.: 13217

TITLE NO.: 21447719

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

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

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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.

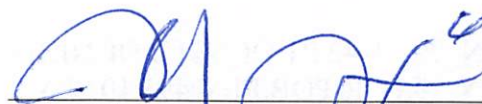
ORDER

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 20th day of November 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 100 — PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continues 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(S) 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 of November 2024.

TOWN OF PEMBROKE PARK



Harry Hipler, Special Magistrate

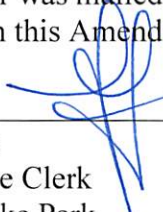
Any person aggrieved by a Final Order of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

1 **Certificate of Service**

2
3 This Amended Final Order was hand delivered at the Special Magistrate Hearing dated above:

4 Yes ____ No X

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6
7 I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct
8 copy of this order was mailed through the United States Mail to the Respondent(s) at the address
9 set forth above in this Amended Final Order on this 21st day of November, 2024.
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13 _____
14 Aimara Fontalva
15 Code Compliance Clerk
16 Town of Pembroke Park
17 3150 SW 52 AVE
18 Pembroke Park, FL 33023
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9589 0710 5270 1814 1901 20
9589 0710 5270 1814 1901 13

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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	\$

Postmark
Here

Total Postage and
\$ 9.64

LUIS QUINONES

AFO #8441

Sent To

3140 W HALLANDALE BEACH BLVD

Street and Apt. No.

LOT 17

City, State, ZIP+4®

PEMBROKE PARK, FL 33009

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

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Certified Mail Fee

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

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

Postmark
Here

Postage

Total Postage and
\$ 9.92

HOLIDAY HALLANDALE MHC LLC

FO #9768, OA #5996, AFO #8441,

Sent To

SOCL #6134

Street and Apt. No.

8800 NORTH BRONX AVE 2ND FLOOR

City, State, ZIP+4®

SKOKIE, IL 60077

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

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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	\$

Postmark
Here

Postage

Total Postage and
\$ 10.20

CORPORATION SERVICE COMPANY

FO #9768, OA #5996, AFO #8441 FO 9066

Sent To

SOCL #6134, 8789, 8966, 6308

Street and Apt. No.

1201 HAYS STREET

City, State, ZIP+4®

TALLAHASSEE, FL 32301

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

CORPORATION SERVICE COMPANY
FO #9768, OA #5996, AFO #8441 FO 9066
SOCL #6134, 8789, 8966, 6308
1201 HAYS STREET
TALLAHASSEE, FL 32301



9590 9402 9016 4122 6521 70

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1901 13

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Danielle Nelloms

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
- ☐ Mail
☐ Mail Restricted Delivery (500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
FO #9768, OA #5996, AFO #8441,
SOCL #6134
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077



9590 9402 9016 4122 6522 00

2. Article Number (Transfer from service label)

9589 0710 5270 1814 1901 20

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Howard Long

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery
- ☐ Mail
☐ Mail Restricted Delivery (500)

Domestic Return Receipt



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

8441

Petitioner,

vs.

LUIS QUINONES

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

On 11/18/2024 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: LUIS QUINONES

Address: 3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009

Folio: 514229000300

Site Address: 3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL
33009 #Lot 17

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: 11/18/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 11/18/2024

Notes/Mean of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. Not Corrected.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
5. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

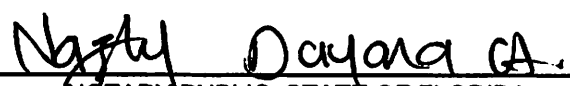
Further, Affiant sayeth naught

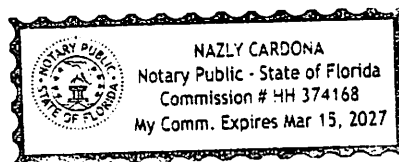
STATE OF FLORIDA

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 11/18/2024

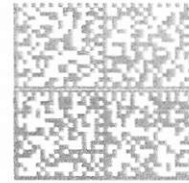

NOTARY PUBLIC, STATE OF FLORIDA





TOWN OF PEMBROKE PARK

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



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FIRST-CLASS MAIL
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11/19/2024 ZIP 330
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Sent To:

LUIS QUINONES

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

TOWN OF PEMBROKE PARK

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



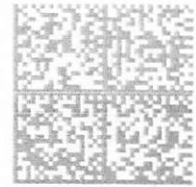
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ANC 8441

Luis Quinones
Holiday Hallandale MHC LLC
8800 North Bronx
2nd Floor
Skokie IL 60077

TOWN OF PEMBROKE PARK

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



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Holiday Hallandale MHC LLC
Corporation Service Company
1201 Hays Street
Tallahassee, FL 32301

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LUIS QUINONES

**3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17**

NOTICE OF HEARING TO EXTEND TIME

Sent To:

LUIS QUINONES

Case #:

8441

Date:

11/15/2024

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Owner:

LUIS QUINONES

Property Description:

514229000300

Certified Mail #:

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Extend time on the **20th day of November, 2024 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

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: ^{11(NC)} ~~10~~-15-2024

Phone: 786-992-3298

Email: Quinones L400 @ Gmail. com

Property Address: 3120W Hallandale Beach Blvd L-17, Hallandale fl. 33009

REQUEST FOR EXTENSION OF TIME / NOTICE OF HEARING

I, Luis M. Quinones (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 8441 to ask for an extension of time. I also affirm that this request shall serve as Notice of Hearing to the Nov. 20 - 2024 9:00 AM

Special Magistrate Hearing, Town Hall Commission Chambers, 3150 SW 52 Avenue, Pembroke Park, FL 33023.

Respondent(s) respectfully petitions for an extension of time pursuant to Final Order issued on 490.21 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.

Luis Quinones
Petitioner's Name (Print)

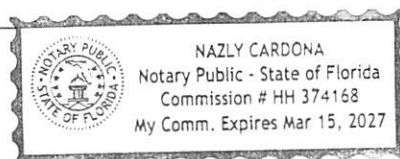
[Signature]
Petitioner's Signature

State of Florida)
County of Broward)

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

SWORN TO AND SUBSCRIBED before me on 15 day of Nov, 20 24.

Nazly Dayana CA
Notary
My Commission expires Mar 15, 27.



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 8441
Petitioner,)
)
vs.)
)
LUIS QUINONES)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 21st, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ☒ NO ☐

SUBJECT REAL PROPERTY: 3140 W HALLANDALE BEACH BLVD #17, PEMBROKE PARK, FL 33009

MOBILE HOME PROPERTY OWNER: LUIS QUINONES

VEHICLE IDENTIFICATION #: 13217

TITLE #: 21447719

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

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

CONCLUSIONS OF LAW

Based upon the testimony and evidence presented by Petitioner that is stated above, Petitioner met its burden of proving by substantial competent evidence that the violation(s) as

alleged in the Notice of Violation and presented by the Code Compliance Officer does in fact exist on the subject real property.

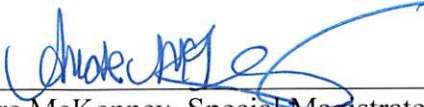
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105 and 5-17 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 21st day of August 2024. 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 21st of August 2024.

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 Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ☒ No ☐

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of August, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7022 2410 0001 1497 4950

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$ **9.64**

Total Postage and **HOLIDAY HALLANDALE MHC LLC**

Sent To **FO #8441**

Street and Apt. No. **3140 W HALLANDALE BEACH BLVD,**
PEMBROKE PARK FL 33009

City, State, ZIP+4®

PS Form 3800, April 2010

AUG 22 2024
Postmark Here
MIAMI, FL 33169-9999

7022 2410 0001 1497 4943

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

Postage

\$ **9.64**

Total Postage and **HOLIDAY HALLANDALE MHC LLC**

Sent To **FO #8441**

Street and Apt. No., **8800 NORTH BRONX AVE 2ND**
FLOOR SKOKIE IL 60077

City, State, ZIP+4®

PS Form 3800, April 2010

AUG 22 2024
Postmark Here
MIAMI, FL 33169-9999

7022 2410 0001 1497 4967

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$ **9.64**

Total Postage and **LUIS QUINONES**

Sent To **FO #8441**

Street and Apt. No. **3140 W HALLANDALE BEACH BLVD**
#17,
PEMBROKE PARK, FL 33009

PS Form 3800, April 2010

AUG 22 2024
Postmark Here
MIAMI, FL 33169-9999

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
FO #8441
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077



9590 9402 8582 3244 8709 13

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4943

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

Registered Mail

Registered Mail Restricted Delivery

(over 500)

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

HOLIDAY HALLANDALE MHC LLC
FO #8441
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK FL 33009



9590 9402 8582 3244 8709 06

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4950

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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Registered Mail

Registered Mail Restricted Delivery

(over 500)



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

07/19/2024

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Property Owner:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Certified Mail #:

Property Description:

514229000300

Legal Description:

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

AKA:

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

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 the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical cameras without a 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 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 21st day of August, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

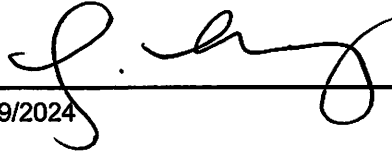
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer

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

7/19/2024

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

TOWN OF PEMBROKE PARK, FLORIDA

)

Petitioner

)

vs.

)

)

LUIS QUINONES

CASE NO. 8441

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LUIS QUINONES

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3140 W HALLANDALE BEACH BLVD, LOT 17, PEMBROKE PARK, FL 33009.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LUIS QUINONES AT 9:35 A.M. ON THE 07 DAY OF AUGUST 2024.

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

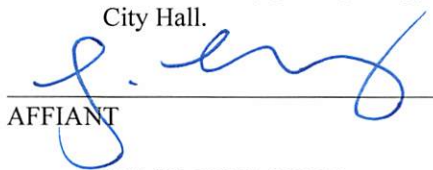
TYPE OF SERVICE

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

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

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

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


AFFIANT

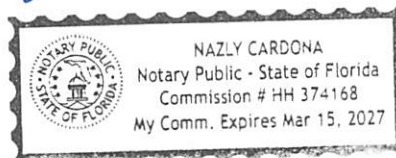
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7 day of A, 2024, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Nazly Dayana CA
Signature

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____






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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:
07/19/2024

Sent To:
Luis Quinones
3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Owner:
Luis Quinones
3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Property Description:
514229000300

Legal Description:
29-51-42 PT OF SE 1/4 OF NE 1/4 DESC AS
BEG NW COR OF SE 1/4 OF NE 1/4, ELY 15,
SLY 50 FOR POB, ELY 495.10, SLY
200.24, WLY 95.74, SLY 63.28, SLY
169.20, SWLY 13.93, WLY 77.37, SLY
125.24, CONT SLY 31.57, SLY 60.38 ELY
43.89, SLY 70.07, SLY 635.63, WLY
323.53, NLY 673.71, WLY 320.55, NLY
623.66 TO POB TOGET WITH W 1/5 OF
NW 1/4 OF SE 1/4 OF NE 1/4 LESS N 50 &
TOGET WITH W 1/2 OF SW 1/4 OF SE 1/4
OF NE 1/4

AKA:
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 - #Lot 17

Case #:
8441

Certified Mail #:

08/07/2024 09:35

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:

TIMELY PROPERTY INC
 NOH #8397, #8403, #8409
 3001 W HALLANDALE BCH BLVD
 #300
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8712 55

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9250 92

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Vesuvius

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
☐ (D)
☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

TIMELY PROPERTY INC
 JAZAYRI, SAM
 NOH #8397, #8403, #8409
 3001 W HALLANDALE BCH BLVD
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8712 62

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9250 85

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)

Vesuvius

C. Date of Delivery

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☐ Mail
☐ Restricted Delivery
☐ (D)
☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

9589 0710 5270 1605 9252 52

U.S. Postal Service™
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OFFICIAL USE

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

Postage \$ **9.64**

Total Postage and Fees \$

Sent To **HOLIDAY HALLANDALE MHC LLC**
NOH #8441
Street and Apt. No **8800 NORTH BRONX AVE 2ND**
City, State, ZIP+4® **FLOOR SKOKIE IL 60077**

Postmark Here

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

9589 0710 5270 1605 9252 45

U.S. Postal Service™
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OFFICIAL USE

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

Postage \$ **9.64**

Total Postage and Fees \$

Sent To **HOLIDAY HALLANDALE MHC LLC**
NOH #8441
Street and Apt. No **3140 W HALLANDALE BEACH BLVD,**
City, State, ZIP+4® **PEMBROKE PARK FL 33009**

Postmark Here

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

9589 0710 5270 1605 9252 36

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

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

OFFICIAL USE

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

Postage \$ **9.64**

Total Postage and Fees \$

Sent To **LUIS QUINONES**
NOH #8441
Street and Apt. No **3140 W HALLANDALE BEACH BLVD**
City, State, ZIP+4® **#17,**
PEMBROKE PARK, FL 33009

Postmark Here

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

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1. Article Addressed to:

LUIS QUINONES
NOH #8441
3140 W HALLANDALE BEACH BLVD
#17,
PEMBROKE PA



9590 9402 8582 3244 8657 35

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9252 38

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)

NF

C. Date of Delivery

7/22

- 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
☐ Mail Restricted Delivery

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

Domestic Return Receipt

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HOLIDAY HALLANDALE MHC LLC
NOH #8441
8800 NORTH BRONX AVE 2ND
FLOOR SKOKIE IL 60077



9590 9402 8582 3244 8657 11

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9252 52

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)

B. ANTONELLI

C. Date of Delivery

7-30-24

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

3. Service Type

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

- ☐ 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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
8441

Petitioner,

vs.

Luis Quinones

3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #Lot 17

Respondent(s)

On 7/19/2024 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:	Luis Quinones
Address:	3140 W Hallandale Beach Blvd Lot 17 Pembroke Park, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #Lot 17
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: 7/19/2024
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 7/19/2024

Notes/Mean of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections. Not Corrected.
2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections. Not Corrected.
3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
4. Installed electrical cameras without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.
5. Installed a/c mini split without a permit. Obtain plans for an after the fact permit and complete all inspections. Not corrected.

Further, Affiant sayeth naught

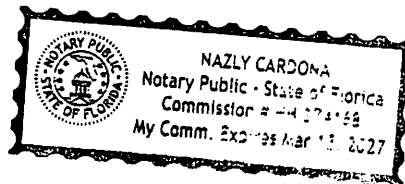
STATE OF FLORIDA

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 7/19/2024


NOTARY PUBLIC, STATE OF FLORIDA





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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Date:

04/27/2023

Property Owner:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
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 #Lot 17

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 the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
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Notes/Mean of Correction:

1. Installed new wooden fence without a permit. Obtain an after the fact permit and complete all inspections.
 2. Installed shed without a permit. Obtain plans for an after the fact permit and complete all inspections.
 3. Installed screen room without a permit. Obtain plans for an after the fact permit and complete all inspections.
 4. Installed electrical cameras without a 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 for permit inquiry.

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

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


 Joseline Ramirez
 Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

04/28/2023 ZIP 33023

043M30245597

US POSTAGE

NOV

Sent To:

Luis Quinones

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

Property Owner:

Property Desc:

TOWN OF PEMBROKE PARK

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



quadiant

FIRST-CLASS MAIL

IMI

\$000.60⁰

04/28/2023 ZIP 33023

043M30245597

US POSTAGE

Corporation

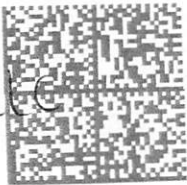
Nov #8441

1201 Hays Street,

Tallahassee, FL 32301

OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

Holiday Hallandale MHC LLC
Nov #8441
3140 W Hallandale Beach Blvd,
Pembroke Park, FL 33009



quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
04/28/2023 ZIP 33023
043M30245597

US POSTAGE

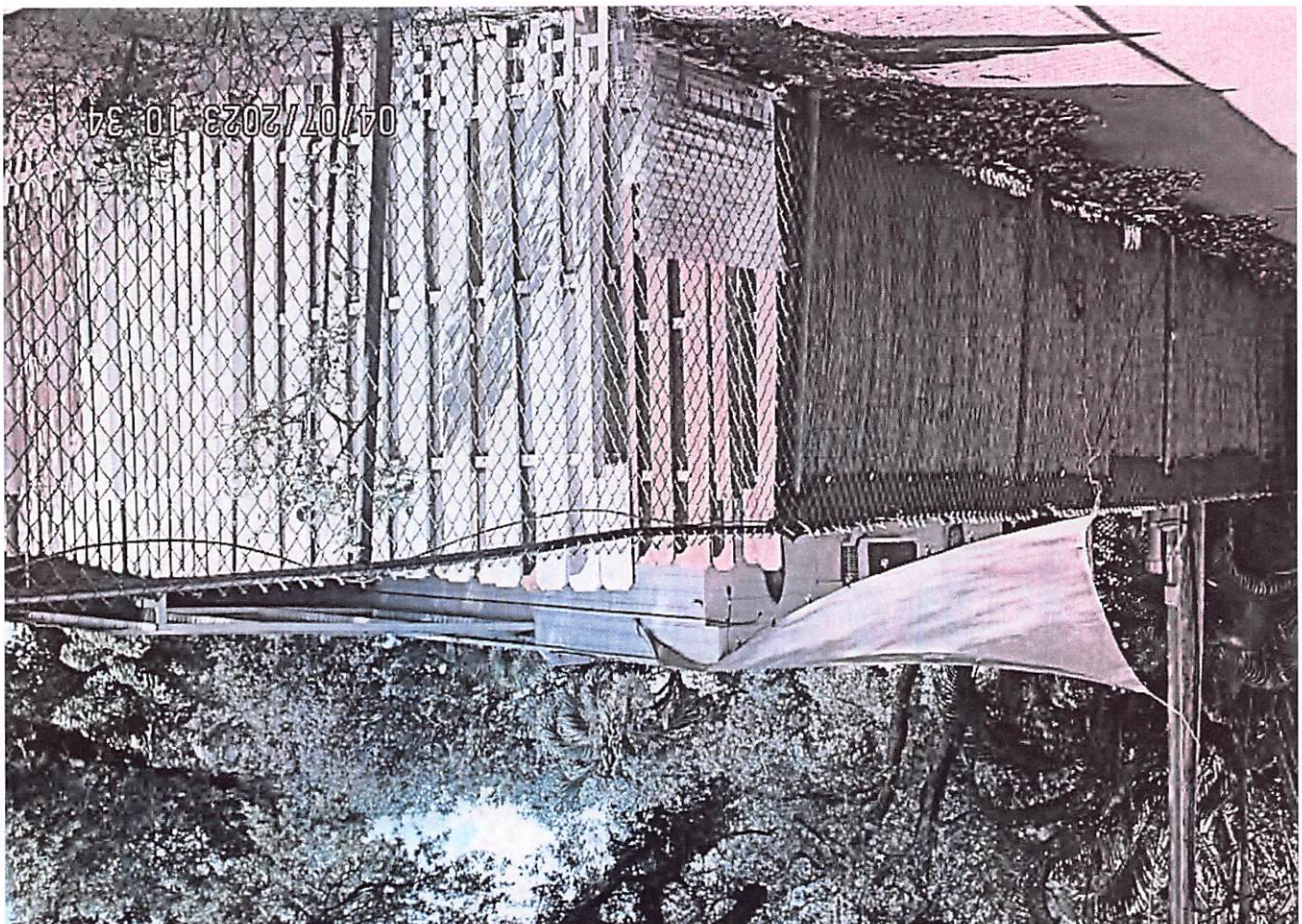
OF PEMBROKE PARK
ND AVENUE • PEMBROKE PARK, FLORIDA 33023

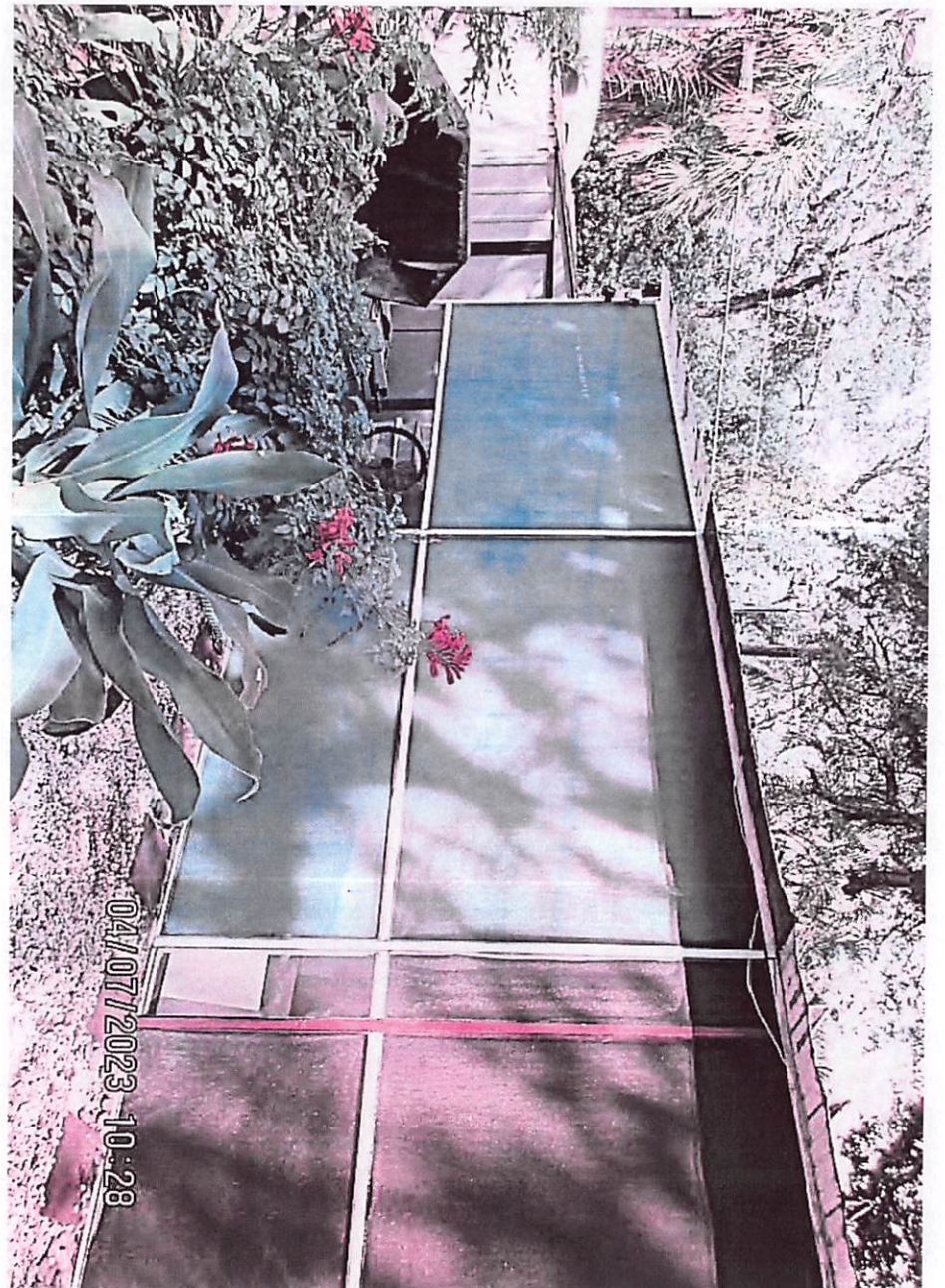
Holiday Hallandale MHC LLC
Nov #8441
8800 North Bronx Ave 2nd Floor,
Skokie, IL 60077

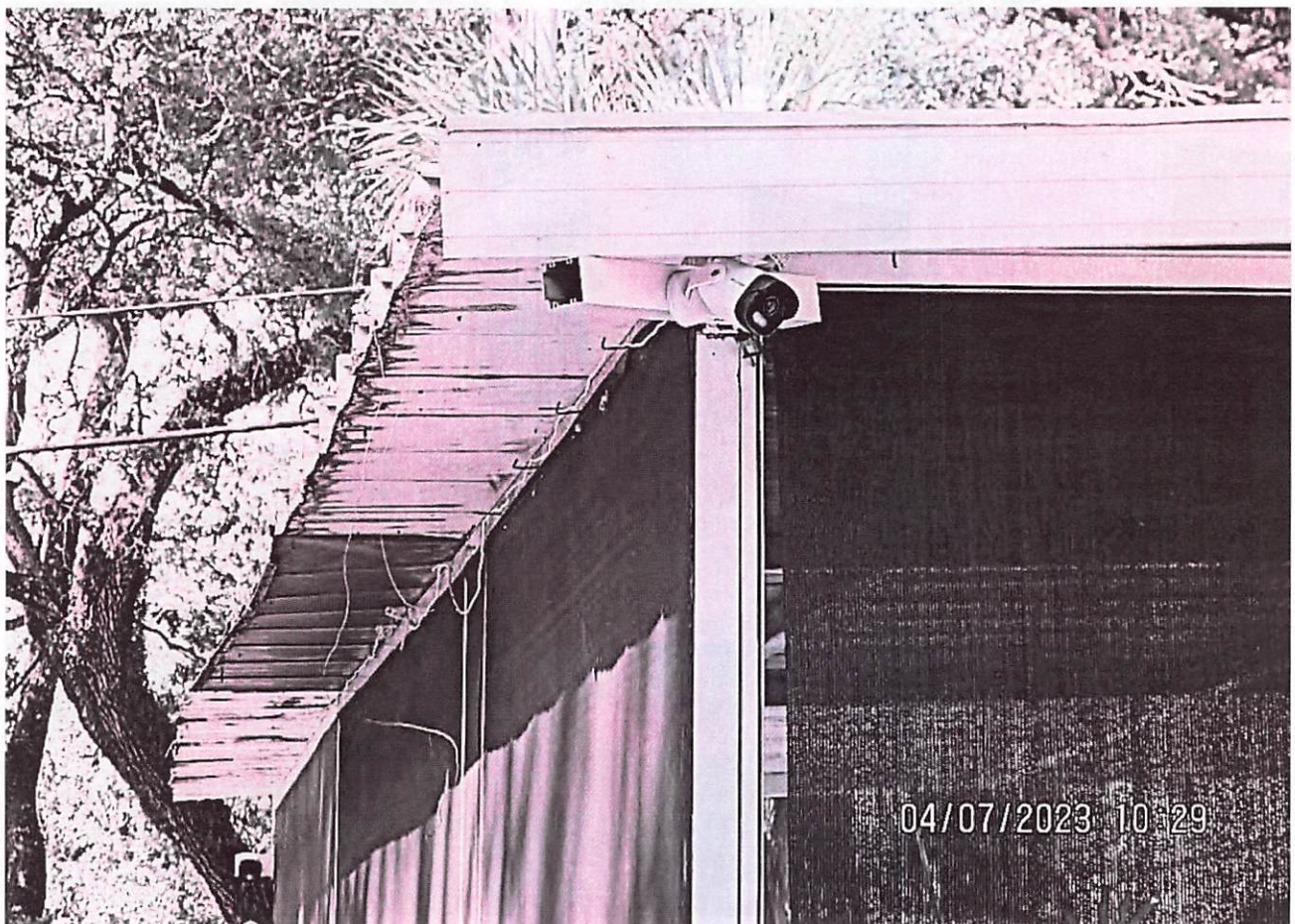
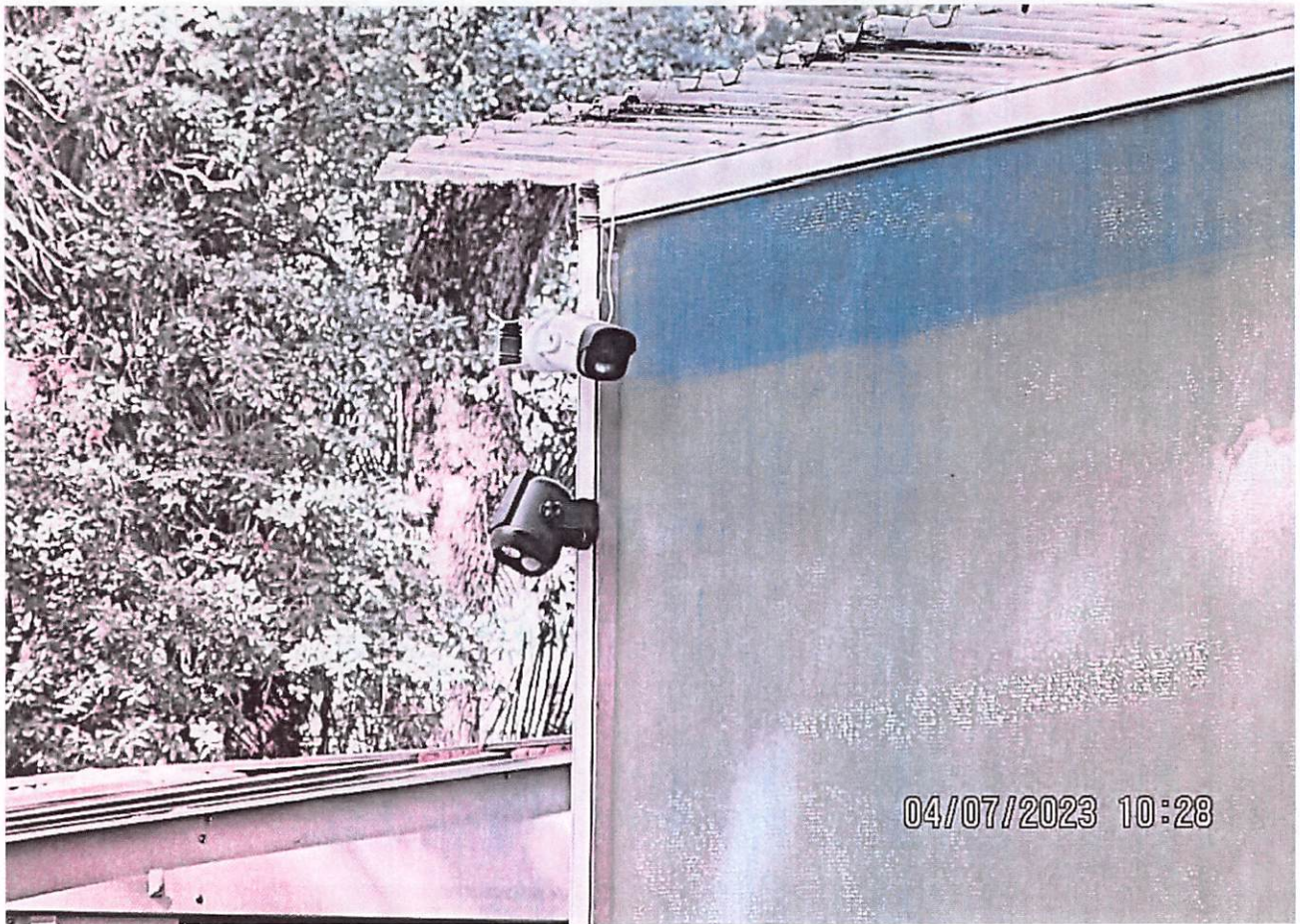


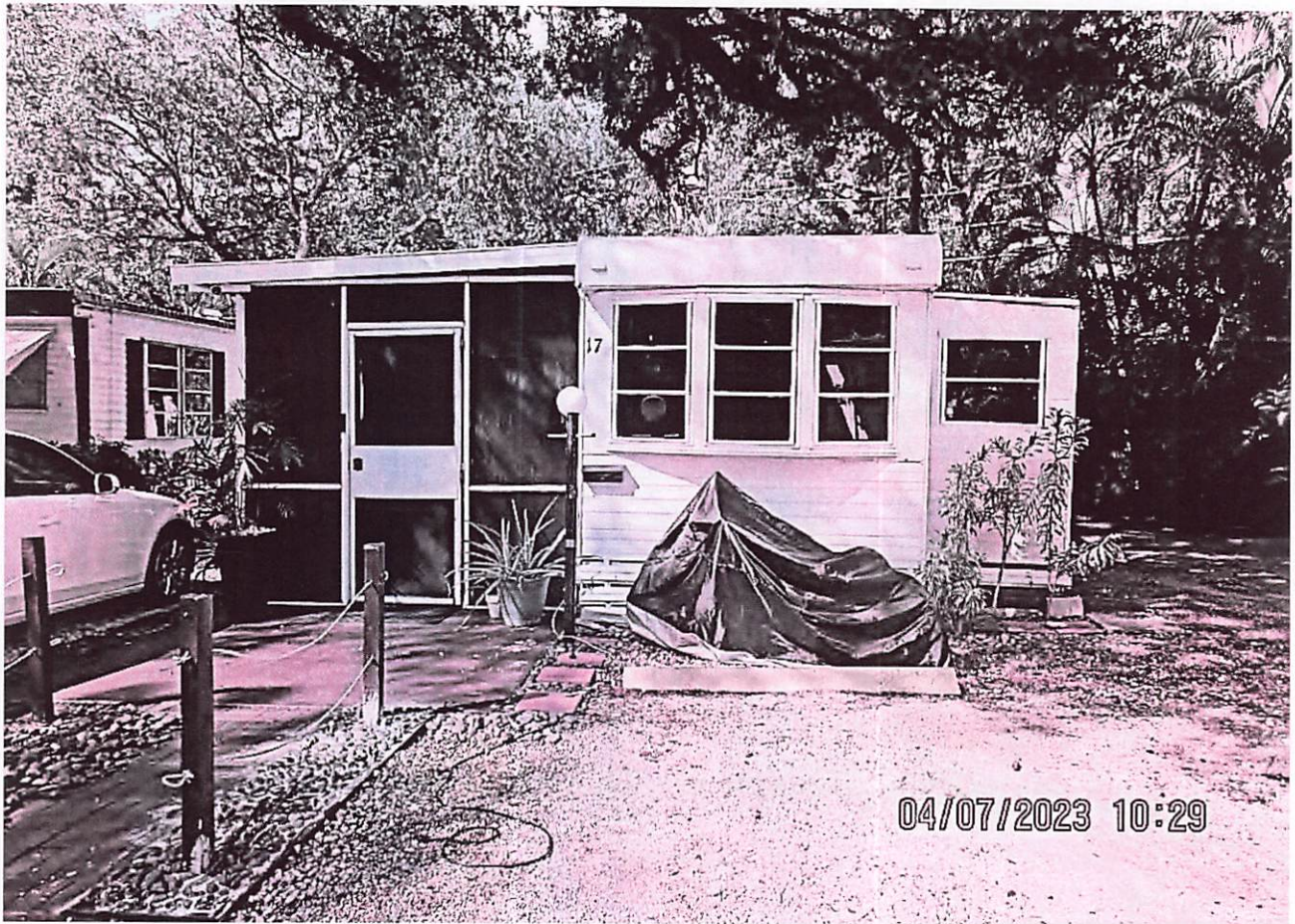
quadiant
FIRST-CLASS MAIL
IMI
\$000.60⁰
04/28/2023 ZIP 33023
043M30245597

US POSTAGE













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

Property Assessment Values

2023* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

* Denotes Multi-Parcel Sale (See Deed)

[illegible]



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

Detail by Entity Name

Foreign Limited Liability Company
HOLIDAY HALLANDALE MHC, LLC

Filing Information

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

Principal Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 02/22/2023

Mailing Address

8800 NORTH BRONX AVENUE
2ND FLOOR
SKOKIE, IL 60077

Changed: 04/07/2016

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MANAGER

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

Title SIGNATORY

L-17

T# 930883404
B# 527410

Identification Number 13217 Year 1982 Make FRAN Body PT WT-L-BHP 35 Vessel Regs. No. Title Number 21447719

Registered Owner:

LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

Date of Issue 10/24/2016

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

IMPORTANT INFORMATION

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

Mail To:

LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

CERTIFICATE OF TITLE

Identification Number 13217 Year 1982 Make FRAN Body PT WT-L-BHP 35 Vessel Regs. No. Title Number 21447719

Prev State FL Color UNK Primary Brand Secondary Brand No of Brands Use PRIVATE Prev Issue Date 10/24/2016

Odometer Status or Vessel Manufacturer or OH use Hull Material Prop Date of Issue 10/24/2016

Registered Owner

LUIS MANUEL QUINONES
643 SW 9TH ST
HALLANDALE BEACH, FL 33009

1st Lienholder
NONE

DIVISION OF MOTORIST SERVICES

TALLAHASSEE

FLORIDA

DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES

Robert R. Kynoch
Director

Control Number 125906073

10 / 12 125906073

Terry L. Rhodes
Executive Director

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

Federal and/or state law require that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

Seller Must Enter Purchaser's Name:

Address:

Seller Must Enter Selling Price:

Seller Must Enter Date Sold:

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading: ☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE

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

SELLER Must

Sign Here:

CO-SELLER Must

Sign Here:

Print Here:

Print Here:

Selling Dealer's License Number:

Tax No.:

Tax Collected:

Auction Name:

License Number:

PURCHASER Must

Sign Here:

CO-PURCHASER Must

Sign Here:

Print Here:

Print Here:

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



HZC
Transmittal Number: 26849043

Rejection of Service of Process

Return to Sender Information:

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

Date:	05/02/2023
Party Served:	Luis Quinones
Jurisdiction Served:	FL
Method Served:	Regular Mail
Title of Action:	Town Of Pembroke Park vs. 3140 W Hallandale Beach Blvd, Pembroke Park, FL 33009 #Lot 17
Case/Reference No:	8441

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

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

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

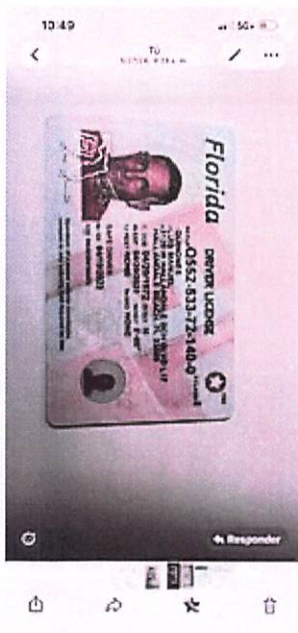
- **Withdrawn**
- **Surrendered**
- **Merged Out of Existence**
- **Dissolved**
- **Revoked**

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

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

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





Kt

> El ago 4, 2026, a la(s) 10:30 a.m., Aimara Fontalva <afontalva@tppfl.gov> escribió:

>
> Buenos dias,
>
> Solo quería recordar que todavía necesito una copia de su licencia lo más pronto posible.

> Saludos,

>
> Aimara Fontalva
> Code Compliance Officer
> 954.966.4600 ext. 214

> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.tppfl.gov&c=E,1,ESwJKqUv8SAa9wk-lZao5CMtP82w_zFefSfpC9r0CaT_64FL_xTaq_HmYds7sFhBwib-2DnFlk2FSuIN5aZGvqsY5E-vnk_x04fvn2KtuSNAItZPnvxiQsRpQjHc&typo=1

> 3150 SW 52nd Ave
> Pembroke Park, FL 33023

> -----Original Message-----

> From: Konnoly Thomas <konnoly.thomas@icloud.com>
> Sent: Friday, July 24, 2026 10:14 PM
> To: Aimara Fontalva <afontalva@tppfl.gov>
> Subject: Re: Caso 8441 Luis Quiñones

>
> Hola aimara feliz tarde noche , te llamé el martes pero no me pasaron , el lunes estaré allí a las 8:30 am , yo espero no problema , la idea es que me dejes saber si falta algo para poder cerrar todo esto,

> Siempre estaremos agradecidos por tu ayuda y colaboración .

>

> La multa ya ni la pregunto, eso nos tiene de cabezas ...

>

> Bendecido fin de semana

> Kt

>

>> El jul 24, 2026, a la(s) 11:41 a.m., Aimara Fontalva <afontalva@tppfl.gov> escribió:

>> Buenos días,

>> Disculpa que esta semana fue un poquito complicado para mí. Nos podríamos ver el lunes tipo 9:00am? O si tienes tiempo hoy en la tarde?

>> Saludos,

>> Aimara Fontalva

>> Code Compliance Officer

>> 954.966.4600 ext. 214

>> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.tppfl.gov&c=E,1,-zF8qXXd1D-74L_shQxVOpxi0QhwSGfZ8mO-OTYmZKBAULh1MxDfOZwFk-W_nXSXfMaemyBOOrvInG2k6B500Wqd64pwqulL2o3imHa-Xe_4k&typo=1

>> 3150 SW 52nd Ave

>> Pembroke Park, FL 33023

>> -----Original Message-----

>> From: Konnoly Thomas <konnoly.thomas@icloud.com>

>> Sent: Monday, July 20, 2026 10:42 AM

>> To: Aimara Fontalva <afontalva@tppfl.gov>

>> Subject: Re: Caso 8441 Luis Quiñones

>> Hola aimara , bendecida semana llegamos anoche , puedo pasar mañana 8:30 am ? Déjame saber si está bien para ti y gracias gracias gracias

>> Kt

>>> El jul 17, 2026, a la(s) 1:51 p.m., Aimara Fontalva <afontalva@tppfl.gov> escribió:

>>> Buenos Días Konnoly,

>>> Disculpa la inconveniencia Konnoly, pero cuando regreses nos podemos ver. Solo dime la fecha y hora y yo me acomodo para recibirlos así terminanos con los detalles que faltan.

>>> Saludos,

>>> Aimara Fontalva

>>> Code Compliance Officer

>>> 954.966.4600 ext. 214

>>>

>>> <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.tppfl.gov&c=E,1,anwD5jbG4mXKHMCa09GymoShjC8BfX4So2blavG1yggIMsT-8lx8kh7ud64clNtt9KsYXoUWSUpDk0zkifuq1I1TFJGzr-YQzTjjiGT88zbHOQuXMNsL&typo=1>

>>> 3150 SW 52nd Ave

>>> Pembroke Park, FL 33023

>>> -----Original Message-----

>>> From: Konnoly Thomas <konnoly.thomas@icloud.com>

>>> Sent: Wednesday, July 15, 2026 9:14 AM

>>> To: Aimara Fontalva <afontalva@tppfl.gov>

>>> Subject: Re: Caso 8441 Luis Quiñones

>>> Hola hola buenos días aimara , mis saludos y esperando que te encuentres bien,

>>> Te escribo nuevamente por que es imposible que me comuniquen contigo, te hemos llamado todas las semana y siempre nos dicen que nos has llegado o estás enferma o no estás en la oficina ... estamos muy preocupados ya que el lunes 15 junio como te mencioné en el correo anterior , hablé con el Sr jeffry y le entendí que nuestro caso es muy complicado, y cuando hablamos contigo entendí que ya están todas las violaciones al día y solo faltaba las fotos por tu departamento para cerrar el caso.

>>> Si puedes llamarnos o escribirnos por aquí y dejarnos saber qué falta por nuestra parte para cerrar el caso o si es posible una reunión ? O cuando podemos ir que estés allí , para saber que está pasando con nuestra casa .

>>> (solo para recordarte que estamos en Georgia desde el 19 de junio ya que nuestra abuela tiene 100 años y el papá de Luis está enfermo por lo que nos toca ayudar, estamos de regreso mañana julio 16)

>>> Aimara te presente que estamos muy agradecidos por tu ayuda

>>> Feliz día

>>> Kt

>>>> El jun 24, 2026, a la(s) 12:52 p.m., Aimara Fontalva <afontalva@tppfl.gov> escribió:

>>>> Good afternoon Konnoly,

>>>> Please give me a call when you can.

>>>> Regards,

>>>> Aimara Fontalva

>>>> Code Compliance Officer

>>>> 954.966.4600 ext. 214

>>>> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.tppfl.gov&c=E,1,9MWq223NL3B-hK61bLKsHPIWL6NTWR9SWdY1V1LoBdQW2wRU6WDYc8r3lG7_lfF99GR8EKHsSfZwpK9TXDluZ_a6qZLDCg5xBnO77vXjKw_y04KresUsl2DE&typo=1

>>>> 3150 SW 52nd Ave

>>>> Pembroke Park, FL 33023

>>>> -----Original Message-----

>>>> From: Konnoly Thomas <konnoly.thomas@icloud.com>

>>>> Sent: Monday, June 15, 2026 9:58 AM

>>>> To: Aimara Fontalva <afontalva@tppfl.gov>

>>>> Subject: Caso 8441 Luis Quiñones

>>>> Hola mara, muy buenos días , esperamos que te encuentres bien,

>>>> Hemos tratado de comunicarnos vía telefónica, por correo, y presencialmrnte y no hemos podido contactarte hemos preguntado por el caso y hablé con el Sr jeffy y le entendí que nuestro caso está complicado por lo que no angustia no saber ahora que nos falta para cerrar el caso .

>>>> Sabemos el trabajo y esfuerzo que haces y estamos súper agradecidos por ti ayuda y colaboración.

>>>> Si nos puedes orientar o comunicarte con nosotros

>>>> 305-7783680 Konnoly

>>>> 786-9923298 Luis

>>>> Mara de ante mano gracias por toda tu amabilidad al igual que la sra Martha

>>>> Atte

>>>> Kt

>>>> 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.

>>>> This email may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply email and delete all copies of this message.

>>> WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

>> WARNING: This email originated from outside of the Town of Pembroke Park Organization. Do not click links/images or open attachments unless you recognize the sender and know the content is safe.

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TOWN OF PEMBROKE PARK

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

MIAMI FL 330



quadiënt

FIRST-CLASS MAIL
IMI

\$000.69

11/19/2024 ZIP 33023
043M30245597

US POSTAGE

JAN 14 2025

Sent To:

LUIS QUINONES

3140 W Hallandale Beach Blvd Lot 17
Pembroke Park, FL 33009

Case #:

8441

NIXIE

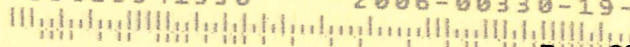
331 DC 1

0001/12/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2006-00330-19-43



UNC
33009-510040



TOWN OF PEMBROKE PARK

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



MAR 24 2025

AET 8441

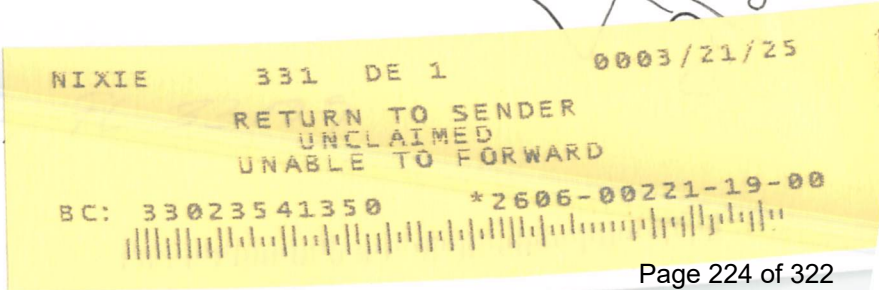
Luis Quinones
3140 W Hallandale Beach Blvd
Lot 17
Pembroke Park

1/20

9327020156258395

UNC

330235413
33009-544414



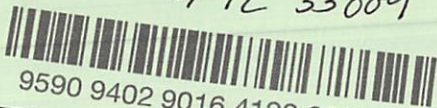
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

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: HET 8441

Luis Quinones
3140 W Hallandale Beach Blvd
Lot 17
Ramble Park, FL 33009



9590 9402 9016 4122 6505 34

2. Article Number (Transfer from service label)

9589 0710 5270 1814 2172 78

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

OWN OF PEMBROKE PARK

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

CERTIFIED MAIL



9589 0710 5270 3205 4424 81



quadiant
CORRECTION
IMI
\$010.44⁹
08/20/2025 ZIP 33023
043M30245597

US POSTAGE

SOLL
8441

AUG 27 2025

Luis Quinones
3140 W Hallandale Beach Blvd
Lot 17
Pembroke Park. FL 33009

331 DE 1 0008/25/25
NIXIE
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
*2106-03697-20-39
BC: 33023541350
IA
33009-33004013

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.

Addressed to:

Quinones
3140 W Hallandale Beach Blvd
Lot #17
Pembroke Park, FL 33009
SOCL



9590 9402 9175 4225 2696 04

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4424 81

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery (0)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

TOWN OF PEMBROKE PARK

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



7022 2410 0001 1497 4967

MIAMI FL 330

22 AUG 2024



quadrant

CORRECTION

IMI

\$009.64⁰

08/22/2024 ZIP 33023
043M30245597

US POSTAGE

LUIS QUINONES

FO #8441

3140 W HALLANDALE BEACH BLVD

#17,

PEMBROKE PARK FL 33009

UNC

OCT 07 2024

NIXIE

331 DE 1

0010/04/24

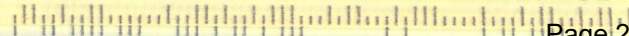
RETURN TO SENDER

UNCLAIMED

UNABLE TO FORWARD

BC: 33023541350

*2006-01522-22-41



UNC
33009-510040

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LUIS QUINONES
 Fo #8441
 3145 W HALLANDALE BEACH BLVD
 #17,
 PEMBROKE PARK, FL 33009



9590 9402 8582 3244 8708 90

2. Article Number (Transfer from service label)

7022 2410 0001 1497 4967

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail
 Mail Restricted Delivery

(over \$500)

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

Folio
514230AA0500

Legal Description

CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Case Status Closed **Case #** 9235

Notes

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/18/2024	4/17/2024	Final Order	Certified Mail
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail
5/20/2026		Notice of Continuance	Certified Mail
6/12/2026		Affidavit of Non-Compliance	Certified Mail
6/23/2026	7/15/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail
7/17/2026		Affidavit of Compliance	
7/27/2026	8/19/2026	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	7/17/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	7/17/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/17/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	7/17/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	7/17/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	7/17/2026	\$395,500.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$395,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$395,600.00

Town of Pembroke Park

INVOICE

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



DATE: August 7, 2026
INVOICE No.: 435
FOR:

Case No. 9235
NATIONDOM INC
5100 SW 41 ST 306
PEMBROKE PARK, FL 33023

Bill To:
NATIONDOM INC
5100 SW 41 ST 306
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 12-76(b), 5-103(b), 5-105, 5-17, and 12-76(a).		
1	Final Order 04/17/2024 Admin Fee	\$ 100.00	\$ 100.00
824	Day(s) of Per Diem from (05/17/2024 - 08/19/2026)	\$ 500.00	\$ 412,000.00
	Recommend to Abate Per Diem Fine by 99%		\$ 4,120.00
	\$4,120.00 + \$100.00		\$ 4,220.00
BALANCE DUE			\$ 412,100.00

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.

NATIONDOM INC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 306**

NOTICE OF HEARING TO ABATE FINE

Sent To:	Case #:	Date:
NATIONDOM INC	9235	07/27/2026
9559 COLLINS AVE #703 SURFSIDE, FL 33154		

Property Owner:	Property Description:	Certified Mail #:
NATIONDOM INC	514230AA0500	
9559 COLLINS AVE #703 SURFSIDE, FL 33154		

Legal Description:	AKA:
CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Abate Fine on the **19th day of August, 2026 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,

Jeffrey Louis

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NATIONDOM INC

CASE NO. 9235

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

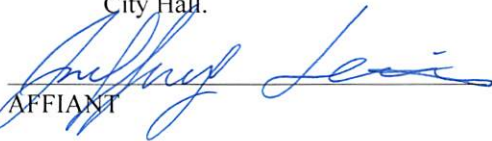
ADDRESS: 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: NATIONDOM INC AT 12:30 P.M. ON THE 5th DAY OF AUGUST 2026.

- (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

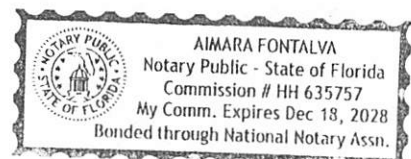
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) 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

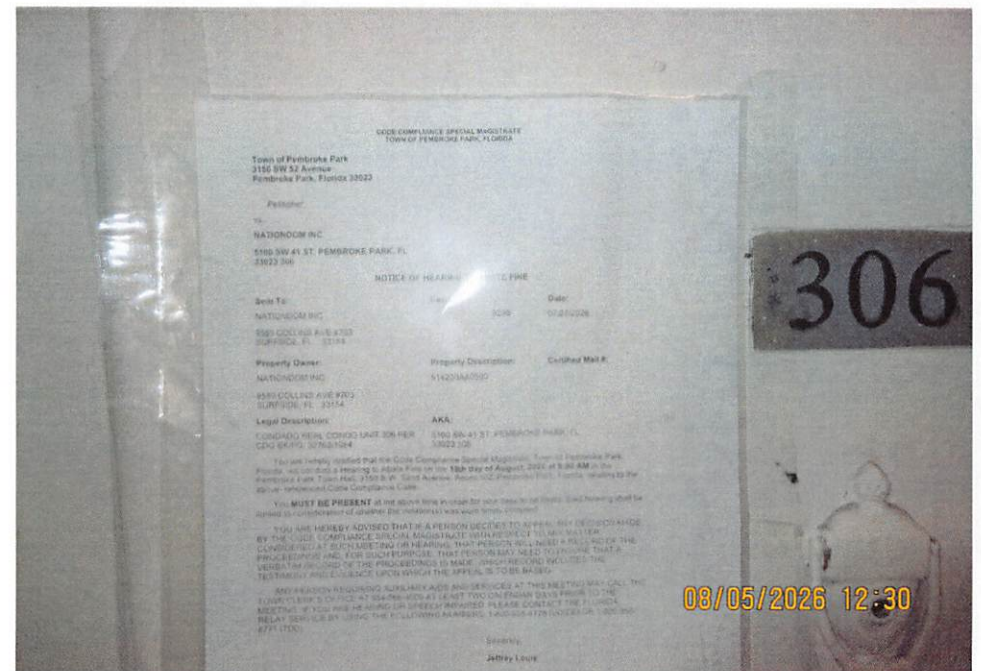
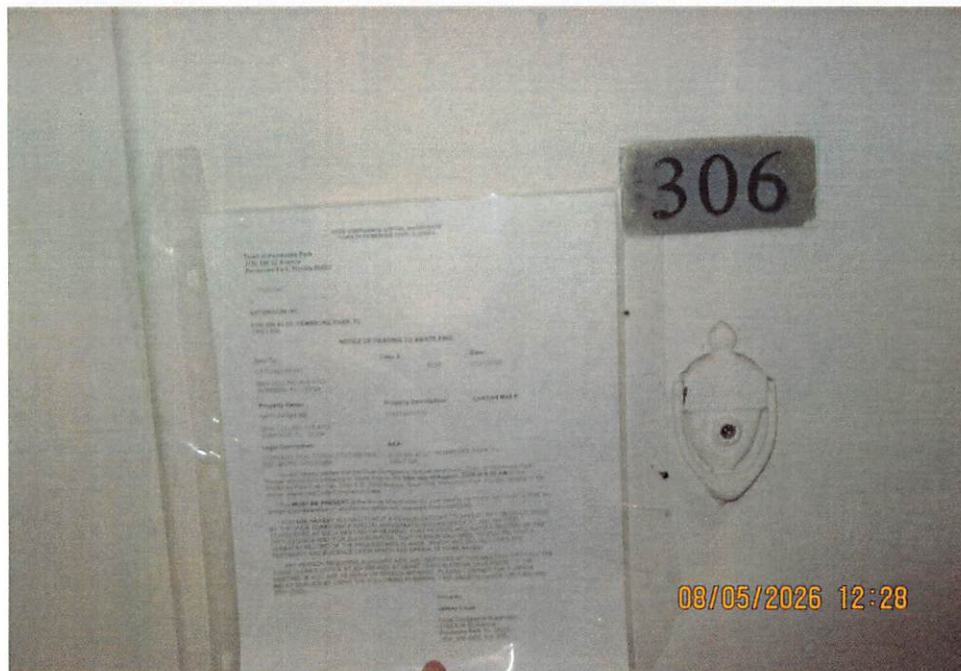
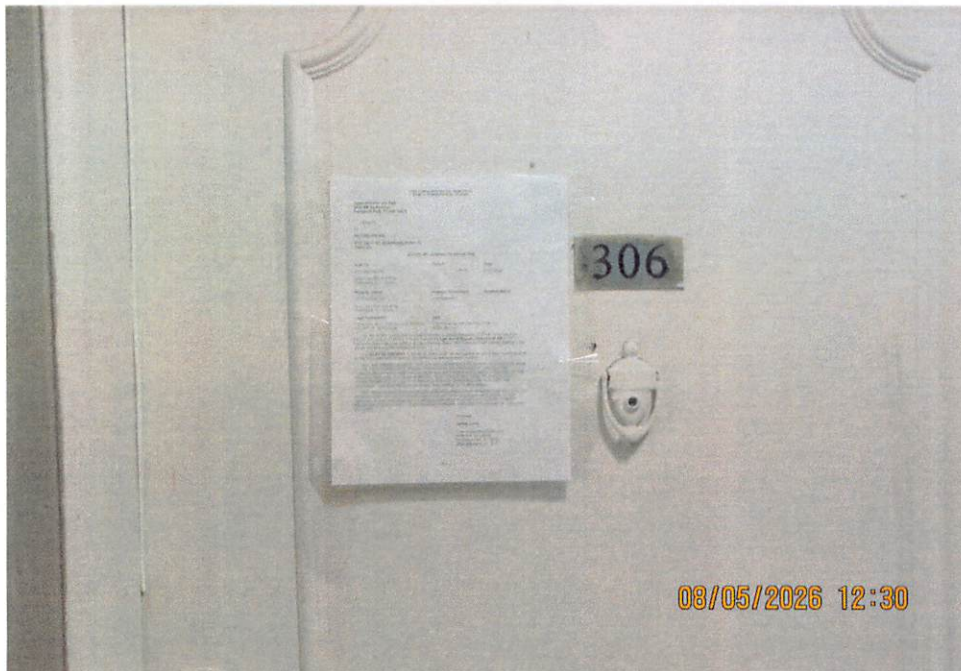
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 5th day of August 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



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



9589 0710 5270 1605 9730 79

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$ 10.98

Sent To

NIKITA SAVITS
RE: NATIONDOM INC
HAF NO. 9235
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Postmark Here

APR 04 2026

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

9589 0710 5270 1605 9730 62

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage and Fees

\$ 10.98

Sent To

NATIONDOM INC
HAF NO. 9235
5100 SW 41 ST #306
PEMBROKE PARK, FL 33023

Postmark Here

APR 04 2026

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 7/27/2026

Phone #: 786-556-4241

Case # 9235

E-mail: nikitaafilm@gmail.com

Address of Violation: 5100 SW 41 Street #306, Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Nikita Savits (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 9235 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the August 19th, 2026 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 01/31/24 imposing the fine of \$ 395,600 for violation(s) of the Town's Code of Ordinances: 5-103(b), 5-105, 5-17, 12-76 (a)(b)

Brief summary for request: I respectfully request mitigation of the code compliance fines, as majority of the issues were taken care of in a timely manner. Permit items (AC and water heater) were the two issues that took longer than expected.

Nikita Savits
Petitioner's Name (Print)

Signed by:
Nikita Savits
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, NIKITA SAVITS and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on JULY 27, 2026.

Notary Public State of Florida: _____ My Commission expires: _____



ROBERT PHILLIP LISMAN
Commission # HH 614757
Expires March 20, 2029



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

AFFIDAVIT OF COMPLIANCE

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

Case #:
9235

Petitioner,
vs.
NATIONDOM INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 306
Respondent(s)

On 7/17/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOW in compliance with the Ordinance(s) shown below:

Owner Name:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0500
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306
Legal Description:	CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	7/17/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	7/17/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	7/17/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	7/17/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	7/17/2026

Notes/Mean of Correction:

1. Damaged ceiling and leak area in the bedroom and bedroom closet with mold-like substance infestation. Repair the ceiling and remove the mold-like substance. Provide a mold-like substance remediation report upon re-inspection. Complied.
2. Modified ceiling in the closet, bathroom, and kitchen area. Obtain after-the-fact permits and complete inspections. No modifications. complied
3. Added can lights and altered the electrical in the bathroom area. Obtain an after-the-fact permit and complete inspections. No Modifications. Complied
4. The entrance door has a mold-like substance infestation. Remove mold-like substance. Provide a mold-like substance remediation report upon re-inspection. Complied
5. Installed a water heater without a permit. Obtain permits after the fact and complete inspections. corrected. Permit # 26391365-0
6. The A/C unit is not up to code and was installed without a permit. Corrected. Permit #25381710-0

Further, Affiant sayeth naught

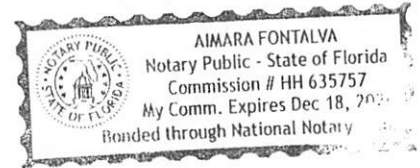
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

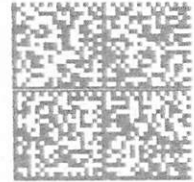
I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 7/17/2026


NOTARY PUBLIC, STATE OF FLORIDA



TOWN OF PEMBROKE PARK

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



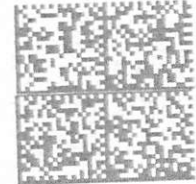
quadiant
FIRST-CLASS
IMI
\$000.78
07/27/2026 Z
043M3024559

Nikita Savits
RE: Nationdom Inc
9559 Collins Ave
#703
Surfside, FL 33154

AOC
9235

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.78
07/27/2026 Z
043M3024559

Nationdom Inc
5100 SW 41 ST
#306
Pembroke Park, FL 33023

AOC
9235

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 9235

vs.

NATIONDOM INC,
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 15th, 2026, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on April 17th, 2024. Based upon the evidence presented [and there being no compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO ____

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO NO.: 5142 30 AA 0500

1. The Special Magistrate entered a Final Order on April 17th, 2024, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(b), 5-105, 5-17, and 12-76(b). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 17th, 2024, or if no compliance occurred by the due date, there would be a per diem fine of **\$500.00** (FIVE HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 17th, 2024. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$394,600.00** (THREE HUNDRED NINETY-FOUR THOUSAND SIX HUNDRED AND 00/100 DOLLARS) as of the date of this hearing.

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

CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

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

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15th day of July 2026.

TOWN OF PEMBROKE PARK



Andre McKenney, Special Magistrate

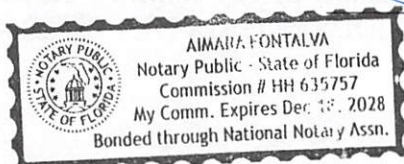
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

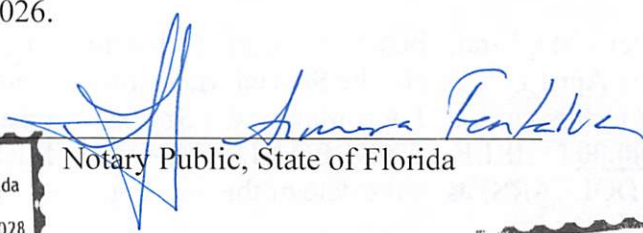
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Jeffrey Louis, Chief Code Compliance 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.

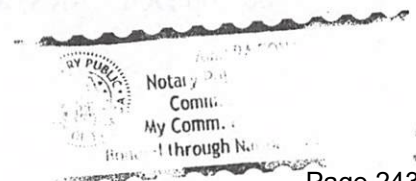
WITNESS my hand and official in the County and State aforesaid this date:

July 15th, 2026.





Notary Public, State of Florida



Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes X No _____

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 15 day of July, 2026.

A handwritten signature in blue ink, appearing to read 'Aimara Fontalva', written over a horizontal line.

Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 3205 4421 84

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

Postage \$
 Total Postage and \$ 10.48
 Sent To
 Street and Apt. No. 9559 COLLINS AVE #703
 City, State, ZIP+4® SURFSIDE, FL 33154

NIKITA SAVITS
 RE: NATIONDOM INC
 SOCL NO. 9235

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

9589 0710 5270 3205 4421 77

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OFFICIAL USE

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

Postage \$
 Total Postage and \$ 10.93
 Sent To
 Street and Apt. No. 5100 SW 41 ST #306
 City, State, ZIP+4® PEMBROKE PARK, FL 33023

NATIONDOM INC
 SOCL NO. 9235

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

Folio

514230AA0500

Legal Description

CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	9235	Date Next Inspection	7/15/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
 3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
 4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
 6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/18/2024	4/17/2024	Final Order	Certified Mail
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail
5/20/2026		Notice of Continuance	Certified Mail
6/12/2026		Affidavit of Non-Compliance	Certified Mail
6/23/2026	7/15/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Case Overview

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 7/15/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 7/15/2026
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: 7/15/2026
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: 7/15/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 7/15/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$388,000.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$388,100.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$388,100.00

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: July 2, 2026
INVOICE NO.: 001
FOR:

Bill To:
NATIONDOM INC
5100 SW 41 ST, 306
PEMBROKE PARK, FL 33023

Case No.: 9235
NATIONDOM INC
5100 SW 41 ST, 306
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b), 12-76(a)(b), 5-105 and 5-17.		
1	Final Order 04/17/2024 Admin Fee	\$ 100.00	\$ 100.00
789	Day(s) of Per Diem from (05/17/2024 - 07/15/2026)	\$ 500.00	\$ 394,500.00
Balance			\$ 394,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Date:

06/23/2026

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AA0500

Certified Mail #:

Legal Description:

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **15th day of July, 2026 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,

Jeffrey Louis

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NATIONDOM INC

CASE NO. 9235

Respondent

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

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: NATIONDOM INC AT 11:55 AM ON THE 1st DAY OF July 2026.

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

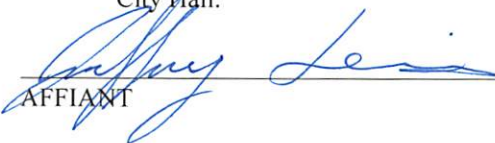
T Y P E O F S E R V I C E

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

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

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

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

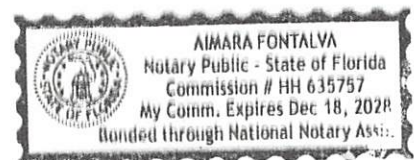

AFFIANT

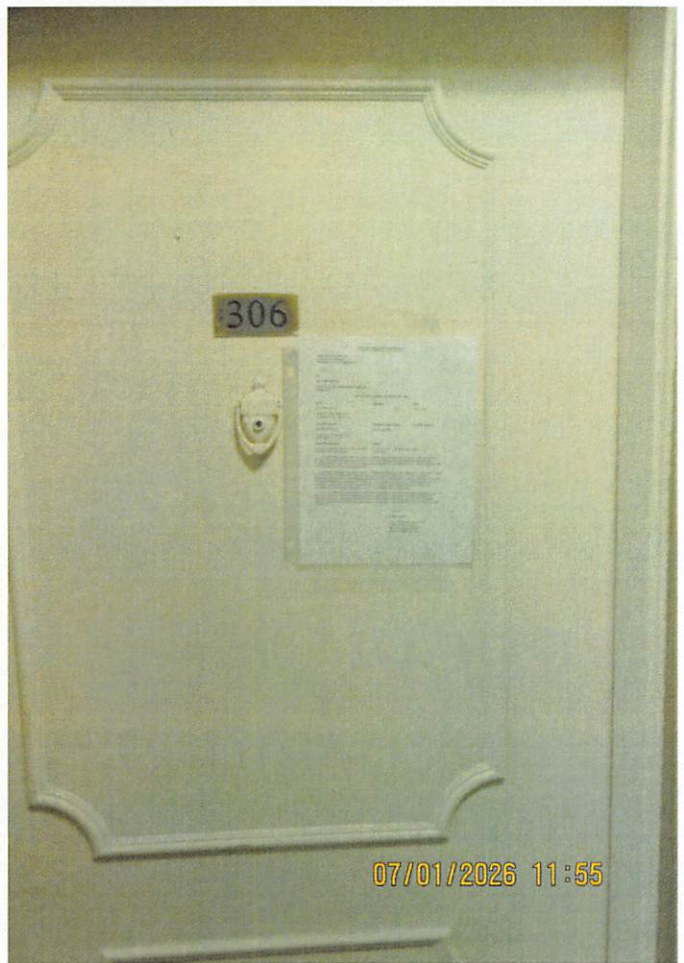
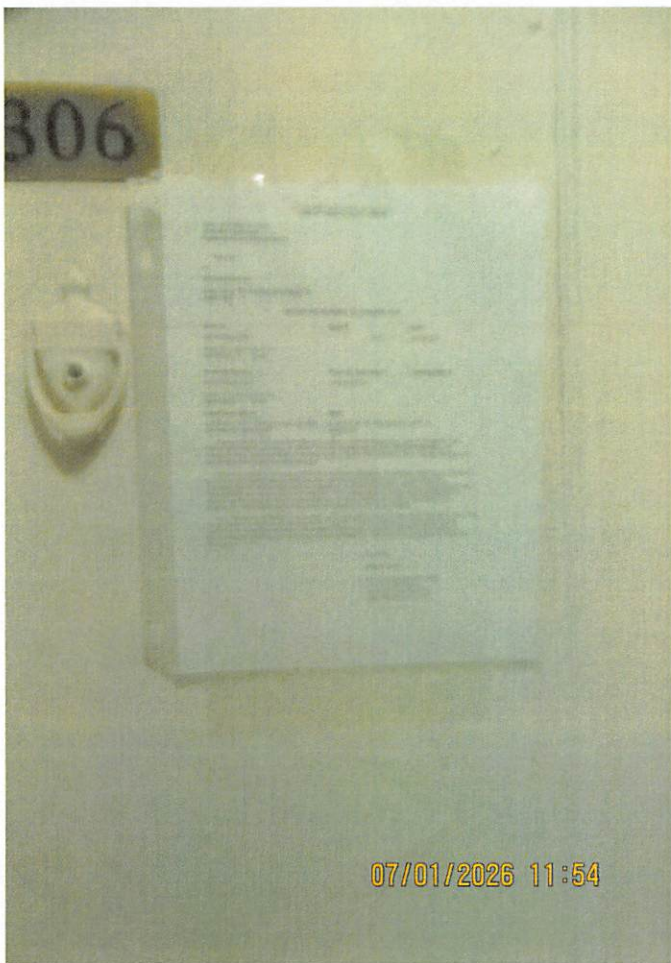
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of July, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.

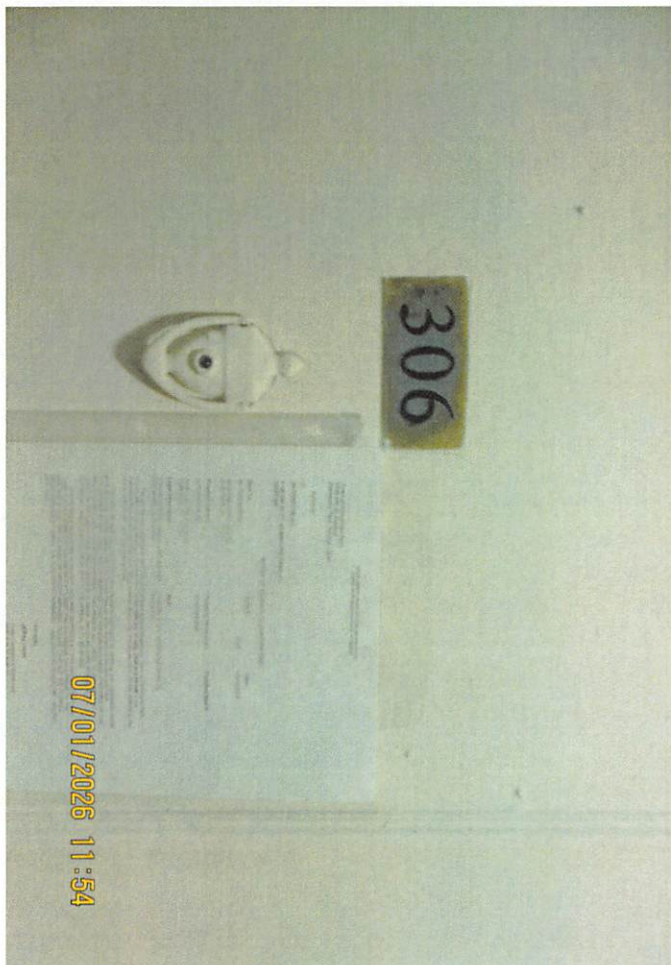

Signature

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





9235 - Case





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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9235

Petitioner,

vs.

NATIONDOM INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 306
Respondent(s)

On 6/12/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0500
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306
Legal Description:	CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 7/15/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 7/15/2026
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HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 7/15/2026

Notes/Mean of Correction:

Permit no. 26391365-0 is incomplete.

Further, Affiant sayeth naught

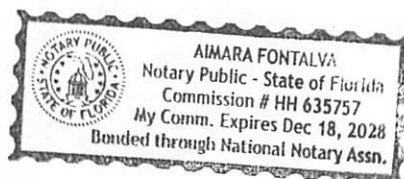
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 6/12/2026


NOTARY PUBLIC, STATE OF FLORIDA



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

Postage
 \$

Total Postage and Fees
 \$ 10.44

Sent To
 Savits, Nikita PS: Natomdam Inc
 Street and Apt. No., or PO Box No.
 9559 Collins Ave #703 HCF
 City, State, ZIP+4®
 Sunrise, FL 33154 9235

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

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Postage
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Total Postage and Fees
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Sent To
 Natomdam Inc
 Street and Apt. No., or PO Box No.
 5100 SW 41 ST Unit 306 HCF
 City, State, ZIP+4®
 Pembroke Park, FL 33023 9235

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Natomdam Inc
 5100 SW 41 ST Unit 306
 Pembroke Park, FL 33023
 HCF 9235

2. Article Number (Transfer from service label)
 9589 0710 5270 3205 4416 44

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X (Signature)
☐ Agent
☐ Addressee

B. Received by (Printed Name)
 C. Date of Delivery
 JUN 29 2026

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

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery

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

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA,	)	
Petitioner,	)	
	)	Case No.: 9235
vs.	)	
	)	
NATIONDOM INC,		
Respondent(s)		

ORDER OF CONTINUANCE

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO NO.: 514230AA0500

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

An administrative hearing was held before the undersigned Special Magistrate on May 20th, 2026. 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 15th, 2026, 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 15th, 2026.

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 20th day of May 2026.

TOWN OF PEMBROKE PARK, FLORIDA

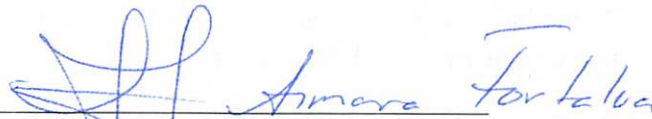

Andre McKenney, Special Magistrate

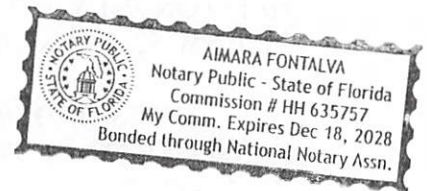
Any person aggrieved by a final decision of the Code Compliance Special Magistrate may seek judicial review of that decision in accordance with the Florida Rules of Appellate Procedure.

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 Jeffrey Louis, Chief Code Compliance 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:
May 20th, 2026.


Notary Public, State of Florida

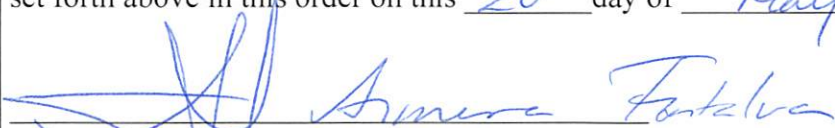


Certificate of Service

This order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Aimara Fontalva, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this order on this 20th day of May, 2026.


Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 Ave
Pembroke Park, FL 33023

9589 0710 5270 3205 4414 53

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	\$	Postmark Here
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$		
Total Postage and Fees		
\$ 10.44		
Sent To		
Nationdom Inc		
Street and Apt. No., or PO Box No.		
9559 Collins Ave # 703		
City, State, ZIP+4®		
Surfside, FL 33154		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

9589 0710 5270 3205 4414 22

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

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OFFICIAL USE

Certified Mail Fee		
\$		
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	Postmark Here
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$		
Total Postage and Fees		
\$ 10.44		
Sent To		
Nationdom Inc		
Street and Apt. No., or PO Box No.		
5100 SW 41 ST UNIT 306		
City, State, ZIP+4®		
Pembroke Park, FL 33023		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

9589 0710 5270 3205 4414 60

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee		
\$		
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☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	Postmark Here
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$		
Total Postage and Fees		
\$ 10.44		
Sent To		
Savits, Nikita RE: Nationdom Inc		
Street and Apt. No., or PO Box No.		
9559 Collins Ave Ste 703		
City, State, ZIP+4®		
Surfside, FL 33154		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Nationdom Inc
9559 Collins Ave
703
Surfside, FL 33154
OC 9235



9590 9402 9175 4225 2439 56

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4414 53

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)

STEIN

C. Date of Delivery

6-22-26

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

JUN 24 2026

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

fail
fail Restricted Delivery
0)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Savits, Nikita
RE: Nationdom Inc
9559 Collins Ave
Suite 703
Surfside, FL 33154

OC

9235



9590 9402 9175 4225 2439 63

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4414 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

STEIN

C. Date of Delivery

6-22-26

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

JUN 24 2026

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☐ Adult Signature Restricted Delivery
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☐ 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

fail
fail Restricted Delivery
0)

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nationdom Inc
5100 SW 41 ST UNIT 306
Pembroke Park FL 33023

OC 9235



9590 9402 9175 4225 2425 22

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4414 22

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

STEIN

C. Date of Delivery

6-22-26

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

JUN 25 2026

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

fail
fail Restricted Delivery
0)

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

Folio

514230AA0500

Legal Description

CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	9235	Date Next Inspection	5/20/2026
--------------------	------	---------------	------	-----------------------------	-----------

Notes

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
 3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
 4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
 6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
4/18/2024	4/17/2024	Final Order	Certified Mail
4/22/2026		Affidavit of Non-Compliance	Hand
4/24/2026	5/20/2026	Notice of Formal Hearing - Confirm Fine	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 5/20/2026

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/20/2026
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: 5/20/2026
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: 5/20/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/20/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$360,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$360,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$360,600.00

Town of Pembroke Park

INVOICE

3150 Sw 52nd Avenue
Pembroke Park, FL 33023
Ph No.: 954-966-4600
Fax No.: 954-966-5186



DATE: May 8, 2026
INVOICE NO.: 001
FOR:

Case No.: 9235
NATIONDOM INC
5100 SW 41 ST, 306
PEMBROKE PARK, FL 33023

Bill To:

NATIONDOM INC
5100 SW 41 ST, 306
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(b), 12-76(a)(b), 5-105 and 5-17.		
1	Final Order 04/17/2024 Admin Fee	\$ 100.00	\$ 100.00
733	Day(s) of Per Diem from (05/17/2024 - 05/20/2026)	\$ 500.00	\$ 366,500.00
Balance			\$ 366,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

NATIONDOM INC

**5100 SW 41 ST, PEMBROKE PARK, FL
33023 306**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Date:

04/24/2026

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AA0500

Certified Mail #:

Legal Description:

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **20th day of May, 2026 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,

Jeffrey Louis

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



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:

9235

Petitioner,

vs.

NATIONDOM INC

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

Respondent(s)

On 4/22/2026 I JEFFREY LOUIS as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0500
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306
Legal Description:	CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 4/22/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/22/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/22/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 4/22/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 4/22/2026

Notes/Mean of Correction:

1. Damaged ceiling and leak area in the bedroom and bedroom closet with mold-like substance infestation. Repair the ceiling and remove the mold-like substance. Provide a mold-like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
2. Modified ceiling in the closet, bathroom, and kitchen area. Obtain after-the-fact permits and complete inspections. Not corrected. Call for re-inspection.
3. Added can lights and altered the electrical in the bathroom area. Obtain an after-the-fact permit and complete inspections. Not corrected.
4. The entrance door has a mold-like substance infestation. Remove mold-like substance. Provide a mold-like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
5. Installed a water heater without a permit. Obtain permits after the fact and complete inspections. Not corrected. In Progress - Permit # 26391365-0
6. The A/C unit is not up to code and was installed without a permit. Corrected. Permit #25381710-0

Further, Affiant sayeth naught

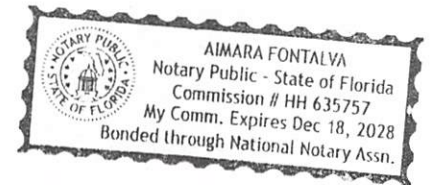
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 4/22/2026


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

VS.)

NATIONDOM INC

CASE NO. 9235

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 5100 SW 41 ST, 306, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: NATIONDOM INC AT 4:57 PM ON THE 7th
DAY OF May 2026.

- (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.

Jeffrey Louis
AFFIANT

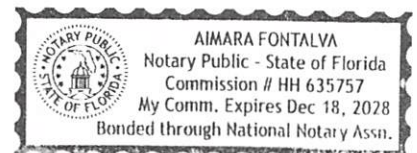
STATE OF FLORIDA
COUNTY OF BROWARD

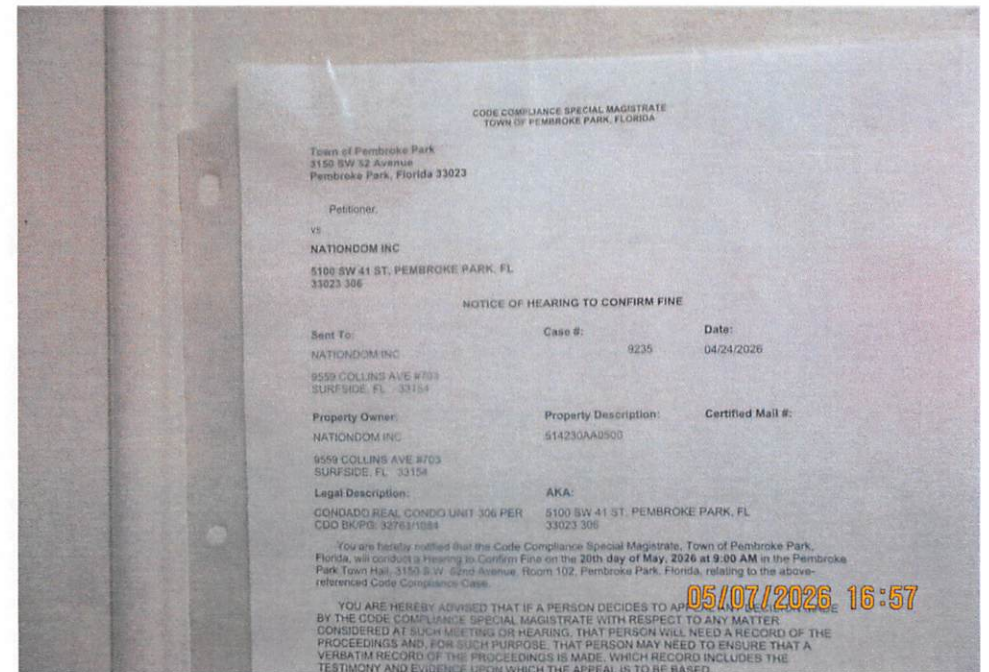
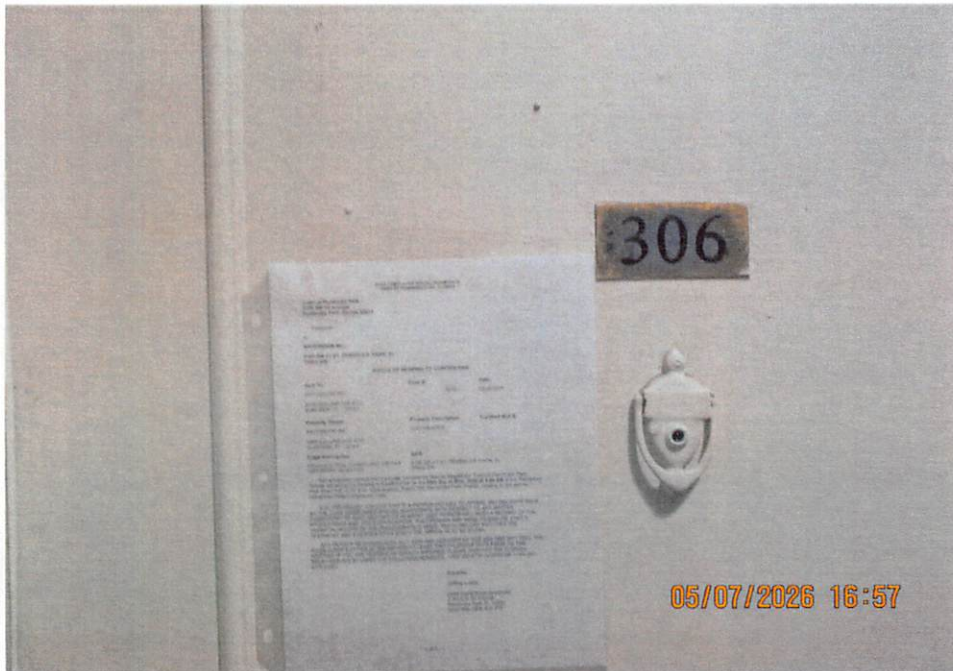
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 7th day of May, 2026, by Jeffrey Louis as Code
Compliance Officer for the Town of Pembroke Park.

Signature

Aimara Fontalva

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





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CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

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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 Postage and Fees
 \$ 10.44

Sent To
 Nationdom Inc ANOC & HCF 9235
 Street and Apt. No., or PO Box No.
 5100 SW 41 ST UNIT: 306
 City, State, ZIP+4®
 Pembroke Park, FL 33023

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

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
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Total Postage and Fees
 \$ 10.44

Sent To
 Nikita Savits RE: Nationdom Inc
 Street and Apt. No., or PO Box No.
 9559 Collins Ave Suite 703
 City, State, ZIP+4®
 Surfside, FL 33154 ANOC/HCF 9235

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

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Nationdom Inc
 5100 SW 41 ST UNIT 306
 Pembroke Park, FL 33023
 ANOC & HCF 9235

2. Article Number (Transfer from service label)
 9590 9402 9175 4225 2442 98

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X  ☐ Agent
☐ Addressee

B. Received by (Printed Name)
 Jason Co

C. Date of Delivery
 JUL 20 2023

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

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

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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 9235
Petitioner,)
)
vs.)
)
NATIONDOM INC)
Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on April 17th, 2024, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

SUBJECT REAL PROPERTY: 5100 SW 41 ST #306, PEMBROKE PARK, FL 33023

PROPERTY OWNER: NATIONDOM INC

FOLIO #: 5142 30 AA 0500

LEGAL DESCRIPTION: CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-103(b); 5-105; 5-17 and 12-76(a)(b). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Compliance Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-103(b); 5-105; 5-17 and 12-76(a)(b) **WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING** held on 17th day of April 2024. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ 500.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 17th of April 2024.

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 Final Order was hand delivered at the Special Magistrate Hearing dated above:

Yes ____ No X

I the undersigned, Code Compliance Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 18 day of April, 2024.



Nazly Cardona
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

9589 0710 5270 0673 4022 07

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OFFICIAL USE

Certified Mail Fee
\$ **8.69**

Extra Services & Fees (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®

NATIONDOM INC
FO #9235
5100 SW 41 ST #306,
PEMBROKE PARK, FL 33023

Postmark
Here

APR 18 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

9589 0710 5270 0673 4021 91

U.S. Postal Service™
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☐ Adult Signature Restricted Delivery \$

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\$

Total Postage and
\$

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

NATIONDOM INC
NESTSCHERET, NIKITA
FO #9235
9559 COLLINS AVE #703
SURFSIDE FL 33154

Postmark
Here

APR 18 2024

PS Form 3800, January 2023 PSN 7530-02-000-9047 See reverse for instructions

Case Overview

Property/Incident Information

Owner	Address	Site Address
NATIONDOM INC	9559 COLLINS AVE #703 SURFSIDE, FL 33154	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306

Folio
514230AA0500

Legal Description
CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Case Status	Open	Case #	9235	Date Next Inspection	4/17/2024
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Notes

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
1/31/2024		Notice of Violation	Hand
3/28/2024		Affidavit of Non-Compliance	Certified Mail
3/28/2024	4/17/2024	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 4/17/2024
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 4/17/2024



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Certified Mail #:

Property Description:

514230AA0500

Legal Description:

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	30

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.

Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 17th day of April, 2024 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

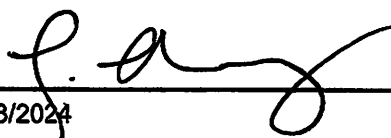
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Compliance
Officer



3/28/2024



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

AFFIDAVIT OF NON-COMPLIANCE

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

Case #:
9235

Petitioner,
vs.

NATIONDOM INC
5100 SW 41 ST, PEMBROKE PARK, FL
33023 306
Respondent(s)

On 3/28/2024 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:	NATIONDOM INC
Address:	9559 COLLINS AVE #703 SURFSIDE, FL 33154
Folio:	514230AA0500
Site Address:	5100 SW 41 ST, PEMBROKE PARK, FL 33023 306
Legal Description:	CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084

Ordinance/Regulation	Section	Description	Date Complied
	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	Not in Compliance - Reinspection Date: 5/20/2026
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	Not in Compliance - Reinspection Date: 5/20/2026
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: 5/20/2026
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: 5/20/2026
HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions. (Ord. No. 15-01-01)	Not in Compliance - Reinspection Date: 5/20/2026

Notes/Means of Correction:

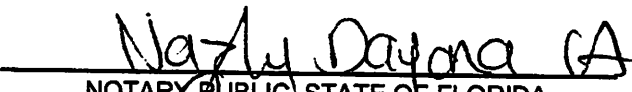
1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections. Not corrected. Call for re-inspection.
3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections. Not corrected.
4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection. Not corrected. Call for re-inspection.
5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections. Not corrected.
6. A/C unit is not up to code and was installed without a permit. Not corrected.

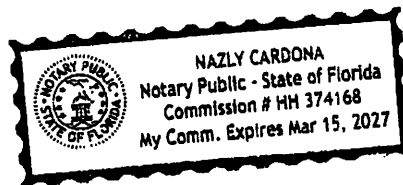
Further, Affiant sayeth naught


Code Enforcement Officer Signature

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing Instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 3/28/2024


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

NATIONDOM INC)

CASE NO. 9235

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: NATIONDOM INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 5100 SW 41 ST, UNIT 306, PEMBROKE PARK, FL 33023.

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: NATIONDOM INC AT 12:36 P.M. ON THE 05
DAY OF APRIL 2024.

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

TYPE OF SERVICE

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

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

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

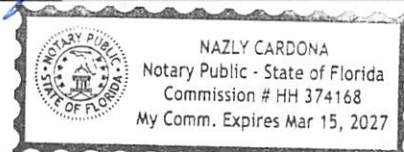
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.

[Signature] DATE: 04/08/2024
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 April, 2024, by Josefine Ramirez as Code Enforcement Officer for the
Town of Pembroke Park.

Nazly Dayana CA
Signature



Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

Apr 5, 2024 at 12:37:02 PM

306



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date: 03/28/2024

Sent To: NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Owner: NATIONDOM INC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description: 514230AAD500

Legal Description: CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA: 5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b) - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or missing paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure washed/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 missing, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

1 of 3

Apr 5, 2024 at 12:36:59 PM



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

03/28/2024

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AAD500

Legal Description:

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

Case #:

9235

Certified Mail #:

YOU ARE HEREBY NOTIFIED that the undersigned Inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b) - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or missing paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure washed/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 missing, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30

1 of 3

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

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

NATIONDOM INC
NESTSCHERET, NIKITA
NOH #9235
9559 COLLINS AVE #703
SURFSIDE FL 33154

PS Form 3800, January 2023 PSN 7530-02-000-9057

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

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

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or

City, State, ZIP+4®

NATIONDOM INC
NOH #9235
5100 SW 41 ST #306,
PEMBROKE PARK, FL 33023

PS Form 3800, January 2023 PSN 7530-02-000-9057

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:

NATIONDOM INC
NESTSCHERET, NIKITA
NOH #9235
9559 COLLINS AVE #703
SURFSIDE FL 33154



9590 9402 8582 3244 8697 02

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9281 30

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail Restricted Delivery

Domestic Return Receipt

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.
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1. Article Addressed to:

NATIONDOM INC
NOH #9235
5100 SW 41 ST #306,
PEMBROKE PARK, FL 33023



9590 9402 8582 3244 8696 96

2. Article Number (Transfer from service label)

9589 0710 5270 1605 9281 23

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail Restricted Delivery

Domestic Return Receipt



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Case #:

9235

Date:

01/31/2024

Property Owner:

NATIONDOM INC

9559 COLLINS AVE #703
SURFSIDE, FL 33154

Property Description:

514230AA0500

Certified Mail #:**Legal Description:**

CONDADO REAL CONDO UNIT 306 PER
CDO BK/PG: 32763/1084

AKA:

5100 SW 41 ST, PEMBROKE PARK, FL
33023 306

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 1/31/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the dwelling, commercial, industrial or other non-residential building or structure. All building roofs and gutters shall be kept free of faded or chipped paint and shall be maintained in good repair and in good condition to prevent deterioration and must be cleaned (pressure and/or chemical), repainted or re-covered with like material when twenty-five (25) percent or more of any exposed roof surface becomes discolored or is scaling. In the event a roof shingle or tile is replaced, the replacement shingle or tile shall be of the closest possible color and shade to the existing roofing shingles or tiles.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

HEALTH AND SANITATION	Sec. 12-76. (a) Nuisances: duty of property owners and tenants to prevent.	(a) The Town's intent in enacting this Section is to help ensure that at all times property owners and tenants shall control litter, particulate matter, insects, odors, noise, vermin, vibration, light, glare, and disease vectors to prevent nuisance conditions.	30
HEALTH AND SANITATION	Sec. 12-76. (b) Nuisances: duty of property owners and tenants to prevent.	(Ord. No. 15-01-01) The emission or creation of: (1) vibration (2) light or glare; (3) insects or vermin; (4) disease vectors; (5) noise; (6) unsanitary conditions; (7) traffic congestion; or (8) other risks to public safety, which is an annoyance or is injurious or is offensive to occupants within any platted subdivision (or block within a platted subdivision), or within any residential neighborhood or community of the Town (or any portion thereof that is comprised of fifty (50) residential structures), or within any area comprising a zoning district of the Town, or which otherwise affects rights common to the public, is a nuisance and is a violation of this Code.	30

Notes/Mean of Correction:

1. Damaged ceiling and leak area in bedroom and bedroom closet with mold like substance infestation. Repair ceiling and remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 2. Modified ceiling in closet, bathroom and kitchen area. Obtain after the fact permits and complete inspections.
 3. Added can lights and altered electrical in bathroom area. Obtain an after the fact permit and complete inspections.
 4. Entrance door has mold like substance infestation. Remove mold like substance. Provide mold like substance remediation report upon re-inspection.
 5. Installed water heater without a permit. Obtain an after the fact permits and complete inspections.
 6. A/C unit is not up to code and was installed without a permit. Obtain an after the fact permits and complete inspections.
- Double permit fee assessed. Contact the Building Dept. at 754-232-1626 for permit inquiry.

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

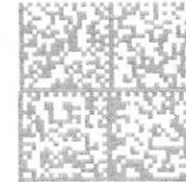
Should all violations not be corrected and approved by the undersigned Code Compliance Officer by the date and time specified above, you will be required to appear at the prosecution of this matter before the Town's Code Compliance Board, pursuant to Chapter 7 of the Town of Pembroke Park Code of Ordinances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



Joseline Ramirez
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

02/01/2024 ZIP 33023
043M30245597

US POSTAGE

Nestscheret, Nikita.

NOV

Sent To:

Case #:

NATIONDOM INC

9235

9559 COLLINS AVE #703
SURFSIDE, FL 33154

TOWN OF PEMBROKE PARK CODE COMPLIANCE

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



quadiant

FIRST-CLASS MAIL
IMI

\$000.64⁰

02/01/2024 ZIP 33023
043M30245597

US POSTAGE

NATIONDOM INC

Nov #9235

5100 SW 41 STREET #306.
PEMBROKE PARK, FL 33023.



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

Detail by Entity Name

Florida Profit Corporation
NATIONDOM INC.

Filing Information

Document Number	P10000078831
FEI/EIN Number	N/A
Date Filed	09/28/2010
Effective Date	09/27/2010
State	FL
Status	ACTIVE

Principal Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Mailing Address

9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Changed: 04/29/2016

Registered Agent Name & Address

nestscheret, nikita
9559 COLLINS AVE
SUITE 703
SURFSIDE, FL 33154

Name Changed: 01/02/2015

Address Changed: 04/29/2016

Officer/Director Detail

Name & Address

Title P



Site Address	5100 SW 41 STREET #306, PEMBROKE PARK FL 33023	ID #	5142 30 AA 0500
Property Owner	NATIONDOM INC	Millage	0613
Mailing Address	9559 COLLINS AVE #703 SURFSIDE FL 33154	Use	04
Abbr Legal Description	CONDADO REAL CONDO UNIT 306 PER CDO BK/PG: 32763/1084		

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

* 2024 values are considered "working values" and are subject to change.
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Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$9,370	\$84,370	\$93,740	\$81,150	
2023	\$9,370	\$84,370	\$93,740	\$73,780	\$1,724.74
2022	\$7,480	\$67,360	\$74,840	\$67,080	\$1,464.39

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$93,740	\$93,740	\$93,740	\$93,740
Portability	0	0	0	0
Assessed/SOH	\$81,150	\$93,740	\$81,150	\$81,150
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	\$81,150	\$93,740	\$81,150	\$81,150

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/13/2016	SWD-D	\$35,200	113501465			
9/29/2015	ACT-T		113305153			
9/16/2015	CET-D	\$18,400	113298255			
5/24/2005	WD	\$110,000	40126 / 341			
6/23/2004	DRR		37705 / 1549			
				Adj. Bldg. S.F.		790
				Units/Beds/Baths		1/1/1
				Eff./Act. Year Built: 1974/1973		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
R								
1								

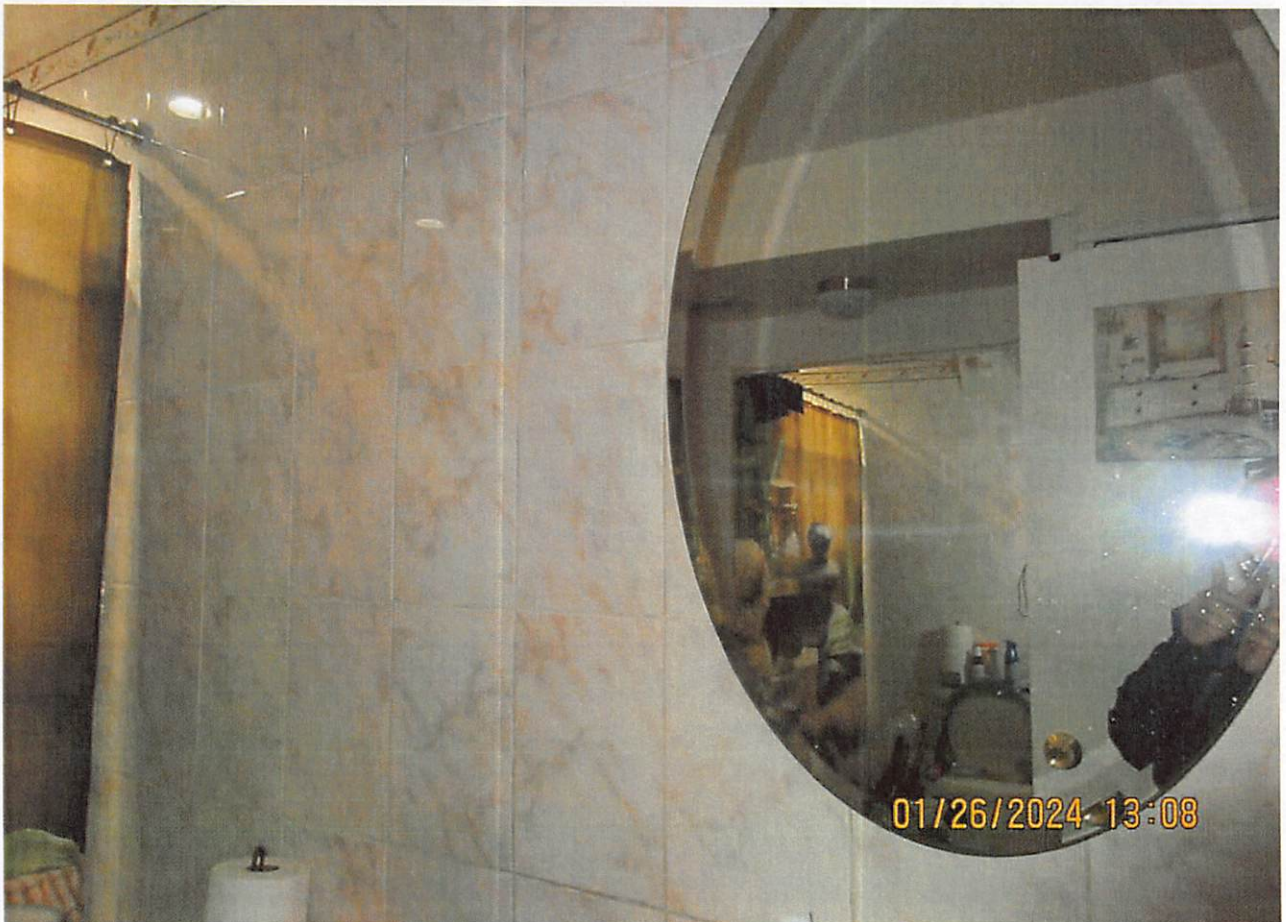
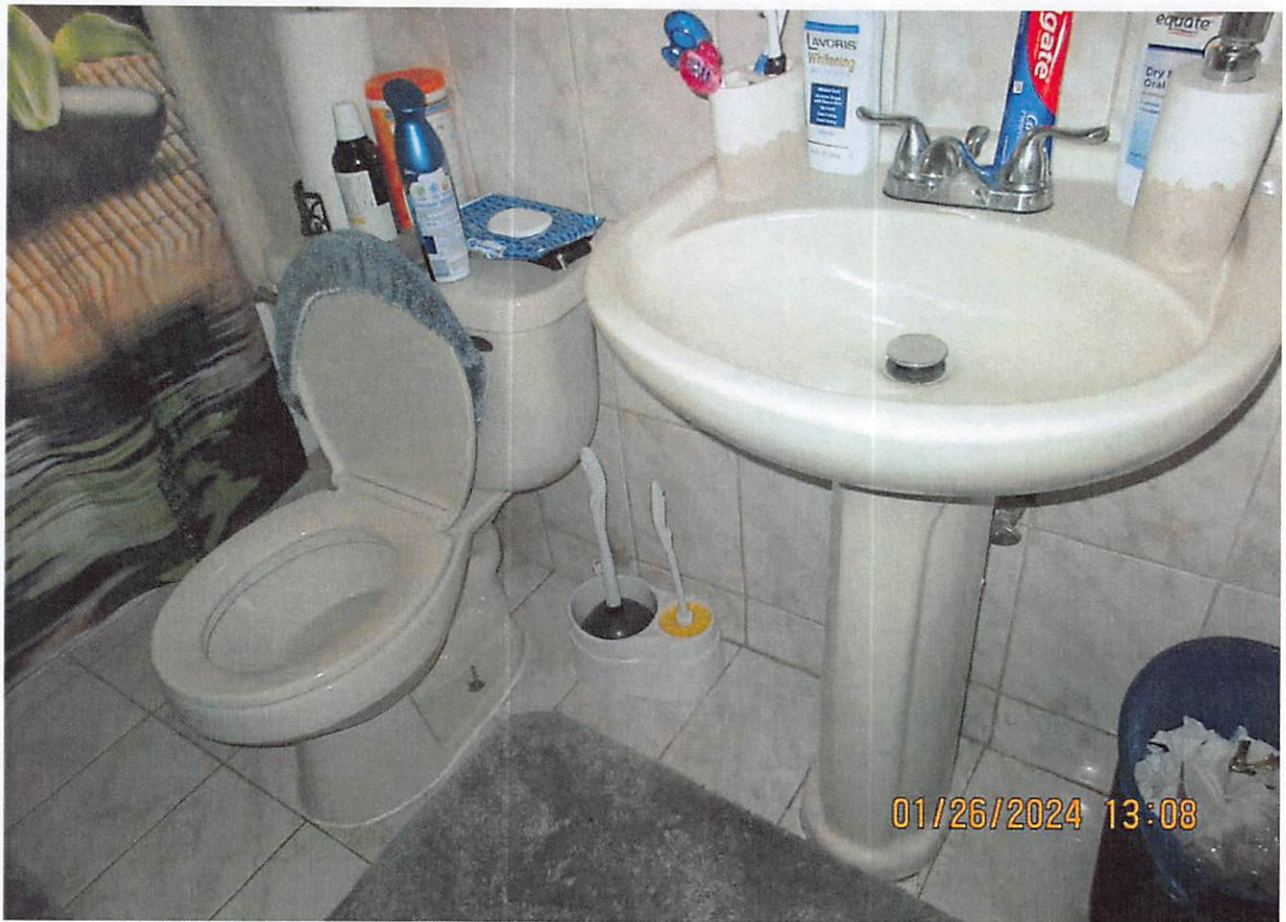










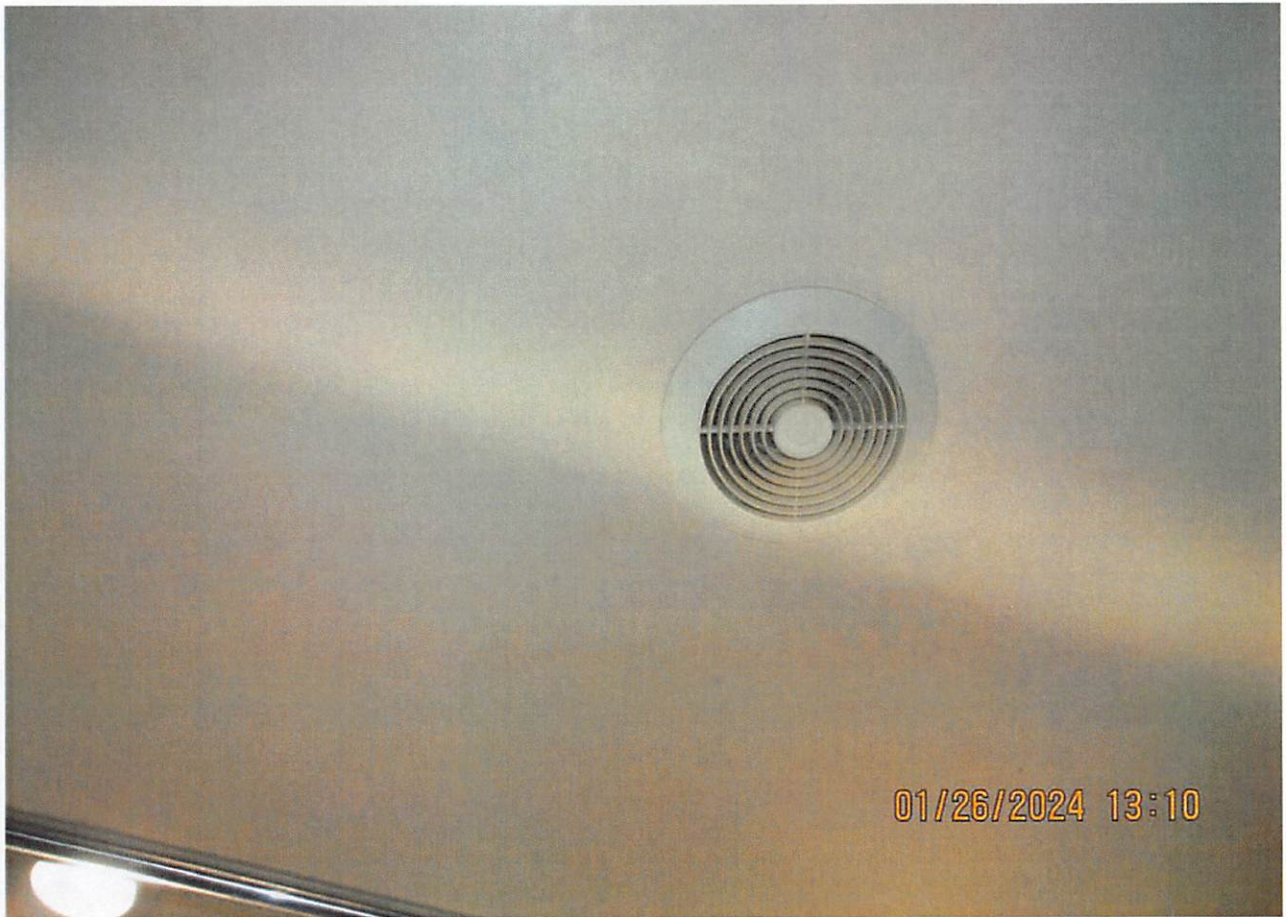




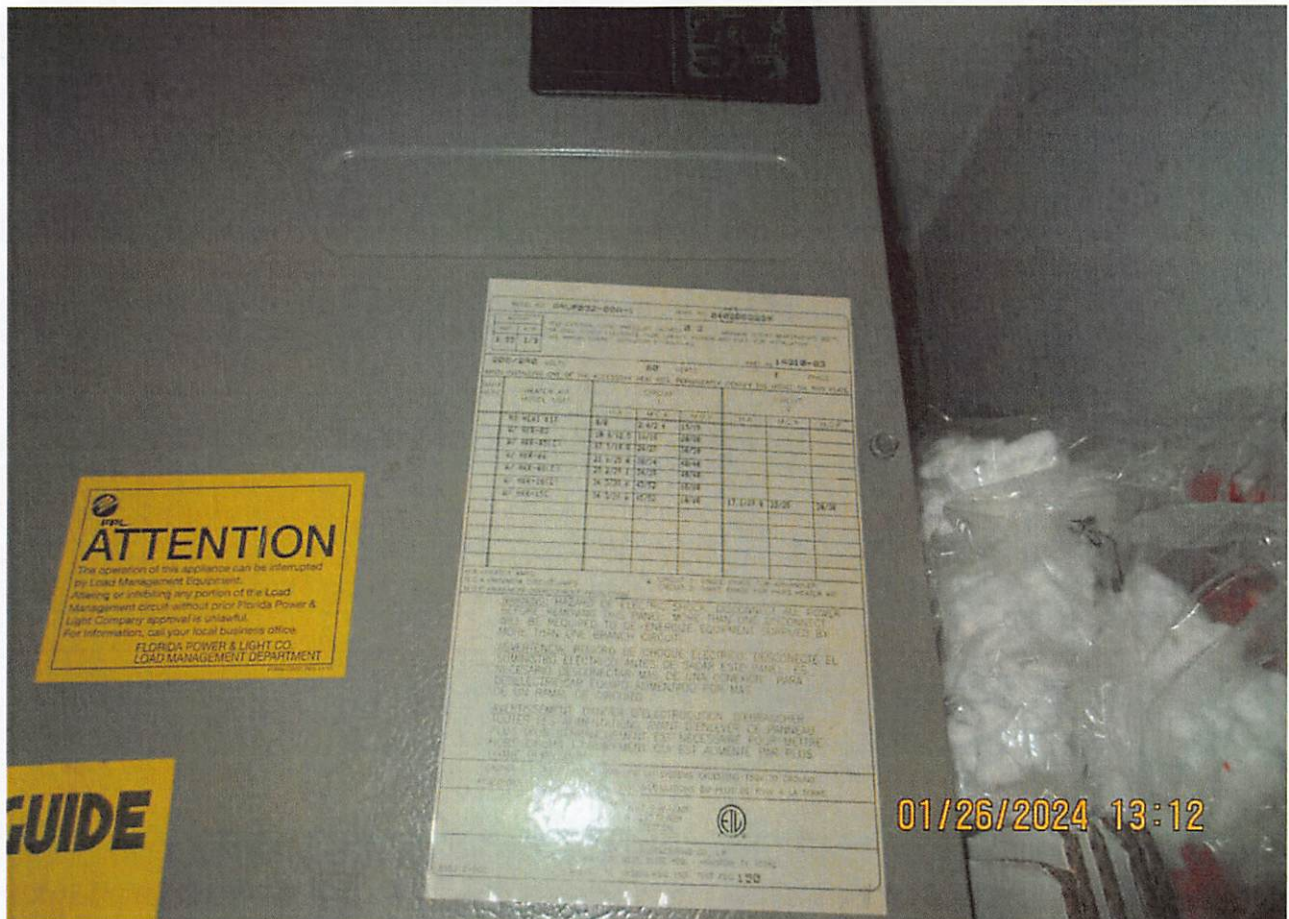




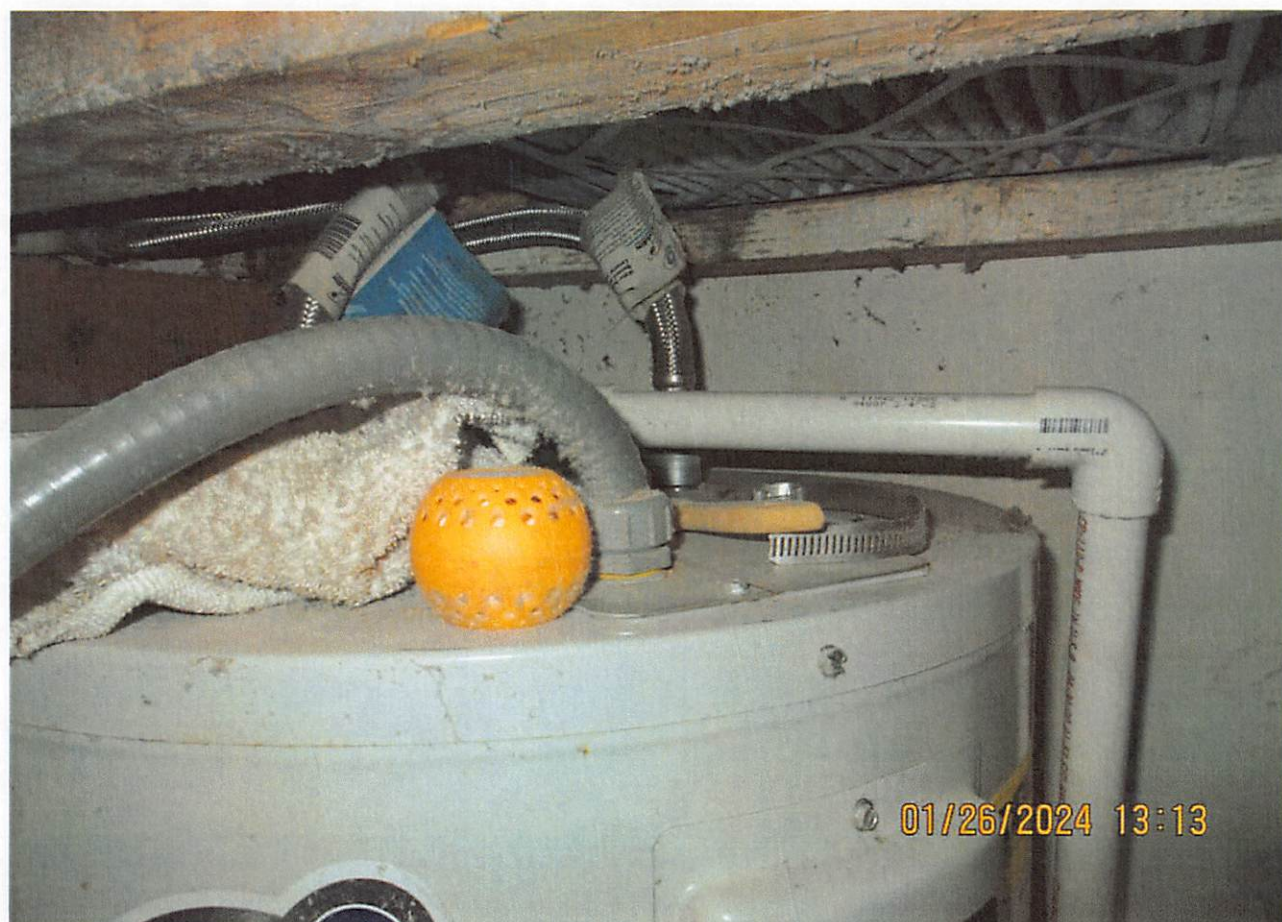
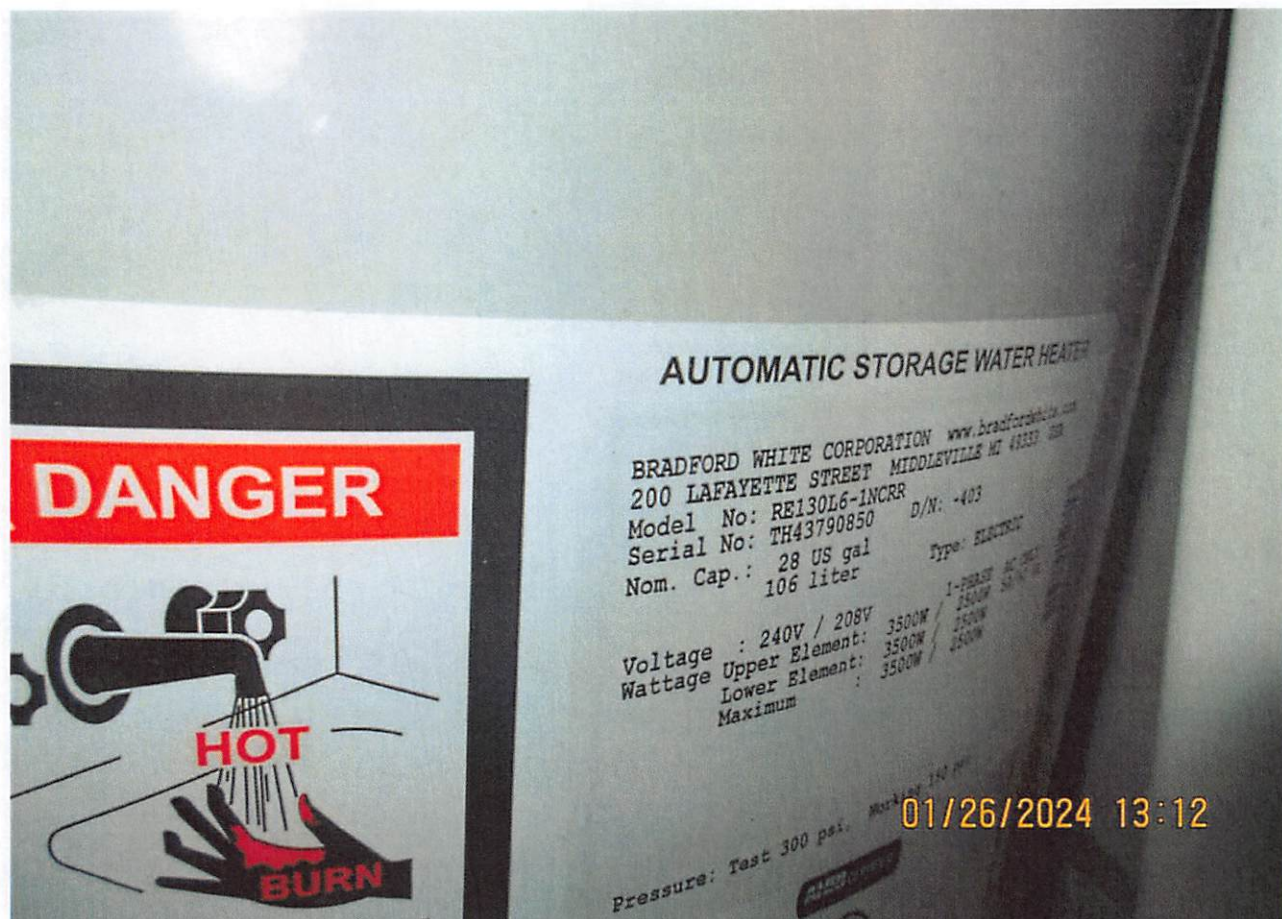












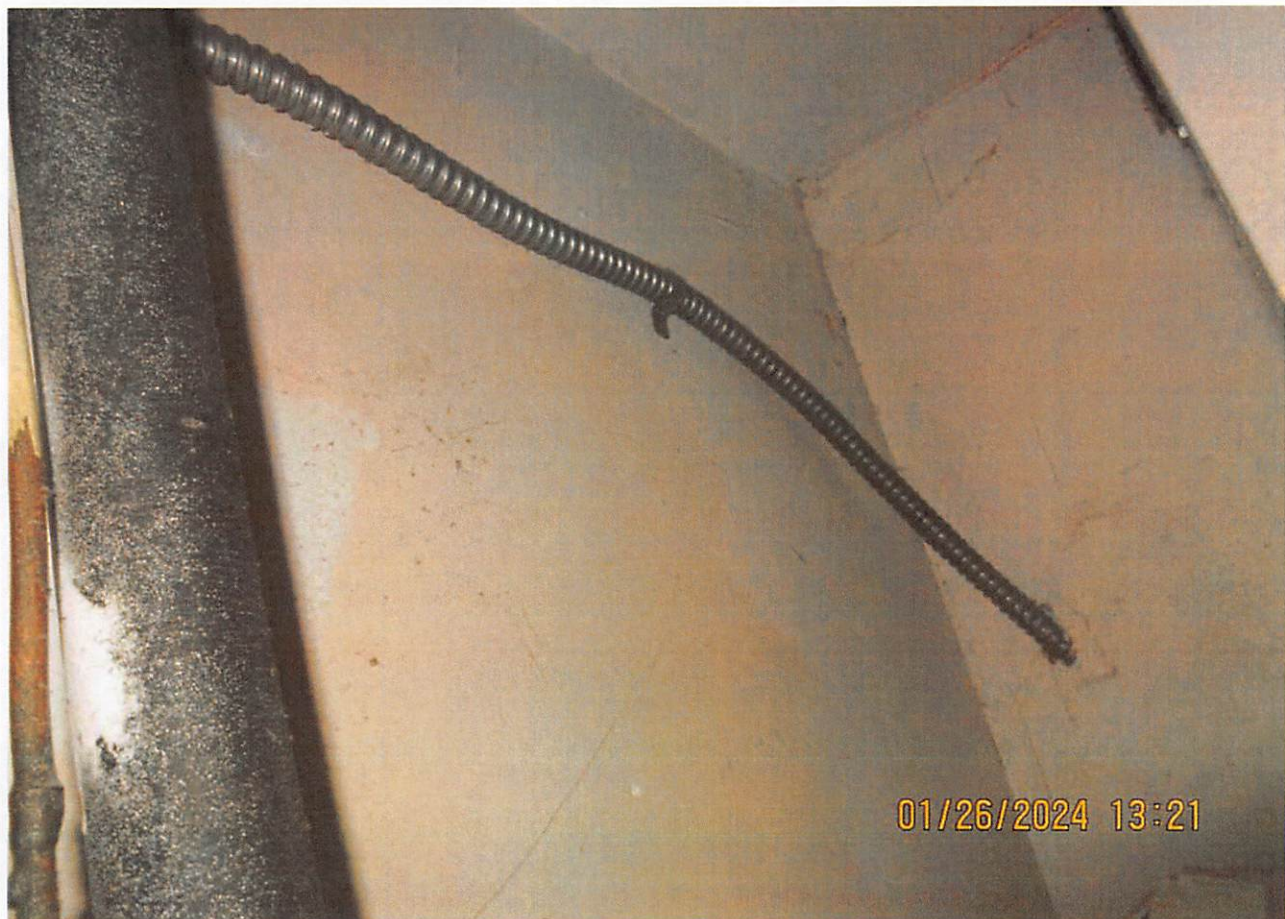






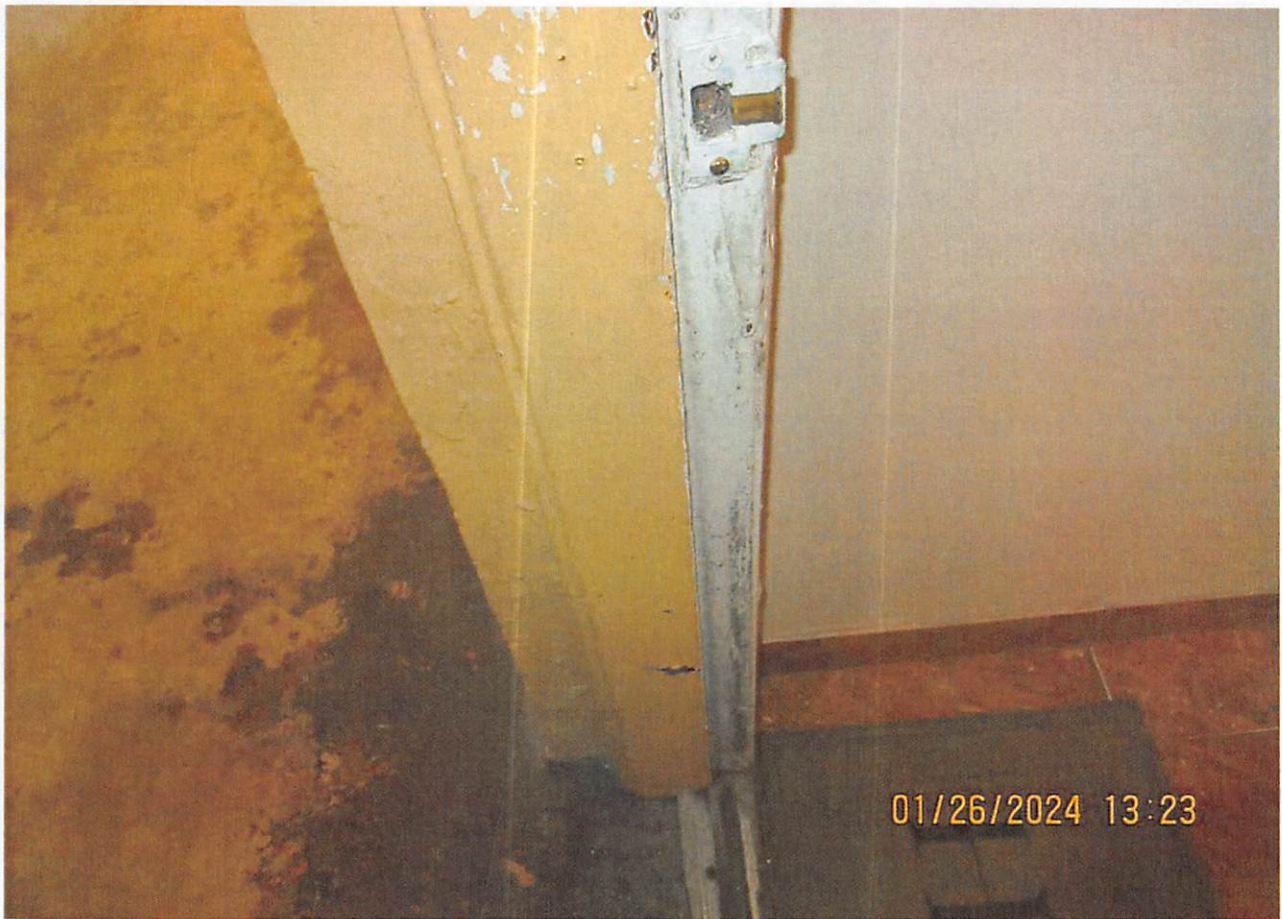














TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



9589 0710 5270 3205 4407 08

quadiant

CORRECTION
IMI

\$010.44⁰

04/24/2026 ZIP 33023
043M30245597

US POSTAGE

ANOC
HCF
9235

Nikita Savits
Re: Nationdam Inc
9559 Collins AVE
Suite 703
Sunrise, FL 33154

MAY 18 2026

not
4/27/26

NIXIE 326 DE 1 0005/15/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

33154-200000
33023>5413

BC: 33023541350 *Z106-0201R-24-40

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:

Nikita Savrta
RE: Nationdom Inc
9559 Collins Ave
Suite 703
Surtside, FL 33154
ANOC 3 HET 9235



9590 9402 9175 4225 2449 60

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4407 08

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery
(0)



Finance Department

TOWN OF PEMBR

3150 S.W. 52ND AVENUE • PEMBROKE



FL 330

18 APR 2024 PM 4:11

9589 0710 5270 0673 4021 91



quadrant

CORRECTION

IMI

\$008.69⁰

04/18/2024 ZIP 33023

043M30245597

US POSTAGE

Handwritten: 4/22 6/24

NATIONDOM INC
NESTSCHERET, NIKITA
FO #9235
9559 COLLINS AVE #703
SURFSIDE FL 33154

NIXIE

331 CE 1

2207/23/24

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

MANUAL PROC REQ

*1687-00196-06-13

00000000000000000000

UNC
09154-2657
5599875999

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:

NATIONDOM INC
NESTSCHERET, NIKITA
FO #9235
9559 COLLINS AVE #703
SURFSIDE FL 33154



9590 9402 7581 2098 7710 74

2. Article Number (Transfer from service label)

9589 0710 5270 0673 4021 91

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail

Mail Restricted Delivery

(0)

9400921587891198

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



9589 0710 5270 3205 4416 51

MIAMI FL 330

23 JUN 2026 PM 4 L



quadiant

CORRECTION
IMI

\$010.44⁹

06/23/2026 ZIP 33023
043M30245597

US POSTAGE

HCF
9235

Savits, Nikita
R2: Nationdom Inc
9559 Collins Ave
#1703
Surtside, FL

JUL 20 2026

NOT
06/25/26

UNC
33154-265778
33023-5413

NIXIE

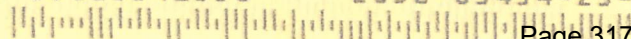
326 DE 1

0007/15/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2938-03454-23-44



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Savits, Nikita
RE: Nationdom Inc
9559 Collins Ave
#703
Surfside, FL 33154
HCF 9235



9590 9402 9175 4225 2425 91

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4416 51

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

Mail
Mail Restricted Delivery
(00)

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL



MIAMI FL 330

24 APR 2026 PM 4 L

9589 0710 5270 3205 4407 15



quadiënt

CORRECTION
IMI

\$010.44⁹

04/24/2026 ZIP 33023
043M30245597

US POSTAGE

MAY 2 7 2026

ANOC
HCF
9235

Nationdom Inc
5100 SW 41 ST UNIT:306
Pembroke Park, FL 33023

LU
4-27

NIXIE 326 DE 1 0005/24/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 33023541350 *2938-03097-24-39

33023>5413
33023-695681

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

TOWN OF PEMBROKE PARK

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

CERTIFIED MAIL®



MIAMI FL 33023

15 JUL 2026 PM 11:01

9589 0710 5270 3205 4421 84



quadiënt

CORRECTION
IMI

\$010.48⁰

07/15/2026 ZIP 33023
043M30245597

US POSTAGE

NIKITA SAVITS
RE: NATIONDOM INC
SOCL NO. 9235
9559 COLLINS AVE #703
SURFSIDE, FL 33154



quadiënt

CORRECTION
IMI

\$000.50

NIXIE

326 DE 1

0007/31/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

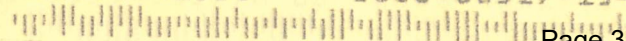
.. 9327020826702436

UNC

BC: 33023541350

*2606-00317-15-42

93154-3553
33154-263



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:

NIKITA SAVITS
RE: NATIONDOM INC
SOCL NO. 9235
9559 COLLINS AVE #703
SURFSIDE, FL 33154



9590 9402 9175 4225 2427 99

2. Article Number (Transfer from service label)

9589 0710 5270 3205 4421 84

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

AUG 03 2026

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| ☐ Insured Mail | |
| ☐ Mail Restricted Delivery (00) | |

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

Domestic Return Receipt