



Agenda

Code Compliance Special Magistrate Hearing

9:00 AM - Wednesday, September 16, 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 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



MINUTES

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 9:00 A.M.
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**

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
YAIME JIMENEZ	Confirmed Fine of \$85,700.00

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**

Respondent or Representative	Supplemental Order/Code Compliance Lien Issued
ALEJANDRO MAZZALAY	Confirmed Fine of \$9,700.00

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**

Respondent or Representative	Amended Final Order Issued	Date to Comply by Before per Diem Fine is Applied
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Absent	30 Days to Comply \$100.00 Per Diem \$100.00 Admin Fee	09/18/2026
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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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
Absent	Fine Abated to \$376.00 Payable in 30 Days or Reverts to \$27,700.00	10/18/2026

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**

Respondent or Representative	Order of Abatement Issued	Date to Submit Payment by
NIKITA SAVITS	Fine Abated to \$4,200.00 Payable in 30 Days or Reverts to \$412,100.00	09/18/2026

10. Adjournment 9:40 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.

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)

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Cynthia Garcia-Lima
Town Clerk

Special Magistrate Hearing Check in

Please Print First and Last Name

Date August 19 2026

1. Case # 5022 Name Yaima Juncos

2. Case # 11273 Name ALEXANDER HAZELBY

3. Case # 9235 Name Nationdom Inc
Nikita Savits

4. Case # _____ Name _____

5. Case # _____ Name _____

6. Case # _____ Name _____

7. Case # _____ Name _____

8. Case # _____ Name _____

9. Case # _____ Name _____

10. Case # _____ Name _____

11. Case # _____ Name _____

12. Case # _____ Name _____

13. Case # _____ Name _____

14. Case # _____ Name _____

15. Case # _____ Name _____

16. Case # _____ Name _____

17. Case # _____ Name _____

18. Case # _____ Name _____

19. Case # _____ Name _____

20. Case # _____ Name _____

21. Case # _____ Name _____



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/04/2026

Sent To:

Maximillano Guillermo Pinol

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Case #:

10162

Property Owner:

Maximillano Guillermo Pinol

3120 W HALLANDALE BEACH BLVD, # LOT 434
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 #3120 W
HALLANDALE BEACH BLVD, # LOT 434

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	20
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)	20

1. A/c installed with no permit, no record on file.

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 16th day of September, 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

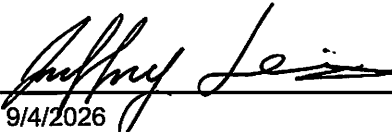
You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney **MUST** notify the Code Compliance Special Magistrate in writing at least five working days before the Hearing.

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
Chief Code Compliance Supervisor


9/4/2026

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

MAXIMILLANO GUILLERMO PINOL

CASE NO. 10162

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: MAXIMILLANO GUILLERMO PINOL

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3120 W HALLANDALE BEACH BLVD, LOT 434, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: MAXIMILLANO GUILLERMO PINOL AT
04:31 PM ON THE 4th OF September 2026.

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

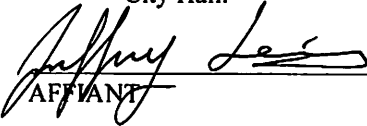
TYPE OF SERVICE

() 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.

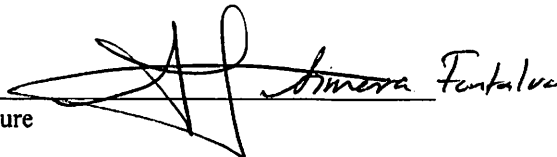
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.



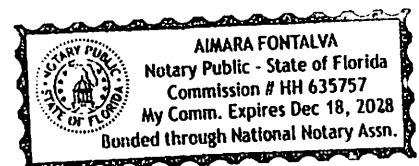
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

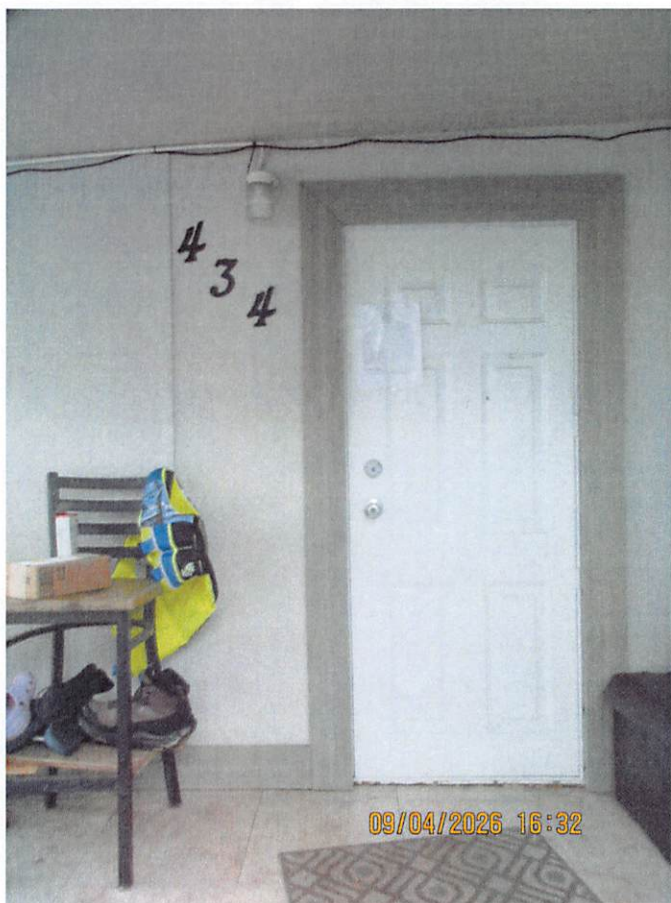
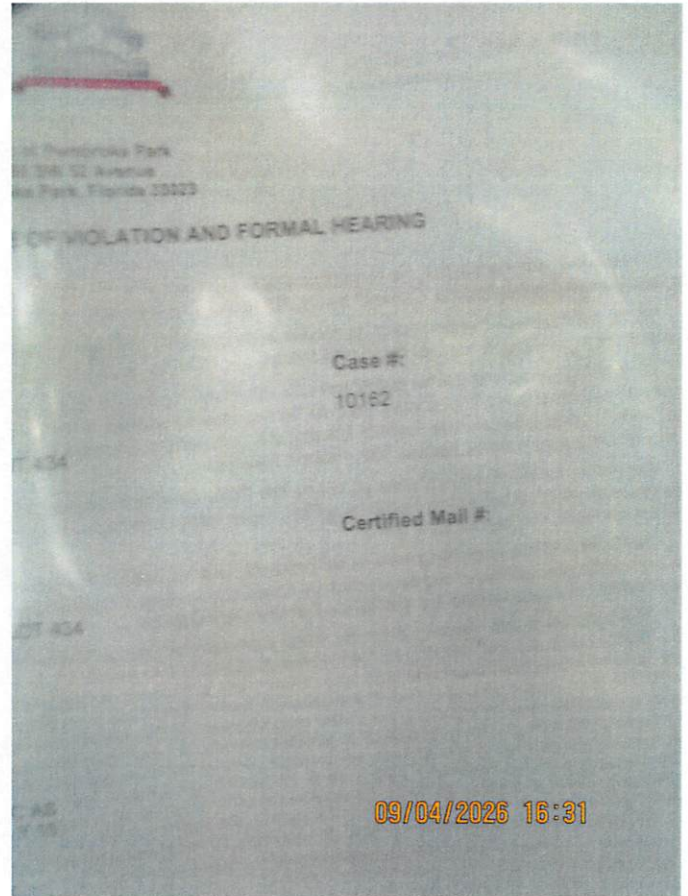
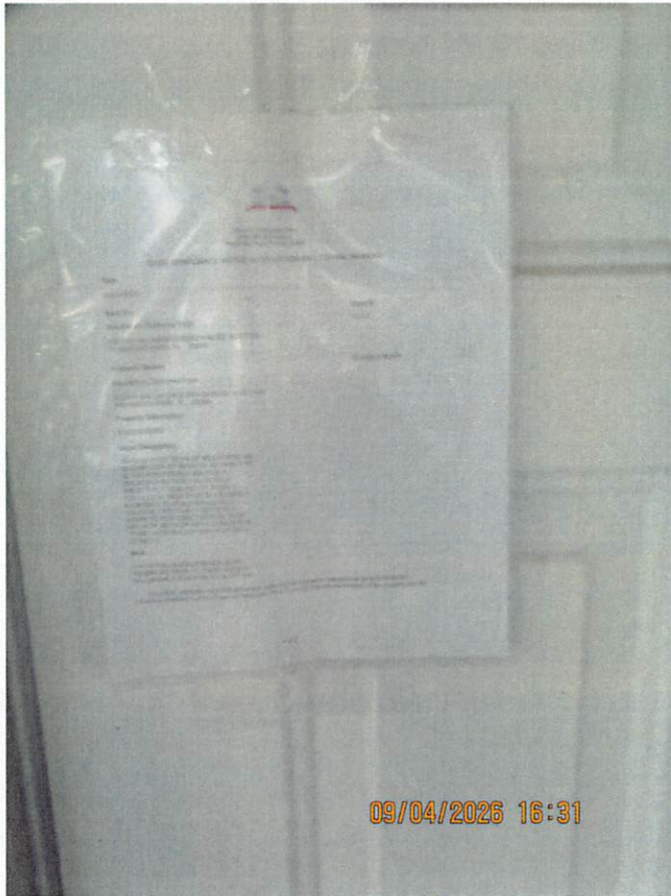
The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online
notarization this 4th day of September 2026, by Jeffrey Louis as Code Compliance Officer for the
Town of Pembroke Park.



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 #:
10162

Petitioner,

vs.

Maximillano Guillermo Pinol
3140 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009 #3120 W
HALLANDALE BEACH BLVD, # LOT 434

Respondent(s)

On 9/4/2026 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:	Maximillano Guillermo Pinol
Address:	3120 W HALLANDALE BEACH BLVD, # LOT 434 PEMBROKE PARK, FL 33009
Folio:	514229000300
Site Address:	3140 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009 #3120 W HALLANDALE BEACH BLVD, # LOT 434
Legal Description:	29-51-42 PT OF SE1/4 OF NE1/4 DESC AS BEG NW COR OF SE1/4 OF NE1/4, ELY 15, SLY 50 FOR POB, ELY 495.10, SLY 200.24, WLY 95.74, SLY 63.28, SELY 169.20, SWLY 13.93, WLY 77.37, SELY 125.24, CONT SELY 31.57, SLY 80.38 ELY 43.89, SELY 70.07, SLY 635.63, WLY 323.53, NLY 673.71, WLY 320.55 NLY 623.65 TO POB TOGET WITH W 15 OF NW1/4 OF SE1/4 OF NE1/4 LESS N 50 & TOGET WITH W1/2 OF SW1/4 OF SE1/4 OF NE1/4

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 9/16/2026
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: 9/16/2026

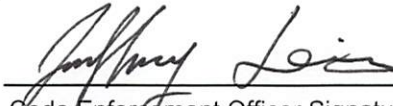
Notes/Mean of Correction:

No permit found in system.

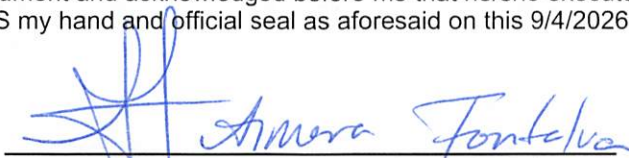
Further, Affiant sayeth naught

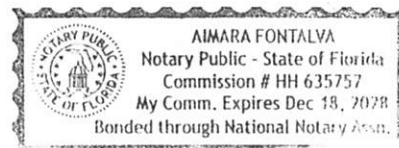
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/4/2026


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9727 44

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

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Total Postage and
\$

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Street and Apt. No.
City, State, ZIP+4[®]

Postmark
Here

HOLIDAY HALLANDALE MHC LLC
RE: MAXIMILLANO GUILLERMO
PINOL – NOH NO. 10162
8800 NORTH BRONX AVE 2ND FLOOR
SKOKIE, IL 60077

9589 0710 5270 1605 9727 68

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☐ Adult Signature Restricted Delivery \$

Postage
\$

Total Postage and
\$

Sent To

Street and Apt. No.
City, State, ZIP+4[®]

Postmark
Here

HOLIDAY HALLANDALE MHC LLC
RE: MAXIMILLANO GUILLERMO
PINOL – NOH NO. 10162
3120 W HALLANDALE BEACH BLVD
LOT 434
PEMBROKE PARK, FL 33009

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
\$

Sent To

Street and Apt. No.
City, State, ZIP+4[®]

Postmark
Here

HOLIDAY HALLANDALE MHC LLC
RE: MAXIMILLANO GUILLERMO
PINOL – NOH NO. 10162
3140 W HALLANDALE BEACH BLVD
PEMBROKE PARK, FL 33009

9589 0710 5270 1605 9728 05

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

Postage
\$

Total Postage and F
\$

Sent To

Street and Apt. No.
City, State, ZIP+4[®]

Postmark
Here

CORPORATION SERVICE COMPANY
RE: HOLIDAY HALLANDALE MHC
LLC – NOH NO. 10162
1201 HAYS STREET
TALLAHASSEE, FL 32301

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

Page 14 of 260



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To:

Maximillano Guillermo Pinol

Case #:

10162

Date:

09/16/2024

3120 W HALLANDALE BEACH BLVD, # LOT 434
PEMBROKE PARK, FL 33009

Property Owner:

Maximillano Guillermo Pinol

Property Description:

514229000300

Certified Mail #:

3120 W HALLANDALE BEACH BLVD, # LOT 434
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 #3120 W
HALLANDALE BEACH BLVD, # LOT 434

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/16/2024 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	20

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)

Notes/Mean of Correction:

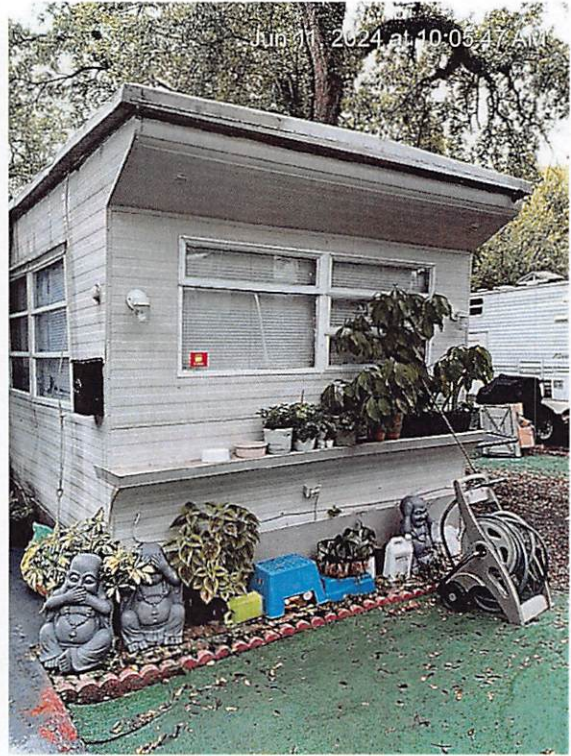
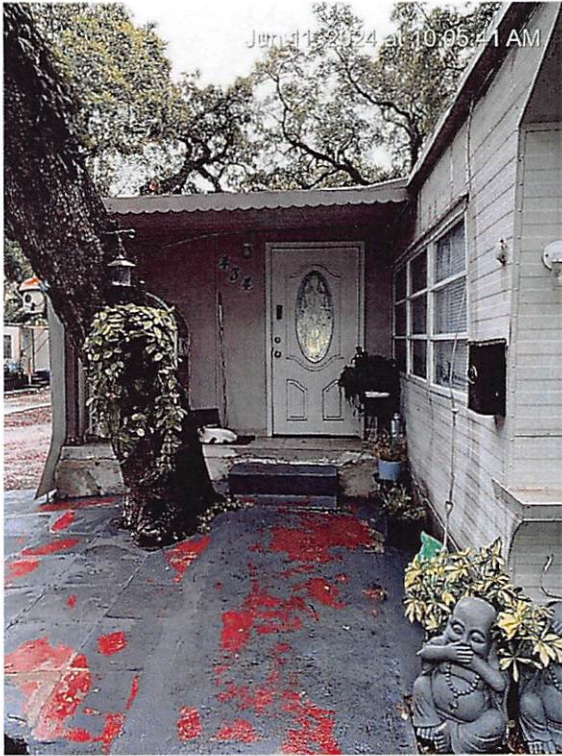
1. A/c installed with no permit, no record on file.

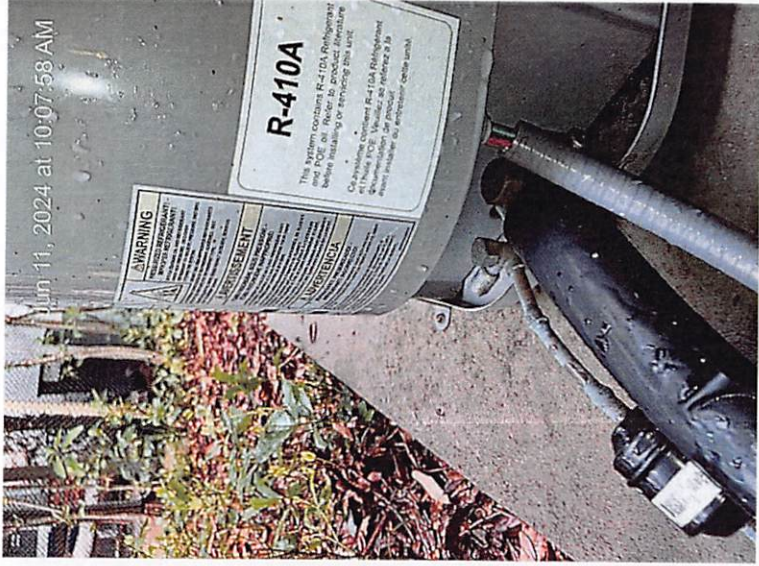
Double permit fee assessed. Contact the Building Dept. at 954-966-4600, ext. 211 for permit inquiry.

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

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

Jean Gustin





Mail Lien Satisfaction to: Dept of Highway Safety and Motor Vehicles, Neil Kirkman Building, Tallahassee, FL 32399-0000

T # 1030961259
B # 656519

Identification Number 543441 Year 1959 Make SILV Body HS VTL-BHP 51 Vessel Reg. No. 9441400 Title Number 9441400

Registered Owner: MAXIMILIANO GUILLERMO PINOL OR GABRIELA GIORDANO
3120 W HALLANDALE BEACH BLVD # 434
HALLANDALE, FL 33009-5100

Date of Issue 06/09/2018

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

IMPORTANT INFORMATION

- 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.
- Upon sale of this vehicle, the seller must complete the notice of sale on the reverse side of this form.
- Remove your license plate from the vehicle.
- 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/titinf.html>

Mail To: MAXIMILIANO GUILLERMO PINOL
3120 W HALLANDALE BEACH BLVD # 434
HALLANDALE, FL 33009-5100

CERTIFICATE OF TITLE

Identification Number 543441 Year 1959 Make SILV Body HS VTL-BHP 51 Vessel Reg. No. 9441400 Title Number 9441400

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

Prev State FL Color UNK Primary Brand _____ Secondary Brand _____ No of Brands _____ Use PRIVATE Prev Issue Date 08/09/2016

Odometer Status or Vessel Manufacturer or OH Use _____ Hull Material _____ Prop _____ Date of Issue 06/09/2018

Registered Owner: MAXIMILIANO GUILLERMO PINOL OR GABRIELA GIORDANO
3120 W HALLANDALE BEACH BLVD # 434
HALLANDALE, FL 33009-5100

1st Lienholder NONE

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

Robert R. Kynoch
Robert R. Kynoch
Director

Control Number 134211865
10 /12 134211865

Terry L. Rhodes
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 requires that the seller state the mileage, purchaser's name, selling price and date sold in connection with the transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. This title is warranted to be free from any liens except as noted on the face of the certificate and the motor vehicle or vessel described is hereby transferred to:

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

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

I/We state that this ☐ 5 or ☐ 6 digit odometer now reads _____ (no tenths) miles, date read _____ and I hereby certify that to the best of my knowledge the odometer reading: ☐ 1. reflects ACTUAL MILEAGE ☐ 2. is IN EXCESS OF ITS MECHANICAL LIMITS ☐ 3. is NOT THE ACTUAL MILEAGE.

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

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

Print Here: _____

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

Auction Name: _____ License Number: _____

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

Print Here: _____

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
H&S HOLLYWOOD PROPERTIES LLC	73 SW 12 AVE STE 108 DANIA BEACH, FL 33004	3950 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #3960 W Hallandale Beach Blvd

Folio

514230090120

Legal Description

LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 3,3A BLK 40

Case Status Open	Case # 11301	Date Next Inspection 9/16/2026
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Notes Interior renovation without a permit was observed with workers present.

1. Property owner needs to contact the building department at 954-966-4600 to obtain the necessary permits and inspections to legalize the interior renovation initiated.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
3/4/2026		Notice of Violation	Regular Mail
9/4/2026		Affidavit of Non-Compliance	Certified Mail
9/4/2026	9/16/2026	Notice of Formal Hearing - Notice w/ NOV	Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/16/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/16/2026

Case Overview

BUILDING AND BUILDING REGULATIONS

Sec. 5-2(b). -
Nonresidential
commercial buildings,
owner's responsibilities

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

Not in Compliance -
Reinspection Date:
9/16/2026



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

CODE COMPLIANCE NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/04/2026

Sent To:

H&S HOLLYWOOD PROPERTIES
LLC

73 SW 12 AVE STE 108
DANIA BEACH, FL 33004

Case #:

11301

Property Owner:

H&S HOLLYWOOD PROPERTIES
LLC

73 SW 12 AVE STE 108
DANIA BEACH, FL 33004

Certified Mail #:

Property Description:

514230090120

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 3,3A BLK 40

AKA:

3950 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #3960 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2026 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. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

Interior renovation without a permit was observed with workers present.

1. Property owner needs to contact the building department at 954-966-4600 to obtain the necessary permits and inspections to legalize the interior renovation initiated.

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

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

A hearing for this matter has been set by the Code Compliance Special Magistrate Clerk for the 16th day of September, 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.

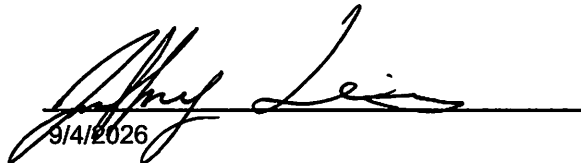
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

Jeffrey Louis

Chief Code Compliance Supervisor



9/4/2026

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

H&S HOLLYWOOD PROPERTIES LLC

CASE NO. 11301

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: H&S HOLLYWOOD PROPERTIES LLC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3960 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: H&S HOLLYWOOD PROPERTIES LLC AT
04:25 PM ON THE 4th OF September 2026.

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

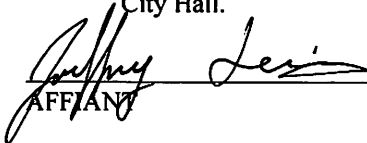
TYPE OF SERVICE

() 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.

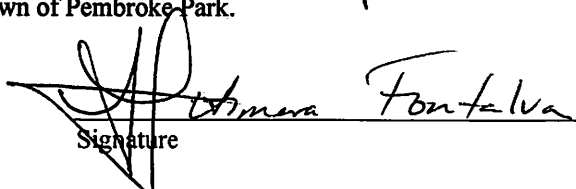
() CORPORATE: By delivering a copy of this process, with the date and hour of service endorsed thereon
by me, to (NAME OF PERSON AND CORPORATE TITLE) of said Corporation in the absence of any
superior officer as defined in F.S. 48.081.

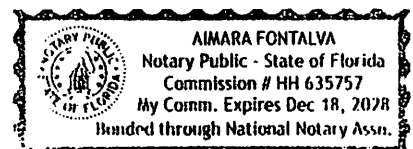
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.


AFFIANT

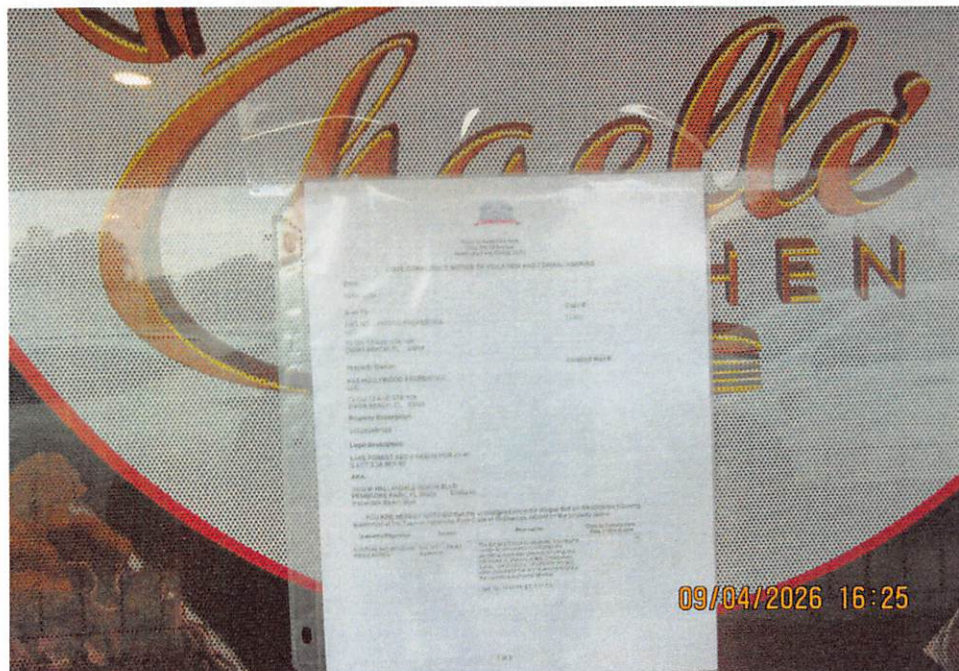
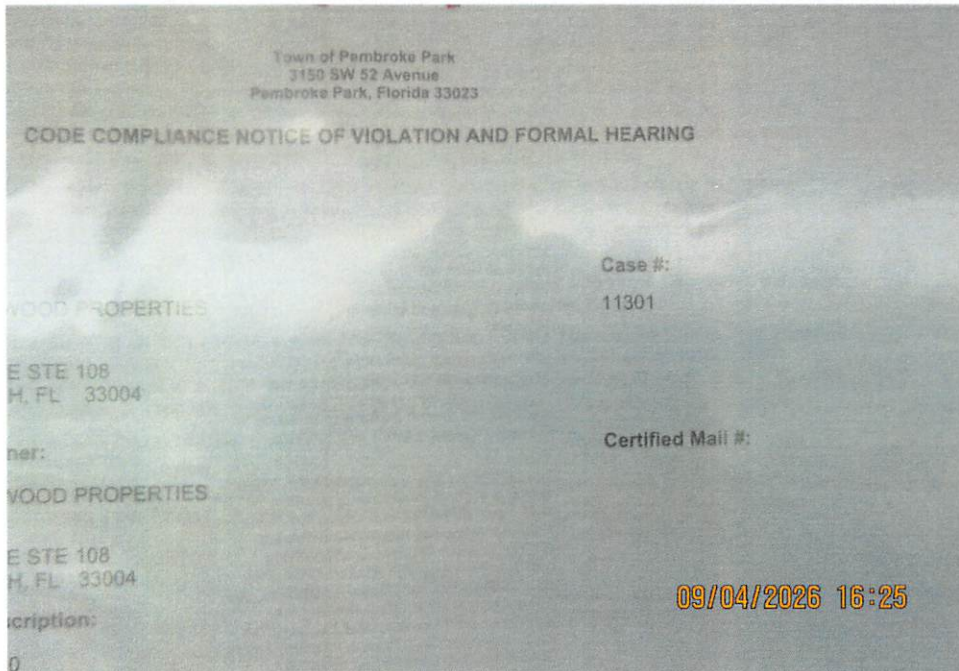
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online
notarization this 4th day of September 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 #:
11301

Petitioner,

vs.

H&S HOLLYWOOD
PROPERTIES LLC
3950 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #3960 W
Hallandale Beach Blvd

Respondent(s)

On 9/4/2026 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:	H&S HOLLYWOOD PROPERTIES LLC
Address:	73 SW 12 AVE STE 108 DANIA BEACH, FL 33004
Folio:	514230090120
Site Address:	3950 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33023 #3960 W Hallandale Beach Blvd
Legal Description:	LAKE FOREST SEC 4 RESUB POR 43-45 B LOT 3,3A BLK 40

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 9/4/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 9/4/2026
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	Not in Compliance - Reinspection Date: 9/4/2026

Notes/Mean of Correction:

No permit found in system.

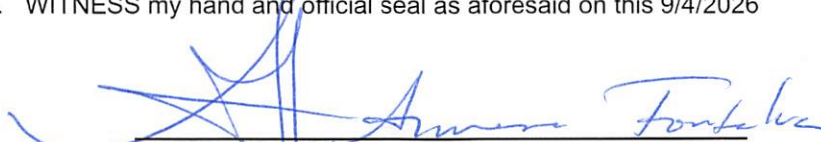
Further, Affiant sayeth naught

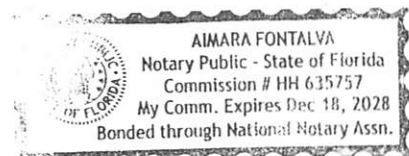
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 9/4/2026


NOTARY PUBLIC, STATE OF FLORIDA



9589 0710 5270 1605 9728 29

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

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

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Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$ 10.44	
Sent To	H35 Hollywood Properties LLC NOH 11301	
Street and Apt. No., or PO Box No.	3960 W Hallandale Beach Blvd	
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 1605 9728 36

U.S. Postal Service™
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 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$ 10.44	
Sent To	H35 Hollywood Properties LLC NOH	
Street and Apt. No., or PO Box No.	3960 W Hallandale Beach Blvd 11301	
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 1605 9727 37

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

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

OFFICIAL USE

Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total Postage and Fees	\$	
Sent To	TOORGEMAN, HAIM	
Street and Apt. No.	73 SW 12 AVE STE 108	
City, State, ZIP+4®	DANIA, FL 33004	

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:

H&S HOLLYWOOD PROPERTIES
LLC

73 SW 12 AVE STE 108
DANIA BEACH, FL 33004

Case #:

11301

Date:

03/04/2026

Property Owner:

H&S HOLLYWOOD PROPERTIES
LLC

73 SW 12 AVE STE 108
DANIA BEACH, FL 33004

Property Description:

514230090120

Certified Mail #:

Legal Description:

LAKE FOREST SEC 4 RESUB POR 43-45
B LOT 3,3A BLK 40

AKA:

3950 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33023 #3960 W
Hallandale Beach Blvd

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 3/4/2026 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. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(b). - Nonresidential commercial buildings, owner's responsibilities	Any individual, firm or corporation that shall violate any of the provisions of this section shall, upon conviction thereof, be punished by a fine not to exceed five hundred dollars (\$500.00). Each day any violation of any provision of this section shall continue shall constitute a separate offense. In addition, any person, firm or corporation violating the provisions of this section shall be subject to the jurisdiction of the Town of Pembroke Park Code Enforcement Board as heretofore established. (Ord. No. 87-6-1, §§ 1, 2, 6-10-87) Editor's note— Ord. No. 87-6-1, §§ 1, 2, adopted June 10, 1987, did not specify manner of codification, but has been included herein as § 5-2 by the editor. Cross reference— Code enforcement, Ch. 7.	30

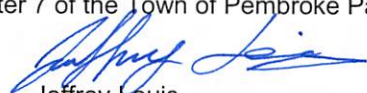
Notes/Mean of Correction:

Interior renovation without a permit was observed with workers present.

1. Property owner needs to contact the building department at 954-966-4600 to obtain the necessary permits and inspections to legalize the interior renovation initiated.

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. 300.

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
Chief Code Compliance Officer

TOWN OF PEMBROKE PARK

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



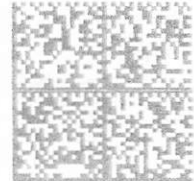
quodient
FIRST-CLASS
IMI
\$000.74
03/04/2026 ZI
043M3024559

NOV
11301

HBS Hollywood Properties
3960 W Hallandale Beach Blvd
Pembroke Park, FL 33023

TOWN OF PEMBROKE PARK

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



quodient
FIRST-CLASS
IMI
\$000.74
03/04/2026 ZI
043M3024559

NOV
11301

HBS Hollywood Properties
Haim Toorgeman
73 SW 12 AVE STE 108
Dania Beach, FL 33



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\(8\)](#).

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
06								
C								
1801								



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

Detail by Entity Name

Florida Limited Liability Company
H&S HOLLYWOOD PROPERTIES LLC

Filing Information

Document Number L19000191787
FEI/EIN Number 84-2653853
Date Filed 07/26/2019
State FL
Status ACTIVE

Principal Address

73 SW 12 Ave
STE 108
Dania, FL 33004

Changed: 04/26/2021

Mailing Address

73 SW 12 Ave
STE 108
Dania, FL 33004

Changed: 04/26/2021

Registered Agent Name & Address

TOORGEMAN, HAIM
73 SW 12 Ave
STE 108
Dania, FL 33004

Address Changed: 04/26/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

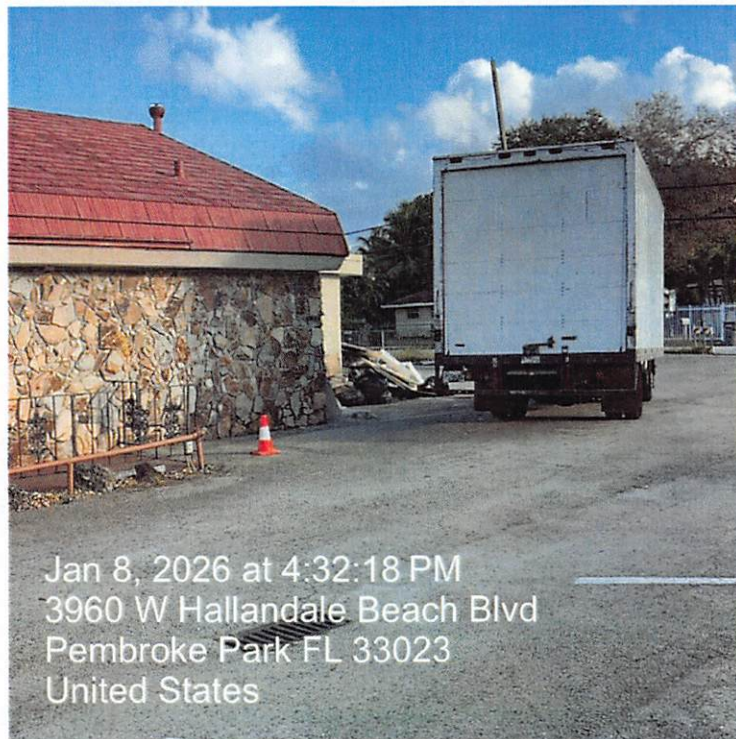
TOORGEMAN, HAIM
73 SW 12 Ave
STE 108
Dania, FL 33004



Jan 8, 2026 at 4:31:00 PM
3185-3187 W Hallandale Beach Blvd
Pembroke Park FL 33009
United States



Jan 8, 2026 at 4:31:24 PM
3960 W Hallandale Beach Blvd
Pembroke Park FL 33023
United States





Case Overview

Property/Incident Information

Owner	Address	Site Address
SHARON SCHOOL OF EXCELLENCE INC	3610 SW 48 AVE PEMBROKE PARK, FL 33023	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

Folio

514230130370

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

Case Status Closed **Case #** 6126

Notes

1. (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections.
2. Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections.
3. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/4/2021		Notice of Violation	Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/20/2021	10/20/2021	Final Order	
10/7/2022		Affidavit of Non-Compliance	Certified Mail
10/7/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
2/9/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
8/22/2023		Affidavit of Compliance	Regular Mail
9/4/2026	9/16/2026	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	8/22/2023

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/22/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	8/22/2023
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	10/7/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	8/22/2023	\$29,050.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$29,150.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$29,150.00

Aimara Fontalva

From: Aimara Fontalva
Sent: Monday, August 31, 2026 1:13 PM
To: 'Carl Parrish'
Subject: RE: Sharon School of Excellence

Good afternoon Mr. Parrish,

Thank you for notifying, we'll add the reduction to your file and the cases will be set for hearing Sept. 16 at 9:00am. As soon as payment is received (can be same day if desired), the cases will have their liens released.

Regards,



Aimara Fontalva
Code Compliance Officer
954.966.4600 ext. 214
www.tppfl.gov
3150 SW 52nd Ave
Pembroke Park, FL 33023

From: Carl Parrish <cdparrish@aol.com>
Sent: Sunday, August 30, 2026 5:04 PM
To: Aimara Fontalva <afontalva@tppfl.gov>
Subject: Re: Sharon School of Excellence

Thank you, we will accept this reduction.

On Thursday, August 27, 2026 at 03:20:33 PM EDT, Aimara Fontalva <afontalva@tppfl.gov> wrote:

Good afternoon Mr. Parrish,

Please see attached the second reduction offer at 85%. Any further reduction would have to be requested directly with the magistrate.

If you have any questions or concerns, please feel free to contact me.

Regards,



Aimara Fontalva
Code Compliance Officer

954.966.4600 ext. 214
www.tppfl.gov
3150 SW 52nd Ave

Pembroke Park, FL 33023

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.

Town of Pembroke Park

INVOICE

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



DATE: September 11, 2026
INVOICE NO.: 435
FOR:

Case No.: 6126
SHARON SCHOOL OF
EXCELLENCE INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Bill To:
SHARON SCHOOL OF
EXCELLENCE INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-103(m), 5-105, 5-17, and 21-19		
1	Final Order 10/20/2021 Admin Fee	\$ 100.00	\$ 100.00
581	Day(s) of Per Diem from (01/18/2022 - 08/22/2023)	\$ 50.00	\$ 29,050.00
	Recorded Lien	\$ 44.00	\$ 44.00
	Release of Lien	\$ 10.00	\$ 10.00
	Recommend to Abate Per Diem Fine by 85%		\$ 4,357.50
	\$4,357.50 + \$100.00 + \$44.00 + \$10.00		\$ 4,511.50
BALANCE			\$ 29,204.00

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.

**SHARON SCHOOL OF
EXCELLENCE INC**

**3610 SW 48 AVE, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO ABATE FINE

Sent To:

SHARON SCHOOL OF
EXCELLENCE INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6126

Date:

09/04/2026

Property Owner:

SHARON SCHOOL OF
EXCELLENCE INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230130370

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

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

SHARON SCHOOL OF EXCELLENCE

CASE NO. 6126

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SHARON SCHOOL OF EXCELLENCE

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: SHARON SCHOOL OF EXCELLENCE AT
4:17 PM ON THE 4th DAY OF September 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.

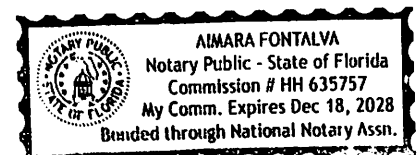
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.

Jeffrey Louis
AFFIANT

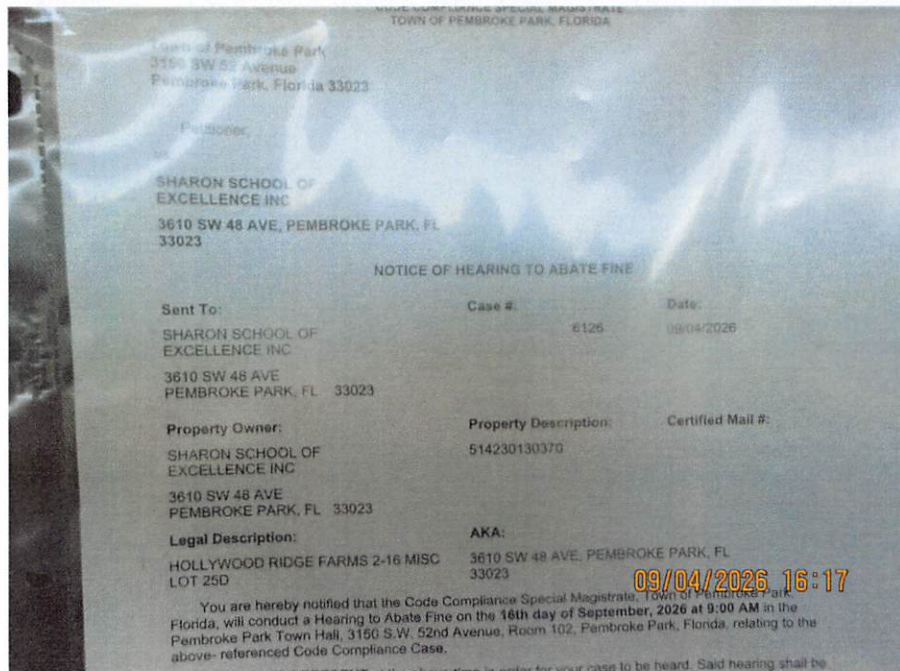
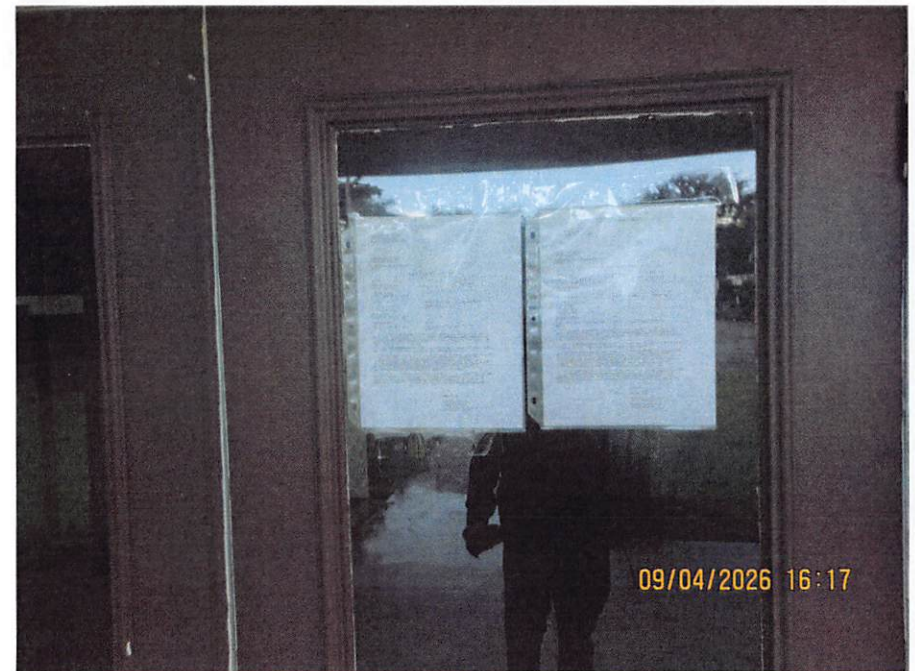
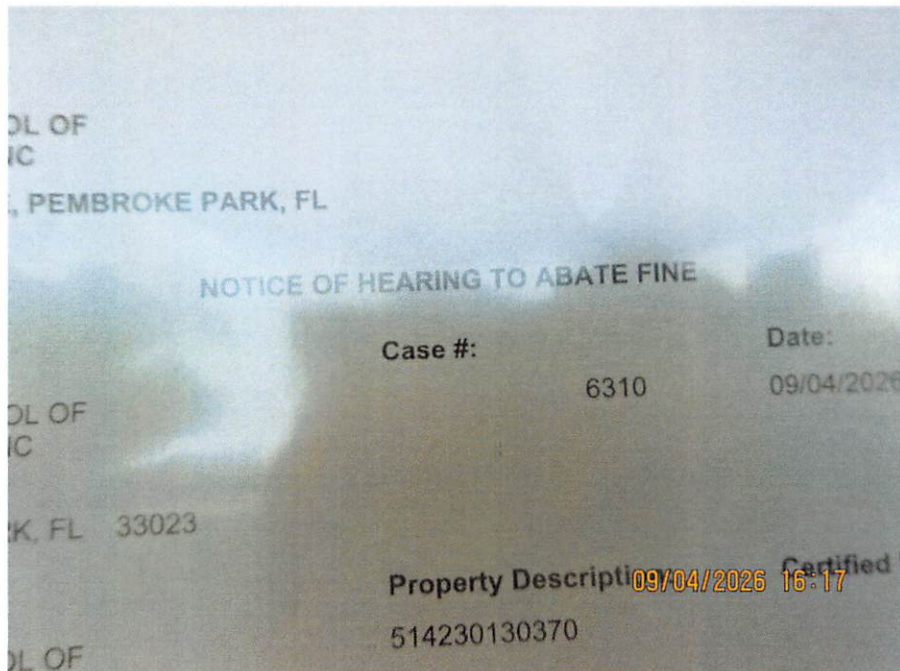
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4th day of September, 2026, by Jeffrey Louis as Code Compliance
Officer for the Town of Pembroke Park.

Amara Fontalva
Signature



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



9589 0710 5270 1605 9728 12

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

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

OFFICIAL USE

Certified Mail Fee

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$ 10.44

Sent To

Street and Apt. No., c

City, State, ZIP+4®

SHERRON PARRISH
RE: SHARON SCHOOL OF
EXCELLENCE - HAF NO. 6126 & 6310
3541 SW 144 STREET
MIRAMAR, FL 33027

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

9589 0710 5270 1605 9727 99

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage and Fees

\$ 10.44

Sent To

Street and Apt. No.

City, State, ZIP+4®

SHARON SCHOOL OF EXCELLENCE
HAF NO. 6126 AND 6310
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

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: 8-20-26

Phone #: 954-274-2365

Case # 6126

E-mail: cdparrish@aol.com

Address of Violation: 3610 S.W 48th Ave, Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Carl Parrish (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6126 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the To be agreed upon via email ^{at} 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 10/20/21 imposing the fine of \$ 29,150.00 for violation(s) of the Town's Code of Ordinances: 5-103m, 5-105, 21-19, 5-17

Brief summary for request: looking to mitigate for loan closing

Carl Parrish
Petitioner's Name (Print)

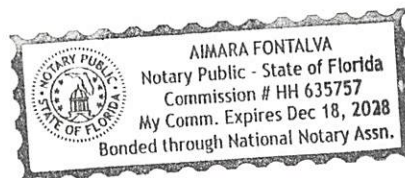
[Signature]
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Carl D Parrish ^{DL} P417-843-29000-0 and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on August 20 2026

Notary Public State of Florida: [Signature] Timara Fontalva

My Commission expires: 12/18/28





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 #:
6126

Petitioner,

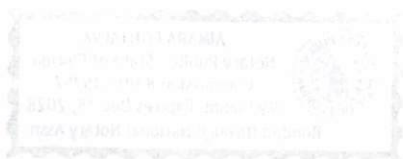
vs.

SHARON SCHOOL OF
EXCELLENCE INC
3610 SW 48 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 8/22/2023 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: SHARON SCHOOL OF EXCELLENCE INC
Address: 3610 SW 48 AVE PEMBROKE PARK, FL 33023
Folio: 514230130370
Site Address: 3610 SW 48 AVE, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D



Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	8/22/2023
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	8/22/2023
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	8/22/2023
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	10/7/2022

Notes/Mean of Correction:

- (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections. Complete.
- Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections. Permit #23358243-0, completed for parking lot.

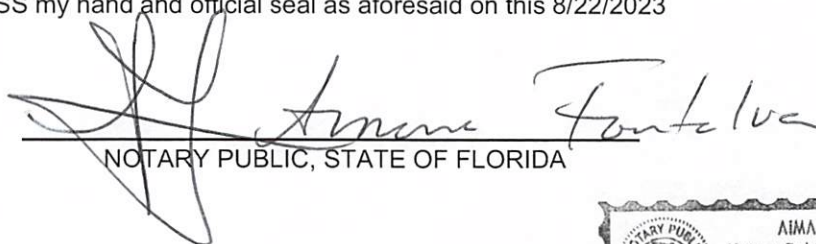
Further, Affiant sayeth naught

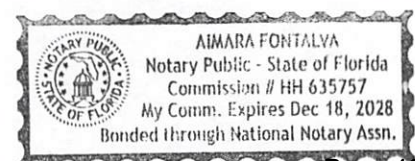
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/22/2023


NOTARY PUBLIC, STATE OF FLORIDA



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON
EXHIBIT A
Respondent(s)

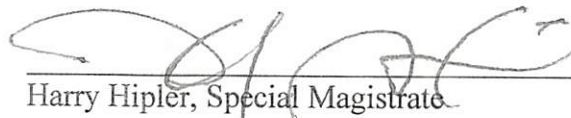
ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE
AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023, to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of March, 2023.

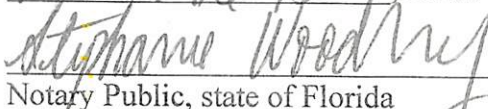
TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date: March 15, 2023. SW


Notary Public, state of Florida



STEPHANIE WOODBURY
Commission # HH 081214
Expires March 27, 2025
Bonded Thru Budget Notary Services

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.

EXHIBIT A

No.	CASE #	NAME	NOV DATE	SITE ADDRESS	RECORDING DATE	COMPLIED YES / NO	HOMESTEAD EXCEPTION
1	4635	DEBORAH LISA VAUGHN	9/3/2019	135 STEVEN STREET, PEMBROKE PARK, FL 33009	9/14/2022	NO AS 03/15/2023	NO
2	4770	ANA SANCHEZ	12/4/2019	103 DAVID DRIVE, PEMBROKE PARK, FL 33009	9/14/2022	NO AS 03/15/2023	NO
3	4772	WANDA CRUZ	12/4/2019	105 DAVID DRIVE, PEMBROKE PARK, FL 33009	8/18/2022	NO AS 03/15/2023	NO
4	5070	ISRAEL FAMILY PARK ROAD 1 LLC	5/8/2020	2649 S PARK RD, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
5	5384	FEENEY, ROBERT & DEBORAH	10/13/2020	5501 SW 34 ST #1-2, PEMBROKE PARK, FL 33023	9/13/2022	NO AS 03/15/2023	NO
6	5479	PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC	12/11/2020	3707 SW 56 AVE, PEMBROKE PARK, FL 33023	9/13/2022	YES 9/6/2022	NO
7	5533	2400 SW 30 LLC	2/17/2021	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
8	5622	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY C, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
9	5637	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY B, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
10	5638	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY A, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
11	6126	LAKE FOREST BAPTIST CHURCH INC	8/4/2021	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	11/7/2022	NO AS 03/15/2023	NO
12	6310	LAKE FOREST BAPTIST CHURCH INC	9/22/2021	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	11/7/2022	YES 7/29/2022	NO
13	6771	1730 PR LLC	3/2/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	11/7/2022	YES 5/6/2022	NO
14	6810	WILSON, MCNEIL WILSON, ANGELA	3/9/2022	5511 SW 32 CT #1-2, PEMBROKE PARK, FL 33023	10/26/2022	NO AS 03/15/2023	NO
15	6909	1730 PR LLC	4/6/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	11/7/2022	NO AS 03/15/2023	NO

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.

Nazly Dayana CA

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKE FOREST BAPTIST
CHURCH INC

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:	Case #:	Date:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6126	02/09/2023

Property Owner:	Property Description:	Certified Mail #:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

7022 2410 0002 7328 4587

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OFFICIAL USE

Certified Mail Fee

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

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

Postage

\$ **7.85**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

LAKE FOREST BAPTIST CHURCH INC
 NHAF #6126, #6310
 3610 SW 48 AVE,
 PEMBROKE PARK, FL 33023

Postmark
 Here

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☐ Adult Signature Restricted Delivery \$

Postage

\$ **7.85**

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

PS Form 3800, A

LANGSTON, REBECCA
 NHAF #6126, #6310
 3015 N. OCEAN BLVD. APT 6G
 FT. LAUDERDALE, FL 33308

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:

LANGSTON, REBECCA
 NHAF #6126, #6310
 3015 N. OCEAN BLVD. APT 6G
 FT. LAUDERDALE, FL 33308



9590 9402 7912 2234 7752 69

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4587

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

all Restricted Delivery

Domestic Return Receipt

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

\$

Sent To

Street and Apt.

City, State, ZIP

PS Form 3800

LANGSTON, REBECCA

AFFL #6126, #6310

3015 N. OCEAN BLVD. APT 6G

FT. LAUDERDALE, FL 33308

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OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy)

☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage

\$

Total Postage

\$

Sent To

Street and Apt.

City, State, ZIP

PS Form 3800

LAKE FOREST BAPTIST CHURCH INC

AFFL #6126, #6310

3610 SW 48 AVE,

PEMBROKE PARK, FL 33023

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKE FOREST BAPTIST CHURCH INC

AFFL #6126, #6310

3610 SW 48 AVE,

PEMBROKE PARK, FL 33023



9590 9402 7912 2234 7828 30

2. Article Number (Transfer from service label)

7020 0640 0000 5918 8259

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Kelton Clade*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/21

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Mail Restricted Delivery (0)

Domestic Return Receipt

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 6126

vs.

LAKE FOREST BAPTIST CHURCH INC
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being in 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: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

PROPERTY OWNER: LAKE FOREST BAPTIST CHURCH INC

FOLIO NO.: 5142 30 13 0370

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK ORDINANCES SECTION(S) 5-103(m); 5-105; 5-17 and 21-19 WITHIN NINETY (90) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **\$50.00** (FIFTY 00/100 DOLLARS. If the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$13,800.00** (THIRTEEN THOUSAND EIGHT HUNDRED 00/100 DOLLARS) as of the date of this hearing

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: **6126**

vs.

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

R B INDUSTRIAL PLAT 104-38 B TRACT A

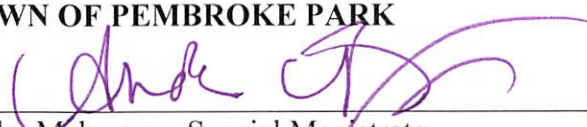
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

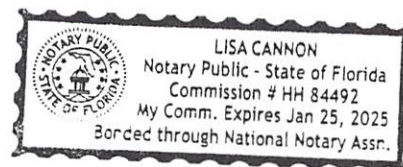
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

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

October 19, 2022.



Notary Public, state of Florida



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

Certificate of Service

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

Yes X No _____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of Oct., 2022.

Nazly Cardona CA

Nazly Cardona

Administrative Assistant

Town of Pembroke Park

3150 SW 52 AVE

Pembroke Park, FL 33023

7020 0090 0001 3495 9355

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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

\$ **8.06**

Total Postage and Fee **LAKE FOREST BAPTIST CHURCH INC**

\$ **SOCL #6310, #6126**

Sent To

Street and Apt. No.,

City, State, ZIP+4®

**3610 SW 48 AVE
PEMBROKE PARK FL 33023**

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

Postage

\$ **8.06**

Total Postage and Fee **LANGSTON, REBECCA**

\$ **SOCL#6310, #6126**

Sent To

Street and Apt. No.

City, State, ZIP+4®

**3015 N. OCEAN BLVD. APT 6G
FT. LAUDERDALE, FL 33308**

PS Form 3800,

Postmark
Here

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE FOREST BAPTIST CHURCH INC	3610 SW 48 AVE PEMBROKE PARK, FL 33023	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Open **Case #** 6126 **Date Next Inspection** 10/19/2022

Notes

1. (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections.
2. Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections.
3. A double permit fee has been assessed.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
8/4/2021		Notice of Violation	Regular Mail
9/28/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
10/20/2021	10/20/2021	Final Order	
10/7/2022		Affidavit of Non-Compliance	Certified Mail
10/7/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail 10/7/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/19/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/19/2022

Case Overview

SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	10/7/2022
------------------------------	--	---	------------------

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$13,600.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$13,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$13,700.00

Town of Pembroke Park

INVOICE

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



DATE: October 13, 2022
INVOICE # 320
FOR:

Case # 6126
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

Bill To:
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.5-103(m); 5-105; 5-17 and 21-19		
	Final Order on 10/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
274	Day(s) of Per Diem from (01/18/22-10/19/2022)	\$ 50.00	\$ 13,700.00
Balance			\$ 13,800.00

Make all checks payable to TOWN OF PEMBROKE PARK

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKE FOREST BAPTIST
CHURCH INC

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6126	10/07/2022

Property Owner:	Property Description:	Certified Mail #:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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



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 #:
6126

Petitioner,
vs.

LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 10/7/2022 I JOSELINE RAMIREZ as Code Enforcement Officer have personally examined the property described below and find that said property is NOT in compliance with the Ordinance(s) shown below:

Owner Name:	LAKE FOREST BAPTIST CHURCH INC
Address:	3610 SW 48 AVE PEMBROKE PARK, FL 33023
Folio:	514230130370
Site Address:	3610 SW 48 AVE, PEMBROKE PARK, FL 33023
Legal Description:	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	Not in Compliance - Reinspection Date: 10/7/2022
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 10/7/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 10/7/2022
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	10/7/2022

Notes/Mean of Correction:

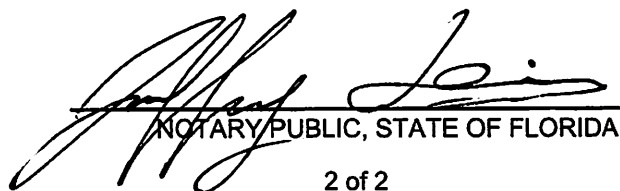
- (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections. Complete.
 - Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections. In-complete.
- 94937 2211474-0 514230130370 Arrow Asphalt 3610 SW 48 AVE Permit Expired Commercial Paving & Restriping

Further, Affiant sayeth naught

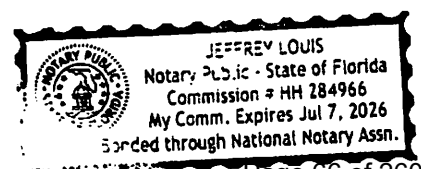
STATE OF FLORIDA
COUNTY OF BROWARD


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 10/7/2022


NOTARY PUBLIC, STATE OF FLORIDA

2 of 2



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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LAKE FOREST BAPTIST CHURCH INC)

CASE NO. 6126

Respondent

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

TO BE SERVED: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKE FOREST BAPTIST CHURCH INC AT 10:56 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

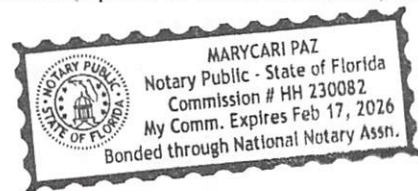
T Y P E O F S E R V I C E

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

AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

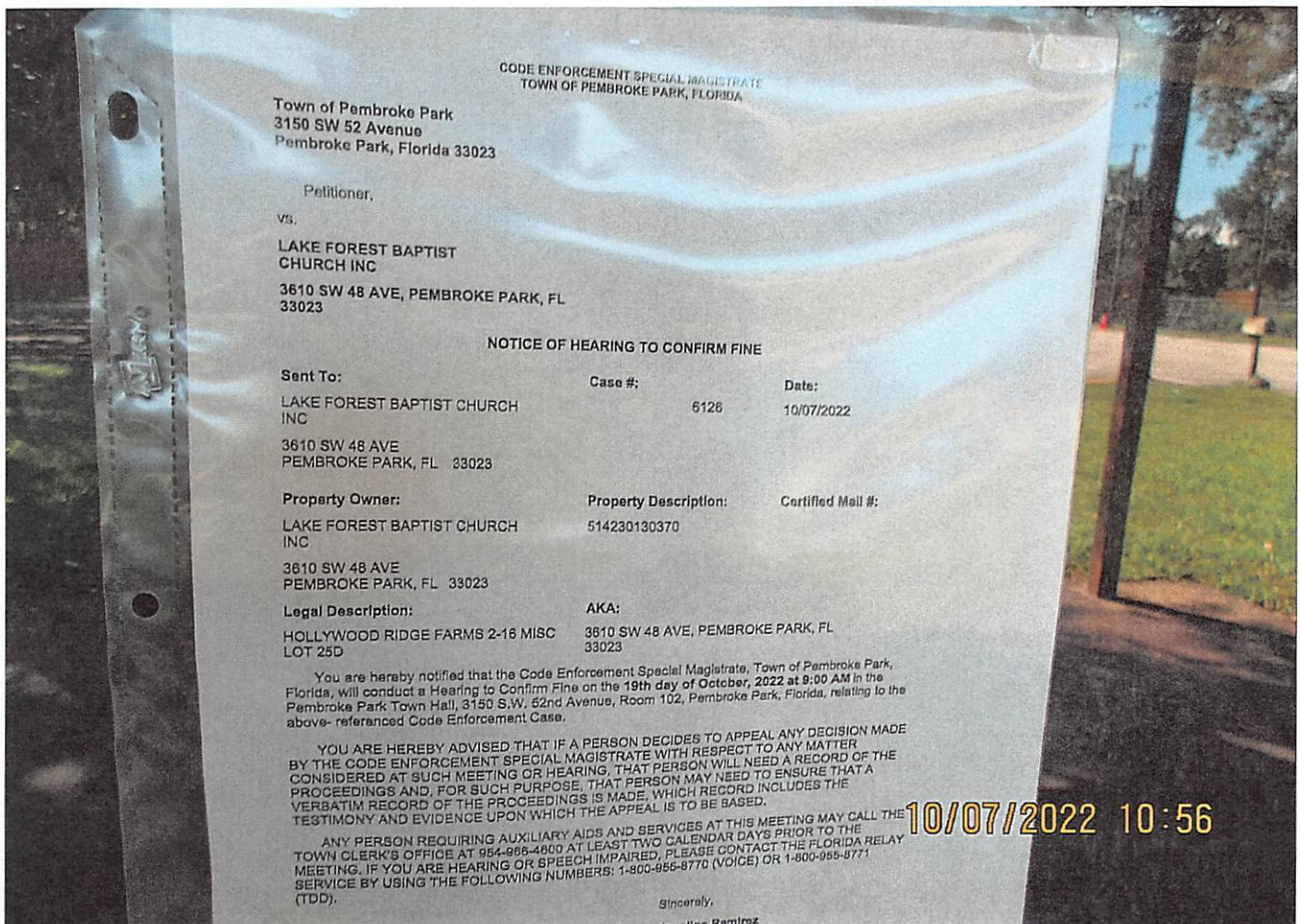
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Oct, 2022, by Josefine Ramirez as Code Enforcement Officer for the Town of Pembroke Park.



Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



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

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

OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.82
Total Postage and	\$
Sent To	LAKE FOREST BAPTIST CHURCH INC
Street and Apt. No.	HCF #6310, #6126
City, State, ZIP+4®	3610 SW 48 AVE PEMBROKE PARK FL 33023
PS Form 3800, A	

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

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

OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 7.82
Total Postage and	\$
Sent To	LANGSTON, REBECCA
Street and Apt. No.	HCF#6310, #6126
City, State, ZIP+4®	3015 N. OCEAN BLVD. APT 6G FT. LAUDERDALE, FL 33308
PS Form 3800, A	

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6126
Petitioner,)
)
vs.)
LAKE FOREST BAPTIST CHURCH INC)
Respondent(s))

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 20, 2021, after service and due notice was provided to Respondent 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: 3610 SW 48 AVE, PEMBROKE PARK FL 33023

PROPERTY OWNER: LAKE FOREST BAPTIST CHURCH INC, 3610 SW 48 AVE, PEMBROKE PARK, FL 33023

FOLIO NO.: 5142 30 13 0370

LEGAL DESCRIPTION: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

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(m); 5-105; 5-17 ; 21-19. 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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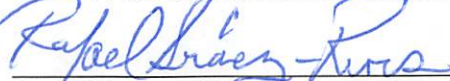
ORDER

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) 5-103(m); 5-105; 5-17 ; 21-19 **WITHIN 90 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay 50.00 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, **A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK



Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

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



Teresa Malcolm
Code Enforcement Officer
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

7019 1120 0000 9007 7347

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$ 7.33

Sent To

Street and Apt.

City, State, ZIP

REBECCA LANGSTON
3015 N OCEAN BLVD APT 6G
FT LAUDERDALE, FL 33308
FO # 6126

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

See Reverse for Instructions

7021 0350 0001 0298 0006

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$ 7.33

Sent To

Street and Apt.

City, State, ZIP

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
NOH # 6126

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

See Reverse for Instructions

7021 0350 0001 0298 2406

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$ 1.33

Sent To

Street and Apt.

City, State, ZIP

REBECCA LANGSTON
3015 N OCEAN BLVD APT 6G
FT LAUDERDALE, FL 33308
NOH # 6126

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

See Reverse for Instructions

7019 1120 0000 9007 7330

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
Here

Postage

\$

Total Postage

\$ 1.33

Sent To

Street and Apt.

City, State, ZIP

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
FO # 6126

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

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

REBECCA LANGSTON
3015 N OCEAN BLVD APT 6G
FT LAUDERDALE, FL 33308
NOH # 6126



9590 9402 6610 1028 6960 85

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2406

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Roger Bedgood

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Roger Bedgood

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

1. Article Addressed to:

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
NOH # 6126



9590 9402 6610 1028 6960 78

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0006

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)

Lake Forest

C. Date of Delivery

9/30/21

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

3. Service Type

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

Mail Restricted Delivery

(over \$500)

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

Restricted Delivery

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:

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
FO # 6126



9590 9402 6379 0303 8499 21

2. Article Number (Transfer from service label)

7019 1120 0000 9007 7330

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)

M. Langston

C. Date of Delivery

10/25

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

3. Service Type

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

Mail Restricted Delivery

(over \$500)

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

Restricted Delivery

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:

REBECCA LANGSTON
3015 N OCEAN BLVD APT 6G
FT LAUDERDALE, FL 33308
FO # 6126



9590 9402 6379 0303 8500 02

2. Article Number (Transfer from service label)

7019 1120 0000 9007 7347

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

3. Service Type

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

Mail Restricted Delivery

(over \$500)

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

Restricted Delivery

Domestic Return Receipt



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

09/28/2021

Sent To:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6126

Property Owner:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130370

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	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
SIGNS AND ADVERTISING	Sec. 21-19. - Prohibited signs.	The following are those signs which shall not be permitted within the municipal limits of the town: (1) Animated signs; (2) Sidewalk or sandwich signs; (3) Snipe signs, with the exception of political signs; (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21; (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures; (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures; (7) Roof signs; (8) Billboards; except as provided for in section 21-20(4); (9) Advertising benches; people shelters or bus shelters; except by municipal contract; (10) Box or cabinet signs; except as allowed by this article; (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies; (12) Sign locate...	30

1. (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections.
2. Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections.
3. A double permit fee has been assessed.

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

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

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

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

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

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

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

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

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

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

Teressa Malcolm

Code Enforcement Officer



9/28/2021

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

LAKE FOREST BAPTIST CHURCH INC

CASE NO. 6126

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKE FOREST BAPTIST CHURCH INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK FL 33023

I, TERESSA MALCOLM HEREBY CERTIFY that I SERVED: LAKE FOREST BAPTIST CHURCH INC
AT 1:02 A.M./P.M. ON THE 1 DAY OF OCTOBER 2021.

TYPE OF SERVICE

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

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

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

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

W **POSTING:** By posting a copy of the Notice of Service at the premises, a photo of which is attached.

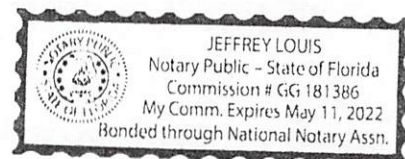
AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 13 day of 10, 2021, by Teressa malcolm as Code Enforcement Officer for the
Town of Pembroke Park.

Signature

Personally Known OR Produced Identification
Type of Identification Produced





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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:
09/28/2021

Sent To:
LAKE FOREST BAPTIST CHURCH
INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:
6126

Property Owner:
LAKE FOREST BAPTIST CHURCH
INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:
514230130370

Legal Description:
HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:
3610 SW 48 AVE, PEMBROKE PARK, FL
33023

10/01/2021 01:02







U.S. Postal ServiceTM
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

\$1.33

Sent To

REBECCA LANGSTON
3015 N OCEAN BLVD APT 6G
FT LAUDERDALE, FL 33308
NOH # 6126

Street and Apt. 7

City, State, Z

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

See Reverse for Instructions

7021 0350 0001 0298 0006

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage a

\$7.33

Sent To

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
NOH # 6126

Street and Apt. 7

City, State, ZIP+

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

See Reverse for Instructions

7021 0350 0001 0298 0006



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:

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023
NOH # 6126



9590 9402 6610 1028 6960 78

2. Article Number (Transfer from service label)

7021 0350 0001 0298 0006

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Paula H* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Lake Forest C. Date of Delivery *9/30/20*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 (00) | |

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:

REBECCA LANGSTON
3015 N OCEAN BLVD APT 6G
FT LAUDERDALE, FL 33308
NOH # 6126



9590 9402 6610 1028 6960 85

2. Article Number (Transfer from service label)

7021 0350 0001 0298 2406

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Roger Bedgood* ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Roger Bedgood C. Date of DeliveryD. 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 (00) | |

Domestic Return Receipt



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

CODE ENFORCEMENT NOTICE OF VIOLATION

Sent To:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6126

Date:

08/04/2021

Property Owner:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230130370

Certified Mail #:**Legal Description:**

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 8/4/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-103(m). - Exterior maintenance of structures and premises	All off-street parking spaces shall be paved asphalt or constructed of concrete or block and shall have smooth surfaces in good repair in compliance with Town Code of Ordinances. All street parking spaces surfaced with gravel in existence prior to the enactment of this article and in compliance with previous code requirements shall not be precluded so long as the owner of such off-street parking spaces maintains the public right-of-way free from gravel. Any owner of property who makes an addition of more than twenty (20) percent of the area of the primary structure shall be required to install and maintain paved asphalt or concrete for off-street parking spaces.	30
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	30
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	30

- (1) Animated signs;
- (2) Sidewalk or sandwich signs;
- (3) Snipe signs, with the exception of political signs;
- (4) Banner signs, flags or pennants when used for advertising purposes, except as provided in section 21-21;
- (5) all signs that contain exposed lighting of any type or have the appearance of one of the above types of light fixtures;
- (6) Permanent signs which are illuminated from outside the boundaries of the sign by visible lighting fixtures;
- (7) Roof signs;
- (8) Billboards; except as provided for in section 21-20(4);
- (9) Advertising benches; people shelters or bus shelters; except by municipal contract;
- (10) Box or cabinet signs; except as allowed by this article;
- (11) Vehicle or trailer signs used on a given location or site in addition to or in lieu of a temporary or permanent sign permitted by this article, unless required by governmental agencies;
- (12) Sign locate...

Notes/Mean of Correction:

1. (2) Prohibited Banners sign on fence at main entrance. No permit of file, Obtain a permit for the banner signs with any plans and inspections.
2. Parking lot area is faded and has a pothole. Obtain a permit for the restriping and paving of the parking lot area with any plans and inspections.
3. A double permit fee has been assessed.

If the referenced violations are corrected within the number of days noted above from the date of issuance of this notice, you must contact the Code 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.


Teresa Malcolm
Code Enforcement Officer









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

Detail by Entity Name

Florida Not For Profit Corporation

LAKE FOREST BAPTIST CHURCH OF HOLLYWOOD, INC.

Filing Information

Document Number N95000001568
FEI/EIN Number 65-0735219
Date Filed 03/31/1995
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/06/2014

Principal Address

3610 SW 48TH AVE.
 HOLLYWOOD, FL 33023

Mailing Address

3610 SW 48TH AVE.
 HOLLYWOOD, FL 33023

Registered Agent Name & Address

LANGSTON, REBECCA
 3015 N. Ocean Blvd.
 Apt 6G
 Ft. Lauderdale, FL 33308

Name Changed: 04/01/2021

Address Changed: 04/01/2021

Officer/Director Detail

Name & Address

Title President

LANGSTON, REBECCA W
 3015 N. Ocean Blvd.
 Apt 6G
 Ft. Lauderdale, FL 33308

Title CM

JUANITA, CLARK
3721 SW 46 AVENUE
HOLLYWOOD, FL 33023

Title Trustee

CLARK, KELTON, Sr.
3721 SW 46 AVENUE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
2020	01/17/2020
2021	01/12/2021
2021	04/01/2021

Document Images

04/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
04/20/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
10/06/2014 -- REINSTATEMENT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
02/01/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
02/17/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
02/01/2006 -- ANNUAL REPORT	View image in PDF format
02/09/2005 -- ANNUAL REPORT	View image in PDF format
01/12/2004 -- ANNUAL REPORT	View image in PDF format
07/17/2003 -- ANNUAL REPORT	View image in PDF format
05/29/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format
05/09/2000 -- ANNUAL REPORT	View image in PDF format
04/28/1999 -- REINSTATEMENT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
03/31/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



Site Address	3610 SW 48 AVENUE, PEMBROKE PARK FL 33023	ID #	5142 30 13 0370
Property Owner	LAKE FOREST BAPTIST CHURCH INC	Millage	0613
Mailing Address	3610 SW 48 AVE PEMBROKE PARK FL 33023	Use	71
Abbr Legal Description	HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D		

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*	\$479,160	\$1,225,250	\$1,704,410	\$1,704,410	
2020	\$479,160	\$1,228,770	\$1,707,930	\$1,707,930	
2019	\$479,160	\$1,228,770	\$1,707,930	\$1,636,500	

2021* Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$1,704,410	\$1,704,410	\$1,704,410	\$1,704,410
Portability	0	0	0	0
Assessed/SOH	\$1,704,410	\$1,704,410	\$1,704,410	\$1,704,410
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 30	\$1,704,410	\$1,704,410	\$1,704,410	\$1,704,410
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
4/24/2001	WD	\$82,300	31917 / 1295
11/1/1989	WD	\$90,500	16906 / 248

Land Calculations

Price	Factor	Type
\$217,800	2.20	AC
Adj. Bldg. S.F. (Card, Sketch)		15492
Eff./Act. Year Built: 1969/1967		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

DF PEMBROKE PARK
AVENUE • PEMBROKE PARK, FLORIDA 33023

Hasler

FIRST-CLASS MAIL

08/04/2021

US POSTAGE \$000.51⁰



ZIP 33023
011D10656696

Sent To:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6126

TOWN OF PEMBROKE PARK

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



PEMBROKE PARK, FL 33023
FEB 20 2023 PM 4 L

7022 2410 0002 7328 4594

Hasler

02/09/2023

US POSTAGE

\$007.85⁰⁰



ZIP 33023
011D10656696

LAKE FOREST BAPTIST CHURCH INC
NHAFL #6126, #6310
3610 SW 48 AVE,
PEMBROKE PARK, FL 33023

LA

2/14
2/15

NIXIE

331 7E 1

2203/16/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33023541350

*2938-07019-09-45



UTR
33023-6323

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:

LAKE FOREST BAPTIST CHURCH INC
 NHAFF #6126, #6310
 3610 SW 48 AVE,
 PEMBROKE PARK, FL 33023



9590 9402 7912 2234 7758 32

2. Article Number (Transfer from service label)

7022 2410 0002 7328 4594

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery

- ☒ Certified Mail®
☐ Certified Mail Restricted Delivery

- ☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

D)

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

Domestic Return Receipt

Case Overview

Property/Incident Information

Owner	Address	Site Address
SHARON SCHOOL OF EXCELLENCE INC	3610 SW 48 AVE PEMBROKE PARK, FL 33023	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

Folio

514230130370

Legal Description

HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

Case Status Closed **Case #** 6310

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>
(Initial request on 2017)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/22/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
7/29/2022		Affidavit of Compliance	Hand
10/6/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
10/19/2022	10/19/2022	Supplemental Order/Claim of Lien	Certified Mail Hand
2/9/2023	3/15/2023	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
9/4/2026	9/16/2026	Notice of Formal Hearing - Abate Fine	Certified Mail

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	7/29/2022

Fines

Case Overview

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	7/29/2022	\$66,750.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$66,850.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$66,850.00

Aimara Fontalva

From: Aimara Fontalva
Sent: Monday, August 31, 2026 1:13 PM
To: 'Carl Parrish'
Subject: RE: Sharon School of Excellence

Good afternoon Mr. Parrish,

Thank you for notifying, we'll add the reduction to your file and the cases will be set for hearing Sept. 16 at 9:00am. As soon as payment is received (can be same day if desired), the cases will have their liens released.

Regards,



Aimara Fontalva
Code Compliance Officer
954.966.4600 ext. 214
www.tppfl.gov
3150 SW 52nd Ave
Pembroke Park, FL 33023

From: Carl Parrish <cdparrish@aol.com>
Sent: Sunday, August 30, 2026 5:04 PM
To: Aimara Fontalva <afontalva@tppfl.gov>
Subject: Re: Sharon School of Excellence

Thank you, we will accept this reduction.

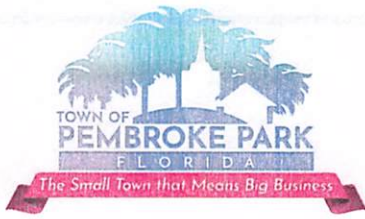
On Thursday, August 27, 2026 at 03:20:33 PM EDT, Aimara Fontalva <afontalva@tppfl.gov> wrote:

Good afternoon Mr. Parrish,

Please see attached the second reduction offer at 85%. Any further reduction would have to be requested directly with the magistrate.

If you have any questions or concerns, please feel free to contact me.

Regards,



Aimara Fontalva
Code Compliance Officer

954.966.4600 ext. 214
www.tppfl.gov
3150 SW 52nd Ave

Pembroke Park, FL 33023

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.

Town of Pembroke Park

INVOICE

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



DATE: September 11, 2026
INVOICE NO.: 435
FOR:

Case No.: 6310
SHARON SCHOOL OF
EXCELLENCE INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Bill To:
SHARON SCHOOL OF
EXCELLENCE INC
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 110.15		
1	Final Order 10/20/2021 Admin Fee	\$ 100.00	\$ 100.00
267	Day(s) of Per Diem from (11/4/2021 - 07/29/2022)	\$ 250.00	\$ 66,750.00
	Recorded Lien	\$ 44.00	\$ 44.00
	Release of Lien	\$ 10.00	\$ 10.00
	Recommend to Abate Per Diem Fine by 85%		\$ 10,012.50
	\$10,012.50 + \$100.00 + \$44.00 + \$10.00		\$ 10,166.50
BALANCE			\$ 66,904.00

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.

**SHARON SCHOOL OF
EXCELLENCE INC**

**3610 SW 48 AVE, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO ABATE FINE

Sent To:

SHARON SCHOOL OF
EXCELLENCE INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6310

Date:

09/04/2026

Property Owner:

SHARON SCHOOL OF
EXCELLENCE INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230130370

Certified Mail #:

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

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

SHARON SCHOOL OF EXCELLENCE

CASE NO. 6310

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: SHARON SCHOOL OF EXCELLENCE

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: SHARON SCHOOL OF EXCELLENCE AT
04:17 PM ON THE 4 DAY OF September 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.

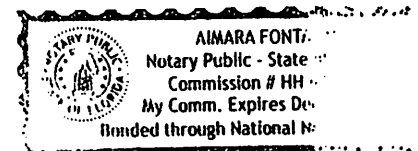
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at
City Hall.

Jeffrey Louis
AFFIANT

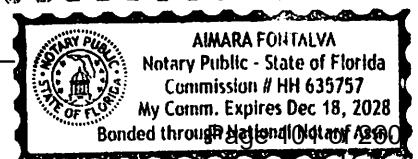
STATE OF FLORIDA
COUNTY OF BROWARD

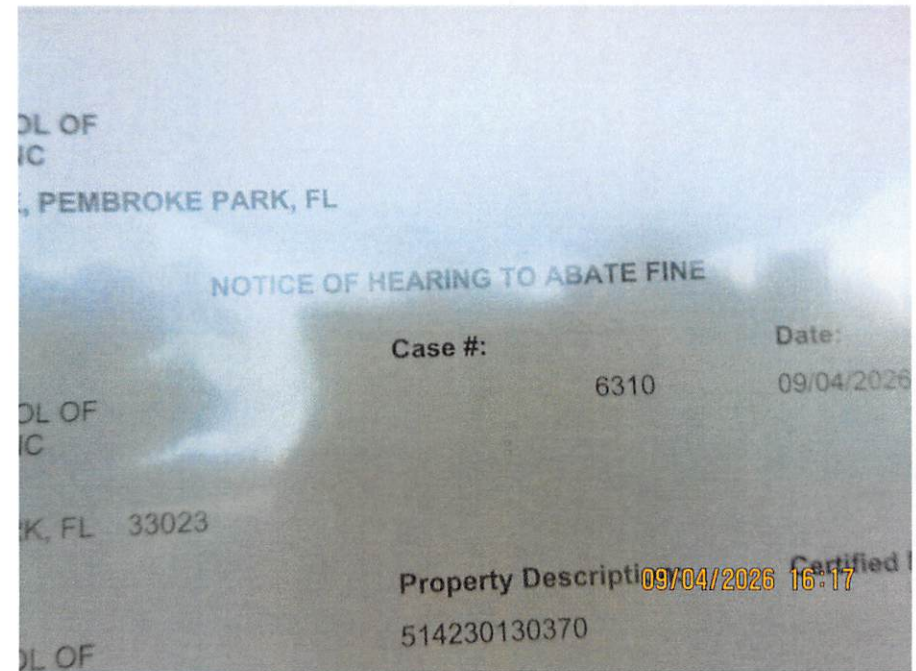
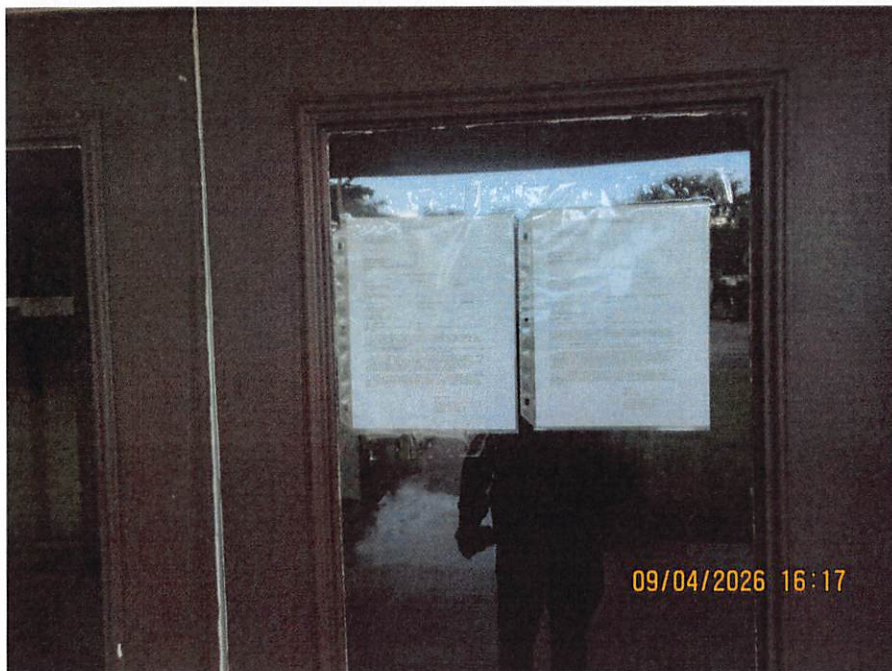
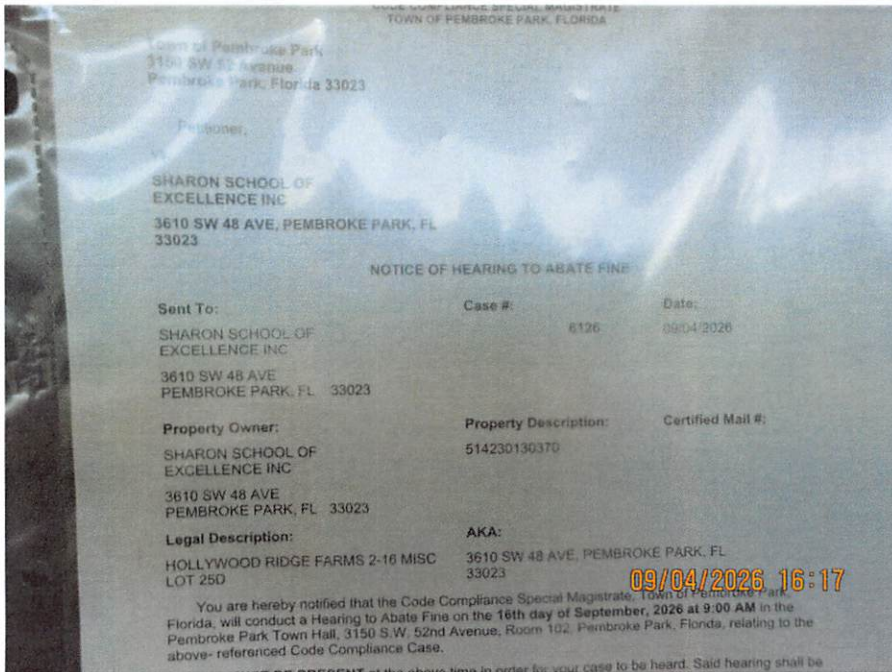
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 4th day of September, 2026, by Jeffrey Louis as Code Compliance
Officer for the Town of Pembroke Park.

AIMARA FONTALVA
Signature



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





9589 0710 5270 1605 9728 12

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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 Fees

\$ 16.44

Sent To

Street and Apt. No., c

City, State, ZIP+4®

SHERRON PARRISH
RE: SHARON SCHOOL OF
EXCELLENCE - HAF NO. 6126 & 6310
3541 SW 144 STREET
MIRAMAR, FL 33027

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

9589 0710 5270 1605 9727 99

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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 \$

Postmark
Here

Postage

\$

Total Postage and Fees

\$ 16.44

Sent To

Street and Apt. No.

City, State, ZIP+4®

SHARON SCHOOL OF EXCELLENCE
HAF NO. 6126 AND 6310
3610 SW 48 AVE
PEMBROKE PARK, FL 33023

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: 8.20.26

Phone #: 954.274.2365

Case # 6310

E-mail: cdparrish@aol.com

Address of Violation: 3610 S.W 48th Ave, Pembroke Park, FL 33023

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Carl Parrish (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6310 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the to be agreed upon via email 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 10/20/21 imposing the fine of \$ 66,850.00 for violation(s) of the Town's Code of Ordinances: 110.15

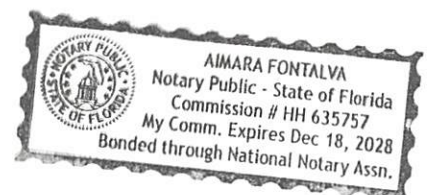
Brief summary for request: looking to mitigate for loan closing

Carl Parrish
Petitioner's Name (Print)

Carl Parrish
Petitioner's Signature

State of Florida, County of Broward
Personally appeared before me the undersigned authority, Carl D Parrish DL P417-843-29-000-0 and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on August 20 2026.

Notary Public State of Florida: Amara Fontalva My Commission expires: 12/18/28



CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RESPONDENTS NAMED AND LISTED ON
EXHIBIT A
Respondent(s)

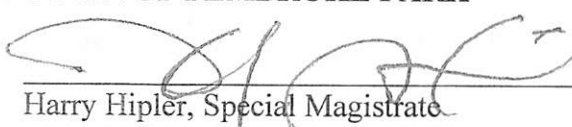
ORDER OF SPECIAL MAGISTRATE AUTHORIZING FORECLOSURE OF FINE
AND LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on March 15th, 2023, to authorize the Town of Pembroke Park to file a Foreclosure of a Fine and Lien pursuant to the Special Magistrate's Final Order entered previously, a copy of which is attached hereto, and the Special Magistrate's Confirmation of the Fine and Lien [and there being and/or no compliance], a copy of which is attached hereto. The Special Magistrate finds and orders:

1. The Town of Pembroke Park is hereby authorized to file a Foreclosure of Fine and Lien.
2. The Special Magistrate reserves jurisdiction to enter such further orders as are necessary and proper.

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 15 day of March, 2023.

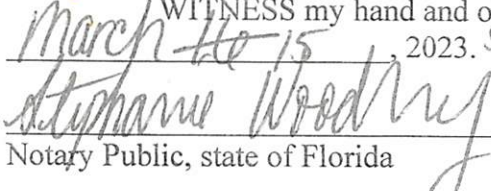
TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

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

WITNESS my hand and official in the County and State aforesaid this date:
March 16, 2023. *S.W.*


Notary Public, state of Florida



STEPHANIE WOODBURY
Commission # HH 081214
Expires March 27, 2025
Bonded Thru Budget Notary Services

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.

EXHIBIT A

No.	CASE #	NAME	NOV DATE	SITE ADDRESS	RECORDING DATE	COMPLIED YES / NO	HOMESTEAD EXCEPTION
1	4635	DEBORAH LISA VAUGHN	9/3/2019	135 STEVEN STREET, PEMBROKE PARK, FL 33009	9/14/2022	NO AS 03/15/2023	NO
2	4770	ANA SANCHEZ	12/4/2019	103 DAVID DRIVE, PEMBROKE PARK, FL 33009	9/14/2022	NO AS 03/15/2023	NO
3	4772	WANDA CRUZ	12/4/2019	105 DAVID DRIVE, PEMBROKE PARK, FL 33009	8/18/2022	NO AS 03/15/2023	NO
4	5070	ISRAEL FAMILY PARK ROAD 1 LLC	5/8/2020	2649 S PARK RD, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
5	5384	FEENEY, ROBERT & DEBORAH	10/13/2020	5501 SW 34 ST #1-2, PEMBROKE PARK, FL 33023	9/13/2022	NO AS 03/15/2023	NO
6	5479	PEMBROKE PARK CHURCH OF CHRIST OF BROWARD COUNTY INC	12/11/2020	3707 SW 56 AVE, PEMBROKE PARK, FL 33023	9/13/2022	YES 9/6/2022	NO
7	5533	2400 SW 30 LLC	2/17/2021	2400 SW 30 AVE, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
8	5622	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY C, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
9	5637	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY B, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
10	5638	2400 SW 30 LLC	3/11/2021	2400 SW 30 AVE #BAY A, PEMBROKE PARK, FL 33009	9/13/2022	NO AS 03/15/2023	NO
11	6126	LAKE FOREST BAPTIST CHURCH INC	8/4/2021	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	11/7/2022	NO AS 03/15/2023	NO
12	6310	LAKE FOREST BAPTIST CHURCH INC	9/22/2021	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	11/7/2022	YES 7/29/2022	NO
13	6771	1730 PR LLC	3/2/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	11/7/2022	YES 5/6/2022	NO
14	6810	WILSON,MCNEIL WILSON,ANGELA	3/9/2022	5511 SW 32 CT #1-2, PEMBROKE PARK, FL 33023	10/26/2022	NO AS 03/15/2023	NO
15	6909	1730 PR LLC	4/6/2022	1730 SW 30 AVE, PEMBROKE PARK, FL 33009	11/7/2022	NO AS 03/15/2023	NO

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 17 day of March, 2023.

Nazly Dayana CA

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**LAKE FOREST BAPTIST
CHURCH INC**

**3610 SW 48 AVE, PEMBROKE PARK, FL
33023**

NOTICE OF HEARING TO AUTHORIZE FORECLOSURE

Sent To:

Case #:

Date:

LAKE FOREST BAPTIST CHURCH
INC

6310

02/09/2023

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Property Owner:

Property Description:

Certified Mail #:

LAKE FOREST BAPTIST CHURCH
INC

514230130370

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Legal Description:

AKA:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

You are hereby summoned to appear and otherwise notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a hearing to consider the Town's request for Authorization to Foreclose and to seek a monetary judgment pursuant to chapter 162, Florida Statutes on the liens recorded in the above referenced code compliance case(s) on the **15th day of March, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, room 102, Pembroke Park, Florida.

Said hearing shall be limited to consideration of the Town's request to foreclose on its recorded Code Compliance lien(s) in the above referenced cases(s). **IF YOU FAIL TO ATTEND**, the Special Magistrate may base their findings and act solely on the presentation made by the Town.

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

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

Sincerely,

Joseline Ramirez

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: LANGSTON, REBECCA NHAF #6126, #6310 3015 N. OCEAN BLVD. APT 6G FT. LAUDERDALE, FL 33308 2. Article Number (Transfer from service label) 7022 2410 0002 7328 4587		A. Signature X <i>CUD19</i> B. Received by (Printed Name) <i>CUD19</i> C. Date of Delivery <i>2-16-23</i> 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

7020 0640 0000 5918 8273

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

Postage
\$

Total Postage
\$

Sent To
LANGSTON, REBECCA
NHAF #6126, #6310
3015 N. OCEAN BLVD. APT 6G
FT. LAUDERDALE, FL 33308

City, State, ZIP
FT. LAUDERDALE, FL 33308

PS Form 3800, April 2015 PSN 7530-02-000-9053

7020 0640 0000 5918 8259

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

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

Postage
\$

Total Postage
\$

Sent To
LAKE FOREST BAPTIST CHURCH INC
NHAF #6126, #6310
3610 SW 48 AVE,
PEMBROKE PARK, FL 33023

City, State, ZIP
PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9053

7022 2410 0002 7328 4594

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

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

Postage
\$ 7.85

Total Postage and
\$

Sent To
LAKE FOREST BAPTIST CHURCH INC
NHAF #6126, #6310
3610 SW 48 AVE,
PEMBROKE PARK, FL 33023

City, State, ZIP
PEMBROKE PARK, FL 33023

PS Form 3800, April 2015 PSN 7530-02-000-9053

7022 2410 0002 7328 4587

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OFFICIAL USE

Certified Mail Fee
\$

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

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

Postage
\$ 7.85

Total Postage and
\$

Sent To
LANGSTON, REBECCA
NHAF #6126, #6310
3015 N. OCEAN BLVD. APT 6G
FT. LAUDERDALE, FL 33308

City, State, ZIP
FT. LAUDERDALE, FL 33308

PS Form 3800, April 2015 PSN 7530-02-000-9053

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKE FOREST BAPTIST CHURCH INC
AFFL #6126, #6310
3610 SW 48 AVE,
PEMBROKE PARK, FL 33023



9590 9402 7912 2234 7828 30

2. Article Number (Transfer from service label)

7020 0640 0000 5918 8259

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Hilton Clarke*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

3/21

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

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation☐ Restricted DeliveryMail Restricted Delivery
(0)

Domestic Return Receipt



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 #:
6310

Petitioner,

vs.

LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 7/29/2022 I MIGUEL A NUNEZ 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: LAKE FOREST BAPTIST CHURCH INC
Address: 3610 SW 48 AVE PEMBROKE PARK, FL 33023
Folio: 514230130370
Site Address: 3610 SW 48 AVE, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	7/29/2022

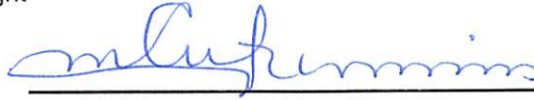
Notes/Mean of Correction:

Case is in compliance under Building Permit B-96468

Further, Affiant sayeth naught

STATE OF FLORIDA

COUNTY OF BROWARD

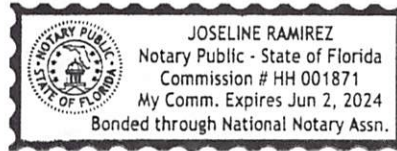


Code Enforcement Officer Signature

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 7/29/2022



NOTARY PUBLIC, STATE OF FLORIDA





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

Sent To:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6310

Date:

7/29/2022 12:00:00 AM

Property Owner:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Property Description:

514230130370

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

Mailing Purposes Only

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 6310

vs.

LAKE FOREST BAPTIST CHURCH INC
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being in full compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES X NO

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

PROPERTY OWNER: LAKE FOREST BAPTIST CHURCH INC

FOLIO NO.: 5142 30 13 0370

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE FLORIDA BUILDING CODE ORDINANCES SECTION(S) 110.15 WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of \$100.00 (ONE HUNDRED 00/100 DOLLARS). If the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$66,850.00 (SIXTY SIX THOUSAND EIGHT HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: **6310**

vs.

LAKE FOREST BAPTIST CHURCH INC
Respondent(s)

SUPPLEMENTAL ORDER/CODE ENFORCEMENT LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on October 19, 2022, to confirm a fine and enter a code enforcement lien pursuant to the Special Magistrate's Final Order that was entered on October 20, 2021. Based upon the evidence presented [and there being in full compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ☒ NO ☐

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

PROPERTY OWNER: LAKE FOREST BAPTIST CHURCH INC

FOLIO NO.: 5142 30 13 0370

1. The Special Magistrate entered a Final Order on October 20, 2021, determining that the Respondent(s) was/were guilty of violating THE FLORIDA BUILDING CODE ORDINANCES SECTION(S) 110.15 WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THE FORMAL HEARING held on October 20, 2021, or if no compliance occurred by the due date, there would be a per diem fine of **\$100.00** (ONE HUNDRED 00/100 DOLLARS). If the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on October 20, 2021. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$66,850.00** (SIXTY SIX THOUSAND EIGHT HUNDRED AND FIFTY 00/100 DOLLARS) as of the date of this hearing

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

R B INDUSTRIAL PLAT 104-38 B TRACT A

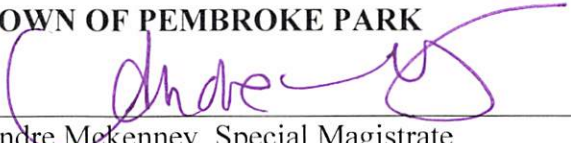
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 19th day of October 2022.

TOWN OF PEMBROKE PARK


Andre Mckenney, Special Magistrate

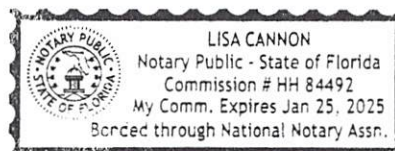
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre Mckenney, Special Magistrate, and Joseline Ramirez, Chief Code Enforcement Officer, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed same.

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

October 19, 2022.


Notary Public, state of Florida



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

Certificate of Service

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

Yes X No _____

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of oct., 2022.

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

7020 0090 0001 3495 9355

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 \$

OCT 21 2022

Postmark
Here

Postage

\$ 8.06

Total Postage and Fee LAKE FOREST BAPTIST CHURCH INC

Sent To SOCL #6310, #6126

Street and Apt. No., 3610 SW 48 AVE

City, State, ZIP+4® PEMBROKE PARK FL 33023

PS Form 3800, Apr

7020 0090 0001 3495 9362

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 \$

OCT 21 2022

Postmark
Here

Postage

\$ 8.06

Total Postage and Fee LANGSTON, REBECCA

Sent To SOCL#6310, #6126

Street and Apt. No. 3015 N. OCEAN BLVD. APT 6G

City, State, ZIP+4® FT. LAUDERDALE, FL 33308

PS Form 3800,



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 #:
6310

Petitioner,

vs.

SHARON SCHOOL OF
EXCELLENCE INC
3610 SW 48 AVE, PEMBROKE PARK, FL
33023

Respondent(s)

On 7/29/2022 I MIGUEL A NUNEZ 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: SHARON SCHOOL OF EXCELLENCE INC
Address: 3610 SW 48 AVE PEMBROKE PARK, FL 33023
Folio: 514230130370
Site Address: 3610 SW 48 AVE, PEMBROKE PARK, FL 33023
Legal Description: HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	7/29/2022

Notes/Mean of Correction:

Case is in compliance under Building Permit B-96468

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 7/29/2022

NOTARY PUBLIC, STATE OF FLORIDA

Case Overview

Property/Incident Information

Owner	Address	Site Address
LAKE FOREST BAPTIST CHURCH INC	3610 SW 48 AVE PEMBROKE PARK, FL 33023	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

Legal Description

Case Status Closed **Case #** 6310

Notes Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>
(Initial request on 2017)

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
9/22/2021		Notice of Violation	Regular Mail
10/5/2021	10/20/2021	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
10/21/2021	10/20/2021	Final Order	Certified Mail
7/29/2022		Affidavit of Compliance	Hand
10/6/2022	10/19/2022	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

Ordinance/Regulation	Section	Description	Date Complied
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	7/29/2022

Fines

Fine Type	Section	Fine Type	Date Complied	Total Fine
Individual Violation		Individual Violation	7/29/2022	\$66,750.00
Admin Fixed		Admin Fixed		\$100.00
			Total Fines	\$66,850.00

Payments

Case Overview

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$66,850.00

Town of Pembroke Park

INVOICE

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



DATE: October 13, 2022
INVOICE # 320
FOR:

Case # 6310
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

Bill To:
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Ordinance Sec.110.15		
	Final Order on 10/20/2021		
1	Admin Fee	\$ 100.00	\$ 100.00
267	Day(s) of Per Diem from (11/04/21-07/29/2022)	\$ 250.00	\$ 66,750.00
	Balance	\$	66,850.00

Make all checks payable to **TOWN OF PEMBROKE PARK**

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

THANK YOU FOR YOUR BUSINESS!

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

LAKE FOREST BAPTIST
CHURCH INC

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6310	10/06/2022
Property Owner:	Property Description:	Certified Mail #:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **19th day of October, 2022 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

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

Sincerely,

Joseline Ramirez

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

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

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LAKE FOREST BAPTIST CHURCH INC)

CASE NO. 6310

Respondent

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

TO BE SERVED: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

TYPE OF PROCESS: NOTICE HEARING TO CONFIRM FINE

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: LAKE FOREST BAPTIST CHURCH INC AT 10:09 A.M. ON THE 7 DAY OF OCTOBER 2022.

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

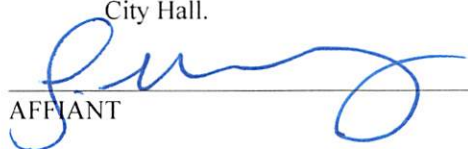
T Y P E O F S E R V I C E

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

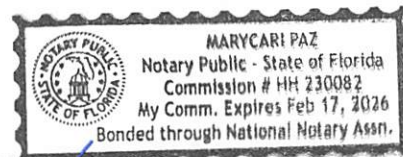
() SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON) a member of the family 15 years of age or Older, to-wit: and informing such person of its contents.

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

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


AFFIANT

STATE OF FLORIDA
COUNTY OF BROWARD



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of Oct, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.


Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,
vs.
LAKE FOREST BAPTIST
CHURCH INC
3610 SW 48 AVE, PEMBROKE PARK, FL
33023

NOTICE OF HEARING TO CONFIRM FINE

Sent To:	Case #:	Date:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6310	10/06/2022

Property Owner:	Property Description:	Certified Mail #:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	

Legal Description:	AKA:
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023

You are hereby notified that the Code Enforcement Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the 19th day of October, 2022 at 9:00 AM in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Enforcement Case.

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

ANY PERSON REQUIRING AUXILIARY AIDS AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-966-4600 AT LEAST TWO CALENDAR DAYS PRIOR TO THE MEETING.

10/07/2022 10:09

7020 0090 0001 3495 9133

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

OFFICIAL USE

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

Postage
 \$ **7.82**

Total Postage and
 \$

Sent To
 LAKE FOREST BAPTIST CHURCH INC
 HCF #6310, #6126

Street and Apt. No.
 3610 SW 48 AVE

City, State, ZIP+4®
 PEMBROKE PARK FL 33023

PS Form 3800, Apr 2010

7020 0090 0001 3495 9133

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

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

OFFICIAL USE

Certified Mail Fee
 \$

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

Postage
 \$ **7.82**

Total Postage and
 \$

Sent To
 LANGSTON, REBECCA
 HCF #6310, #6126

Street and Apt. No.
 3015 N. OCEAN BLVD. APT 6G

City, State, ZIP+4®
 FT. LAUDERDALE, FL 33308

PS Form 3800, Apr 2010

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>Rebecca</i> ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery	
1. Article Addressed to: LANGSTON, REBECCA HCF #6310, #6126 3015 N. OCEAN BLVD. APT 6G FT. LAUDERDALE, FL 33308		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 7020 0090 0001 3495 9133		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	

PS Form 3811, July 2020 PSN 7530-02-000-9000 Domestic Return Receipt

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6310
Petitioner,)
)
vs.)
)
LAKE FOREST BAPTIST CHURCH INC)
Respondent(s) _____

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

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) 110.15. The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

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

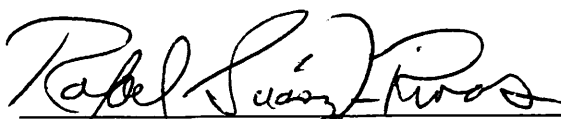
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 110.15 **WITHIN 15 DAYS OF THE DATE OF THE FORMAL HEARING** held on 20th day of October 2021. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$ ~~250.00~~ **250.00** PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

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

TOWN OF PEMBROKE PARK

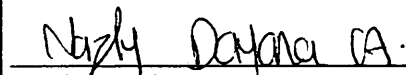


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 21 day of OCT., 2021.



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



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

CODE ENFORCEMENT NOTICE OF VIOLATION AND FORMAL HEARING

Date:

10/05/2021

Sent To:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Case #:

6310

Property Owner:

LAKE FOREST BAPTIST CHURCH
INC

3610 SW 48 AVE
PEMBROKE PARK, FL 33023

Certified Mail #:

Property Description:

514230130370

Legal Description:

HOLLYWOOD RIDGE FARMS 2-16 MISC
LOT 25D

AKA:

3610 SW 48 AVE, PEMBROKE PARK, FL
33023

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.
For additional information please visit the following link:
<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>
(Initial request on 2017)

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

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

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

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

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

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

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

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

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

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

Miguel A Nunez

Chief Building Official



10/5/2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

TOWN OF PEMBROKE PARK, FLORIDA)

Petitioner)

vs.)

LAKE FOREST BAPTIST CHURCH INC)

CASE NO. 6310

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: LAKE FOREST BAPTIST CHURCH INC

TYPE OF PROCESS: NOTICE OF VIOLATION AND FORMAL HEARING

ADDRESS: 3610 SW 48 AVE, PEMBROKE PARK, FL, 33023

I, MIGUEL NUNEZ HEREBY CERTIFY that I SERVED: LAKE FOREST BAPTIST CHURCH INC AT 12:02 P.M. ON THE 6 DAY OF OCTOBER 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

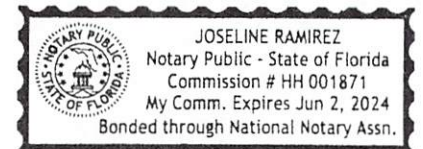
STATE OF FLORIDA
COUNTY OF BROWARD

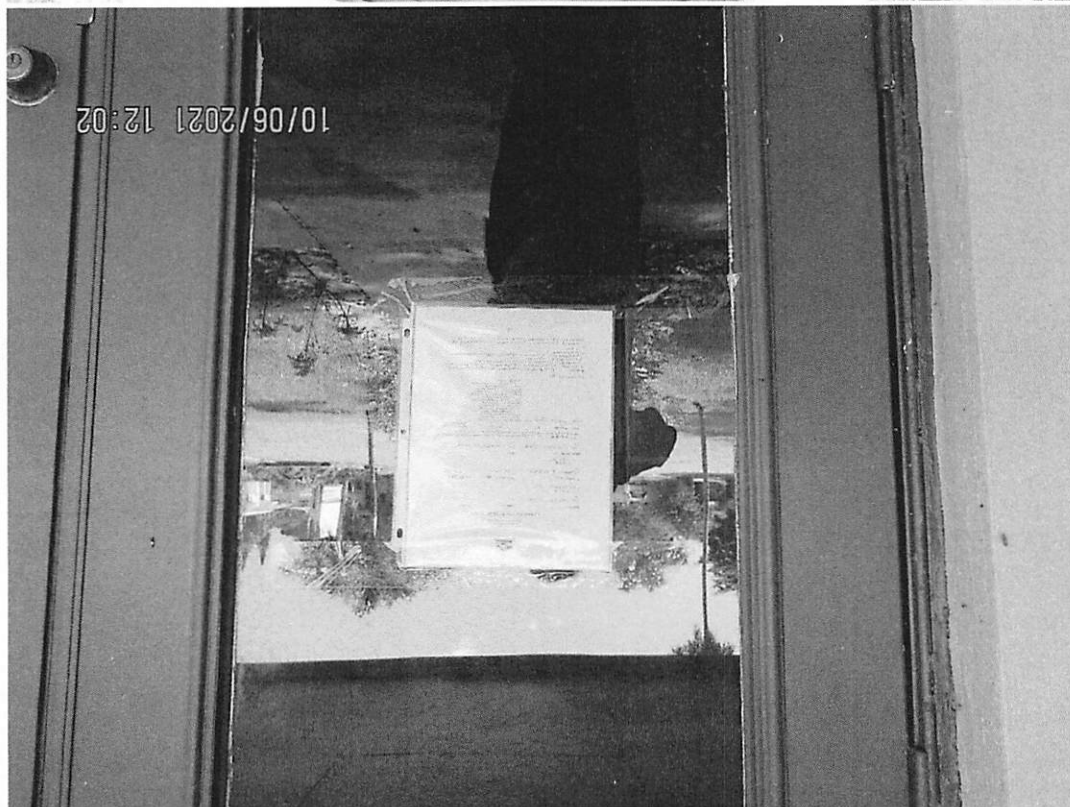
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 6 day of Oct, 2021, by Miguel Nunez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____





Notice of formal hearing.

7019 1120 0000 9007 6562

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$

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

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023
CASE #6310 N.O.H.

PS Form 3800, April 2019

Postmark Here
OCT-5 2021

7019 1120 0000 9007 6579

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$

Total Postage and Fees
\$

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

LANGSTON, REBECCA (REG. AGENT)
3015 N OCEAN BLVD, APT 6G,
FT. LAUDERDALE, FL 33308
CASE #6310 N.O.H.

PS Form 3800, April 2019

Postmark Here
OCT-5 2021

Final Order

7021 0350 0000 2801 8425

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 7.33

Total Postage and Fees
\$

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

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023
CASE #6310 F.O.

PS Form 3800, April 2019

Postmark Here
OCT-22 2021

7021 0350 0000 2801 8418

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

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

OFFICIAL USE

Certified Mail Fee
\$

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

Postage
\$ 7.33

Total Postage and Fees
\$

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

LANGSTON, REBECCA (REG. AGENT)
3015 N OCEAN BLVD, APT 6G,
FT. LAUDERDALE, FL 33308
CASE #6310 F.O.

PS Form 3800, April 2019

Postmark Here
OCT-22 2021

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:

LANGSTON, REBECCA (REG. AGENT)
3015 N OCEAN BLVD, APT 6G,
FT. LAUDERDALE, FL 33308
CASE #6310 F.O.



9590 9402 6379 0303 8539 80

2. Article Number (Transfer from service label)

7021 0350 0000 2801 8418

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

1. Article Addressed to:

LAKE FOREST BAPTIST CHURCH INC
3610 SW 48 AVE,
PEMBROKE PARK, FL, 33023
CASE #6310 F.O.



9590 9402 6379 0303 8539 73

2. Article Number (Transfer from service label)

7021 0350 0000 2801 8425

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

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- ☐ 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 ENFORCEMENT NOTICE OF VIOLATION

Sent To:	Case #:	Date:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	6310	09/22/2021
Property Owner:	Property Description:	Certified Mail #:
LAKE FOREST BAPTIST CHURCH INC 3610 SW 48 AVE PEMBROKE PARK, FL 33023	514230130370	
Legal Description:	AKA:	
HOLLYWOOD RIDGE FARMS 2-16 MISC LOT 25D	3610 SW 48 AVE, PEMBROKE PARK, FL 33023	

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 9/22/2021 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
FLORIDA BUILDING CODE	110.15 Building Safety Inspection Program	BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.	15

Notes/Mean of Correction:

Recertification of the 40 Year Building Safety Inspection has not been completed in accordance to the Florida building Code, Broward County Administrative Provisions § 110.15. Property Owner will need to complete the 40 Year Building Safety Inspection in order to comply with violation.

For additional information please visit the following link:

<https://www.broward.org/CodeAppeals/Documents/Broward%20County%20Building%20Safety%20Inspection%20Program.pdf>

(Initial request on 2017)

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.



Miguel A. Nunez
Chief Building Official



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

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,704,410	\$1,704,410	\$1,704,410	\$1,704,410
Portability	0	0	0	0
Assessed/SOH	\$1,704,410	\$1,704,410	\$1,704,410	\$1,704,410
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 30	\$1,704,410	\$1,704,410	\$1,704,410	\$1,704,410
Taxable	0	0	0	0

[illegible]



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

Detail by Entity Name

Florida Not For Profit Corporation

LAKE FOREST BAPTIST CHURCH OF HOLLYWOOD, INC.

Filing Information

Document Number N95000001568
FEI/EIN Number 65-0735219
Date Filed 03/31/1995
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/06/2014

Principal Address

3610 SW 48TH AVE.
HOLLYWOOD, FL 33023

Mailing Address

3610 SW 48TH AVE.
HOLLYWOOD, FL 33023

Registered Agent Name & Address

LANGSTON, REBECCA
3015 N. Ocean Blvd.
Apt 6G
Ft. Lauderdale, FL 33308

Name Changed: 04/01/2021

Address Changed: 04/01/2021

Officer/Director Detail

Name & Address

Title President

LANGSTON, REBECCA W
3015 N. Ocean Blvd.
Apt 6G
Ft. Lauderdale, FL 33308

Title CM

JUANITA, CLARK
3721 SW 46 AVENUE
HOLLYWOOD, FL 33023

Title Trustee

CLARK, KELTON, Sr.
3721 SW 46 AVENUE
WEST PARK, FL 33023

Annual Reports

Report Year	Filed Date
2020	01/17/2020
2021	01/12/2021
2021	04/01/2021

Document Images

04/01/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/12/2021 -- ANNUAL REPORT	View image in PDF format
01/17/2020 -- ANNUAL REPORT	View image in PDF format
04/05/2019 -- ANNUAL REPORT	View image in PDF format
02/22/2018 -- ANNUAL REPORT	View image in PDF format
02/10/2017 -- ANNUAL REPORT	View image in PDF format
04/20/2016 -- ANNUAL REPORT	View image in PDF format
04/29/2015 -- ANNUAL REPORT	View image in PDF format
10/06/2014 -- REINSTATEMENT	View image in PDF format
04/13/2013 -- ANNUAL REPORT	View image in PDF format
01/23/2012 -- ANNUAL REPORT	View image in PDF format
02/17/2011 -- ANNUAL REPORT	View image in PDF format
02/01/2010 -- ANNUAL REPORT	View image in PDF format
04/01/2009 -- ANNUAL REPORT	View image in PDF format
02/17/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
02/01/2006 -- ANNUAL REPORT	View image in PDF format
02/09/2005 -- ANNUAL REPORT	View image in PDF format
01/12/2004 -- ANNUAL REPORT	View image in PDF format
07/17/2003 -- ANNUAL REPORT	View image in PDF format
05/29/2002 -- ANNUAL REPORT	View image in PDF format
02/01/2001 -- ANNUAL REPORT	View image in PDF format
05/09/2000 -- ANNUAL REPORT	View image in PDF format
04/28/1999 -- REINSTATEMENT	View image in PDF format
03/24/1997 -- ANNUAL REPORT	View image in PDF format
02/14/1996 -- ANNUAL REPORT	View image in PDF format
03/31/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format

TOWN OF PEMBROKE PARK

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



MIAMI FL 330

17 MAR 2023 PM 2:14

7020 0640 0000 5918 8273



quadiant

CORRECTION
IMI

\$007.85⁰

03/17/2023 ZIP 33023
043M30245597

US POSTAGE

LANGSTON, REBECCA
AFFL #6126, #6310,
3015 N. OCEAN BLVD. APT 6G
FT. LAUDERDALE, FL 33308

L/N
3/24/23

NIXIE

331 DE 1

0005/11/23

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

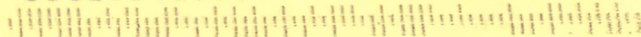
.. 9 33023541350 0

AMOUNT

SC: 33023541350

*2106-05516-17-44

33023541350



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:

LAWGSTON, REBECCA
APT #6126, #6310
3015 N. OCEAN BLVD. APT 6G
FT. LAUDERDALE, FL 33308



9590 9402 7912 2234 7828 23

2. Article Number (Transfer from service label)

7020 0640 0000 5918 8273

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

/s/

/s/ Restricted Delivery

0)

TOWN OF PEMBROKE PARK

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



7020 0090 0001 3495 9140

Hasler

10/07/2022

US POSTAGE

\$007.82⁰



ZIP 33023
011D10656696

L/W
10/12/22

LAKE FOREST BAPTIST CHURCH INC
HCF #6310, #6126
3610 SW 48 AVE
PEMBROKE PARK FL 33023

RECEIVED NOV 08 2022

.. 93250902AZA90063

UNC

33023541350

NIXIE

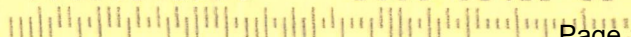
331 DE 1

0011/04/22

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2906-06482-08-00



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

LAKE FOREST BAPTIST CHURCH INC
HCF #6310, #6126
3510 SW 48 AVE
PEMBROKE PARK FL 33023



9590 9402 6921 1104 9672 62

2. Article Number (Transfer from service label)

7020 0090 0001 3495 9140

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

Restricted Delivery

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

CERTIFIED MAIL®

TOWN OF PEMBROKE P

3150 S.W. 52ND AVENUE • PEMBROKE PARK, FLORI



7019 1120 0000 9007 6579

LANGSTON, REBECCA (REG. AGENT)
3015 N OCEAN BLVD, APT 6G,
FT. LAUDERDALE, FL 33308
CASE #6310 N.O.H.

LN 10/13/21

Hasler

10/05/2021

US POSTAGE

\$007.33⁰



ZIP 33023
011D10656696

RECEIVED NOV 22 2021

NIXIE

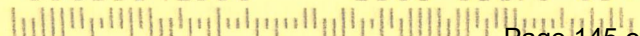
331 CE 1

2211/18/21

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33023541350

*2906-08675-05-44



93952000000000000000

UNC
3330887013 5013

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:

LANGSTON, REBECCA (REG. AGENT)
3015 N OCEAN BLVD, APT 6G,
FT. LAUDERDALE, FL 33308
CASE #6310 N.O.H.



9590 9402 6379 0303 8549 63

2. Article Number (Transfer from service label)

7019 1120 0000 9007 6579

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

Case Overview

Property/Incident Information

Owner	Address	Site Address
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS	PO BOX 2437 SMYRNA, GA 30081	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229030010

Legal Description

SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS: BEG SE
COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD, W 181.80, NW
36.05, N 154.25, E 207.74, S 180.24 TO POB

Case Status Closed **Case #** 6926

Notes

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/11/2022		Notice of Violation	Certified Mail
4/11/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
12/9/2022		Affidavit of Compliance	Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/21/2023	6/21/2023	Supplemental Order/Claim of Lien	Certified Mail
9/11/2026	9/16/2026	Notice of Formal Hearing - Abate Fine	Email

Violations

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	12/9/2022

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)	12/9/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	12/9/2022

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/9/2022	\$43,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$43,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$43,600.00

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**RACETRAC PETROLEUM
INC %SILVER OAK
ADVISORS**

**3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO ABATE FINE

Sent To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Case #:

6926

Date:

09/11/2026

Property Owner:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Property Description:

514229030010

Certified Mail #:

Legal Description:

SUPREME MILLWORK PLAT 118-33 B
PARCEL A AND A POR OF PARCEL B
DESC AS:BEG SE COR SAID PAR A LESS
THE 12 FEET ADD R/W DED TO
HALLANDALE BEACH BLVD,W 181.80, NW
36.05,N 154.25,E 207.74,S 180.24 TO POB

AKA:

3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

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

INVOICE

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



DATE: September 11, 2026
INVOICE No.: 435
FOR:

Case No. 6926
RACETRAC PETROLEUM INC
3031 W HALLANDALE BEACH
BLVD
PEMBROKE PARK, FL 33009

Bill To:
RACETRAC PETROLEUM INC
3031 W HALLANDALE BEACH
BLVD
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105, 5-17, and 5-2(a).		
1	Final Order 05/18/2022 Admin Fee	\$ 100.00	\$ 100.00
175	Day(s) of Per Diem from (06/17/2022 - 12/9/2022)	\$ 250.00	\$ 43,750.00
	Record Lien	\$ 44.00	\$ 44.00
	Release of Lien	\$ 10.00	\$ 10.00
	Recommend to Abate Per Diem Fine by 85%		\$ 6,562.50
	\$6,562.50 + \$100.00 + \$44.00 + \$10.00		\$ 6,716.50
BALANCE DUE			\$ 43,904.00

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



Town of Pembroke Park

3150 SW 52 Avenue, Pembroke Park, FL 33023

Date: 9/9/2026

Phone #: 770-431-7600
ext. 1211

Case # 6926

E-mail: jpearson@race-trac.com

Address of Violation: 3031 W. Hallendale Beach Blvd., Pembroke Park, FL 33009

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, Joseph H. Akers (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 6926 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the September 16, 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 June 21, 2023 imposing the fine of \$ 43,600.00 for violation(s) of the Town's Code of Ordinances: 5-105; 5-17 and 5-2(a)

Brief summary for request: SEE ATTACHED SUMMARY

Joseph H. Akers

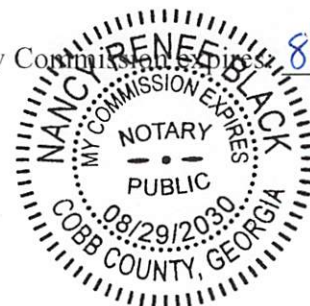
Petitioner's Name (Print)

Joseph H. Akers
Petitioner's Signature

State of Georgia, County of Cobb

Personally appeared before me the undersigned authority, Joseph H. Akers and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on 9/9/2026.

Notary Public State of Georgia: Nancy Renee Black My Commission Expires 8/29/2030



Summary for Mitigation for 3031 W. Hallendale Beach Blvd.

RaceTrac Inc. respectfully requests mitigation of the code compliance lien recorded by the Town of Pembroke Park Special Magistrate. According to the lien order, all notices regarding the code enforcement matter were sent to **Silver Oak Advisors**, RaceTrac's tax service provider. However, RaceTrac had previously terminated its relationship with Silver Oak Advisors in January 2022 and, as a result, did not receive notice of the code enforcement proceedings, including the hearing before the Special Magistrate. Consequently, RaceTrac was unaware of the hearing and did not have the opportunity to appear, present evidence, or request mitigation at that time.

In addition, the Supplemental Order entered on June 21, 2023, expressly states that the Special Magistrate found that RaceTrac **complied with the Final Order**, and the "Findings of Fact" reflect that RaceTrac was in compliance at the time the fine was confirmed.

RaceTrac did not become aware of the existence of the lien until the lien surfaced in an unrelated property title report. Upon learning of the lien, RaceTrac promptly investigated the matter and determined that the property had been brought into compliance and that the failure to participate in the hearing process resulted from notices being directed to a former representative rather than to RaceTrac. Given that compliance was achieved, that RaceTrac lacked actual notice of the proceedings, and that RaceTrac acted promptly once the lien was discovered, RaceTrac respectfully requests that the Town substantially reduce or release the lien in the interests of fairness and equity.

Case Overview

Property/Incident Information

Owner	Address	Site Address
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS	PO BOX 2437 SMYRNA, GA 30081	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Folio

514229030010

Legal Description

SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS: BEG SE COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD, W 181.80, NW 36.05, N 154.25, E 207.74, S 180.24 TO POB

Case Status Closed **Case #** 6926

Notes

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/11/2022		Notice of Violation	Certified Mail
4/11/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
12/9/2022		Affidavit of Compliance	Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail
6/21/2023	6/21/2023	Supplemental Order/Claim of Lien	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.	12/9/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	12/9/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	12/9/2022
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/9/2022	\$43,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$43,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$43,600.00

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

**RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS**
Respondent(s)

Abden Mackell
The Town Clerk of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Case No. 6924 Special Magistrate Case Number

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of June 23



Dated at Pembroke Park, Broward County, Florida,
on this 21 day of September 2023

By: *[Signature]*

Town Clerk

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on May 18th, 2022. Based upon the evidence presented [and there being in compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ___ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3031 W HALLANDALE BEACH
BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS

FOLIO NO.: 5142 29 03 0010

1. The Special Magistrate entered a Final Order on May 18th, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17 and 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on May 18th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$43,600.00 (FORTY THREE THOUSAND AND SIX HUNDRED 00/100 DOLLARS) as of the date of this hearing.

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



**SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF
PARCEL B DESC AS: BEG SE COR SAID PAR A LESS THE 12 FEET ADD
R/W ED TO HALLANDALE BEACH BLVD, W 181.80, NW 36.05, N 154.25, E
207.74, S 180.24 TO POB**

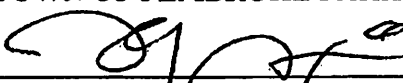
4. The said fine shall continue to accrue until Respondent(s) complies with the Final
Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit
A.

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of
June 2023.

TOWN OF PEMBROKE PARK


Harry Hipler, Special Magistrate

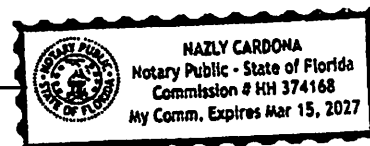
STATE OF FLORIDA
COUNTY OF BROWARD

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

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

June 21, 2023.


Notary Public, state of Florida



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

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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6926
 Petitioner,)
 vs.)
 RACETRAC PETROLEUM INC)
 %SILVER OAK ADVISORS)
 Respondent(s)

FINAL ORDER

THIS CAUSE came on to be heard before the undersigned Special Magistrate on May 18, 2022, after service and due notice was provided to Respondent(s) as provided by law. After considering the evidence and testimony and arguments presented, the Special Magistrate finds, and orders as follows:

FINDINGS OF FACT

IS THE RESPONDENT OR REPRESENTATIVE PRESENT: YES ____ NO ☒

SUBJECT REAL PROPERTY: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

PROPERTY OWNER: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS

FOLIO NO.: 5142 29 03 0010

LEGAL DESCRIPTION: SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF PARCEL B DESC AS: BEG SE COR SAID PAR A LESS THE 12 FEET ADD R/W DED TO HALLANDALE BEACH BLVD, W 181.80, NW 36.05, N 154.25, E 207.74, S 180.24 TO POB

After considering the testimony and evidence presented, the Special Magistrate finds that Respondent(s) is/are guilty of violating the Town of Pembroke Park Code of Ordinances section(s) 5-105; 5-17 and 5-2(a). The Special Magistrate adopted as its findings of facts those facts as set forth by the Code Enforcement Officer, and included in the record, and found that Respondent violated the Code of Ordinances.

CONCLUSIONS OF LAW

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

Certificate of Service

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

Yes ____ No X

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.

Nazly Cardona CA.
Nazly Cardona
Code Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

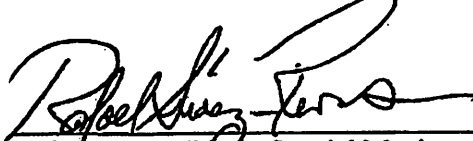
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 5-2(a) WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2022.

TOWN OF PEMBROKE PARK


Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

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

Yes ___ No ☒

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of MAY, 2022.


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

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner.

VS.

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
Respondent(s)

Alfred Macell
The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Case No. 6926 Magistrate Case Number

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of June 2023

Dated at Pembroke Park, Broward County, Florida,
on this 21 day of September 2023

By: *Alfred Macell*

Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on May 18th, 2022. Based upon the evidence presented [and there being in compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3031 W HALLANDALE BEACH
BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS

FOLIO NO.: 5142 29 03 0010

1. The Special Magistrate entered a Final Order on May 18th, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17 and 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of \$250.00 (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on May 18th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$43,600.00 (FORTY THREE THOUSAND AND SIX HUNDRED 00/100 DOLLARS) as of the date of this hearing.

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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

vs.

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
Respondent(s)

Abderrahmane Martell
The Town Clerk, of the
Town of Pembroke Park, Broward County, Florida,
do hereby certify that the foregoing is a true and
correct copy of the Supplemental Order/Claim of
Case No. 6926 Magistrate Case Number

The Special Magistrate of the
Town of Pembroke Park,
Broward County, Florida, adopted
this on the 21 day of June 23

Dated at Pembroke Park, Broward County, Florida,
on this 21 day of September 2023

By: *[Signature]*

Town Clerk



SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on June 21st, 2023 to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on May 18th, 2022. Based upon the evidence presented [and there being in compliance], the Special Magistrate finds and orders:

FINDINGS OF FACT

THE RESPONDENT OR REPRESENTATIVE IS PRESENT: YES ____ NO X

STREET ADDRESS OF SUBJECT REAL PROPERTY: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

PROPERTY OWNER: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS

FOLIO NO.: 5142 29 03 0010

1. The Special Magistrate entered a Final Order on May 18th, 2022, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-105; 5-17 and 5-2(a). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on May 18th, 2022, or if no compliance occurred by the due date, there would be a per diem fine of **\$250.00** (TWO HUNDRED AND FIFTY AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory **\$100.00** (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had complied with the Final Order issued on May 18th, 2022. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of **\$43,600.00** (FORTY THREE THOUSAND AND SIX HUNDRED 00/100 DOLLARS) as of the date of this hearing.

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

**SUPREME MILLWORK PLAT 118-33 B PARCEL A AND A POR OF
PARCEL B DESC AS: BEG SE COR SAID PAR A LESS THE 12 FEET ADD
R/W DED TO HALLANDALE BEACH BLVD, W 181.80, NW 36.05, N 154.25, E
207.74, S 180.24 TO POB**

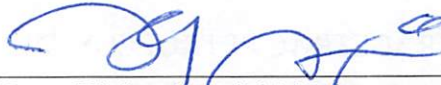
4. The said fine shall continue to accrue until Respondent(s) complies with the Final Order entered by the Special Magistrate, a copy of which is attached hereto as Exhibit A.

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

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

DONE AND ORDERED at the Town of Pembroke Park, Florida, this 21st day of June 2023.

TOWN OF PEMBROKE PARK



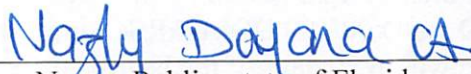
Harry Hipler, Special Magistrate

STATE OF FLORIDA
COUNTY OF BROWARD

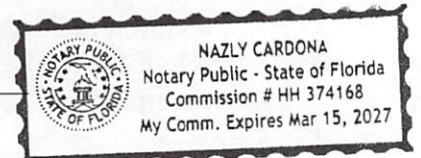
I HEREBY certify that on this day before me, an officer duly qualified to take acknowledges, personally appeared Andre McKenney, Special Magistrate, and Joseline Ramirez, Code Compliance Official, respectively, to me known to be the persons described in and who executed the foregoing instrument and acknowledged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

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

June 21, 2023.



Notary Public, state of Florida



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

TOWN OF PEMBROKE PARK, FLORIDA,) Case No.: 6926
 Petitioner,)
)
 vs.)
)
 RACETRAC PETROLEUM INC)
 %SILVER OAK ADVISORS)
 Respondent(s)

Page 164 of 260

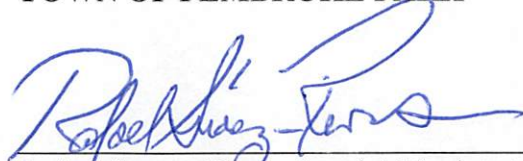
ORDER

THEREFORE, it is the Order of the Special Magistrate that, based on the foregoing, the Respondent(s) shall comply with the TOWN OF PEMBROKE PARK CODE OF ORDINANCE SECTION(S) 5-105; 5-17 and 5-2(a) WITHIN 30 DAYS OF THE DATE OF THE FORMAL HEARING held on 18th day of May 2022. If the Respondent(s) does/do not comply within the time specified, the Respondent(s) shall pay \$250 PER DIEM (PER DAY) FOR EACH DAY THE VIOLATION(S) continue to exist beyond the date set for compliance herein. **IN ADDITION TO THE FINES ASSESSED BY THE SPECIAL MAGISTRATE, A MANDATORY ADMINISTRATIVE FEE OF ONE HUNDRED DOLLARS (\$100.00) SHALL BE PAID WITHIN 30 DAYS OF THE DATE OF THE HEARING.**

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

DONE AND ORDERED at the Town of Pembroke Park, Florida,
this 18th day of May 2022.

TOWN OF PEMBROKE PARK



Rafael Suarez-Rivas, Special Magistrate

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

Certificate of Service

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

Yes ____ No ☒

I the undersigned, Administrative Assistant, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 20 day of MAY, 2022.

Nazly Cardona CA.

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

Certificate of Service

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

Yes ____ No X

I the undersigned, Code Clerk, Nazly Cardona, do certify that a true and correct copy of this order was mailed through the United States Mail to the Respondent(s) at the address set forth above in this Final Order on this 23 day of June, 2023.

Nazly Dayana CA.

Nazly Cardona

Code Clerk

Town of Pembroke Park

3150 SW 52 AVE

Pembroke Park, FL 33023

Case Overview

Property/Incident Information

Owner	Address	Site Address
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS	PO BOX 2437 SMYRNA, GA 30081	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009
Folio		
514229030010		
Legal Description		

Case Status Closed **Case #** 6926

Notes

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.

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

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
4/11/2022		Notice of Violation	Certified Mail
4/11/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV	Affidavit of Service/Posted to Property Certified Mail
5/18/2022	5/18/2022	Final Order	Certified Mail
12/9/2022		Affidavit of Compliance	Regular Mail
5/26/2023	6/21/2023	Notice of Formal Hearing - Confirm Fine	Affidavit of Service/Posted to Property Certified Mail

Violations

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.	12/9/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	12/9/2022

Case Overview

BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	12/9/2022
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Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation	12/9/2022	\$43,500.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$43,600.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$43,600.00

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

Respondent

CASE NO. 6926

AFFIDAVIT OF SERVICE

TO BE SERVED: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS

TYPE OF PROCESS: NOTICE OF HEARING TO CONFIRM FINE

ADDRESS: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS AT 11:09 A.M. ON THE 09 DAY OF JUNE 2023.

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

TYPE OF SERVICE

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

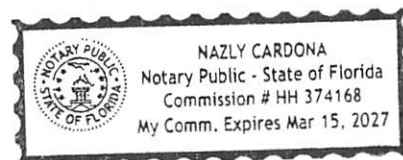
Jose
AFFIANT

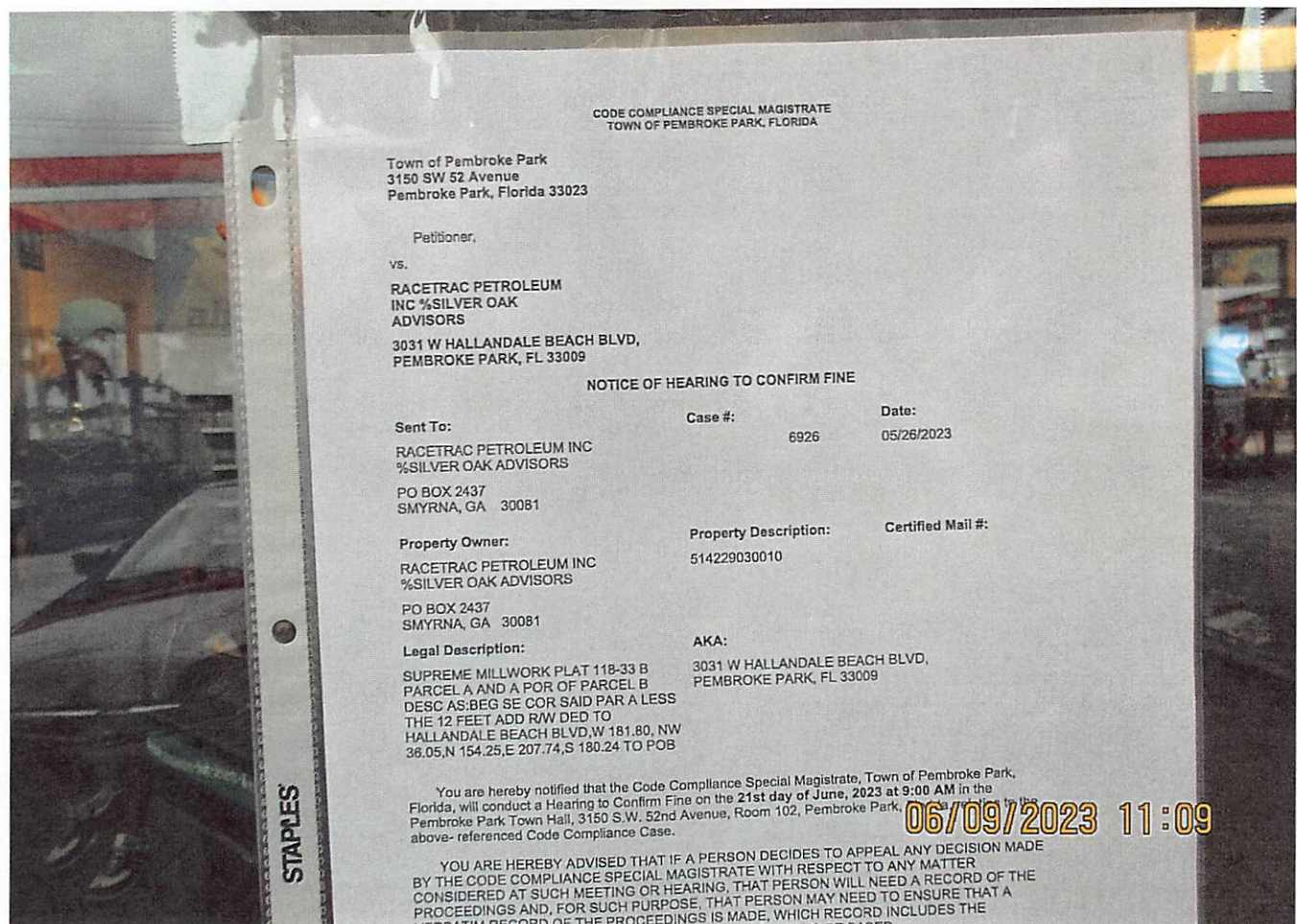
STATE OF FLORIDA
COUNTY OF BROWARD

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

Nazly Dayana CA
Signature

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





Town of Pembroke Park

INVOICE

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



DATE: June 7, 2023
INVOICE # 435
FOR:

Case # 6926
RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
3031 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL 33009

Bill To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
3031 W HALLANDALE BEACH
BLVD,
PEMBROKE PARK, FL 33009

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 5-105; 5-17 and 5-2(a)		
	Final Order 05/18/2022		
1	Admin Fee	\$ 100.00	\$ 100.00
174	Day(s) of Per Diem from (06/18/2022-12/9/2022)	\$ 250.00	\$ 43,500.00
Balance			\$ 43,600.00

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

CODE COMPLIANCE SPECIAL MAGISTRATE
TOWN OF PEMBROKE PARK, FLORIDA

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

Petitioner,

vs.

**RACETRAC PETROLEUM
INC %SILVER OAK
ADVISORS**

**3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009**

NOTICE OF HEARING TO CONFIRM FINE

Sent To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Case #:

6926

Date:

05/26/2023

Property Owner:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Property Description:

514229030010

Certified Mail #:

Legal Description:

SUPREME MILLWORK PLAT 118-33 B
PARCEL A AND A POR OF PARCEL B
DESC AS:BEG SE COR SAID PAR A LESS
THE 12 FEET ADD R/W DED TO
HALLANDALE BEACH BLVD,W 181.80, NW
36.05,N 154.25,E 207.74,S 180.24 TO POB

AKA:

3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

You are hereby notified that the Code Compliance Special Magistrate, Town of Pembroke Park, Florida, will conduct a Hearing to Confirm Fine on the **21st day of June, 2023 at 9:00 AM** in the Pembroke Park Town Hall, 3150 S.W. 52nd Avenue, Room 102, Pembroke Park, Florida, relating to the above- referenced Code Compliance Case.

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

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

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Remove X



Add to Informed Delivery

Latest Update

This is a reminder to pick up your item before June 14, 2023 or your item will be returned on June 15, 2023. Please pick up the item at the SMYRNA, GA 30081 Post Office.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to pick up your item before June 14, 2023

SMYRNA, GA 30081

June 5, 2023

Available for Pickup

SMYRNA

850 WINDY HILL RD SE

SMYRNA GA 30080-1910

M-F 0830-1700; SAT 0900-1200

May 31, 2023, 9:23 am

Departed USPS Regional Facility

ATLANTA NORTH METRO DISTRIBUTION CENTER

May 30, 2023, 1:35 am

Arrived at USPS Regional Facility

ATLANTA NORTH METRO DISTRIBUTION CENTER

May 29, 2023, 2:52 pm

In Transit to Next Facility

May 28, 2023

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

May 26, 2023, 11:47 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

May 26, 2023, 10:33 pm

Hide Tracking History

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85
Postmark Here	
Sent To	
RACETRAC PETROLEUM INC	
%SILVER OAK ADVISORS	
HCF #6926	
PO BOX 2437	
SMYRNA GA 30081	
PS Form 3800, At	

U.S. Postal Service™	
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(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com®	
OFFICIAL USE	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.85
Postmark Here	
Sent To	
RACETRAC PETROLEUM INC	
%SILVER OAK ADVISORS	
HCF #6926	
3031 W HALLANDALE BEACH BLVD,	
PEMBROKE PARK, FL 33009	
PS Form 3800, At	

Case Overview

Property/Incident Information

Owner	Address	Site Address
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS	PO BOX 2437 SMYRNA, GA 30081	3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009

Legal Description

Case Status	Open	Case #	6926	Date Next Inspection	5/18/2022
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Notes

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.

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

No Permit New
obtained

Documents Issued

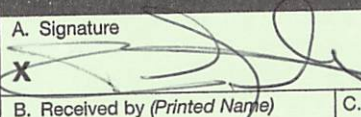
<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>
4/11/2022		Notice of Violation
4/11/2022	5/18/2022	Notice of Formal Hearing - Notice w/ NOV

Delivery

Certified Mail	4/12/22
Affidavit of Service/Posted to Property	5/6/22
Certified Mail	4/12/22

Violations

Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	Not in Compliance - Reinspection Date: 5/18/2022
BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	Not in Compliance - Reinspection Date: 5/18/2022

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☐ Addressee	
1. Article Addressed to: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS HCF #6926 PO BOX 2437 SMYRNA GA 30081		B. Received by (Printed Name) <u>BRAND SCULLY</u> C. Date of Delivery	
2. Article Number (Transfer from service label) 7008 1140 0003 2128 1725		D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
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		Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return 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 Fee \$ Sent To Street and Apt. No. City, State, ZIP+4®	Postmark Here JUN 23 2023
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS SOCL #6926 PO BOX 2437 SMYRNA GA 30081	
PS Form 3800, April 2015 PSN 7530-02-000-9077	

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 Fee \$ Sent To Street and Apt. No. City, State, ZIP+4®	Postmark Here JUN 23 2023
RACETRAC PETROLEUM INC %SILVER OAK ADVISORS SOCL #6926 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL 33009	
PS Form 3800, April 2015 PSN 7530-02-000-9077	

7021 0350 0000 2802 0763

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

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

Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$ 7.53

Sent To

Street and Apt. No., c

City, State, ZIP+4®

PS Form 3800, Apr

RACETRAC PETROLEUM INC
 %SILVER OAK ADVISORS
 N.O.H #6594 & N.O.R.V #6926
 3031 W HALLANDALE BEACH BOULEVARD,
 PEMBROKE PARK, FL, 33009

Postmark
Here

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

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

Certified Mail Fee

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

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

Postage

\$

Total Postage and Fees

\$ 7.53

Sent To

Street and Apt. No., c

City, State, ZIP+4®

PS Form 3800, Apr

RACETRAC PETROLEUM INC
 %SILVER OAK ADVISORS
 N.O.H #6594 & N.O.R.V #6926
 PO BOX 2437,
 SMYRNA, GA, 30081

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:

RACETRAC PETROLEUM INC
 %SILVER OAK ADVISORS
 HCF #6926
 3031 W HALLANDALE BEACH BLVD,
 PEMBROKE PARK, FL 33009



9590 9402 7581 2098 7752 25

2. Article Number (Transfer from service label)

7008 1140 0003 2128 1732

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 ☐ 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

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:

RACETRAC PETROLEUM INC
 %SILVER OAK ADVISORS
 N.O.H #6594 & N.O.R.V #6926
 PO BOX 2437,
 SMYRNA, GA, 30081



9590 9402 6921 1104 8011 84

2. Article Number (Transfer from service label)

7021 0350 0000 2802 0770

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 ☐ 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

Domestic Return Receipt

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 7.33

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
F.O #6926
3031 W HALLANDALE BEACH BOULEVARD,
PEMBROKE PARK, FL, 33009

PS Form 3800, A

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

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

OFFICIAL USE

Certified Mail Fee

\$

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$ 7.33

Total Postage and

\$

Sent To

Street and Apt. No.

City, State, ZIP+4®

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
F.O #6926
PO BOX 2437,
SMYRNA, GA, 30081

PS Form 3800, A

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:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
F.O #6926
3031 W HALLANDALE BEACH BOULEVARD,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 8099 37

2. Article Number (Transfer from service label)

7021 1970 0000 4565 5400

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Racetrac

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Racetrac

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

all Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
F.O #6926
PO BOX 2437,
SMYRNA, GA, 30081



9590 9402 6921 1104 8099 20

2. Article Number (Transfer from service label)

7021 1970 0000 4565 5417

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Colon

☒ Agent

☐ Addressee

B. Received by (Printed Name)

Michael

C. Date of Delivery

5/24/22

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

Domestic Return Receipt

Joseline Ramirez

From: Lucie Manzerolle
Sent: Wednesday, May 11, 2022 2:30 PM
To: Gustavo Aristizábal
Cc: Miguel Nunez; jeffrey louis; Joseline Ramirez; Erik Richwagen
Subject: RE: Permit 1910671 Racetrac 3031W Hallandale Beach Blvd. Expire Permit Pass all Inspections except Fire
Attachments: 92050 - permit extension approved.pdf; 92050 - fees due.pdf

Good afternoon Gustavo,

This permit is completely expired.

You had a reinstatement request submitted on November 8th, 2021, with a new expiration date of January 3rd 2022 with \$822.50 in reinstatement that was never paid !

Furthermore, you have a failed fire inspection on March 17th, 2021, with a \$50.00 reinspection fee that was never paid!

Total fee due to close this permit is \$872.50

Payment : check and/or credit card. No cash

You can also pay online with a credit card at: <https://fl-pembrokepark.inkforce.net/spl/> > public access > make a payment > enter the process number> and pay fees with a credit card + 3% technology fee.

Once payment is received, you will need to apply for a new permit and start the process again.

Regards,



Lucie Manzerolle

*Administrative Assistant to the Building Official
Building Manager*

P: (954) 966-4600 xt 301 • F: (954) 966-5310 /

لمانزرولل@تپپفل.غوڤ

D: (754) 232-1615

Town of Pembroke Park / Building Department

3150 SW 52nd Avenue, Pembroke Park, FL 33023

Follow us on: [Facebook](#) / www.townofpembrokepark.com

From: Gustavo Aristizábal <petropermitscorp2@gmail.com>

Sent: Wednesday, May 11, 2022 12:08 PM

To: permits <permits@tppfl.gov>

Cc: Lucie Manzerolle <لمانزرولل@تپپفل.غوڤ>; Miguel Nunez <mnunez@تپپفل.غوڤ>; jeffrey louis <jlouis@تپپفل.غوڤ>

Subject: Permit 1910671 Racetrac 3031W Hallandale Beach Blvd. Expire Permit Pass all Inspections except Fire

Good Morning

Please advise what I need to do with this permit to renew and request a final fire inspection

Your help is greatly appreciated

Gustavo Aristizabal
Petro *Permits*

PetroPermitsCorp2@Gmail.com | 954.295.6926 |

15970 W. State Road 84, Suite 219 Sunrise, FL 33326

Serving South Florida Since 2003 Dade, Broward, West Palm Beach, Monroe, Martin, St. Lucie, Collier, Lee & Martin Counties

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.



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

Property Assessment Values

2022* Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Adj. Bldg. S.F. (Card, Sketch)	3074
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Eff./Act. Year Built: 1996/1995

[illegible]

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

TOWN OF PEMBROKE PARK, FLORIDA

Petitioner

vs.

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

Respondent

CASE NO. 6926

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

TO BE SERVED: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

TYPE OF PROCESS: NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

ADDRESS: 3031 W HALLANDALE BEACH BLVD, PEMBROKE PARK, FL, 33009

I, JOSELINE RAMIREZ HEREBY CERTIFY that I SERVED: RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS AT 1:03 P.M. ON THE 6 DAY OF MAY 2022.

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

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

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

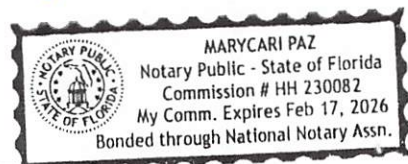

AFFIANT

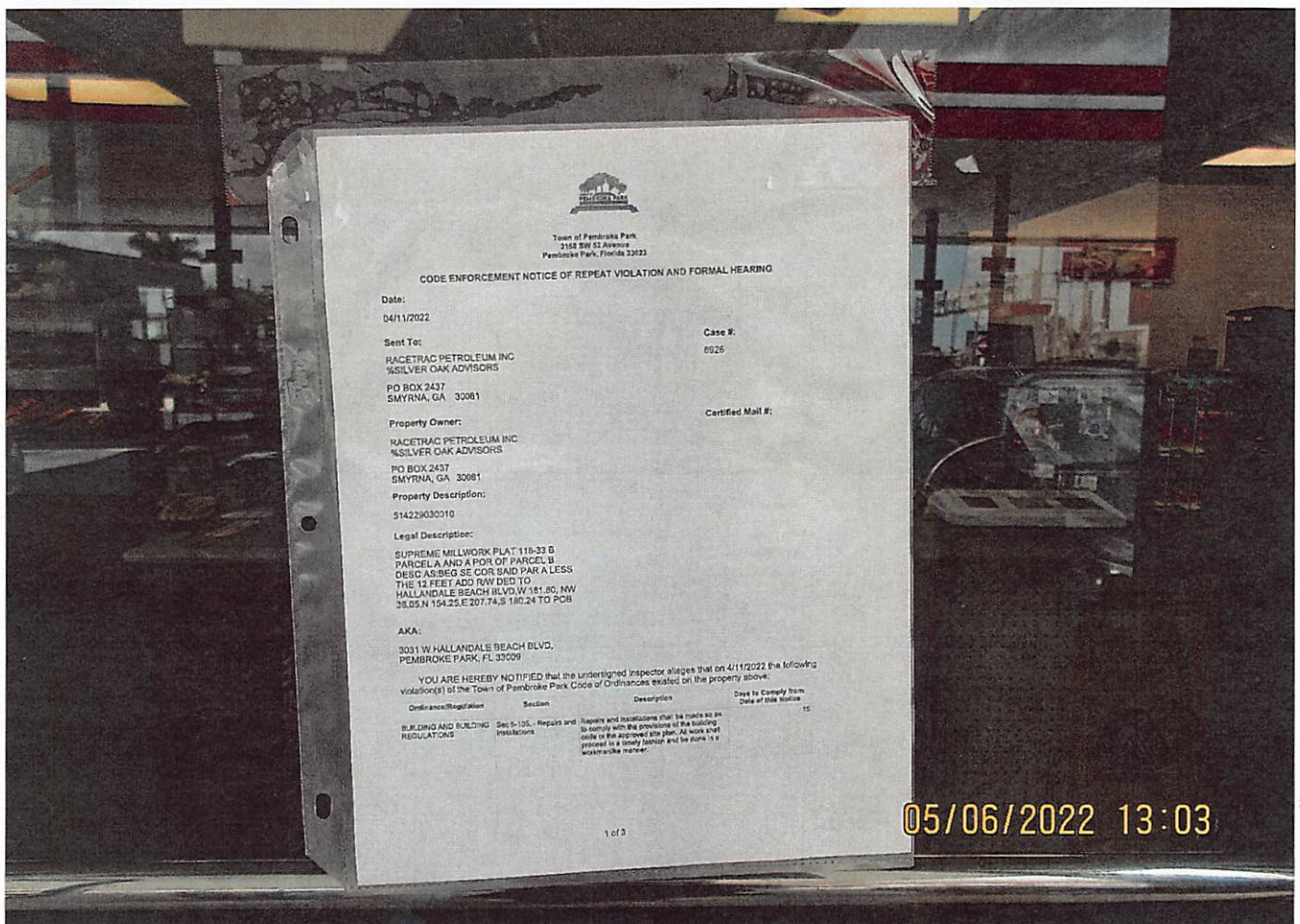
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10 day of May, 2022, by Joseline Ramirez as Code Enforcement Officer for the Town of Pembroke Park.

Signature

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







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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION AND FORMAL HEARING

Date:

04/11/2022

Sent To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Case #:

6926

Property Owner:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Certified Mail #:

Property Description:

514229030010

Legal Description:

SUPREME MILLWORK PLAT 118-33 B
PARCEL A AND A POR OF PARCEL B
DESC AS: BEG SE COR SAID PAR A LESS
THE 12 FEET ADD R/W DED TO
HALLANDALE BEACH BLVD, W 181.80, NW
36.05, N 154.25, E 207.74, S 180.24 TO POB

AKA:

3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15

BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15
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BUILDING AND BUILDING REGULATIONS	Sec. 5-2(a). - Nonresidential commercial buildings, owner's responsibilities	Every owner of a nonresidential commercial structure or building that is occupied in whole or in part by an individual, individuals, firm, organization, corporation or other entity, shall comply with the following provisions: (1) The owner shall be the party required to obtain or have obtained a building permit for any and all alterations, improvements, modifications, or other work done on such building for which a building permit is required, including, but not limited to, work on the overall building or individual bays within such (2) The owner shall provide for the placement of dumpsters, or the equivalent thereof, in sufficient number, size and location to provide for waste disposal for all entities and customers or clients of such entities utilizing the building, including lessees, sub-lessees, or otherwise. (3) The owner shall maintain on the premises in his possession keys to each individual or separate unit in such building or structure, or in the alternative, a sch...	15
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1. Permit #2110813 Expired - Replacing leaking/detoriated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
 2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/detoriated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
 3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.
- Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections.
Double permit fee assessed.

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

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

A hearing for this matter has been set by the Code Enforcement Special Magistrate Clerk for the 18th day of May, 2022 at the Pembroke Park Town Hall, Commission Room, 3150 SW 52nd Avenue, Pembroke Park, Florida, at 9:00 AM .

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

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

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

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

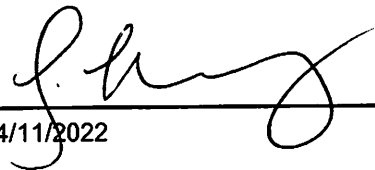
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

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

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

Joseline Ramirez

Chief Code Enforcement
Officer



4/11/2022



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

CODE ENFORCEMENT NOTICE OF REPEAT VIOLATION

Sent To:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Case #:

6926

Date:

04/11/2022

Property Owner:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS

PO BOX 2437
SMYRNA, GA 30081

Property Description:

514229030010

Certified Mail #:

Legal Description:

SUPREME MILLWORK PLAT 118-33 B
PARCEL A AND A POR OF PARCEL B
DESC AS:BEG SE COR SAID PAR A LESS
THE 12 FEET ADD R/W DED TO
HALLANDALE BEACH BLVD,W 181.80, NW
36.05,N 154.25,E 207.74,S 180.24 TO POB

AKA:

3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on 4/11/2022 the following violation(s) of the Town of Pembroke Park Code of Ordinances existed on the property above:

Ordinance/Regulation	Section	Description	Days to Comply from Date of this Notice
BUILDING AND BUILDING REGULATIONS	Sec 5-105. - Repairs and installations	Repairs and installations shall be made so as to comply with the provisions of the building code or the approved site plan. All work shall proceed in a timely fashion and be done in a workmanlike manner.	15
BUILDING AND BUILDING REGULATIONS	Sec. 5-17. - Permit application.	The Building Official or designee, may require certain documentation to complete the permitting application process including, but not limited to, pictures, maps, sealed plans, survey, specifications, calculations and any other documents that are necessary to further the permitting application process. (Ord. No. 13-09-01, § 2, 9-11-13)	15

(1)

The owner shall be the party required to obtain
or have obtained a building permit for any and
all alterations, improvements, modifications, or
other work done on such building for which a
building permit is required, including, but not
limited to, work on the overall building or
individual bays within such

(2)

The owner shall provide for the placement of
dumpsters, or the equivalent thereof, in
sufficient number, size and location to provide
for waste disposal for all entities and
customers or clients of such entities utilizing
the building, including lessees, sub-lessees, or
otherwise.

(3)

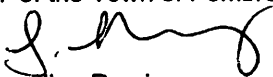
The owner shall maintain on the premises in
his possession keys to each individual or
separate unit in such building or structure, or
in the alternative, a sch...

Notes/Mean of Correction:

1. Permit #2110813 Expired - Replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
 2. Permit #1910284 Expired - Fuel System Repairs: Retro fit seals and (12) pumps and (3) STP Sump replacing leaking/deteriorated STP & dispenser sump. Work done without permit. Obtain new permit and complete all inspections.
 3. Permit #1910671 Expired - Remove and replace (12) fuel dispenser. Work done without permit. Obtain new permit and complete all inspections.
- Contact the Building Dept at 954-966-4600, ext 182 to obtain permits and complete all inspections.
Double permit fee assessed.

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

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


Joseline Ramirez
Chief Code Enforcement Officer



R203 Permit Messages For Permit (2110813-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			
92293	Electrical Rough	5/18/2021	Pass
Fire Inspection			
92340	Final Fire	5/18/2021	Fail
TWO-WAY communication system did not operate at one of the fuel pump islands. All two-way communication intercoms shall operate from each fuel dispenser island to the attendant within the convenience store.			
Mechanical Inspection			
92295	Fuel Dispenser Rough	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92294	Fuel/Process Piping	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92298	Pressure Test - Fuel Tanks	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92299	Pressure Test - Piping	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92297	Underground Fuel Tank Removal	5/18/2021	Fail
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			
92296	Underground Fuel Tank Rough	5/18/2021	Fail Without Penalty
Provide environmental approval report. Provide Engineer letter clarifying and approving scope of work by contractor Richard Pringle and plans. Work does not match FBC 105.6.2			



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **2110813-0**

Job Address:

**3031 W HALLANDALE BEACH
BLVD**

Job Name: RACETRAC PETROLEUM

Permit Status: Expired

Permit Issued Date: 2/16/2021 12:52:26 PM

Submitted Into Plan Review Date: 1/4/2021 1:40:25 PM

Application Date: 12/30/2020 5:12:23 PM

Difference Between Application to Plan Review: 5 Day(s)

Difference Between Plan Review to Permit Issued: 43 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	1/6/2021 9:35:06 PM
FIRE	Approved	1/19/2021 1:37:37 PM
MECHANICAL	Approved	1/6/2021 3:33:06 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-5310 FAX

1910284

PERMIT NO.

F-90628

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: FIRE					
JOB NAME: RACETRAC					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 4046943905		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: DIVERSIFIED ENVIRONMENTAL CONSTRUCTION INC					
MAIL ADDRESS: 1401 BUELL CT					
CITY STATE ZIP: PLANT CITY FL 33567					
PHONE: 9132679731		FAX:		EMAIL:	
CERT. COMPETENCY: PCC056720			STATE REGISTRATION: N/A		
LOT: 000	BLOCK: 000	PRESENT USE: GAS STATION		PROPOSED USE: GAS STATION	
FOLIO NUMBER: 514229030010			SUBDIVISION: N/A		
NO. OF STORIES: 0		OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	REPAIR
JOB COST: 0		SQ.FT. / L.F.: 0			
DESCRIBE WORK: FUEL SYSTEM REPAIRS : RETRO FIT SEALLS AND (12) PUMPS & (3) STP SUMP RELACE LEAKING/DETERIORATED STP & DISPENSERS SUMPS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **1910284-0**

Job Address:

**3031 W HALLANDALE BEACH
BLVD**

Job Name: RACETRAC

Permit Status: Expired

Permit Issued Date: 11/18/2019 11:40:59 AM

Submitted Into Plan Review Date: 10/7/2019 4:11:41 PM

Application Date: 9/26/2019 2:10:10 PM

Difference Between Application to PlanReview: 11 Day(s)

Difference Between PlanReview to Permit Issued: 42 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	10/1/2019 9:28:57 AM
FIRE	Approved	10/24/2019 4:17:47 PM
MECHANICAL	Approved	10/1/2019 12:41:37 PM



R203 Permit Messages For Permit (1910284-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			

82151	Electrical Rough	1/9/2020	Fail Without Penalty
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Rejected, permit plans contractor not on site.

82626	Electrical Rough	1/30/2020	Pass
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Fire Inspection

82631	Final Fire	1/30/2020	Fail
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P-27 FPO C. Braun conducted the inspection for the scope of work; sump pump connection replacement (s) under several existing fuel pump dispensers. Scope of work is approved. However, the fuel station/gas station does not have an operational two-way communication system as required. The existing column island intercom system/service office console does not work. The clerk can not communicate to the customer fueling the vehicle at the island via the intercom (or other type of two-way communication system). Once repaired and witnessed tested by Fire inspector, the process #90626/permit #19-10284 will be approved .

82153	Fuel Storage Tanks	1/9/2020	Canceled Inspection
-------	--------------------	----------	---------------------

CALLER CALLED 863-660-7318 TO CANCEL

82630	Fuel Storage Tanks	1/30/2020	Fail
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P-27 FPO C. Braun conducted the inspection for the scope of work; sump pump connection replacement (s) under several existing fuel pump dispensers. Scope of work is approved. However, the fuel station/gas station does not have an operational two-way communication system as required. The existing column island intercom system/service office console does not work. The clerk can not communicate to the customer fueling the vehicle at the island via the intercom (or other type of two-way communication system). Once repaired and witnessed tested by Fire inspector, the process #90626/permit #19-10284 will be approved .

Mechanical Inspection

82627	Fuel Dispenser Rough	1/30/2020	Pass
-------	----------------------	-----------	------

82628	Fuel/Process Piping	1/30/2020	Pass
-------	---------------------	-----------	------

82629	Pressure Test - Piping	1/30/2020	Pass
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TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **1910671-0**

Job Address:

**3031 W HALLANDALE BEACH
BLVD**

Job Name: RACETRAC

Permit Status: Expired

Permit Issued Date: 9/30/2020 9:46:16 AM

Submitted Into Plan Review Date: 9/4/2020 11:09:43 AM

Application Date: 9/4/2020 10:22:03 AM

Difference Between Application to PlanReview: 0 Day(s)

Difference Between PlanReview to Permit Issued: 26 Day(s)

Required Disciplines

Discipline	Status	Date
ELECTRICAL	Approved	9/4/2020 8:43:45 PM
FIRE	Approved	9/29/2020 1:51:02 PM
MECHANICAL	Approved	9/4/2020 3:28:40 PM



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-
5510 FAX

1910671

PERMIT NO.

F-92052

APPLICATION NO.



Inforce 9/2022

BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: FIRE					
JOB NAME: RACETRAC					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 7704317600		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: GUARDIAN FUELING TECHNOLOGIES					
MAIL ADDRESS: 9452 PHILIPS HWY STE 5					
CITY STATE ZIP: JACKSONVILLE FL 32256					
PHONE: 9544320622		FAX:		EMAIL: CCOLLURA@GUARDIANFUELTECH	
CERT. COMPETENCY: PCC056736			STATE REGISTRATION: N/A		
LOT: 0	BLOCK: 0	PRESENT USE: GAS STATION		PROPOSED USE: GAS STATION	
FOLIO NUMBER: 514229030010			SUBDIVISION: 0		
NO. OF STORIES: 1		OFFICES: 1	FAMILIES: 1	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	REPAIR
JOB COST: 60000		SQ.FT. / L.F.: 0			
DESCRIBE WORK: REMOVE AND REPLACE (12) FUEL DISPENSERS					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



R203 Permit Messages For Permit (1910671-0)

Event ID	Inspection	Inspection Date	Status
Electrical Inspection			

90714	Electrical Rough	3/16/2021	Pass
Replaced fuel dispensers.			

Fire Inspection			
------------------------	--	--	--

90869	Final Fire	3/17/2021	Fail
-------	------------	-----------	------

Donny 305 - 219 - 5621

Fire Final inspection conducted by FPO C. Braun see the below result:

Functional witnessed test of emergency shut stop buttons and inspection of the new 12 fuel dispensers was completed, however, **the fire final is Disapproved**. The approved plans clearly indicate a plan note on G-1.0 stating that "a field test/confirm operability of existing TWO-WAY communication system". The existing intercom system on the island columns did not operate and per the manager of the site has not operated for over a year. The newly installed fuel dispensers do not provide any form of Two-way communication system as a possible alternative to the existing system in place on the property. The existing two-way communication as per plan shall be repaired/replaced to operate. **Fire Final Disapproved for the issued permit.**



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023

954-966-4600 Office 954-966-
5310 FAX

2211487

PERMIT NO.

M-95057

APPLICATION NO.



BUILDING PERMIT APPLICATION

2020 Florida Building Code In Effect

AMT DUE

PERMIT TYPE: MECHANICAL					
JOB NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
JOB ADDRESS: 3031 W HALLANDALE BEACH BLVD					
OWNER NAME: RACETRAC PETROLEUM INC %SILVER OAK ADVISORS					
OWNER ADDRESS: PO BOX 2437					
CITY: SMYRNA					
PHONE: 9999999999		FAX:		EMAIL:	
FEE SIMPLE TITLE HOLDER'S NAME:					
FEE SIMPLE TITLE HOLDER'S ADDRESS:					
CONTRACTING FIRM: SUPREME MECHANICAL SERVICES					
MAIL ADDRESS: 2560 N POWER LINE RD 202					
CITY STATE ZIP: POMPANO BEACH FL 33069					
PHONE: 9548617737		FAX:		EMAIL: SERVICE@SUPREMEMECHANICALS	
CERT. COMPETENCY: CAC1816758			STATE REGISTRATION: N/A		
LOT: 0	BLOCK: 0	PRESENT USE: COMMERCIAL		PROPOSED USE: COMMERCIAL	
FOLIO NUMBER: 514229030010			SUBDIVISION: 0		
NO. OF STORIES: 0		OFFICES: 0	FAMILIES: 0	BEDROOMS: 0	BATHS: 0
TYPE OF WORK:		N/A	N/A	N/A	OTHER
JOB COST: 6495		SQ.FT. / L.F.: 0			
DESCRIBE WORK: VIOLATION: REPLACE EVAPORATOR INSIDE THE SODA COOLER					
ARCHITECT/ENGINEER NAME:					
ARCHITECT/ENGINEER ADDRESS:					
PHONE:		FAX:		EMAIL:	
MORTGAGE LENDER NAME:					
MORTGAGE LENDER ADDRESS:					

Application is hereby made to obtain a permit to do the work and installations as indicated, I certify that no work or installation has been effected prior to the issuance of said permit and that all work will be performed to meet the standards of all laws regulating construction in BROWARD COUNTY and the TOWN OF PEMBROKE PARK whether specified in this Application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.



TOWN OF PEMBROKE PARK

3150 SW 52nd Ave
Pembroke Park, FL 33023
954-966-4600 Office 954-966-5310 FAX

BUILDING PERMIT STATUS

Permit Number: **2211487-0**

Job Address:

**3031 W HALLANDALE BEACH
BLVD**

Job Name: RACETRAC PETROLEUM INC %SILVER OAK
ADVISORS

Permit Status: Permit Issued

Permit Issued Date: 2/14/2022 12:24:05 PM

Submitted Into Plan Review Date: 2/8/2022 4:15:44 PM

Application Date: 2/8/2022 4:09:33 PM

Difference Between Application to Plan Review: 0 Day(s)

Difference Between Plan Review to Permit Issued: 6 Day(s)

Required Disciplines

Discipline	Status	Date
MECHANICAL	Approved	2/9/2022 4:13:36 PM

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:

RACETRAC PETROLEUM INC %SILVER
OAK ADVISORS
SOCL #6926
3031 W HALLANDALE BEACH BLVD,
PEMBROKE PARK, FL 33009



9590 9402 7912 2234 7763 72

2. Article Number (Transfer from service label)

7022 2410 0001 1497 6299

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
☐ Addressee

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

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

3. Service Type
- | | |
|--|---|
| ☐ Adult Signature | ☐ 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 | |

USPS TRACKING#



MIAMI FL 330

26 JUN 2023 PM 1 L



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 7912 2234 7763 72

RECEIVED JUL 28 2023

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

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

23-541350



Page 200 of 260

OWN OF PEMBROKE PARK
50 S.W. 52ND AVENUE • PEMBROKE PARK, FLORIDA 33021



7021 0350 0000 2802 0763

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
N.O.H #6594 & N.O.R.V #6926
3031 W HALLANDALE BEACH BOULEVARD,
PEMBROKE PARK, FL, 33009

Hasler

04/12/2022

US POSTAGE \$007.53⁰



ZIP 33023
011D10656696

RECEIVED APR 26 2022

NIXIE 331 CE 1 2204/23/22

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 33023541350 *2006-03383-14-46

.. 9400921787112320

NSN
33009-51173
55823413

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:

RACETRAC PETROLEUM INC
%SILVER OAK ADVISORS
N.O.H #6594 & N.O.R.V #6926
3031 W HALLANDALE BEACH BOULEVARD,
PEMBROKE PARK, FL, 33009



9590 9402 6921 1104 8012 38

2. Article Number (Transfer from service label)

7021 0350 0000 2802 0763

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Mail Restricted Delivery
()

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

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	8/10/2026
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Notes

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.

Documents Issued

<u>Date Issue</u>	<u>Hearing Date</u>	<u>Document Type</u>	<u>Delivery</u>
2/10/2026		Notice of Violation	Regular Mail
3/26/2026	4/15/2026	Notice of Formal Hearing - Notice w/ NOV	Certified Mail
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
8/10/2026		Affidavit of Compliance	
9/4/2026	9/16/2026	Notice of Formal Hearing - Abate Fine	Certified Mail
9/4/2026	8/19/2026	Supplemental Order/Claim of Lien	

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.	8/10/2026

Case Overview

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)

8/10/2026

Fines

<u>Fine Type</u>	<u>Section</u>	<u>Fine Type</u>	<u>Date Complied</u>	<u>Total Fine</u>
Individual Violation		Individual Violation		\$8,700.00
Admin Fixed		Admin Fixed		\$100.00
		Total Fines		\$9,700.00

Payments

<u>Date</u>	<u>Payment Type Name</u>	<u>Amount</u>
	Total Payments	\$0.00
	Fees Outstanding	\$9,700.00

Town of Pembroke Park

INVOICE

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



DATE: September 10, 2026
INVOICE No.: 435
FOR:

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

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

QUANTITY	DESCRIPTION	FEE	AMOUNT
	Town Of Pembroke Park Ordinances Sections 12-76(b)(3) and 5-103(b).		
1	Final Order 04/15/2026 Admin Fee	\$ 100.00	\$ 100.00
87	Day(s) of Per Diem from (05/15/2026 - 08/10/2026)	\$ 100.00	\$ 8,700.00
	Recommend to Abate Per Diem Fine by 90%		\$ 870.00
	\$870.00 + \$100.00		\$ 970.00
BALANCE DUE			\$ 970.00

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.

PRAG ONE

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

NOTICE OF HEARING TO ABATE FINE

Sent To:

PRAG ONE

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

Case #:

11273

Date:

09/04/2026

Property Owner:

PRAG ONE

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

Property Description:

514230AA0040

Certified Mail #:

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 Abate Fine on the **16th day of September, 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.)

PRAG ONE LLC

CASE NO. 11273

Respondent

AFFIDAVIT OF SERVICE

TO BE SERVED: PRAG ONE LLC

TYPE OF PROCESS: NOTICE OF HEARING TO ABATE FINE

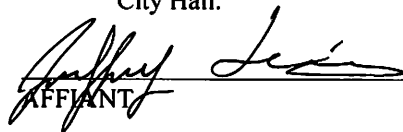
ADDRESS: 5100 SW 41 ST, 104, PEMBROKE PARK, FL 33023

I, JEFFREY LOUIS, HEREBY CERTIFY THAT I SERVED: PRAG ONE LLC AT 04:12 PM ON THE
4th OF September 2026.

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

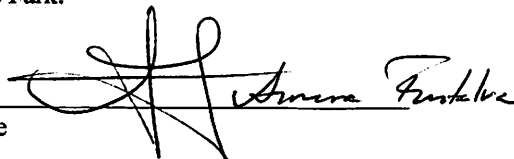
TYPE OF SERVICE

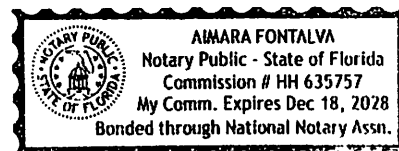
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

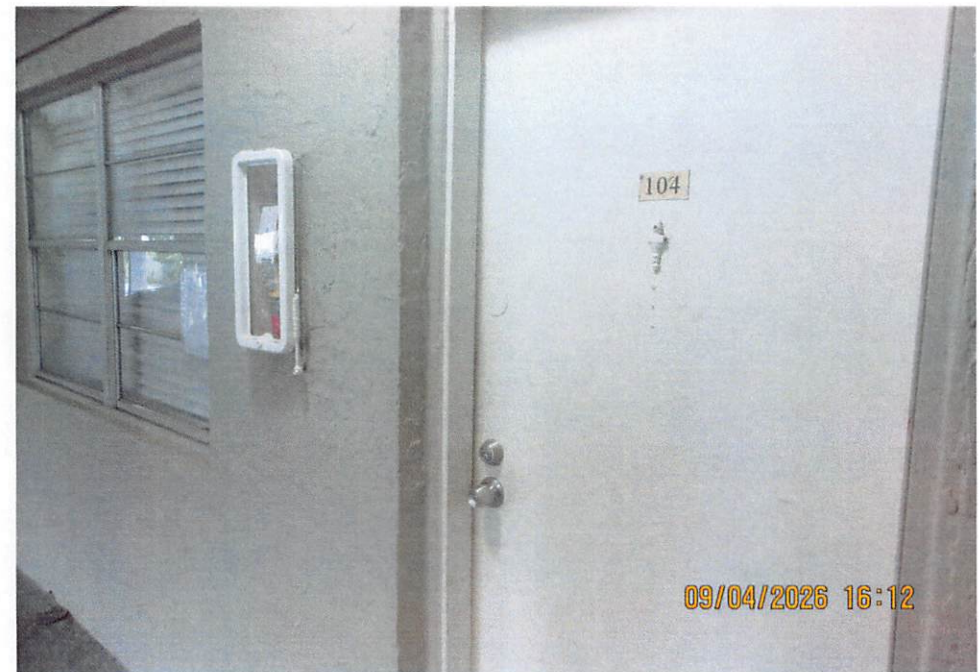
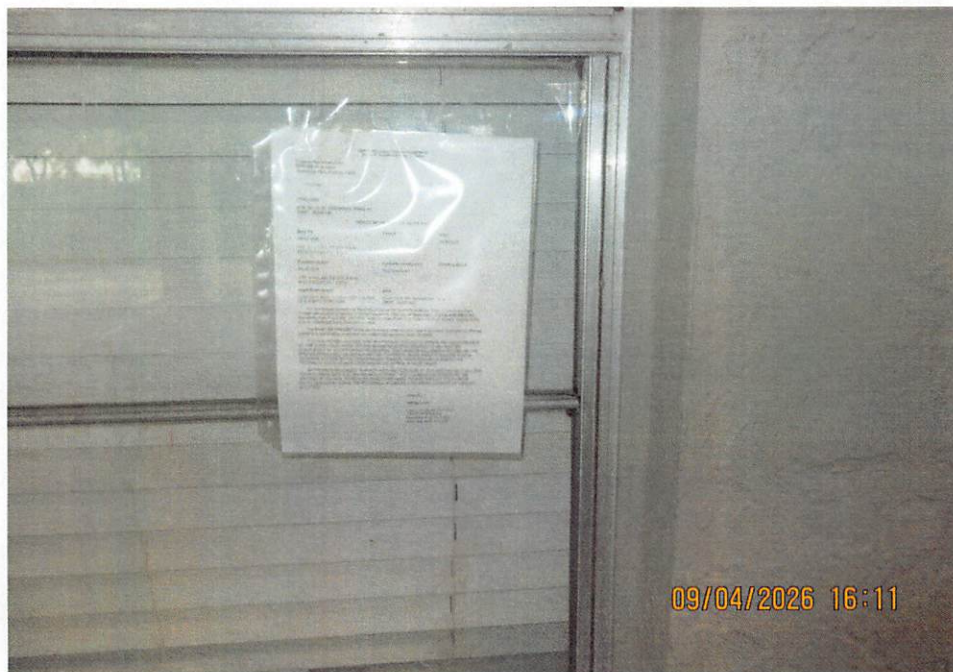
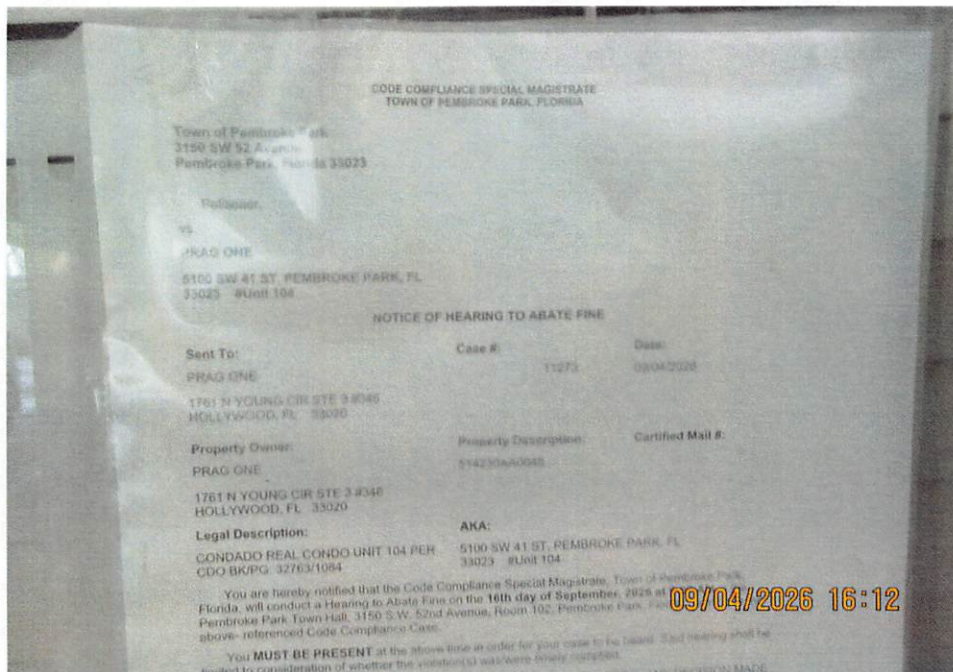
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization this 04 day of September 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 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 8/10/2026 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: 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

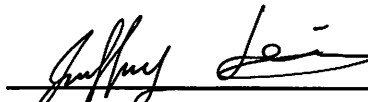


Ordinance/Regulation	Section	Description	Date Complied
BUILDING AND BUILDING REGULATIONS	Sec 5-103(b). - Exterior maintenance of structures and premises	Roofs shall be structurally sound, watertight and shall prevent rainwater or moisture from entering the walls, ceilings or any other portion of the 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.	8/10/2026
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)	8/10/2026

Further, Affiant sayeth naught

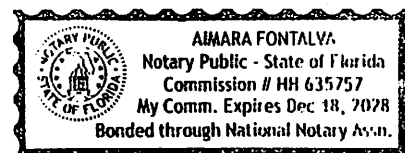
STATE OF FLORIDA

COUNTY OF BROWARD


Code Enforcement Officer Signature

I HEREBY CERTIFY that on this date before me, an officer duly qualified to take acknowledgments, personally appeared, Code Enforcement Officer, known to me to be the person described therein and who executed the foregoing instrument and acknowledged before me that he/she executed same, and who did not take an oath. WITNESS my hand and official seal as aforesaid on this 8/10/2026


NOTARY PUBLIC, STATE OF FLORIDA



Aimara Fontalva

From: Prag One LLC <prag.onellc@gmail.com>
Sent: Monday, August 10, 2026 11:37 AM
To: jeffrey louis; Aimara Fontalva; skurian@tppfl.gv
Cc: aoiproperties@outlook.com; uxorgroup@gmail.com
Subject: Fwd: Unit Repairs and Compliance Update - Case# 11273
Attachments: Notice of Hearing to confirm fine.pdf

Subject: Re: Notice of Hearing to Confirm Fine — Case #11273, 5100 SW 41 St #104

Dear Mr. Louis,

We received this notice over the weekend and believe there may be an error. If you look back through our email thread, you'll see that we already completed the necessary repairs to be in compliance some time ago.

On May 14th, I met with you in your office and explained that everything was ready, except that the pest control company still needed to carry out a second treatment on Saturday, May 16th. That treatment took place as planned. Since then, I have stopped by the city offices several times to coordinate a visit to our unit to close out the matter. You are generally out in the field doing inspections, so I left a message with the gentleman at the front desk each time. We had also agreed to inspect the unit on Tuesday, May 19th, in the afternoon — Oscar, who works with me, waited at the unit, but no one arrived.

Given this, I'd really appreciate it if we could coordinate a day to resolve this with the city before the hearing on the 19th.

Regarding the possible error: the unit was vacant from April 1st through August 1st, and I am the only person who holds a key. So the inspection noted as having taken place on July 27th must have been conducted at a different unit.

In my earlier email from May 15th, you can see the photo of the repaired ceiling as well as the invoice from the pest control company.

Please let me know a day and time that works for you, and I'll meet you at the unit or at your office, whichever is easier.

Thank you in advance. I'd like to clear up this misunderstanding as quickly as possible and remedy any violation on our part.

Best regards,

Alejandro Mazzalay
Prag One LLC - Manager
Ph: 786 520 8297

----- Forwarded message -----

De: **Prag One LLC** <prag.onellc@gmail.com>

Date: mar, 26 may 2026 a la(s) 9:59 a.m.

Subject: Re: Unit Repairs and Compliance Update - Case# 11273

To: jeffrey louis <jlouis@tpopf.gov>

Good morning Jeffrey,

I am writing this email because I have stopped by the city a couple of times to coordinate a day and time for the inspection visit to our property in order to clear the violation.

We live and work close to the unit, so if you let us know the day and time that works for you, either my wife or I will be there to open the property and answer any questions you may have.

Thank you very much in advance.

Best regards,
Alejandro Mazzalay

El vie, 15 may 2026 a la(s) 5:01 p.m., jeffrey louis (jlouis@tpopf.gov) escribió:

Good afternoon Alejandro,

Thank you for the update. I can schedule for Tuesday afternoon to visit the property.

Please let me know if you are available.

Thank you,



Jeffrey Louis
Building & Facilities Manager, Town of Pembroke Park

954.966.4600 ext. 300 | jlouis@tpopf.gov

www.tpopf.gov

3150 SW 52nd Ave Pembroke Park, FL 33023

From: Prag One LLC <prag.onellc@gmail.com>
Sent: Friday, May 15, 2026 2:47 PM
To: jeffrey louis <jlouis@tppfl.gov>
Subject: Fwd: Unit Repairs and Compliance Update - Case# 11273

Dear Jeffrey,

As I mentioned to you last week, once the tenant vacated the unit, we proceeded with the necessary repairs. The ceiling has been repaired, and the unit was also treated for insects. Tomorrow, the pest control company will perform the second and final fumigation treatment, after which they will provide us with the corresponding certificate.

If you would like, we can arrange a visit to our unit on Monday so that you may personally inspect and verify the completed work.

To my understanding, we had until today, the 15th, to bring the unit into compliance, and we have been working diligently toward that. However, the pest control company is currently extremely busy due to the high termite season and was unable to complete the final treatment sooner.

Thank you very much in advance, and I look forward to your response.

I am also attaching a photo of the repaired ceiling. Please excuse the quality of the picture, as there was not much light when I took it.

Best regards,

Alejandro Mazzalay

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PRAG ONE LLC
 HAF NO. 11273

Sent To

5100 SW 41 STREET #104

Street and Apt. No.

PEMBROKE PARK, FL 33023

City, State, ZIP+4®

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

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PRAG ONE LLC
 HAF NO. 11273

Sent To

1761 N YOUNG CIR STE 3 #346

Street and Apt. No.

HOLLYWOOD, FL 33020

City, State, ZIP+4®

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: 08/19/2026

Phone #: 786 520 8297

Case # 11273

E-mail: prag.onek@gmail.com

Address of Violation: 5100 SW 41 ST. unit 104

PETITION FOR MITIGATION OF CODE COMPLIANCE FINES

I, ALEJANDRO MAZZALAY (OWNER OR AGENT) request a hearing before the Special Magistrate for Code Compliance Case # 11233 to ask for an abatement of fine. I also affirm that this request shall serve as Notice of Hearing to the September 16 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 April 15 2026 imposing the fine of \$ 9,700.00 for violation(s) of the Town's Code of Ordinances: 5-103 and 12-76

Brief summary for request: Financial difficulties

ALEJANDRO MAZZALAY

Petitioner's Name (Print)

[Signature]

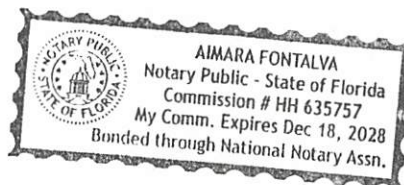
Petitioner's Signature

State of Florida, County of Broward

Personally appeared before me the undersigned authority, Alejandro Mazzalay and acknowledged that he or she did execute the foregoing Petition. SWORN TO AND SUBSCRIBED before me on August 19 2026

Notary Public State of Florida: [Signature]

My Commission expires: 12/18/2028



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

TOWN OF PEMBROKE PARK, FLORIDA
Petitioner,

Case No.: 11273

vs.

PRAG ONE,
Respondent(s)

SUPPLEMENTAL ORDER/CODE COMPLIANCE LIEN

THIS CAUSE came on to be heard before the undersigned Special Magistrate on August 19th, 2026, to confirm a fine and enter a code compliance lien pursuant to the Special Magistrate's Final Order that was entered on April 15th, 2026. 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 X NO

STREET ADDRESS OF SUBJECT REAL PROPERTY: 5100 SW 41 ST, 104, PEMBROKE PARK, FL 33023

PROPERTY OWNER: PRAG ONE

FOLIO NO.: 514230AA0040

1. The Special Magistrate entered a Final Order on April 15th, 2026, determining that the Respondent(s) was/were guilty of violating THE TOWN OF PEMBROKE PARK CODE OF ORDINANCES SECTION(S) 5-103(b) and 12-76(b)(3). The Special Magistrate ordered that the Respondent(s) shall comply WITHIN THIRTY (30) DAYS FROM THE DATE OF THE FORMAL HEARING held on April 15th, 2026, or if no compliance occurred by the due date, there would be a per diem fine of \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) if the violations were not corrected and complied with, and that the fine(s) will continue to accrue beyond the date set for compliance. In addition to the per diem fines assessed by the Special Magistrate, a mandatory \$100.00 (ONE HUNDRED AND 00/100 DOLLARS) administrative fee was assessed and was required to be paid within 30 days of the hearing date.
2. The Special Magistrate found that the Respondent(s) had not complied with the Final Order issued on April 15th, 2026. The Special Magistrate considered the facts and circumstances relating to this case, and accordingly the Special Magistrate hereby confirms the fine of \$9,700.00 (NINE THOUSAND SEVEN 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 104 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 19th day of August 2026.

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.

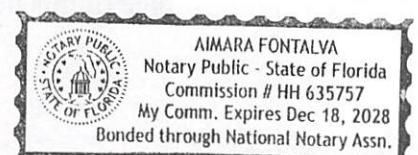
STATE OF FLORIDA
COUNTY OF BROWARD

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, 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:

August 19, 2026.

Notary Public, State of Florida

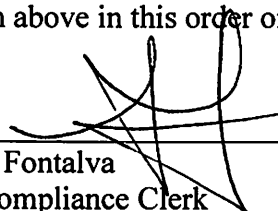


Certificate of Service

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 19 day of August, 2026.



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

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Total Postage and Fees

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MAZZALAY, ALEJANDRO C
RE: PRAG ONE
SOCL NO. 11273
1761 N YOUNG CIRCLE SUITE 3 #346
HOLLYWOOD, FL 33020

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Postage

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Total Postage and Fees

\$ 10.44

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Street and Apt. #

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SOCL NO. 11273
5100 SW 41 ST 104
PEMBROKE PARK, FL 33023

Postmark
Here

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

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:

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

Bill To:

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

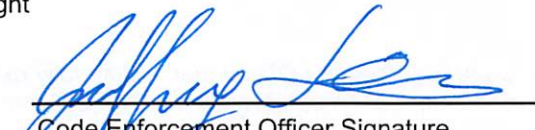
Notes/Mean of Correction:

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.

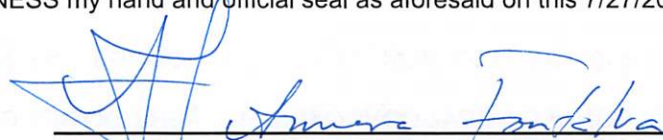
Further, Affiant sayeth naught

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

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 HEARING TO CONFIRM FINE

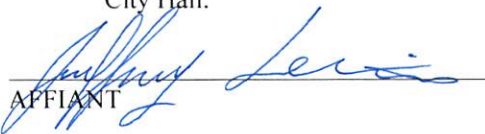
ADDRESS: 5100 SW 41 ST, UNIT #104, PEMBROKE PARK, FL 33023

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.

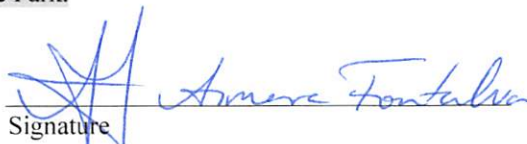
T Y P E O F S E R V I C E

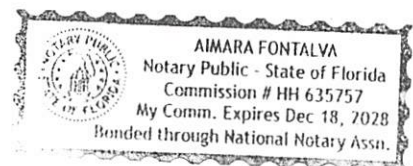
- () INDIVIDUAL: By delivering to (NAME OF PERSON) a copy of this process, the date and hour of Service endorsed by me.
- () SUBSTITUTE: By leaving a copy of this process, with the date and hour of service endorsed thereon By me, at the within named person's usual place of abode, with (NAME OF PERSON)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

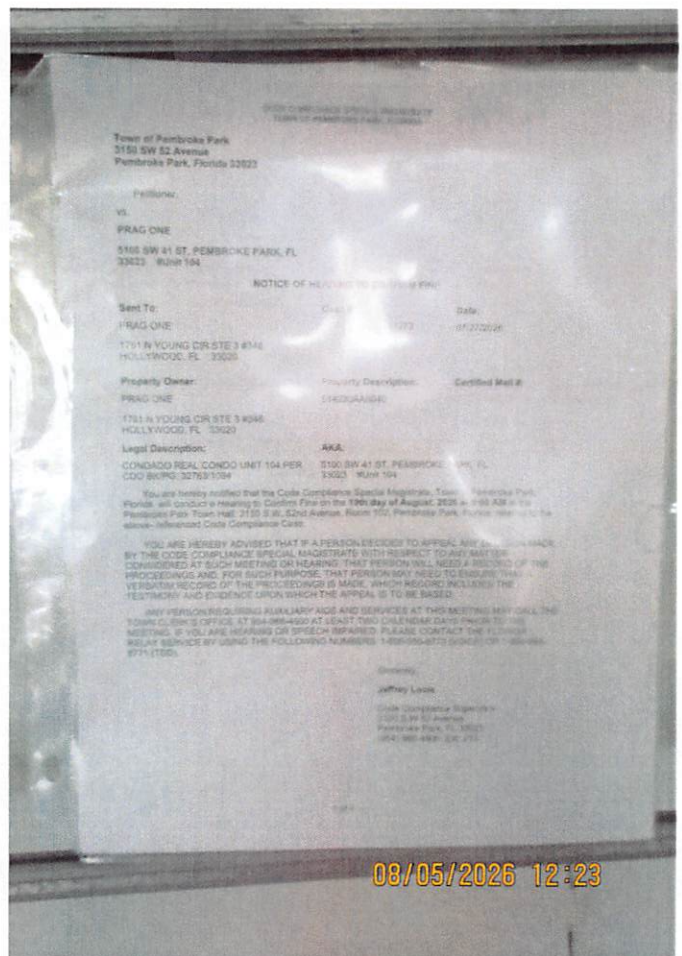
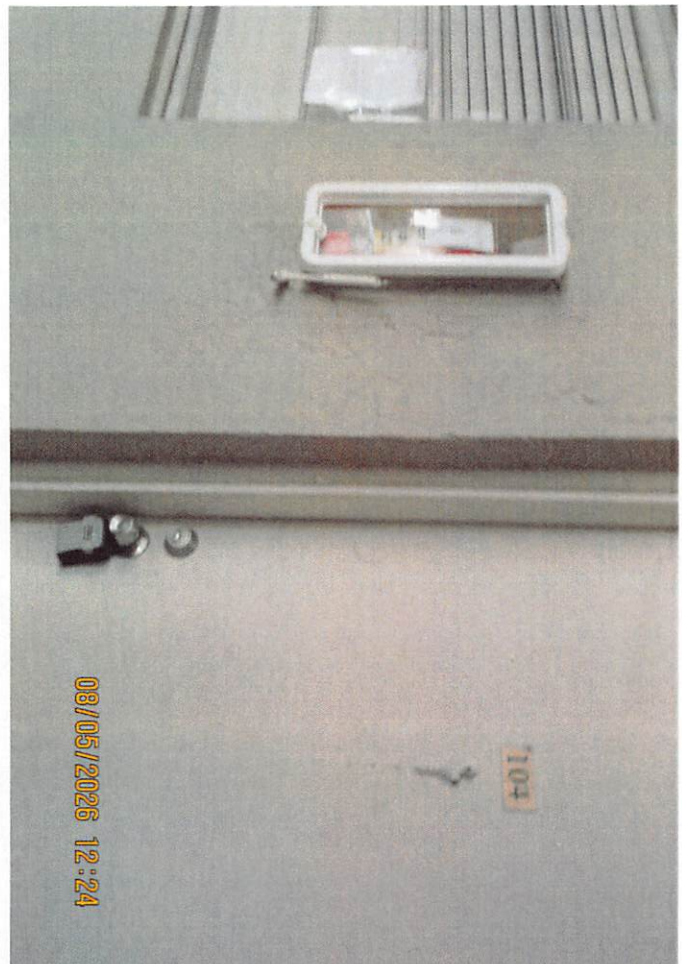
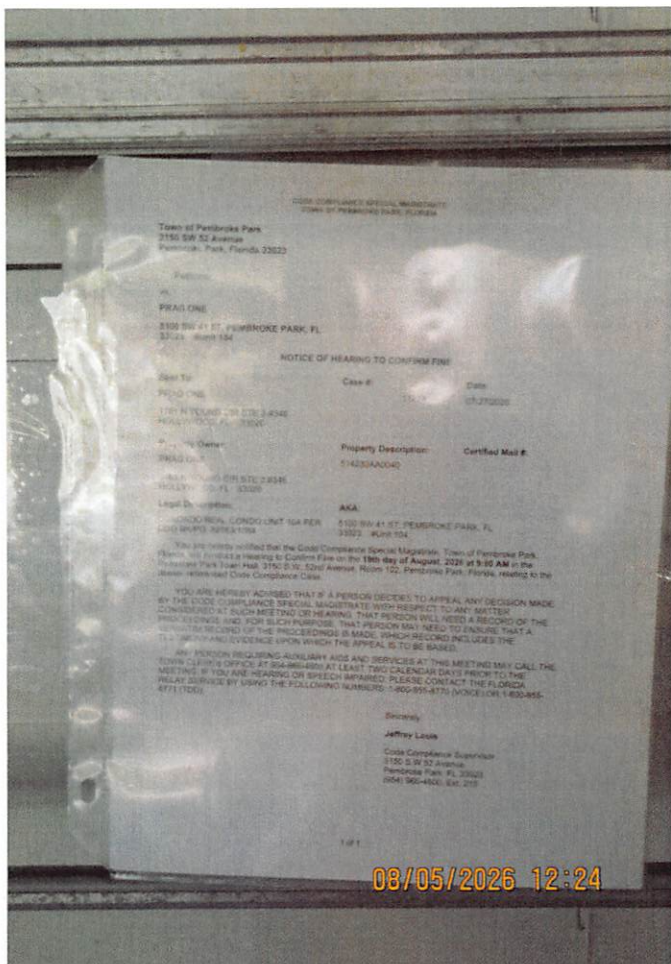
STATE OF FLORIDA
COUNTY OF BROWARD

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 _____



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☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage		
\$		
Total Postage and	MAZZALAY, ALEJANDRO C	
\$ 16.98	RE: PRAG ONE	
Sent To	HCF NO. 11273	
Street and Apt. N	1761 N YOUNG CIRCLE SUITE 3 #346	
City, State, ZIP+4	HOLLYWOOD, FL 33020	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

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City, State, ZIP+4		
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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)

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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

5
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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Aimara Fontalva
Code Compliance Clerk
Town of Pembroke Park
3150 SW 52 AVE
Pembroke Park, FL 33023

SUBMITTING PAYMENTS FOR ADMINSTRATIVE FINES:

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

9589 0710 5270 3205 4408 38

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 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

Street and Apt. N

City, State, ZIP+4

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

Postmark
 Here

APR 27 2026

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

9589 0710 5270 3205 4408 21

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postage

\$

Total Postage and

Sent To

\$10.44

Street and Apt. N

City, State, ZIP+4

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

Postmark
 Here

APR 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:

PRAGONE LLC
FO NO 1273
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

☒ 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
☐ 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.

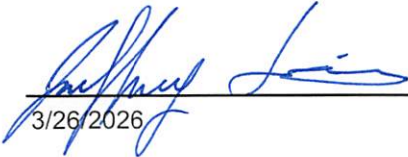
You may also have other rights which are set forth in Chapter 7 of the Town of Pembroke Park Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes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

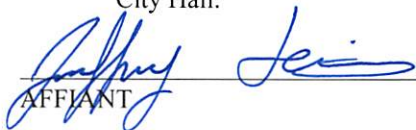
T Y P E O F S E R V I C E

() 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.

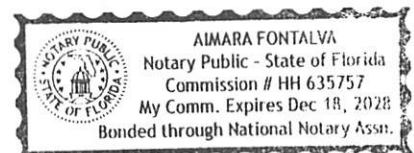
(X) POSTING: By posting a copy of the Notice of Service at the premises (a photo of which is attached) and at City Hall.


AFFIANT

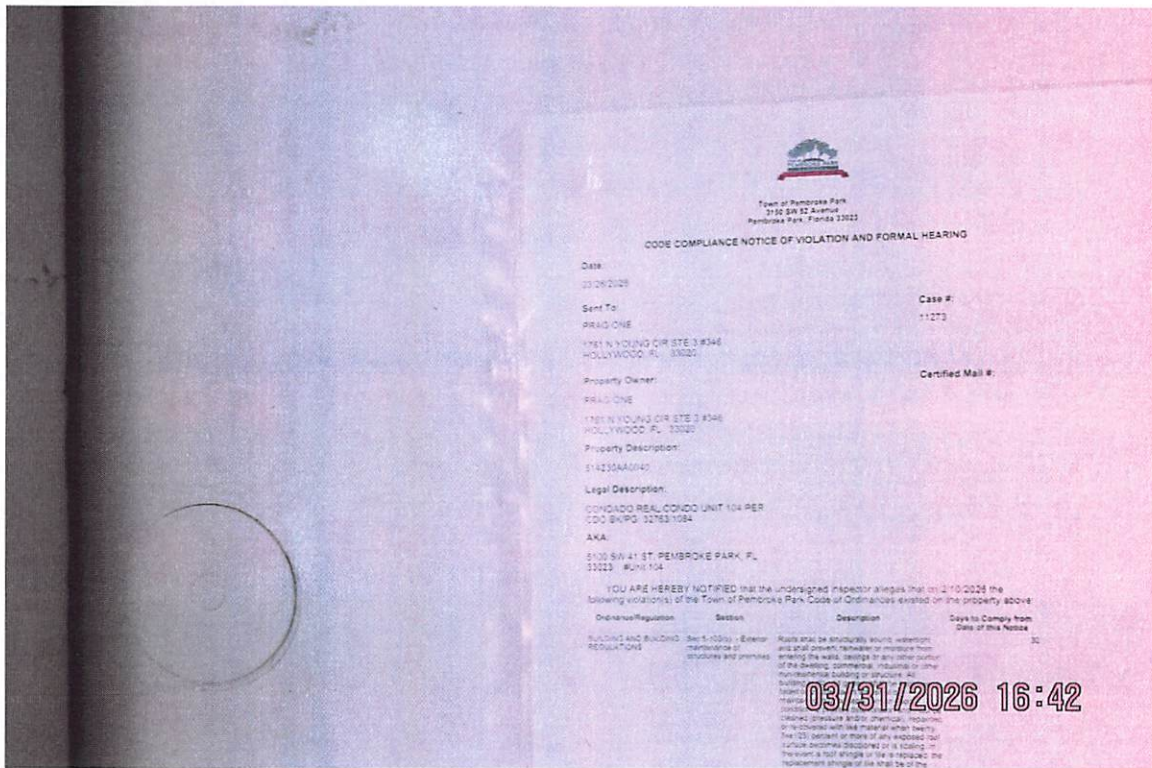
STATE OF FLORIDA
COUNTY OF BROWARD

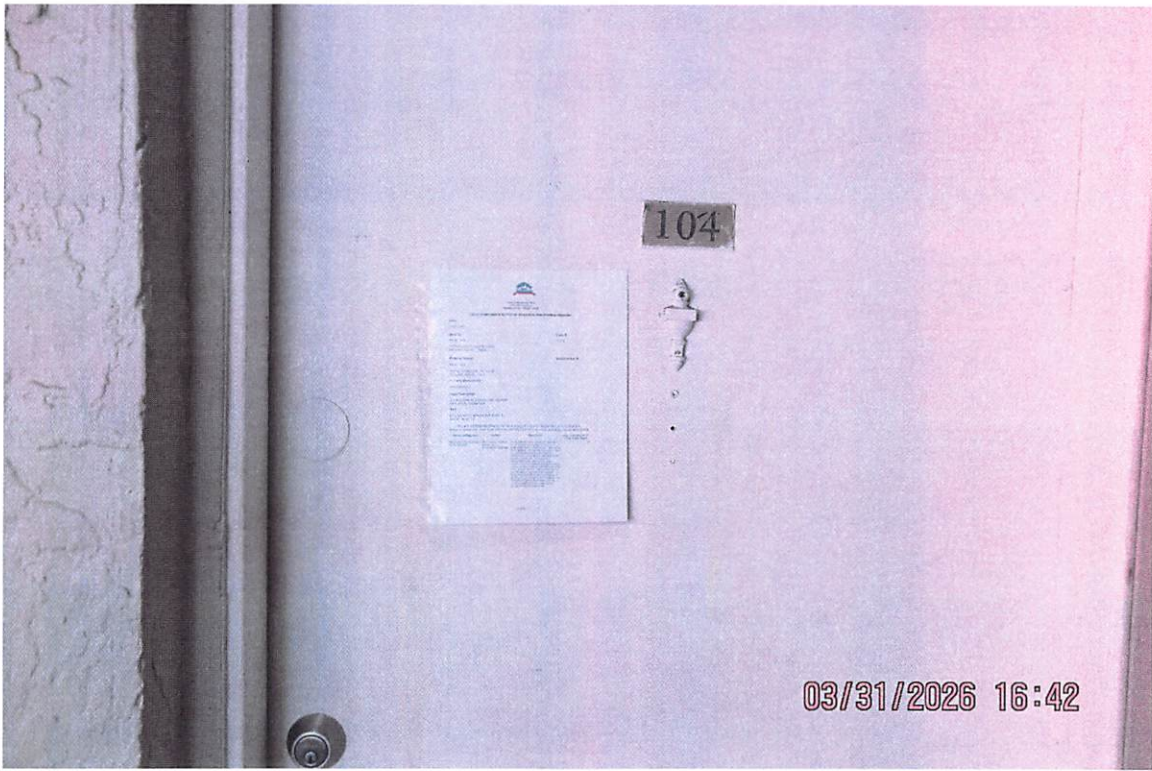
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2026, by Jeffrey Louis as Code Compliance Officer for the Town of Pembroke Park.


Signature



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





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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 **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

9589 0710 5270 3205 4405 48

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 **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



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

CODE COMPLIANCE NOTICE OF VIOLATION

Sent To: PRAG ONE
1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Case #: 11273

Date: 02/10/2026

Property Owner: PRAG ONE
1761 N YOUNG CIR STE 3 #346
HOLLYWOOD, FL 33020

Property Description: 514230AA0040

Certified Mail #:

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
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





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



quadiant
FIRST-CLASS
IMI
\$000.74
02/10/2026 ZIP
043M30245597

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 ZIP
043M30245597

NOV
11273

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

TOWN OF PEMBROKE PARK

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



quadiant
FIRST-CLASS
IMI
\$000.74
02/10/2026 ZII
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Nov
11273

Prag One LLC

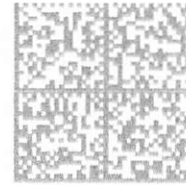
Alejandro C. Mazzalay

1242 Taylor Street
Hollywood, FL 33019

Working on 5/1/20
#34P
2015 11/1/20
to 11/1/20
from 900-41

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 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.
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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

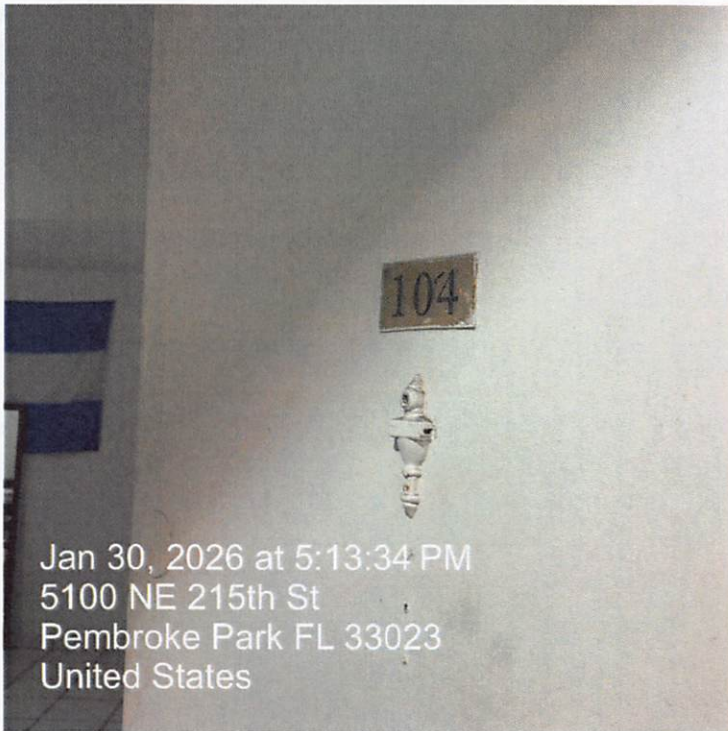
MAZZALAY, ALEJANDRO C
1242 Taylor st
HOLLYWOOD, FL 33019

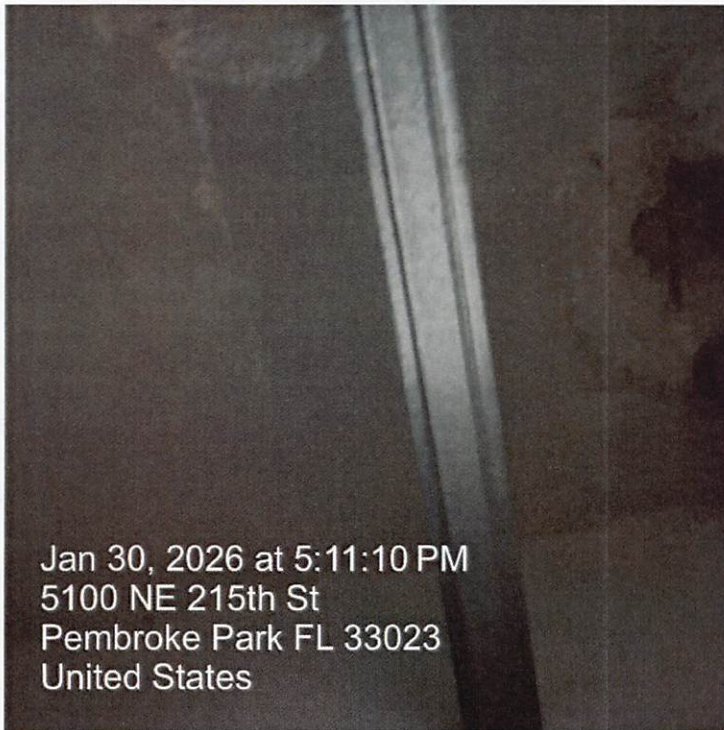
Address Changed: 04/12/2022

Authorized Person(s) Detail

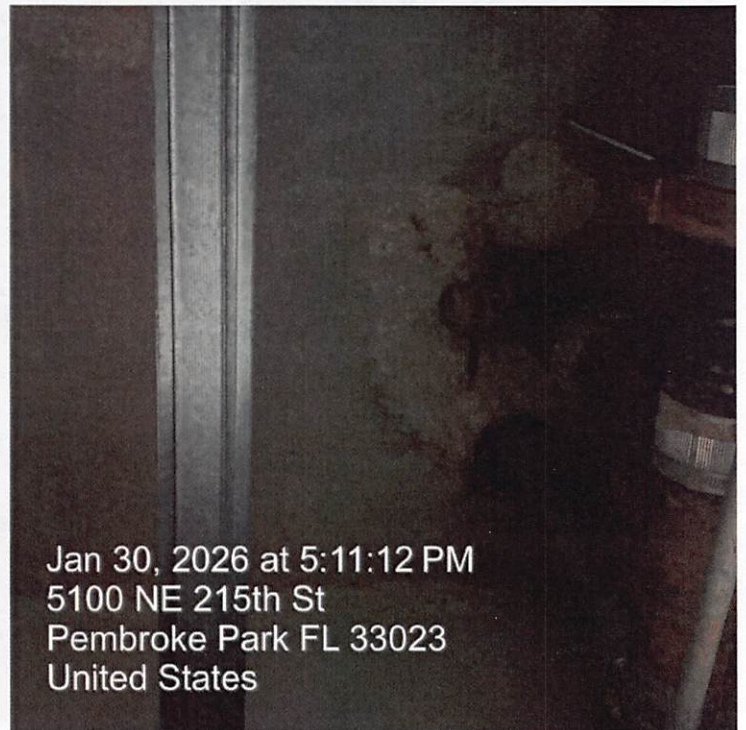
Name & Address

Title MGR

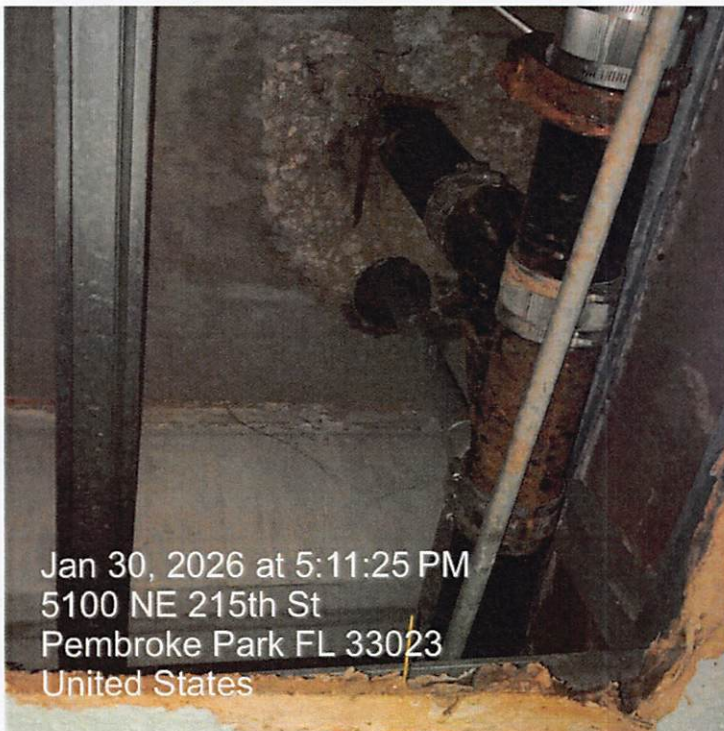




Jan 30, 2026 at 5:11:10 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



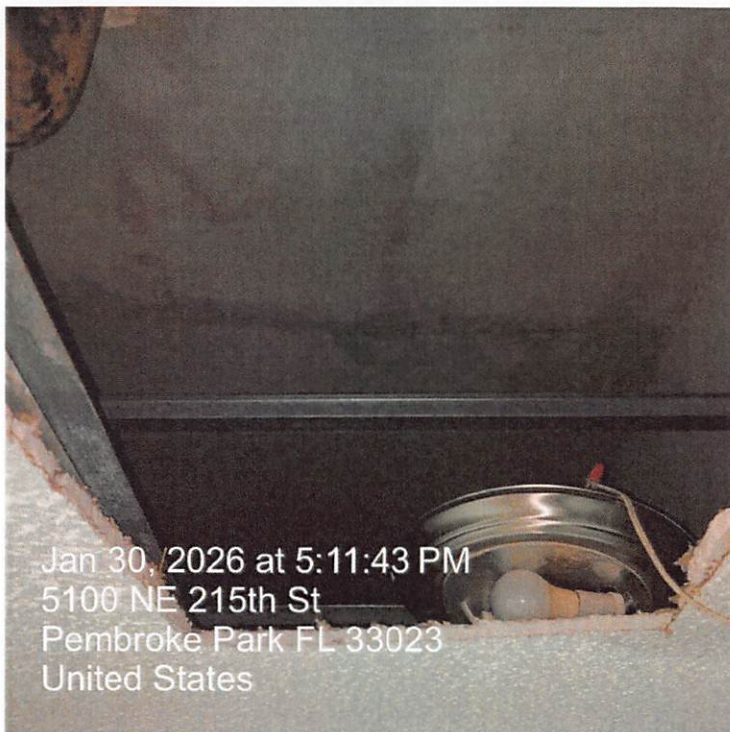
Jan 30, 2026 at 5:11:12 PM
5100 NE 215th St
Pembroke Park FL 33023
United States



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

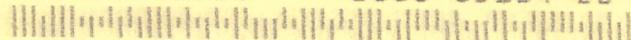
0005/02/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 33023541350

*2006-03184-28-35



33023-54135

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
 PEMBERKE 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

11 AM FL 330
27 MAR 2026 PM 5 L



quadiant

CORRECTION
IMI

\$010.44⁹

03/27/2026 ZIP 33023
043M30245597

US POSTAGE

4W
3/30

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

MAY 04 2026

NIXIE 326 DE 1 0004/29/26

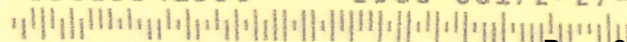
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN

BC: 33023541350

*2506-00172-27-46

330235413



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:

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 | ☐ 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 | |

Mail
Mail Restricted Delivery
00)

Domestic Return Receipt