# Agenda

## Code Compliance Special Magistrate Hearing

**9:00 AM - Wednesday, September 16, 2026**

Council Chambers
3150 SW 52 AVE,
Pembroke Park, FL 33023

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1. **Call to Order**
2. **Special Magistrate Opening Statement**
3. **Roll Call**
4. **Approval of the Meeting Minutes**

   4.1 08.19.26 - Minutes

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

   5.1 CASE 6926 ADDED TO HEARING TO ABATE FINE

   5.2 CASE DETAILS ADDED TO CASE NO(s) 6126, 6310, 11273, 10162, 11301

6. **Public Hearing**
7. **Formal Hearing**

   7.1 **CASE 10162** - MAXIMILLANO GUILLERMO PINOL - 3120 W HALLANDALE BEACH BLVD, LOT 434, PEMBROKE PARK, FL 33009 - FORMAL HEARING - SECTIONS(s) 5-105 REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

   7.2 **CASE 11301** - H&S HOLLYWOOD PROPERTIES LLC - 3960 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 - FORMAL HEARING - SECTIONS(s) 5-2(a)(b) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

8. **Hearing to Abate Fine**

   8.1 **CASE 6126** - SHARON SCHOOL OF EXCELLENCE INC - 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTIONS(s) 5-103(m) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 5-105 - REPAIRS AND INSTALLATIONS; 21-19 - PROHIBITED SIGNS; 5-17 - PERMIT APPLICATION - **FIRST OFFENSE**

   8.2 **CASE 6310** - SHARON SCHOOL OF EXCELLENCE INC - 3610 SW 48 AVE, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTIONS(s) 110.15 - BUILDING SAFETY INSPECTION PROGRAM - **FIRST OFFENSE**

8.3 **CASE 6926** - RACETRAC PETROLEUM INC - 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 - HEARING TO ABATE FINE - SECTIONS(s) 5-105 - REPAIRS AND INSTALLATIONS; 5-17 - PERMIT APPLICATION; 5-2(a) - NONRESIDENTIAL COMMERCIAL BUILDINGS, OWNER'S RESPONSIBILITIES - **FIRST OFFENSE**

8.4 **CASE 11273** - PRAG ONE - 5100 SW 41 ST, 104, PEMBROKE PARK, FL 33023 - HEARING TO ABATE FINE - SECTIONS(s) 5-103(b) - EXTERIOR MAINTENANCE OF STRUCTURES AND PREMISES; 12-76(b)(3) - NUISANCES; DUTY OF PROPERTY OWNERS AND TENANTS TO PREVENT - **FIRST OFFENSE**

## 9. 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**