



**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**
Phone: (412) 391-5555 Fax: (412) 391-7608
E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

PROPERTY INFORMATION REPORT

ORDER DATE: 09/11/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/10/2019

CERTIFICATE # 2012-22621

ACCOUNT # 514219030030

ALTERNATE KEY # 780172

TAX DEED APPLICATION # 43767

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Lot 3, Block C, of CARVER RANCHES SECOND ADDITION, according to the plat thereof, as recorded in Plat Book 24, Page 45, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: PEMBROKE ROAD, WEST PARK FL 33023

OWNER OF RECORD ON CURRENT TAX ROLL:

STAR LIGHT OF CARVER RANCHES

167-21 144 TER

JAMAICA, NY 11434

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

STAR LIGHT OF CARVER RANCHES

167-21 144 TER

JAMAICA, NY 11434

(Per Property Appraiser. No vesting deed found in the official records. No Sunbiz record found.)

(An extensive search of Broward County Official Records, multiple title plants and a back deed search yielded no deed of record for this property.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

5T WEALTH PARTNERS LP

DEPARTMENT #6200, P.O. BOX 830539

BIRMINGHAM, AL 35283 (Tax Deed Applicant)

BROWARD COUNTY

BOARD OF COUNTY COMMISSIONERS

COMMUNITY CODE COMPLIANCE DIVISION

GOVERNMENTAL CENTER ANNEX 2FL

115 S. ANDREWS AVE

FT. LAUDERDALE, FL 33301-1801 (Per Notice)

OR: 37728, Page: 54

CITY OF WEST PARK
P.O. BOX 5710
WEST PARK, FL 33083-5710 (Per Order)

OR: 46420, Page: 745

CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023 (Per Orders)

Instrument: 113420699
Instrument: 114038921
Instrument: 114212396
Instrument: 114768543

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 19 03 0030

CURRENT ASSESSED VALUE: \$27,100

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

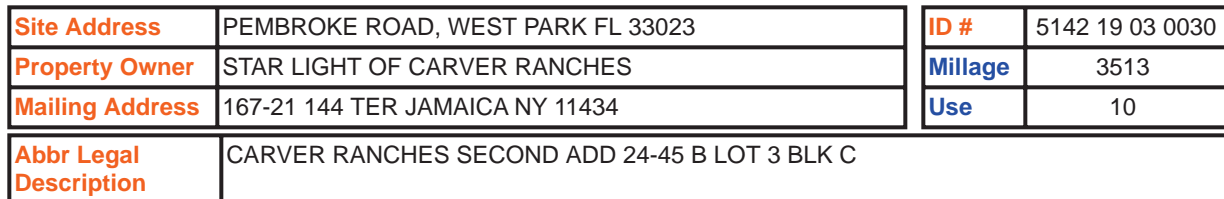
None found.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Christina Young

Title Examiner



Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$27,100		\$27,100	\$27,100	
2017	\$27,100		\$27,100	\$27,100	\$2,306.02
2016	\$27,100		\$27,100	\$26,790	\$2,888.22
2018 Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$27,100	\$27,100	\$27,100	\$27,100	
Portability	0	0	0	0	
Assessed/SOH	\$27,100	\$27,100	\$27,100	\$27,100	
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	\$27,100	\$27,100	\$27,100	\$27,100	

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
				\$9.25	2,930	SF
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
35								
L								
1								

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed #43767

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 2nd day of January 2020, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

STAR LIGHT OF CARVER RANCHES 167-21 144 TER JAMAICA, NY 11434	BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS, COMMUNITY CODE COMPLIANCE DIVISION GOVERNMENTAL CENTER ANNEX 2FL, 115 S. ANDREWS AVE FT. LAUDERDALE, FL 33301- 1801	CITY OF WEST PARK 1965 S STATE ROAD 7 WEST PARK, FL 33023	CITY OF WEST PARK P.O. BOX 5710 WEST PARK, FL 33083-5710
BROWARD COUNTY CODE ENFORCEMENT SECTION PLANNING & DEVELOPMENT MGMT. DIVISION ENVIRONMENT PROTECTION & GROWTH MGMT. GCW - 1 NORTH UNIVERSITY DR MAILBOX 102 PLANTATION, FL 33324	STAR LIGHT OF CARVER RANCHES 4300 PEMBROKE RD HOLLYWOOD, FL 33021-8105	VICTORIA PLATT 4000 NW 44TH AVE #102 LAUDERDALE LAKES, FL 33319	VICTORIA PLATT 167-21 144 TERRACE JAMAICA, NY 11434
*SOCHI LLC 20185 E COUNTRY CLUB DR #404 MIAMI, FL 33180	*SW 18 STREET LLC 5736 SW 27 ST UNIT B HOLLYWOOD, FL 33023		

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)
I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.
GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2nd day of January 2020 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy Juliette M. Aikman

Broward County, Florida

INSTR # 116153421
Recorded 11/04/19 at 12:19 PM
Broward County Commission
1 Page(s)
#10

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43767

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 514219-03-0030
Certificate Number: 22621
Date of Issuance: 06/01/2013
Certificate Holder: 5T WEALTH PARTNERS LP
Description of Property: CARVER RANCHES SECOND ADD
24-45 B
LOT 3 BLK C

Name in which assessed: STAR LIGHT OF CARVER RANCHES
Legal Titleholders: STAR LIGHT OF CARVER RANCHES
167-21 144 TER
JAMAICA, NY 11434

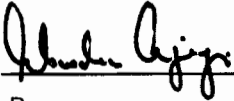
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of February, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

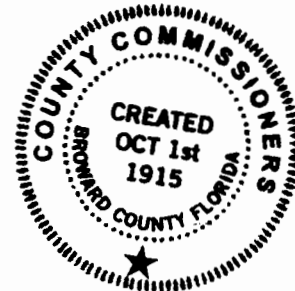
broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 1st day of November, 2019.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 01/16/2020, 01/23/2020, 01/30/2020 & 02/06/2020
Minimum Bid: 18818.56

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43767

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24-45 B
LOT 3 BLK C

Name in which assessed: STAR LIGHT OF CARVER RANCHES
Legal Titleholders: STAR LIGHT OF CARVER RANCHES
167-21 144 TER
JAMAICA, NY 11434

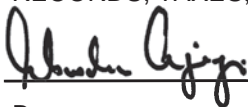
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of February, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 16th day of January, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:

Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 01/16/2020, 01/23/2020, 01/30/2020 & 02/06/2020
Minimum Bid: 19148.56

BROWARD DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Ft. Lauderdale, Broward County, Florida

STATE OF FLORIDA COUNTY OF BROWARD:

Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

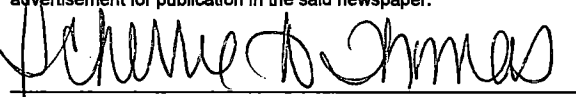
43767

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 22621

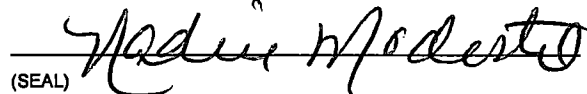
in the XXXX Court,
was published in said newspaper in the issues of

01/16/2020 01/23/2020 01/30/2020 02/06/2020

Affiant further says that the said Broward Daily Business Review is a newspaper published at Fort Lauderdale, in said Broward County, Florida and that the said newspaper has heretofore been continuously published in said Broward County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Fort Lauderdale in said Broward County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

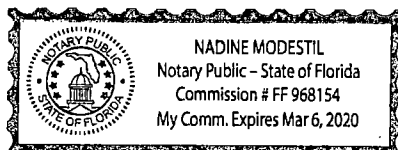


Sworn to and subscribed before me this
6 day of FEBRUARY, A.D. 2020



(SEAL)

SCHERRIE A. THOMAS personally known to me



Broward County, Florida RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION NOTICE OF APPLICATION FOR TAX DEED NUMBER 43767

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance the description of the property, and the name in which it was assessed are as follows:

Property ID: 514219-03-0030

Certificate Number: 22621

Date of Issuance: 06/01/2013

Certificate Holder:

5T WEALTH PARTNERS LP

Description of Property:

CARVER RANCHES SECOND ADD
24-45 B

LOT 3 BLK C

Name in which assessed:

STAR LIGHT OF CARVER RANCHES

Legal Titleholders:

STAR LIGHT OF CARVER RANCHES

167-21 144 TER

JAMAICA, NY 11434

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 19th day of February, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net

*Pre-registration is required to bid.

Dated this 16th day of January, 2020.

Bertha Henry

County Administrator

RECORDS, TAXES, AND

TREASURY DIVISION

(Seal)

By: Abiodun Ajayi

Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Minimum Bid: 19178.26
401-314

1/16-23-30 2/6 20-06/0000449159B

2
BOARD OF COUNTY COMMISSIONERS, BROWARD COUNTY, FLORIDA
COMMUNITY CODE COMPLIANCE DIVISION
GOVERNMENTAL CENTER ANNEX 2FL
115 S. ANDREWS AVE
FT. LAUDERDALE, FL 33301-1801
(954)468-3593

NOTICE OF NONCOMPLIANCE
WITH LAND CLEARANCE CODE OF BROWARD COUNTY

Owner: STARLIGHT OF CARVER RANCHES

Date: 06/24/04

4300 PEMBROKE RD
HOLLYWOOD FL 33021-8105

ACTION FILE#: 04-02559
FOLIO #: 1219-03-003

RE: CHAPTER 39, ARTICLE X, PROPERTY MAINTENANCE, OF THE BROWARD
COUNTY CODE OF ORDINANCES.

Property legal description:

CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C

LOCATION: 4272 PEMBROKE RD HOLLYWOOD FL

The property described above is in violation of the Broward County Code of Ordinances as referenced above and as determined by inspection of the property on the date of 06/08/04 by the Community Code Compliance Division.

Pursuant to Section 39-133, Broward County Code of Ordinances, this Notice of Noncompliance is hereby recorded in the public records of Broward County, Florida, in order to place all subsequent owners of the property on notice of the land clearing violation existing on the property and the duty to clear said violation and properly maintain the property.

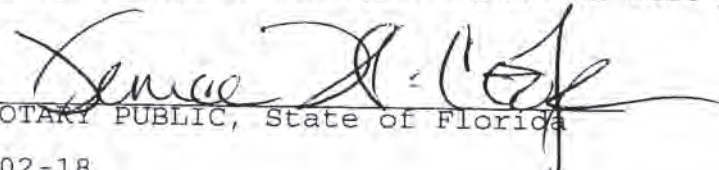
Failure to clear the violation may result in a SPECIAL ASSESSMENT LIEN being placed against the property, if Broward County clears the violation, in the amount of the actual costs to Broward county for correcting the violation or causing it to be corrected, together with an administrative fee which shall be set by resolution of the Board of County Commissioners to administer and enforce this code.

BROWARD COUNTY
COMMUNITY CODE COMPLIANCE DIVISION


CODE ENFORCEMENT OFFICER

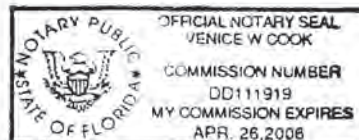
FOR FURTHER INFORMATION CONTACT: (954) 357-8259

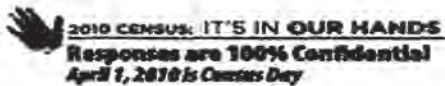
SWORN TO AND SUBSCRIBED BEFORE ME THIS 24 day of June A.D. 2004


NOTARY PUBLIC, State of Florida

502-18

MY COMMISSION EXPIRES:





City of West Park
P.O. Box 5710
West Park, FL 33083-5710

CITY OF WEST PARK

Petitioner,

vs.

STAR LIGHT OF CARVER RANCHES

Respondent(s)

CASE No. 8090081

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on **Friday, July 10, 2009** and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

- 1 The respondent owns/manages certain real property located at:

more particularly described as: CARVER RANCHES SECOND ADD24-45 BLOT 3 BLK C

which is the subject of this Code Enforcement Magistrate proceeding.

- 2 The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Date Complied</u>	<u>Ordered to Comply By</u>	<u>Daily Fine(s)</u>
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 63. Public nuisances.	Public nuisances.		4/9/2009	\$75.00
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 64. Duty to maintain property.	Duty to maintain property.			

- 3 Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on **Friday, July 10, 2009** that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s).

4

Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates set by the Code Enforcement Magistrate for compliance, or a Final Judgement is entered by a court of competent jurisdiction.

Ordinance/Regulation	Section	Description	Date Complied	Ordered to Comply By	Daily Fine(s)
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 63. Public nuisances.	Public nuisances.		4/9/2009	\$75.00
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 64. Duty to maintain property.	Duty to maintain property.			

In addition, enforcement costs of \$300.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this Friday, July 10, 2009


Michael D. Cirullo Jr.
Magistrate/Code Compliance Board
City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this

15 day of

July 2009


NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification

Type of identification produced

cc: STAR LIGHT OF CARVER RANCHES





2010 CENSUS: IT'S IN OUR HANDS
Responses are 100% Confidential
April 1, 2010 is Census Day



City of West Park
P.O. Box 5710
West Park, FL 33083-5710

CE No. 08090081

NOTICE OF VIOLATION

Date Tuesday, September 30, 2008
Owner Name STAR LIGHT OF CARVER RANCHES
Address 167-21 144 TER JAMAICA NY 11434
Folio 514219030030
Site Address
Legal Description CARVER RANCHES SECOND ADD24-45 BLOT 3 BLK C

The Undersigned certifies that he/she has just and reasonable grounds to believe, and does believe that the following offenses were committed:

<u>Ordinance/Regulation</u>	<u>Section</u>	<u>Description</u>	<u>Days to Comply</u>
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 63. Public nuisances.	Public nuisances.	7
ORDINANCE 2007-02 ZONING CODE	ARTICLE IX PROPERTY MAINTENANCE AND JUNK OR ABANDONED PROPERTY Section 64. Duty to maintain property.	Duty to maintain property.	7

Notes

Property declared a public nuisance and must be placed into good condition. Vacant lot must be mow/cleared and maintained, this includes the area abutting the alleyway. Vacant lot located in the 4300 block of Pembroke Road.

City of West Park has adopted a Magistrate procedure pursuant to the provisions contained in Chapter 162, Florida Statutes. Therefore 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 954-766-2710. If the violations are not corrected within the time specified, you will be notified of the Special Magistrate Hearing date, time and location.

HAND DELIVERY TO:

Printed Name
Relationship

SIGNATURE ABOVE IS NOT AN
ADMISSION OF GUILT, BUT
RATHER AN
ACKNOWLEDGEMENT THAT YOU
HAVE RECEIVED A COPY OF THIS
NOTICE OF VIOLATION.

Date/Time

CODE OFFICER

Printed Name William Johnson

Code officer signature



City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No: 14020134
Name: STAR LIGHT OF CARVER RANCHES
Address: 167-21 144 TER JAMAICA, NY 11434

Violation Address: PEMBROKE Rd West Park, FL 33023 #LOT WEST OF 4300
PEMBROKE RD

Legal Description: CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C
Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 11/12/2015 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:
PEMBROKE Rd West Park, FL 33023 #LOT WEST OF 4300 PEMBROKE RD
more particularly described as
CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C
which is the subject of this Code Enforcement Magistrate proceeding.
2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	10/12/2015	\$0.00
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v		

3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, November 12, 2015 that the required corrective action was not taken as ordered, and that the violation (s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	10/12/2015	\$0.00
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v		

Notes:

Certify the following invoices/cost recovery: #081 - \$950.00, #087 - \$300.00 and #088 - \$575.00 and previous unpaid \$50.00 Admin Fee.

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this November 20, 2015



Michael D. Cirullo, Jr.

Magistrate

City of West Park, FL

**STATE OF FLORIDA
COUNTY OF BROWARD**

Sworn to and subscribed before me this 20 day of November, 2015, by
Michael D. Cirullo, Jr., as Magistrate for City of West Park, FL.

K. Melinda Clyman
NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification ☐

Type of identification produced _____

cc: STAR LIGHT OF CARVER RANCHES





City of West Park
1965 S State Road 7
West Park, FL 33023

CE No. 14020134

MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Date: 09/11/2015

Owner Name: STAR LIGHT OF CARVER RANCHES

Address: 167-21 144 TER JAMAICA, NY 11434

Folio: 514219030030

Site Address: PEMBROKE Rd West Park, FL 33023 #LOT WEST OF 4300
PEMBROKE RD

Legal Description: CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C

THIS CAUSE came before the Magistrate on Thursday, September 10, 2015. The evidence or stipulated agreement between the parties results in the following findings of fact:

That STAR LIGHT OF CARVER RANCHES at the property located at PEMBROKE Rd West Park, FL 33023 #LOT WEST OF 4300 PEMBROKE RD did violate the following sections of the City of West Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	10/12/2015	\$0.00
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v		

Notes:

Ordered to pay the following invoices for cost recovery to the City of West Park: #081 - \$950.00, #087 - \$300.00 and #088 - \$575.00 for a total of \$1,825.00.

The Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of West Park Code of Ordinances exist; therefore it is hereby ordered as follows:

That STAR LIGHT OF CARVER RANCHES is hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$50.00 are certified herein.

All payments must be made by check or money order, payable to the City Of West Park, Please include violation address and case number. City of West Park mailing address: 1965 S State Road 7 West Park, FL 33083.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-766-2715).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on Thursday, November 12, 2015 to consider certifying the fine. If the fine is certified at that time, an administrative cost of \$300.00 will also be imposed against the property, then a certified copy of the order certifying the fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$500.00 per day

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of the date of this order.

Dated this September 25, 2015

Michael D. Cirullo, Jr.

Magistrate

City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 25th day of Sept., 2015.

NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification ☐

Type of identification produced _____





City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No:

15100009

Name:

STAR LIGHT OF CARVER RANCHES

Address:

167-21 144 TER JAMAICA, NY 11434

Violation Address:

**PEMBROKE Rd West Park, FL 33023 #LOT W OF 4300
PEMBROKE RD**

Legal Description:

CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C

Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 07/28/2016 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:

PEMBROKE Rd West Park, FL 33023 #LOT W OF 4300 PEMBROKE RD

more particularly described as

CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C

which is the subject of this Code Enforcement Magistrate proceeding.

2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	2/29/2016	\$0.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v			

3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, July 28, 2016 that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

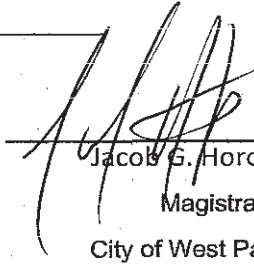
Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	2/29/2016	\$0.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
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Notes:

Certified cost recovery invoices: #008 - \$450.00, and #107 - \$175.00 and previous unpaid \$50.00 Admin Fee. The City is authorized to alleviate health and safety issues and costs to be charged to the property owner.

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this August 4, 2016



Jacob G. Horowitz
Magistrate
City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 4th day of Aug, 2016.

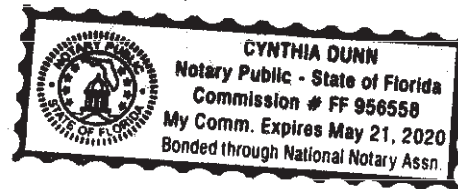


NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification ☐

Type of identification produced _____

cc: STAR LIGHT OF CARVER RANCHES





City of West Park
1965 S State Road 7
West Park, FL 33023

CE No. 15100009

MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Date: 02/02/2016

Owner Name: STAR LIGHT OF CARVER RANCHES

Address: 167-21 144 TER JAMAICA, NY 11434

Folio: 514219030030

Site Address: PEMBROKE Rd West Park, FL 33023

Legal Description: CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C

THIS CAUSE came before the Magistrate on Thursday, January 28, 2016. The evidence or stipulated agreement between the parties results in the following findings of fact:

That STAR LIGHT OF CARVER RANCHES at the property located at PEMBROKE Rd West Park, FL 33023 did violate the following sections of the City of West Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings. ...	2/29/2016	\$0.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
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Notes:

Ordered to pay cost recovery invoices: #008 - \$450.00, and #107 - \$175.00.

The Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of West Park Code of Ordinances exist; therefore it is hereby ordered as follows:



City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No: 16070011
Name: STAR LIGHT OF CARVER RANCHES
Address: 167-21 144 TER JAMAICA, NY 11434

Violation Address: PEMBROKE RD, WEST PARK, FL 33023

Legal Description: CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C
Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 11/10/2016 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:
PEMBROKE RD, WEST PARK, FL 33023
more particularly described as
CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C
which is the subject of this Code Enforcement Magistrate proceeding.
2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

That STAR LIGHT OF CARVER RANCHES is hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$50.00 are certified herein.

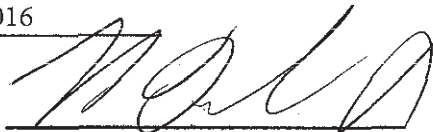
All payments must be made by check or money order, payable to the City Of West Park, Please include violation address and case number. City of West Park mailing address: 1965 S State Road 7 West Park, FL 33083.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-766-2715).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on Monday, January 01, 0001 to consider certifying the fine. If the fine is certified at that time, an administrative cost of \$300.00 will also be imposed against the property, then a certified copy of the order certifying the fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$500.00 per day

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of the date of this order.

Dated this February 4, 2016



Michael D. Cirullo, Jr.
Magistrate
City of West Park, FL

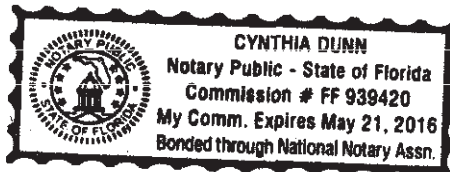
STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 4th day of February, 2016.


NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification ☐

Type of identification produced _____



Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	11/10/2016	\$0.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v			

3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, November 10, 2016 that the required corrective action was not taken as ordered, and that the violation (s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

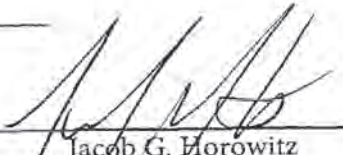
Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	11/10/2016	\$0.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
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Notes:

Certified non-payment of cost recovery invoices #020 - \$200.00, and #20160039 - \$450.00 and previous unpaid Admin Fee of \$50.00.

In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

Ordered this 11/16/16



Jacob G. Horowitz
Magistrate
City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 16th day of November, 2016



NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification _____

Type of identification produced _____



cc: STAR LIGHT OF CARVER RANCHES



City of West Park
1965 S State Road 7
West Park, FL 33023

CE No. 16070011

MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Date: 09/15/2016
Owner Name: STAR LIGHT OF CARVER RANCHES
Address: 167-21 144 TER JAMAICA, NY 11434
Folio: 514219030030
Site Address: PEMBROKE RD, WEST PARK, FL 33023
Legal Description: CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C

THIS CAUSE came before the Magistrate on Thursday, September 8, 2016. The evidence or stipulated agreement between the parties results in the following findings of fact:

That STAR LIGHT OF CARVER RANCHES at the property located at PEMBROKE RD, WEST PARK, FL 33023 did violate the following sections of the City of West Park Code of Ordinances:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Complied
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	10/8/2016	\$50.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary	10/8/2016	\$50.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v	10/8/2016	\$50.00	

Notes:

Repeat-NAP-Ordered to pay cost recovery invoice #020 - \$200.00 and comply by 10/8/16 or pay fine of \$50.00 per violation. The City is authorized to alleviate health and safety issues and costs to be charged to the property owner.

The Magistrate hereby makes a finding of fact and conclusion of law, based upon the evidence and testimony presented, that one or more violations of the City of West Park Code of Ordinances exist; therefore it is hereby ordered as follows:

That STAR LIGHT OF CARVER RANCHES is hereby ordered to correct the violation(s) on or before the dates shown above. If the violation(s) are not not corrected before the dates noted, and considering the gravity of the violation, any actions taken by the owner, and any previous violations of the owner as evidenced by the record in this case, a fine will be imposed in the amounts shown above for every day that the violation continues to exist after the required compliance date.

In addition, enforcement costs of \$50.00 are certified herein.

All payments must be made by check or money order, payable to the City Of West Park, Please include violation address and case number. City of West Park mailing address: 1965 S State Road 7 West Park, FL 33083.

IT IS YOUR RESPONSIBILITY TO CONTACT YOUR CODE ENFORCEMENT OFFICER WHEN YOU ARE IN COMPLIANCE. (954-766-2715).

Pursuant to section 162.09, (Florida Statutes), if the violation is not corrected by the dates noted above, this matter will be heard before the Special Magistrate on Thursday, November 10, 2016 to consider certifying the fine. If the fine is certified at that time, an administrative cost of \$300.00 will also be imposed against the property, then a certified copy of the order certifying the fine shall be recorded in the Public Records of Broward County, and once recorded, shall constitute a lien against the property upon which the violation exists and upon any real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of the state, including levy against personal property, but it shall not be deemed to be a court judgment except for enforcement purposes. Section 162.09 Florida Statutes, provides that repeat violations may result in the assessment of a fine up to \$500.00 per day

This order is appealable solely to the Circuit Court of Broward County, Florida, within 30 days of the date of this order.

Dated this September 16, 2016


 Jacob G. Horowitz
 Magistrate
 City of West Park, FL

STATE OF FLORIDA
 COUNTY OF BROWARD

Sworn to and subscribed before me this 16th day of September, 2016.


 NOTARY PUBLIC STATE OF FLORIDA



Personally known ☒ or produced identification ☐

Type of identification produced _____



City of West Park
1965 S State Road 7
West Park, FL 33023

CITY OF WEST PARK

Petitioner,

vs.

Case No:

17020010

Name:

STAR LIGHT OF CARVER RANCHES

Address:

167-21 144 TER JAMAICA, NY 11434

Violation Address:

PEMBROKE, WEST PARK, FL 33023

Legal Description:

CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C

Respondent(s)

CODE ENFORCEMENT MAGISTRATE ORDER CERTIFYING FINE

THIS MATTER came before the CODE ENFORCEMENT MAGISTRATE of the CITY OF WEST PARK, FLORIDA on 10/19/2017 and upon the presentation of testimony and other evidence in this case, the Magistrate finds:

1. The respondent owns/manages certain real property located at:

PEMBROKE, WEST PARK, FL 33023

more particularly described as

CARVER RANCHES SECOND ADD 24-45 B LOT 3 BLK C

which is the subject of this Code Enforcement Magistrate proceeding.

2. The Code Enforcement Order required the Respondent(s) to take corrective action with specific compliance dates as shown below:

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Completed
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	6/10/2017	\$0.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-151 (a). - Public nuisances.	The open storage or discarding of junk vehicles and vessels, junk items, debris, garbage, trash, and litter, except in facilities approved by the city for storage or discarding of such items or materials, the maintenance of overgrown groundcover or v			

3. Under oath, the Code Enforcement Officer testified to the Code Enforcement Magistrate on Thursday, October 19, 2017 that the required corrective action was not taken as ordered, and that the violation(s) in question still exist(s).
4. Accordingly, it having been brought to the Magistrate's attention that the Respondent(s) did not comply with the above Order, the Special Magistrate has considered the gravity of the violation, any actions by the Respondent to remedy the violation, and any previous violations of the Respondent, and a fine is hereby certified, in the amounts shown below, where the dates shown are the dates previously set by the Code Enforcement Special Magistrate for compliance, or a Final Judgment is entered by a court of competent jurisdiction.

Ordinance/Regulation	Section	Description	Ordered to Comply By	Daily Fine	Date Completed
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Sec. 14-152(a). - Duty to maintain property.	It shall be the responsibility of all property owners in the city to maintain their property and contiguous swale free of junk vehicles and vessels, junk items, garbage, trash, litter, debris and unmaintained buildings.	6/10/2017	\$0.00	
CHAPTER 14 ENVIRONMENT AND NATURAL RESOURCES...	Section 14-117 (a). - Pruning.	Tree pruning. All trees must be pruned in accordance to ANSI standards for pruning as established by the American National Standards Institute (ANSI A300, as amended). No person shall abuse a tree located within the city unless the abuse is necessary			
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In addition, enforcement costs of \$150.00 are certified herein. This Order, which may be amended, can be recorded and shall, upon recordation, constitute a lien against all property owned by the Respondent pursuant to Chapter 162 of the Florida Statutes.

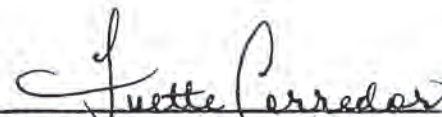
Ordered this November 15, 2017



Jacob G. Horowitz
Magistrate
City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 15th day of November, 20 17.



NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification _____

Type of identification produced _____



cc: STAR LIGHT OF CARVER RANCHES

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2020

PROPERTY ID # 514219-03-0030 (TD # 43767)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

STAR LIGHT OF CARVER RANCHES
167-21 144 TER
JAMAICA, NY 11434

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT PEMBROKE RD, WEST PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Estimated Amount due if paid by January 31, 2020\$16,328.33

Or

* Estimated Amount due if paid by February 18, 2020\$16,539.68

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 19, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2020

PROPERTY ID # 514219-03-0030 (TD # 43767)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
COMMUNITY CODE COMPLIANCE DIVISION
GOVERNMENTAL CENTER ANNEX 2FL, 115 S. ANDREWS AVE
FT. LAUDERDALE, FL 33301-1801

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT PEMBROKE RD, WEST PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

**MAKE CASHIER'S CHECK OR
MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR**

* Estimated Amount due if paid by January 31, 2020\$16,328.33

Or

* Estimated Amount due if paid by February 18, 2020\$16,539.68

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON February 19, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2020

PROPERTY ID # 514219-03-0030 (TD # 43767)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT PEMBROKE RD, WEST PARK, FL 33023 IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2020

PROPERTY ID # 514219-03-0030 (TD # 43767)

WARNING

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CITY OF WEST PARK
P.O. BOX 5710
WEST PARK, FL 33083-5710

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2020
PROPERTY ID # 514219-03-0030 (TD # 43767)

WARNING

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BROWARD COUNTY CODE ENFORCEMENT SECTION
PLANNING & DEVELOPMENT MGMT. DIVISION
ENVIRONMENT PROTECTION & GROWTH MGMT.
GCW - 1 NORTH UNIVERSITY DR MAILBOX 102
PLANTATION, FL 33324

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2020

PROPERTY ID # 514219-03-0030 (TD # 43767)

WARNING

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STAR LIGHT OF CARVER RANCHES
4300 PEMBROKE RD
HOLLYWOOD, FL 33021-8105

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2020

PROPERTY ID # 514219-03-0030 (TD # 43767)

WARNING

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VICTORIA PLATT
4000 NW 44TH AVE #102
LAUDERDALE LAKES, FL 33319

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BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: January 2nd, 2020

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VICTORIA PLATT
167-21 144 TERRACE
JAMAICA, NY 11434

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SOCHI LLC
20185 E COUNTRY CLUB DR #404
MIAMI, FL 33180

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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SW 18 STREET LLC
5736 SW 27 ST UNIT B
HOLLYWOOD, FL 33023

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| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

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JAMAICA, NY 11434

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TD 43767 FEBRUARY 2020 WARNING
BROWARD COUNTY, BOARD OF COUNTY
COMMISSIONERS, COMMUNITY CODE COMPLIANCE
DIVISION
GOVERNMENTAL CENTER ANNEX 2FL, 115 S. ANDREWS
AVE
FT. LAUDERDALE, FL 33301-1801

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1965 S STATE RD 7
WEST PARK, FL 33023

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WEST PARK, FL 33083-5710

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BROWARD COUNTY CODE ENFORCEMENT SECTION
PLANNING & DEVELOPMENT MGMT. DIVISION
ENVIRONMENT PROTECTION & GROWTH MGMT.
GCW - 1 NORTH UNIVERSITY DR MAILBOX 102
PLANTATION, FL 33324**

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TD 43767 FEBRUARY 2020 WARNING
STAR LIGHT OF CARVER RANCHES
4300 PEMBROKE RD
HOLLYWOOD, FL 33021-8105

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

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VICTORIA PLATT

4000 NW 44TH AVE #102

LAUDERDALE LAKES, FL 33319

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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
☐ Adult

Postmark
Here

Postage

\$

Total Po

\$

Sent To

Street and Apt. No., or P.O. Box No.

City, State, ZIP+4[®]

TD 43767 FEBRUARY 2020 WARNING

SOCHI LLC

20185 E COUNTRY CLUB DR #404

MIAMI, FL 33180

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

See Reverse for Instructions

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)

- | | | |
|--|----|--|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |

Postmark
Here

Postage

\$

Total Po

\$

Sent To

Street or

City, State, ZIP+4[®]

TD 43767 FEBRUARY 2020 WARNING

SW 18 STREET LLC

**5736 SW 27 ST UNIT B
HOLLYWOOD, FL 33023**

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

See Reverse for Instructions

7019 2280 0000 6056 1515

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:

TD 43767 FEBRUARY 2020 WARNING
VICTORIA PLATT
4000 NW 14TH AVE #102
LAUDERDALE LAKES, FL 33319



9590 9402 4618 8323 4190 89

2. Article Number (Transfer from service label)

7019 2280 0000 6056 1485

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7/10/20

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

Mail Restricted Delivery

☐ Priority Mail Express☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

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

TD 43767 FEBRUARY 2020 WARNING
BROWARD COUNTY CODE ENFORCEMENT SECTION
PLANNING & DEVELOPMENT MGMT. DIVISION
ENVIRONMENT PROTECTION & GROWTH MGMT.
GCW - 11 NORTH UNIVERSITY DR MAILBOX 102
PLANTATION, FL 33324



9590 9402 4618 8323 4190 41

2 Article Number 7019 2280 0000 6056 1461

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Yatunya Mangott☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/10

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
- ☐ Certified Mail Delivery
- ☐ Certified Mail Restricted Delivery
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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:

TD 4 1770 FEBRUARY 2020 WARNING
CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733



9590 9402 4173 8092 1592 94

2. Article Number (Transfer from service label)

7019 2280 0000 6056 1812

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

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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

TD 43770 FEBRUARY 2020 WARNING

ANTHONY MILLER
JOY OF THE LORD
2467 PLUNKETT STREET
HOLLYWOOD, FL 33020



9590 9402 4173 8092 1592 63

Transfer from service label

7019 2280 0000 6056 1805

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Tony Miller

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

(0)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted

Delivery

☐ Return Receipt for

Merchandise

☐ Signature Confirmation™☐ Signature Confirmation

Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43 07 1 FRR 1 0000 0000 0000 0000
CITY OF WEST PARK
1965 S STATE RD 7
WEST PARK, FL 33023



9590 9402 4618 8323 4190 03

2. Article Number (Track)

7019 2280 0000 6056 1447

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

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
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery

☐ Signature on Delivery
☐ Signature on Delivery Restricted Delivery

☐ Insured Mail
(over \$500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 437 FEBRUARY 2020 WARNING
BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS,
COMMUNITY CODE COMPLIANCE DIVISION
GOVERNMENTAL CENTER ANNEX 2FL, 115 S. ANDREWS AVE
FT. LAUDERDALE, FL 33301-1801



9590 9402 4618 8323 4190 10

2. Article Number (from label)

7019 2280 0000 6056 1430

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x

☐ Agent☐ Addressee

B. Received by (Printed Name)

CHRIS CAMPEO

C. Date of Delivery

1-6-20

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

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

Mail

☐ Mail Restricted Delivery
(over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted
Delivery☐ Return Receipt for
Merchandise☐ Signature Confirmation™☐ Signature Confirmation
Restricted Delivery