



**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: 09/16/2019

REPORT EFFECTIVE DATE: 20 YEARS UP TO 09/13/2019

CERTIFICATE # 2016-18338

ACCOUNT # 514219050690

ALTERNATE KEY # 700739

TAX DEED APPLICATION # 43778

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 34, Block B, CARVER RANCHES, according to the plat thereof, as recorded in Plat Book 23, Page 31, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: SW 19 STREET, WEST PARK FL 33023

OWNER OF RECORD ON CURRENT TAX ROLL:

STEVEN S BARRETT

6350 SW 1 CT

PEMBROKE PINES, FL 33023 (Matches Property Appraiser records. Name contains a spelling error, Barrett should be Garrett.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

STEVEN S GARRETT

OR: 35940, Page: 1764

4557 N. JEFFERSON AVE

MIAMI BEACH, FL 33140-2937

(Per Tax Deed. Name of trust not stated in the grantee section.)

STEVEN S GARRETT

Instrument: 113833522

6350 SW 1 CT

PEMBROKE PINES, FL 33023-1204

(Per Deed. Name of trust not stated in the grantor section.)

(Steven S Garrett a/k/a Steven S Barrett)

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)

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

Instrument: 114039180

BROWARD COUNTY BOARD OF COUNTY
COMMISSIONERS
BROWARD COUNTY CODE ENFORCEMENT
BOARD II
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
ONE NORTH UNIVERSITY DRIVE
PLANTATION, FL 33324 (Per Liens)

Instrument: 113832742

Instrument: 114382927

Instrument: 114382928

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
BROWARD COUNTY CODE ENFORCEMENT BOARD II
PERMITTING, LICENSING, AND CONSUMER PROTECTION DIVISION
ZONING CODE SERVICES SECTION
ONE NORTH UNIVERSITY DRIVE
PLANTATION, FL 33324 (Per Lien 113832742)

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, BLDG. B, MAILBOX #102A
PLANTATION, FL 33324 (Per Lien 113832742)

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038 (Per Liens 114382927 and 114382928)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5142 19 05 0690

CURRENT ASSESSED VALUE: \$17,680

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:

Warranty Deed

OR: 22627, Page: 904

Death Certificate

OR: 26668, Page: 796

(This death certificate references a different property but is being included to show Estella Knight is deceased.)

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.

Wendy Carter

Title Examiner



Site Address	SW 19 STREET, WEST PARK FL 33023	ID #	5142 19 05 0690
Property Owner	BARRETT,STEVEN S	Millage	3513
Mailing Address	6350 SW 1 CT PEMBROKE PINES FL 33023	Use	00
Abbr Legal Description	CARVER RANCHES BUSINESS SEC 23-31 B LOT 34 BLK B		

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

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$17,680		\$17,680	\$9,840	
2017	\$15,150		\$15,150	\$8,950	\$2,521.43
2016	\$12,490		\$12,490	\$8,140	\$211.04

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$17,680	\$17,680	\$17,680	\$17,680
Portability	0	0	0	0
Assessed/SOH	\$9,840	\$17,680	\$9,840	\$9,840
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$9,840	\$17,680	\$9,840	\$9,840

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/1/2016	QCD-T	\$100	113833522	\$5.25	3,367	SF
8/27/2003	TXD	\$1,500	35940 / 1764			
9/2/1994	WD	\$100	22627 / 904			
3/1/1972	PRO	\$11,200				
				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 #43778

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:

STEVEN S GARRETT 6350 SW 1 CT PEMBROKE PINES, FL 33023-1204	STEVEN S GARRETT 4557 N. JEFFERSON AVE MIAMI BEACH, FL 33140-2937	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY CODE ENFORCEMENT BOARD II PERMITTING, LICENSING, AND CONSUMER PROTECTION DIVISION ZONING CODE SERVICES SECTION ONE NORTH UNIVERSITY DRIVE PLANTATION, FL 33324	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY CODE ENFORCEMENT BOARD II PLANNING AND DEVELOPMENT MANAGEMENT DIVISION CODE ENFORCEMENT SECTION ONE NORTH UNIVERSITY DRIVE PLANTATION, FL 33324
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS PLANNING AND DEVELOPMENT MANAGEMENT DIVISION CODE ENFORCEMENT SECTION 1 N. UNIVERSITY DRIVE, BLDG. B, MAILBOX #102A PLANTATION, FL 33324	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS PLANNING AND DEVELOPMENT MANAGEMENT DIVISION CODE ENFORCEMENT SECTION 1 N. UNIVERSITY DRIVE, BOX #302 PLANTATION, FL 33324-2038	CITY OF WEST PARK 1965 S STATE ROAD 7 WEST PARK, FL 33023	4015 WESTPARK LLC 4559 SW 33 AVE FORT LAUDERDALE, FL 33312
MARYLIN S BARON 4557 N JEFFERSON AVE MIAMI BEACH, FL 33140	PUBLIC LAND % CITY OF WEST PARK 1965 S STATE ROAD 7 WEST PARK, FL 33023-6733	STEVEN S GARRETT 2897 NW 11 PL FORT LAUDERDALE, FL 33311	STEVEN S GARRETT 720 HARRIS TER UNINCORPORATED, FL 33311
WP 19 STREET LLC 21188 WEST DIXIE HWY MIAMI, FL 33180			

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 # 116153794

Recorded 11/04/19 at 01:57 PM

Broward County Commission

1 Page(s)

#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 43778

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: 514219-05-0690
Certificate Number: 18338
Date of Issuance: 05/25/2017
Certificate Holder: 5T WEALTH PARTNERS LP
Description of Property: CARVER RANCHES BUSINESS SEC
23-31 B
LOT 34 BLK B

Name in which assessed: BARRETT, STEVEN S
Legal Titleholders: BARRETT, STEVEN S
6350 SW 1 CT
PEMBROKE PINES, FL 33023

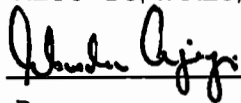
All of said property being in the County of Broward, State of Florida.

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 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: 7996.18

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Certificate Number: 18338
Date of Issuance: 05/25/2017
Certificate Holder: 5T WEALTH PARTNERS LP
Description of Property: CARVER RANCHES BUSINESS SEC
23-31 B
LOT 34 BLK B

Name in which assessed: GARRETT, STEVEN S
Legal Titleholders: GARRETT, STEVEN S
6350 SW 1 CT
PEMBROKE PINES, FL 33023

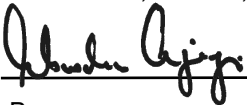
All of said property being in the County of Broward, State of Florida.

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



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: 8387.18

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

43778

NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 18338

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.

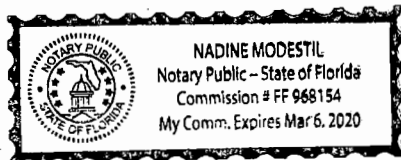
Scherrie A. Thomas

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

Nadine Modestil

(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 43778

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: 514219-05-0690

Certificate Number: 18338

Date of Issuance: 05/25/2017

Certificate Holder:

5T-WEALTH PARTNERS LP

Description of Property:

CARVER RANCHES BUSINESS SEC
23-31 B

LOT 34 BLK B

Name in which assessed:

GARRETT, STEVEN S

Legal Titleholders:

GARRETT, STEVEN S

6350 SW 1 CT

PEMBROKE PINES, FL 33023

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: 8416.51

401-314

1/16-23-30 2/6 20-18/0000449174B

97-348376 T#002
07-07-97 12:16PM

DOCUMENT COVER PAGE

DOCUMENT TITLE:Death Certificate

IN RE: *Estella Seymour*

BRIEF LEGAL DESCRIPTION:

Lot 13, Block 8, HYDE PARK FIRST SECTION, according to the plat thereof, recorded in Plat Book 26, at Page 13, of the Public Records of Broward County, Florida.

RETURN RECORDED DOCUMENT TO;
MARTIN G. BROOKS, P.A.
California Federal Bank Building
450 N. Park Road
Hollywood, FL 33021

BK 26668PG0796

✓
(2)
JH

5
**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL 33324**

NOTICE OF LIEN

CASE NO.: 16-0760

KNOW ALL PERSONS by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of this ORDER IMPOSING PENALTY AND LIEN (attached) has been recorded in the Public Records of Broward County, Florida, and, therefore, constitutes a lien against the real property owned by:

**Garrett, Steven S.
6350 SW 1 Court
Pembroke Pines, FL 33023**

and legally described as:

Address: 2897 NW 11 Place, Fort Lauderdale, FL 33311

LEGAL DESCRIPTION: Washington Park Fourth Add 22-44B, Lot 11 Block 60

FOLIO NUMBER: 9232-01-6200

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure, if unpaid and if the subject property is non-homestead-exempt, within three (3) months of the recording date.

BROWARD COUNTY
CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE

BY: *Venice Cook*

Print Name: **VENICE COOK**

Title: ADMINISTRATIVE ASSISTANT

The foregoing instrument was acknowledged before me this 19 day of July, 2016 by Venice Cook, well known to be the person who acknowledged before me that he/she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE, for the purposes therein expressed, and who was duly authorized to do so.

(SEAL)

Robert J. Hickey
(Signature) Notary Public, State of Florida

ROBERT J. HICKEY
MY COMMISSION #EE870155
Name of Notary Typed, Printed or Stamped
Current through 1st State Insurance

ROBERT J. HICKEY
MY COMMISSION #EE870155
EXPIRES: FEB 01, 2017
Current through 1st State Insurance

Form 502-56 (Rev. 10/15)

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PERMITTING, LICENSING, AND CONSUMER PROTECTION DIVISION
ZONING CODE SERVICES SECTION
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY, a political subdivision
of the State of Florida
Complainant

CASE NO.: 16-0760
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

v.

Garrett, Steven S.
6350 SW 1 Court
Pembroke Pines, FL 33023
Respondent

**ORDER IMPOSING
PENALTY AND
LIEN
(REPEAT VIOLATION)**

THIS CAUSE previously came on for public hearing before the BROWARD COUNTY CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE on March 3, 2016, after due notice to the RESPONDENT(S); at which time the SPECIAL MAGISTRATE heard testimony under oath, received evidence and issued an oral FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER, which was reduced to writing and furnished to RESPONDENT(S). The RESPONDENT(S) was/were found to have allowed the following violation of the real property herein described:

Violation: Failure to maintain property and swale free of overgrown groundcover and landscaping.

Code Section: 39-133(d)

Address: 2897 NW 11th Place, Fort Lauderdale, FL 33311

Folio number: 9232-01-6200

Legal desc.: Washington Park Fourth Add 22-44 B, Lot 11 Block 60

After due Notice of Repeat Violation and Hearing to the RESPONDENT(S), at a further public hearing before the SPECIAL MAGISTRATE on July 7, 2016, an AFFIDAVIT OF NONCOMPLIANCE bearing the date of June 7, 2016, was filed with the SPECIAL MAGISTRATE by the code enforcement officer, which AFFIDAVIT certifies under oath that a repeat violation of the prior order, more particularly described in Exhibit "B" attached hereto, had occurred and the required corrective action was not taken as necessary; and wherein the RESPONDENT(S) was/were given the opportunity to testify and submit evidence. After reviewing the evidence and testimony submitted, the SPECIAL MAGISTRATE determined that a repeat violation of the same code provision had occurred within five (5) years of the prior order.

Accordingly, the SPECIAL MAGISTRATE assessed the RESPONDENT penalties for the period of noncompliance of 8 days commencing June 7, 2016 (which was the date the repeat violation was first observed by the code enforcement officer) through and including June 14, 2016 (which was the date that the violation was observed to be corrected). The accrued penalties of (\$ 25.00) Dollars per day for said period total (\$ 175.00) Dollars, plus (\$) Dollars for administrative costs.

Additionally, it is Ordered that the RESPONDENT reimburse the County (\$) Dollars for any costs for reasonable repairs made pursuant to Subsection 162.09(1), Florida Statutes, as set forth in the ORDER, attached hereto as Exhibit "A", if Broward County was so authorized.

THEREFORE IT IS HEREBY ORDERED that RESPONDENT pay to Broward County, Florida, (\$ 175.00) Dollars.

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL 33324**

This ORDER IMPOSING PENALTY/LIEN shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the property described above and upon all real and/or personal property owned by the RESPONDENT(S) pursuant to Chapter 162 Florida Statutes.

DONE AND ORDERED this 7th day of July, 2016.
BROWARD COUNTY CODE ENFORCEMENT BOARD/
SPECIAL MAGISTRATE

BY: [Signature]
SPECIAL MAGISTRATE

PRINT NAME: Gavin Caddy

I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been filed for the record on JULY 7, 2016 and has been furnished to the Respondent(s) this 14 day of JULY, 2016, at the following address:
6350 SW 1 Ct, Pembroke Pines, FL 33023.

BY: [Signature]
Clerk for the Special Magistrate

Print Name: VENICE COOK
Planning and Development Management Division
CODE ENFORCEMENT SECTION
1 N. University Drive, Bldg. B, Mailbox #102A
Plantation, FL 33324

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
ONE NORTH UNIVERSITY DRIVE, PLANTATION, FL 33324**

EXHIBIT A

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

v. GARRETT, STEVEN S.
6350 SW 1 CT
PEMBROKE PINES, FL 33023

CASE NO.: 15-1970
CODE ENFORCEMENT SPECIAL MAGISTRATE

ORDER

Findings of Fact, Conclusions of Law,
and Final Order

Respondent(s)

THIS CAUSE came on for public hearing on **March 3, 2016**, after due notice to the Respondent(s); and the BROWARD COUNTY CODE ENFORCEMENT II/SPECIAL MAGISTRATE having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its FINAL ORDER as follows:

I. FINDINGS OF FACT:

- a. The Respondent(s) is(are) are not the (owners) of real property located at,
Address: 2897 NW 11 PL, Unincorporated, FL 33311
Folio#: 9232-01-6200
Legal Desc.: WASHINGTON PARK FOURTH ADD 22-44B LOT 11 BLK 60
- b. The Respondent(s) present at the hearing: (✓) Yes () No
- c. The record indicates that the Respondent(s) was/were properly served with a Notice of Hearing pursuant to Sec. 162.12, Florida State Statutes which alleges the following violation of the Broward County Code of Ordinances at the real property owned by the Respondent(s): **Section: 39-133(d); Overgrown groundcover and landscaping on property and /or swale.**
- d. At the hearing held on this matter, the Complainant presented testimony by the Broward County Code Enforcement Officer regarding the Officer's personal knowledge of the existence of the violation which reoccurred, which was brought into compliance prior to this hearing, and entered into record photographs of the subject property.
- e. The Respondent(s) (has/have) allowed: The presence of overgrown grasses, weeds and unkempt shrubbery constituting a public nuisance and in violation of Broward County Code of Ordinances.
- f. The violation (✓) was () was not) determined to be a serious threat to the public health, safety or welfare.

II. CONCLUSIONS OF LAW:

ACCORDINGLY, based on the testimony and evidence referenced above, the Complainant met it's burden of proving by substantial competent evidence that the foregoing FINDINGS OF FACT constitute a violation of the Broward County Code of Ordinances as alleged in the Notice of Hearing issued in this

case, did in fact exist on the subject property.

III. ORDER:

THEREFORE, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW it is hereby ORDERED that if the Respondent(s), is/(are) found to commit a repeat violation of this same code provision which is observed within five (5) years of the date of this order, the Respondent(s) may be subject to a fine not to exceed five hundred (\$500.00) dollars for each and every day the violation(s) continue(s) after being observed by a code enforcement inspector. In addition, in accordance with Florida State Statutes 162.09(1), if the violations are determined to be a threat to the public health, safety and welfare, the County may be authorized to remedy all violations and assess reasonable costs along with the fine.

The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE within thirty (30) days from the date of this ORDER.

Failure to comply with this ORDER shall result in a code enforcement officer/inspector executing an AFFIDAVIT OF NONCOMPLIANCE, and will result in this matter coming before the SPECIAL MAGISTRATE for a further hearing, at which time you may appear to contest the Affidavit of Noncompliance. A hearing shall not be necessary for the SPECIAL MAGISTRATE to issue an ORDER IMPOSING PENALTY, which may be recorded in the public records of Broward County, Florida.

DONE AND ORDERED THIS 13 DAY OF MARCH, 2016.

**BROWARD COUNTY CODE ENFORCEMENT BOARD
SPECIAL MAGISTRATE**

BY: 

Print Name: J.M. MAUS

I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINAL ORDER has been filed for record this 3 day of March, 2016, and a copy thereof furnished to the Respondent(s) this 4 day of March, 2016, at the following address: 6350 SW 1 CT, PEMBROKE PINES, FL 33023.

CASE NO.: 15-1972

BY: 

CLERK FOR THE SPECIAL MAGISTRATE

Print Name: VENICE COOK

EXHIBIT B

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

v. **GARRETT, STEVEN S**

Respondent(s)

**STATE OF FLORIDA
COUNTY OF BROWARD**

CASE NO.: **15-1970**
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

**AFFIDAVIT OF
NONCOMPLIANCE**
(After Hearing)

I, Gerald Henry, Code Enforcement Officer for Broward County Planning and Development Management Division, Code Enforcement Section, who, after being duly sworn, deposes and says:

1. That on March 3, 2016, the Broward County Code Enforcement SPECIAL MAGISTRATE held a public hearing and issued an ORDER in the above styled cause.
2. That, pursuant to said ORDER, RESPONDENT(S) was/were to have taken certain corrective action by or before N/A **(COMPLIED PRIOR TO FIRST HEARING-ADJUDICATION ONLY)**
3. That I performed an inspection of the property located at 2897 NW 11 PL, FORT LAUDERDALE, FL 33311 on June 7, 2016.
4. That the inspection revealed that the corrective action ordered by the SPECIAL MAGISTRATE has not been taken in that: Violation of Broward County Code Section: 39-133(d) still remains; OVERGROWN GROUND COVER AND LANDSCAPING ON PROPERTY AND/OR SWALE..

FURTHER AFFIANT SAYETH NOT.

Dated this 1st day of JUNE, 2016.

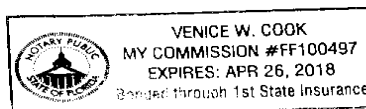

Signature of Code Enforcement Officer

Print Name: Gerald Henry

PERSONALLY appeared before, the undersigned authority, duly authorized to administer oaths and take acknowledgments, GERALD HENRY, who first being duly sworn, acknowledges before me that the information contained herein is true and correct. He/she is personally known to me and did take an oath.

WITNESS my hand and official seal this 7 day
of June, 2016.


Notary Public



5
**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

NOTICE OF LIEN

CASE NO.: 16-1405

KNOW ALL PERSONS by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of this ORDER IMPOSING PENALTY AND LIEN (attached) has been recorded in the Public Records of Broward County, Florida, and, therefore, constitute a lien against the real property owned by:

**GARRETT, STEVEN S.
6350 SW 1 CT
PEMBROKE PINES FL 33023**

and legally described as:

Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311

LEGAL DESCRIPTION: HARRIS SUB 21-40 BLOT 1 BLK 1

FOLIO NUMBER: 0205-10-0010

The amount stated herein remains an unpaid balance of \$2,500.00.

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure, if unpaid and if the subject property is non-homestead-exempt, within three (3) months of the recording date.

BROWARD COUNTY
CODE ENFORCEMENT BOARD II/SPECIAL
MAGISTRATE

BY: *Venice Cook*

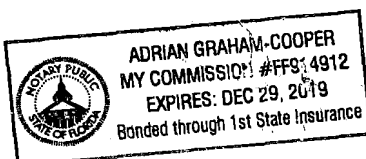
VENICE COOK

Print Name: _____

Title: ADMINISTRATIVE ASSISTANT

The foregoing instrument was acknowledged before me this 12th day of May, 2017, by Venice Cook, well known to be the person who acknowledged before me that he/she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE, for the purposes therein expressed, and who was duly authorized to do so.

(SEAL)



Adrian Graham-Cooper
(Signature) Notary Public, State of Florida

ADRIAN GRAHAM-COOPER
Name of Notary Typed, Printed or Stamped

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

CASE NO.: **16-1405**
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

v. **GARRETT, STEVEN S.
6350 SW 1 CT
PEMBROKE PINES FL 33023**

**ORDER IMPOSING
PENALTY AND LIEN**

Respondent

THIS CAUSE came on for public hearing before the BROWARD COUNTY CODE ENFORCEMENT BOARD SPECIAL MAGISTRATE on December 1, 2016, after due notice to the RESPONDENT(S); at which time the SPECIAL MAGISTRATE heard testimony under oath, received evidence and issued oral FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER, which was reduced to writing and furnished to RESPONDENT(S).

Said ORDER required RESPONDENT(S) to take certain corrective action by a time certain, as more specifically set forth in that ORDER, attached hereto as Exhibit "A" for violations on the following property:

Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311
Legal desc.: HARRIS SUB 21-40 BLOT 1 BLK 1

Folio number: 0205-10-0010

After due notice to the RESPONDENT(S), at a further public hearing before the SPECIAL MAGISTRATE ON April 6, 2017, an AFFIDAVIT OF NONCOMPLIANCE bearing the date of February 28, 2017 was filed with the SPECIAL MAGISTRATE by the code enforcement officer, which AFFIDAVIT certifies under oath that the required corrective action was not taken as ordered, more particularly described in Exhibit "B" attached hereto; and wherein the RESPONDENT(S) was/were given the opportunity to contest the Affidavit of Noncompliance. The SPECIAL MAGISTRATE determined that the RESPONDENT(S) did not comply with the ORDER dated December 1, 2016.

Accordingly, the SPECIAL MAGISTRATE assessed the RESPONDENT penalties for the period of noncompliance of (66) days commencing January 30, 2017 (which was the date of required compliance) through and including April 6, 2017. The accrued penalties of (\$100.00) Dollars per day for said period total (\$6,600.00) Dollars, plus the previously ordered (\$0.00) Dollars for administrative costs.

Additionally, it is Ordered that the RESPONDENT reimburse the County (\$0.00) Dollars for any costs for reasonable repairs made pursuant to Subsection 162.09(1), Florida Statutes, as set forth in the ORDER, attached hereto as Exhibit "A", if Broward County was so authorized.

**THEREFORE IT IS HEREBY ORDERED that RESPONDENT pay to Broward County, Florida,
(~~\$6,600.00~~) Dollars.**

GE **\$2,500.00**

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

This ORDER IMPOSING PENALTY/LIEN shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the property described above and upon all real and/or personal property owned by the RESPONDENT(S) pursuant to Chapter 162 Florida Statutes.

DONE AND ORDERED this 6th day of April, 2017.

BROWARD COUNTY CODE ENFORCEMENT BOARD/
SPECIAL MAGISTRATE

BY: 

SPECIAL MAGISTRATE

Print Name: Gavin Colay

I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been filed for the record on APRIL 6, 2017 and has been furnished to the Respondent(s) this ____ day of _____, 20____, at the following address: _____

BY: 

Clerk for the Special Magistrate

Print Name: VENICE COOK

Planning and Development Management Division

CODE ENFORCEMENT SECTION

1 North University Drive, Box #302

Plantation, FL 33324-2038

EXHIBIT "A"

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY , a political subdivision
of the State of Florida,

CASE NO.: **16-1405**
CODE ENFORCEMENT SPECIAL MAGISTRATE

Complainant

v. **GARRETT, STEVEN S.
6350 SW 1 CT
PEMBROKE PINES FL 33023**

ORDER

Findings of Fact, Conclusions of Law,
and Final Order

Respondent(s)

THIS CAUSE came on for public hearing on DECEMBER 01, 2016, after due notice to the Respondent(s); and the BROWARD COUNTY CODE ENFORCEMENT II/SPECIAL MAGISTRATE (SPECIAL MAGISTRATE) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its FINAL ORDER as follows:

I. FINDINGS OF FACT:

- a. The Respondent(s) is(are) and have been the OWNER(S) of real property located at,
Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311
Folio#: 0205-10-0010
Legal Desc.: HARRIS SUB 21-40 BLOT 1 BLK 1
- b. The record indicates that the Respondent(s) was/were properly served with a Notice of Hearing pursuant to Section 162.12, Florida Statutes and Chapter 8-1/2, Broward County Code of Ordinances.
- c. The Respondent(s) (☒ was/were ☐ was/were not) present at the hearing.
- d. The Respondent(s) (has/have) allowed the following violation(s) to exist on the real property herein described: SIGNS OF CHIPPING OR FADED PAINT, GRAFFITI, OR OTHER DISCOLORATION ON BUILDING OR STRUCTURE
- e. The violation (☒ was ☐ was not) determined to be a serious threat to the public health, safety or welfare.

II. CONCLUSIONS OF LAW:

The foregoing FINDINGS OF FACT constitutes a violation of the following section(s) of the Broward County Code of Ordinances: 39-133(e)(1)

III. ORDER

THEREFORE, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW it is hereby ORDERED that the Respondent(s) shall take all corrective actions within (60) days from the date of this HEARING. If compliance with this ORDER within such time is not achieved, the Respondent(s) shall be subject to a penalty of \$100.00 for each and every day the violation(s) continue(s) past the time period specified. In addition, in accordance with Florida State Statutes 162.09(1), if the violations were determined to be a threat to the public health, safety, welfare, the County is authorized to remedy all violations with whatever means necessary and assess reasonable costs along with the fine. Respondent(s) is/are also assessed an additional fine of \$0.00 for administrative costs. If a repeat violation of this same code provision is observed within five (5) years of the date of this order, the Respondent(s) may be subject to a fine not to exceed five hundred (\$500.00) dollars per day plus costs.

The Respondent shall, upon complying with this Order, notify the clerk for the SPECIAL MAGISTRATE by calling 954-765-4400 or sending a written request to the above address, requesting an inspection of the property to verify compliance.

The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE within thirty (30) days from the date of this ORDER.

Failure to comply with this ORDER and take corrective action within the period specified in this ORDER shall result in a code enforcement officer/inspector executing an AFFIDAVIT OF NONCOMPLIANCE, and will result in this matter coming before the SPECIAL MAGISTRATE for a further hearing, at which time you may appear to contest the Affidavit of Noncompliance. A hearing shall not be necessary for the SPECIAL MAGISTRATE to issue an ORDER IMPOSING PENALTY, which may be recorded in the public records of Broward County, Florida, thereafter constituting a lien on the real property and personal property of the Respondent as provided by law, and which, if unresolved three (3) months after the date of recording, may be authorized for foreclosure.

DONE AND ORDERED THIS 3 DAY OF December, 2016.

**BROWARD COUNTY CODE ENFORCEMENT BOARD
SPECIAL MAGISTRATE**

BY: R. D. Doody
Print Name: Richard Doody

I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINAL ORDER has been filed for record this 1 day of December, 2016, and a copy thereof furnished to the Respondent(s) this 6 day of December, 2016, at the following address:
6350 SW 1 CT PENNSDALE PINES FL 33023

BY: Venice Cook
CLERK FOR THE SPECIAL MAGISTRATE
Print Name: VENICE COOK

CASE NO.: **16-1405**

EXHIBIT "B"

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

v. **GARRETT, STEVEN S.**

Respondent(s)

**STATE OF FLORIDA
COUNTY OF BROWARD**

CASE NO.: **16-1405**
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

**AFFIDAVIT OF
NONCOMPLIANCE**
(After Hearing)

I, Gerald Henry, Code Enforcement Officer for Broward County Planning and Development Management Division, Code Enforcement Section, who, after being duly sworn, deposes and says:

1. That on December 1, 2016, the Broward County Code Enforcement SPECIAL MAGISTRATE held a public hearing and issued an ORDER in the above styled cause.
2. That, pursuant to said ORDER, RESPONDENT(S) was/were to have taken certain corrective action by or before January 30, 2017.
3. That I performed an inspection of the property located at 720 HARRIS TERRACE, UNINCORPORATED FL 33311 on February 22, 2017.
4. That the inspection revealed that the corrective action ordered by the SPECIAL MAGISTRATE has not been taken in that: Violation of Broward County Code Section: 39-133(e)(1) still remains; BUILDING SHOWING SIGNS OF DISREPAIR OR DETERIORATION.

FURTHER AFFIANT SAYETH NOT.

Dated this 20th day of FEBRUARY, 2017.



Signature of Code Enforcement Officer

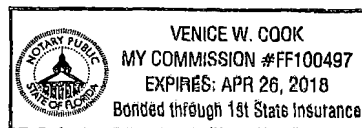
Print Name: Gerald Henry

PERSONALLY appeared before, the undersigned authority, duly authorized to administer oaths and take acknowledgments, GERALD HENRY, who first being duly sworn, acknowledges before me that the information contained herein is true and correct. He/she is personally known to me and did take an oath.

WITNESS my hand and official seal this 20 day
of February, 2017.



Notary Public



**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

NOTICE OF LIEN

CASE NO.: 16-1407

KNOW ALL PERSONS by these presents that, pursuant to Chapter 162, Florida Statutes, a certified copy of this ORDER IMPOSING PENALTY AND LIEN (attached) has been recorded in the Public Records of Broward County, Florida, and, therefore, constitute a lien against the real property owned by:

**GARRETT, STEVEN S.
6350 SW 1 CT
PEMBROKE PINES FL 33023**

and legally described as:

Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311

LEGAL DESCRIPTION: HARRIS SUB 21-40 BLOT 1 BLK 1

FOLIO NUMBER: 0205-10-0010

The amount stated herein remains an unpaid balance of \$2,500.00.

Such lien shall be effective for twenty (20) years from the date of recording and shall be eligible for foreclosure, if unpaid and if the subject property is non-homestead-exempt, within three (3) months of the recording date.

BROWARD COUNTY
CODE ENFORCEMENT BOARD II/SPECIAL
MAGISTRATE

BY: _____

VENICE COOK

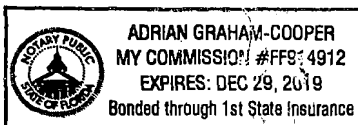
Print Name: _____

Title: _____

ADMINISTRATIVE ASSISTANT

The foregoing instrument was acknowledged before me this 12th day of May, 2017 by Venice Cook, well known to be the person who acknowledged before me that he/she executed the foregoing instrument on behalf of the CODE ENFORCEMENT BOARD II/SPECIAL MAGISTRATE, for the purposes therein expressed, and who was duly authorized to do so.

(SEAL)



Adrian Graham-Cooper
(Signature) Notary Public, State of Florida

ADRIAN GRAHAM-COOPER
Name of Notary Typed, Printed or Stamped

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY , a political subdivision
of the State of Florida,

Complainant

CASE NO.: **16-1407**
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

v. **GARRETT, STEVEN S.**
6350 SW 1 CT
PEMBROKE PINES FL 33023

**ORDER IMPOSING
PENALTY AND LIEN**

Respondent _____ /

THIS CAUSE came on for public hearing before the BROWARD COUNTY CODE ENFORCEMENT BOARD SPECIAL MAGISTRATE on December 1, 2016, after due notice to the RESPONDENT(S); at which time the SPECIAL MAGISTRATE heard testimony under oath, received evidence and issued oral FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER, which was reduced to writing and furnished to RESPONDENT(S).

Said ORDER required RESPONDENT(S) to take certain corrective action by a time certain, as more specifically set forth in that ORDER, attached hereto as Exhibit "A" for violations on the following property:

Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311
Legal desc.: HARRIS SUB 21-40 BLOT 1 BLK 1

Folio number: 0205-10-0010

After due notice to the RESPONDENT(S), at a further public hearing before the SPECIAL MAGISTRATE ON April 6, 2017, an AFFIDAVIT OF NONCOMPLIANCE bearing the date of February 22, 2017 was filed with the SPECIAL MAGISTRATE by the code enforcement officer, which AFFIDAVIT certifies under oath that the required corrective action was not taken as ordered, more particularly described in Exhibit "B" attached hereto; and wherein the RESPONDENT(S) was/were given the opportunity to contest the Affidavit of Noncompliance. The SPECIAL MAGISTRATE determined that the RESPONDENT(S) did not comply with the ORDER dated December 1, 2016.

Accordingly, the SPECIAL MAGISTRATE assessed the RESPONDENT penalties for the period of noncompliance of (66) days commencing January 30, 2017 (which was the date of required compliance) through and including April 6, 2017. The accrued penalties of (\$100.00) Dollars per day for said period total (\$6,600.00) Dollars, plus the previously ordered (\$0.00) Dollars for administrative costs.

Additionally, it is Ordered that the RESPONDENT reimburse the County (\$0.00) Dollars for any costs for reasonable repairs made pursuant to Subsection 162.09(1), Florida Statutes, as set forth in the ORDER, attached hereto as Exhibit "A", if Broward County was so authorized.

THEREFORE IT IS HEREBY ORDERED that RESPONDENT pay to Broward County, Florida, (\$6,600.00) Dollars.

GC \$2,500.00

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

This ORDER IMPOSING PENALTY/LIEN shall be recorded in the Public Records of Broward County, Florida and shall constitute a lien against the property described above and upon all real and/or personal property owned by the RESPONDENT(S) pursuant to Chapter 162 Florida Statutes.

DONE AND ORDERED this 6th day of April, 2017.

BROWARD COUNTY CODE ENFORCEMENT BOARD/
SPECIAL MAGISTRATE

BY: 

SPECIAL MAGISTRATE

Print Name: Gavin D. Caddy

I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been filed for the record on APRIL 6, 2017 and has been furnished to the Respondent(s) this day of , 20 , at the following address:

BY: 

Clerk for the Special Magistrate

Print Name: VENICE COOK

Planning and Development Management Division

CODE ENFORCEMENT SECTION

1 North University Drive, Box #302

Plantation, FL 33324-2038

EXHIBIT "A"

**BROWARD COUNTY CODE ENFORCEMENT BOARD II / SPECIAL MAGISTRATE
BROWARD COUNTY BOARD OF COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, PLANTATION, FL 33324**

BROWARD COUNTY , a political subdivision
of the State of Florida,

CASE NO.: **16-1407**
CODE ENFORCEMENT SPECIAL MAGISTRATE

Complainant

v. **GARRETT, STEVEN S.
6350 SW 1 CT
PEMBROKE PINES FL 33023**

ORDER

Findings of Fact, Conclusions of Law,
and Final Order

Respondent(s)

THIS CAUSE came on for public hearing on DECEMBER 01, 2016, after due notice to the Respondent(s); and the BROWARD COUNTY CODE ENFORCEMENT II/SPECIAL MAGISTRATE (SPECIAL MAGISTRATE) having heard testimony under oath, received evidence and heard arguments of counsel (if any), thereupon issues its FINAL ORDER as follows:

I. FINDINGS OF FACT:

- a. The Respondent(s) is(are) and have been the OWNER(S) of real property located at,
Address: 720 HARRIS TERRACE, UNINCORPORATED FL 33311
Folio#: 0205-10-0010
Legal Desc.: HARRIS SUB 21-40 BLOT 1 BLK 1
- b. The record indicates that the Respondent(s) was/were properly served with a Notice of Hearing pursuant to Section 162.12, Florida Statutes and Chapter 8-1/2, Broward County Code of Ordinances.
- c. The Respondent(s) (☒ was/were ___ was/were not) present at the hearing.
- d. The Respondent(s) (has/have) allowed the following violation(s) to exist on the real property herein described: REQUIRED LANDSCAPING NOT MAINTAINED IN A HEALTHY, VIGOROUS AND NEAT APPEARANCE, FREE FROM REFUSE AND DEBRIS
- e. The violation (___ was ☒ was not) determined to be a serious threat to the public health, safety or welfare.

II. CONCLUSIONS OF LAW:

The foregoing FINDINGS OF FACT constitutes a violation of the following section(s) of the Broward County Code of Ordinances: 39-85(b)

III. ORDER

THEREFORE, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW it is hereby ORDERED that the Respondent(s) shall take all corrective actions within (60) days from the date of this HEARING. If compliance with this ORDER within such time is not achieved, the Respondent(s) shall be subject to a penalty of \$100.00 for each and every day the violation(s) continue(s) past the time period specified. In addition, in accordance with Florida State Statutes 162.09(1), if the violations were determined to be a threat to the public health, safety, welfare, the County is authorized to remedy all violations with whatever means necessary and assess reasonable costs along with the fine. Respondent(s) is/are also assessed an additional fine of \$0.00 for administrative costs. If a repeat violation of this same code provision is observed within five (5) years of the date of this order, the Respondent(s) may be subject to a fine not to exceed five-hundred (\$500.00) dollars per day plus costs.

The Respondent shall, upon complying with this Order, notify the clerk for the SPECIAL MAGISTRATE by calling 954-765-4400 or sending a written request to the above address, requesting an inspection of the property to verify compliance.

The SPECIAL MAGISTRATE shall retain jurisdiction over this matter and the parties thereto during the time for compliance and in any matter relating to compliance or noncompliance with the SPECIAL MAGISTRATE'S ORDER, including a request for rehearing or a request for reduction of penalty or extension of the compliance date. Should a dispute arise concerning compliance, either party may request a further hearing before the SPECIAL MAGISTRATE within thirty (30) days from the date of this ORDER.

Failure to comply with this ORDER and take corrective action within the period specified in this ORDER shall result in a code enforcement officer/inspector executing an AFFIDAVIT OF NONCOMPLIANCE, and will result in this matter coming before the SPECIAL MAGISTRATE for a further hearing, at which time you may appear to contest the Affidavit of Noncompliance. A hearing shall not be necessary for the SPECIAL MAGISTRATE to issue an ORDER IMPOSING PENALTY, which may be recorded in the public records of Broward County, Florida, thereafter constituting a lien on the real property and personal property of the Respondent as provided by law, and which, if unresolved three (3) months after the date of recording, may be authorized for foreclosure.

DONE AND ORDERED THIS 3 DAY OF December, 2016.

**BROWARD COUNTY CODE ENFORCEMENT BOARD
SPECIAL MAGISTRATE**

BY: Richard Dooley

Print Name: Richard Dooley

I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINAL ORDER has been filed for record this 1 day of December, 2016, and a copy thereof furnished to the Respondent(s) this 6 day of December, 2016, at the following address:

6350 SW 1 CT

PEMBROKE PINES, FL 33023

BY: Venice Cook

CLERK FOR THE SPECIAL MAGISTRATE

Print Name: VENICE COOK

CASE NO.: **16-1407**

EXHIBIT "B"

BROWARD COUNTY, a political subdivision
of the State of Florida,

Complainant

v. **GARRETT, STEVEN S.**

Respondent(s)

**STATE OF FLORIDA
COUNTY OF BROWARD**

CASE NO.: **16-1407**
CODE ENFORCEMENT BOARD II/
SPECIAL MAGISTRATE

**AFFIDAVIT OF
NONCOMPLIANCE**
(After Hearing)

I, Gerald Henry, Code Enforcement Officer for Broward County Planning and Development Management Division, Code Enforcement Section, who, after being duly sworn, deposes and says:

1. That on December 1, 2016, the Broward County Code Enforcement SPECIAL MAGISTRATE held a public hearing and issued an ORDER in the above styled cause.
2. That, pursuant to said ORDER, RESPONDENT(S) was/were to have taken certain corrective action by or before January 30, 2017.
3. That I performed an inspection of the property located at 720 HARRIS TERRACE, UNINCORPORATED FL 33311 on 2-22-17.
4. That the inspection revealed that the corrective action ordered by the SPECIAL MAGISTRATE has not been taken in that: Violation of Broward County Code Section: 39-85(b) still remains; REQUIRED LANDSCAPING NOT MAINTAINED IN A HEALTHY, VIGOROUS AND NEAT APPEARANCE, FREE FROM REFUSE AND DEBRIS.

FURTHER AFFIANT SAYETH NOT.

Dated this 28th day of FEBRUARY, 2017.



Signature of Code Enforcement Officer

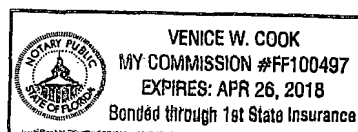
Print Name: Gerald Henry

PERSONALLY appeared before, the undersigned authority, duly authorized to administer oaths and take acknowledgments, GERALD HENRY, who first being duly sworn, acknowledges before me that the information contained herein is true and correct. He/she is personally known to me and did take an oath.

WITNESS my hand and official seal this 28 day
of February, 2017.



Notary Public



Return to: (enclose self addressed stamped envelope)
Name:

WARRANTY DEED
INDIVID TO INDIVID

94-461251 T#003
09-20-94 10:40AM

FORM 01

SEYMOUR-BARR & ASSOCIATES
Attorneys-at-Law
3595 Sheridan Street, Suite #208
Hollywood, Florida 33021
This instrument Prepared by: *Lesla Sweeting*
SEYMOUR-BARR & ASSOCIATES
Attorneys-at-Law
3595 Sheridan Street, Suite #208
Hollywood, Florida 33021

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Property Appraisers Parcel I.D. (Folio) Number(s):

1219 05 069

Grantee(s) S.S. # (s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 2 day of September A. D. 1994 by
ESTELLA KNIGHT, as guardian

hereinafter called the grantor, to
Estella Knight, James Seymour, William Seymour, Jr., & Barry Seymour as joint
tenants with full rights of survivorship.

whose postoffice address is 1601 NW 69th Terr.
hereinafter called the grantee: Miami, FL 33147

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and
the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward
County, Florida, viz:

Lot 34, Block B
Carver Ranches Business Section
23-31 B
Broward County, FL

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 1993.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

In Witness Whereof, the said grantor has signed and sealed these presents the day and year
first above written.

Signed, sealed and delivered in our presence:

Norris H. Barr
Norris H. Barr
Lesla Latimore-Sweeting
Lesla Latimore-Sweeting

Estella Knight
Estella Knight
1601 NW 69th Terr.
Miami, FL 33147

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared
ESTELLA KNIGHT

to me known to be the person described in and who executed the foregoing instrument and she acknowledged
before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2 day of
September A. D. 19 94.



RUBY SEYMOUR-CAMPBELL
My Commission Expires June 18, 1995
Commission No. 00119086

BR22627PG0904

92

Tax Deed File No. 22608
Property
Identification No. 1219-05-0690

DR-506
R. 01/95

Tax Deed

State of Florida

County of BROWARD

FOR OFFICIAL USE ONLY

The following Tax Sale Certificate Numbered 8670 issued on May 31, 2001 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the day of August, 2003, offered for sale as required by law for cash to the highest bidder and was sold to MARYLIN S. BARON, Trustee and STEVEN S. GARRETT

whose address is 4557 N. JEFFERSON AVE., MIAMI BEACH, FL 33140-2937, being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this 27th day of August, 2003, in the County of BROWARD, State of Florida, in consideration of the sum of (\$ 1,420.00) One Thousand Four Hundred Twenty and no/100..... Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:

**THIS TAX DEED IS SUBJECT TO
ALL EXISTING PUBLIC PURPOSE
UTILITY & GOVERNMENT
EASEMENTS**

CARVER RANCHES BUSINESS SEC
23-31 B
LOT 34 BLK B

Witness:

Margaret Jatz
Larry Rogers

State of Florida

County of BROWARD

Jan Leland (Seal)
Clerk of Circuit Court or County Comptroller
Deputy County Administrator
BROWARD County, Florida.

On this 27th day of August, 2003, before me, Cassandra M. Terpening personally appeared Jan Leland, Deputy Co. Administrator, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.



Cassandra M. Terpening
Commission # DD088319
Expires Feb. 11, 2006
Bonded Thru
Atlantic Bonding Co., Inc.

Cassandra M Terpening
CASSANDRA M TERPENING
3

Board of County Commissioners, Broward County, Florida
Finance and Administrative Services Department

REVENUE COLLECTION DIVISION

NOTICE OF APPLICATION FOR TAX DEED NO. 22608

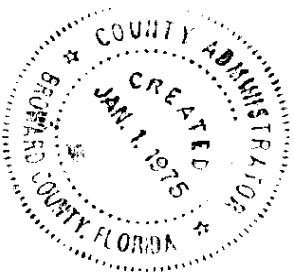
NOTICE is hereby given that BROWARD COUNTY, BOARD OF COUNTY COMMISSIONERS

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:

Certificate No. 8670 Year of Issuance 5/31/01Description of Property: PROP. ID.# 1219 05 069
CARVER RANCHES BUSINESS
SEC 23-31 B LOT 34 BLK BName in which assessed: KNIGHT, ESTELLA & SEYMOUR, JAMES
SEYMOUR, WILLIAMLegal Titleholder: JAMES SEYMOUR,
WILLIAM SEYMOUR, Jr. and
BARRY SEYMOUR, as joint tenants
with full rights of survivorship

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 at the Courthouse door on the 27th day of August 20 03 at
201 S.E. 6th Street, Fort Lauderdale, Florida at 10:00 A.M.
Dated this 18th day of July 20 03.

Roger J. Desjarlais
County Administrator
REVENUE COLLECTION DIVISIONBy Jan Leland

Deputy

Jan Leland

Publish: DAILY BUSINESS REVIEW
Issues: 7/24, 7/31, 8/7 & 8/14, 2003

Board of County Commissioners, Broward County, Florida
Revenue Collection Division

CERTIFICATE OF MAILING NOTICES

Tax Deed No. 22608

STATE OF FLORIDA)

) ss.

COUNTY OF BROWARD)

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 5th day of August, A.D. 2003, 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:

Estate of Knight, Estella; 1601 NW 69 Terr., Miami, FL 33147-7163
Seymour, James; 1601 NW 69 Terr., Miami, FL 33147-7163
Seymour, William, Jr.; 1601 NW 69 Terr., Miami, FL 33147-7163
Seymour, Barry; 1601 NW 69 Terr., Miami, FL 33147-7163
James Seymour; 15600 NW 7 Ave., #512, Miami, FL 33169
William Seymour; 316 W 9 Ave., Hutchinson, KS 67501-4432

Seymour-Barr & Associates, Attys; 3595 Sheridan St., Ste. 206, Hollywood, FL 33021
RE: Deed: Estella Knight, James Seymour, William Seymour, Barry Seymour

Broward County Engineering Division; Right of Way Section, Attn: Henry Cook
One N. University Dr., Ste 300-B
Plantation, FL 33324-2038

(INTER-OFFICE)

Office of Environmental Services, Attn: Len Neff
2555 W. Copans Rd., Pompano Beach, FL 33069

(INTER-OFFICE)

Code & Zoning Services, Attn: Alberto Salas; Special Assessment Dept.
Governmental Center Annex-2nd Floor, Ft. Lauderdale, FL 33301

(INTER-OFFICE)

Public Works Dept.; Real Property
Governmental Center, Rm. 326, Attn: Dale C. Wilson
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

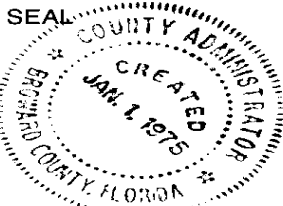
Broward County Office of Economic Development, Urban Redevelopment Section, Rm A-540
115 S. Andrews Ave., Ft. Lauderdale, FL 33301

(INTER-OFFICE)

I certify that notice was provided pursuant to Florida Statutes, Section 197.02(4)

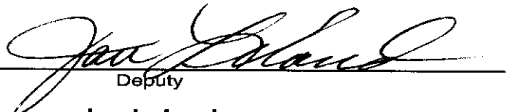
I further certify that I enclosed with every copy, mailed, a statement as follows: 'Warning - property in which you are interested is listed in the copy of the enclosed notice.'

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 5th day of August A.D. 2003, in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.



Roger J. Desjarlais
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Revenue Collection Division

By


Deputy

Jan Leland

Document (prepare and addressed stamped envelope)

Return

Address

This instrument Prepared by: R RHOAN

Address: 4557 N JEFFERSON AVE
M D, FLA 33140

Property Appraiser's Parcel Identification (Folio) Number(s):

Contract(s) S.S. #s: 5142 19 05 0690

QUITCLAIM DEED

RANGE FORM 2

Standard Paper & Printing Co., Inc. 1987

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Quit-Claim Deed, Executed this 1 day of July, A.D. 2016, by
MARYLIN S BARON, TRUSTEE
first party, to STEVEN S GARRETT
whose post office address is 6350 SW 1 CT Pembroke Pines, FL 33023 -604

second party:

(Witness must have the names "first party" and "second party" shall include chapter and phone, both legal representatives, and
attorneys at law, and the instrument, otherwise the contract is voidable at law.)

Witnesseth. That the said first party, for and in consideration of the sum of \$
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and
quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first
party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of

Broward, State of Florida, to-wit:
Lot 34, Block B CARVER Ranches BUSINESS SEC 8318

Folio 5142-19 05-0690

Do Have and to Hold The same together with all and singular the appurtenances thereto belonging
on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said
first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first
above written.

Signed, sealed and delivered in the presence of:

Witness Signature (to be first Witness) Sandra Cleaga
Printed Name: Sandra Cleaga

Witness Signature (to be first Witness) Brigitte Pascual
Printed Name: Brigitte Pascual

Witness Signature (to be second Witness, if any)
Printed Name:

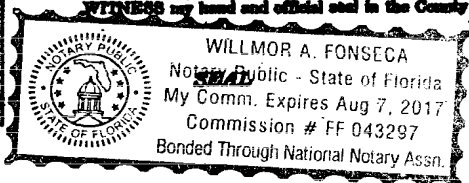
Witness Signature (to be second Witness, if any)
Printed Name:

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared MARYLIN S BARON, TRUSTEE

executed the foregoing Quit-Claim Deed and acknowledged before me that to me known to be the person described in and who
executed the same. 1 day of July, A.D. 2016

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of July, A.D. 2016



Notary Signature: Willmor Fonseca
Printed Notary Signature: Willmor Fonseca
My Commission Expires: 08-07-2017

1



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

CITY OF WEST PARK

Petitioner,

vs.

Case No: 16030030
Name: BARON, MARYLIN S GARRETT, STEVEN S
Address: 4557 N JEFFERSON AVE MIAMI BEACH, FL 33140

Violation Address: SW 19TH St West Park, FL 33023 #LOT E OF 4023 SW 19 ST

Legal Description: CARVER RANCHES BUSINESS SEC 23-31 B LOT 34 BLK B
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:
SW 19TH St West Park, FL 33023 #LOT E OF 4023 SW 19 ST
more particularly described as
CARVER RANCHES BUSINESS SEC 23-31 B LOT 34 BLK B
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. ...	6/13/2016	\$200.00	
CHAPTER 10 CODE ENFORCEMENT...	Section 10-14(c). - Citation procedures; schedule of civil penalties	With regard to garbage and bulk trash disposal, the city may utilize the method of citation set forth in subsections (a) and (b) of this section. Domestic garbage containers and Bulk trash shall be placed at the curb for collection not more than 72 h			
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. ...	6/13/2016	\$200.00	
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Notes:

Certified non-payment of Notice of Civil Infraction dated 4/19/16 - \$250.00, Invoice #2376 - \$275.00, Invoice #20160017 - \$1,700.00 plus 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.

August 4, 2016

Ordered this _____


Jacob G. Horowitz

Magistrate

City of West Park, FL

STATE OF FLORIDA
COUNTY OF BROWARD

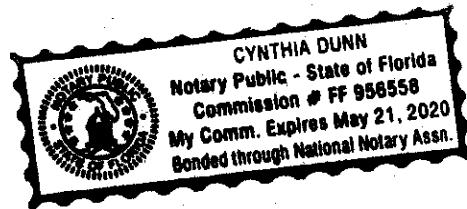
Sworn to and subscribed before me this 4th day of Aug, 2016.
by Jacob G. Horowitz, Magistrate, City of West Park.

Cynthia Dunn
NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification ☐

Type of identification produced _____

cc: BARON, MARYLIN S GARRETT, STEVEN S





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

CE No. 16030030

MAGISTRATE

FINAL ORDER OR STIPULATED FINAL ORDER

Date: 05/17/2016

Owner Name: BARON,MARYLIN S GARRETT,STEVEN S

Address: 4557 N JEFFERSON AVE MIAMI BEACH, FL 33140

Folio: 514219050690

Site Address: SW 19TH St West Park, FL 33023 #LOT E OF 4023 SW 19 ST

Legal Description: CARVER RANCHES BUSINESS SEC 23-31 B LOT 34 BLK B

THIS CAUSE came before the Magistrate on Thursday, May 12, 2016. The evidence or stipulated agreement between the parties results in the following findings of fact:

That BARON,MARYLIN S GARRETT,STEVEN S at the property located at SW 19TH St West Park, FL 33023 #LOT E OF 4023 SW 19 ST 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 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.	6/13/2016	\$200.00	
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Notes:

Ordered to pay Notice of Civil Infraction of \$275.00. The City is authorized to alleviate health and safety issues and costs to be charged to the property owners in the future.

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 BARON, MARYLIN S GARRETT, STEVEN S 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.

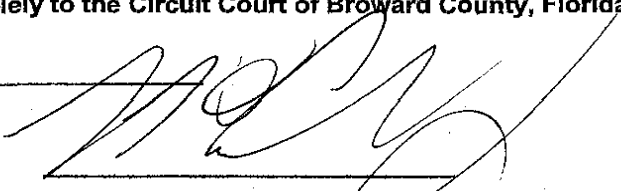
All payments must be made by check or money order, payable to the City Of West Park, Please include violation address and case number. City of West Park mailing address: 1965 S State Road 7 West Park, FL 33083.

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 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 May 18, 2016


Michael D. Cirullo, Jr.
Magistrate

City of West Park, FL

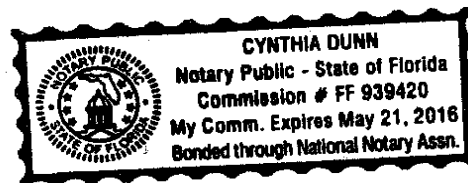
STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this 18th day of May, 2016.


NOTARY PUBLIC, STATE OF FLORIDA

Personally known ☒ or produced identification ☐

Type of identification produced _____



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

DATE: January 2nd, 2020

PROPERTY ID # 514219-05-0690 (TD # 43778)

WARNING

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

STEVEN S GARRETT
6350 SW 1 CT
PEMBROKE PINES, FL 33023-1204

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 19 STREET, 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\$8,001.42

Or

* Estimated Amount due if paid by February 18, 2020\$8,101.92

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 # 514219-05-0690 (TD # 43778)

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STEVEN S GARRETT
4557 N. JEFFERSON AVE
MIAMI BEACH, FL 33140-2937

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www.broward.org/recordstaxestreasury

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

DATE: January 2nd, 2020

PROPERTY ID # 514219-05-0690 (TD # 43778)

WARNING

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

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY CODE
ENFORCEMENT BOARD II PERMITTING, LICENSING, AND CONSUMER PROTECTION
DIVISION ZONING CODE SERVICES SECTION
ONE NORTH UNIVERSITY DRIVE
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 19 STREET, 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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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 # 514219-05-0690 (TD # 43778)

WARNING

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

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD COUNTY CODE
ENFORCEMENT BOARD II PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
ONE NORTH UNIVERSITY DRIVE
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 19 STREET, 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\$8,001.42

Or

* Estimated Amount due if paid by February 18, 2020\$8,101.92

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

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

DATE: January 2nd, 2020
PROPERTY ID # 514219-05-0690 (TD # 43778)

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BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS PLANNING AND
DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, BLDG. B, MAILBOX #102A
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 # 514219-05-0690 (TD # 43778)

WARNING

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BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS PLANNING AND
DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT SW 19 STREET, 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 # 514219-05-0690 (TD # 43778)

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

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

DATE: January 2nd, 2020

PROPERTY ID # 514219-05-0690 (TD # 43778)

WARNING

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4015 WESTPARK LLC
4559 SW 33 AVE
FORT LAUDERDALE, FL 33312

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

DATE: January 2nd, 2020

PROPERTY ID # 514219-05-0690 (TD # 43778)

WARNING

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MARYLIN S BARON
4557 N JEFFERSON AVE
MIAMI BEACH, FL 33140

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

DATE: January 2nd, 2020

PROPERTY ID # 514219-05-0690 (TD # 43778)

WARNING

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PUBLIC LAND
% CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733

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

DATE: January 2nd, 2020

PROPERTY ID # 514219-05-0690 (TD # 43778)

WARNING

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STEVEN S GARRETT
2897 NW 11 PL
FORT LAUDERDALE, FL 33311

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RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

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STEVEN S GARRETT
720 HARRIS TER
UNINCORPORATED, FL 33311

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

DATE: January 2nd, 2020

PROPERTY ID # 514219-05-0690 (TD # 43778)

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WP 19 STREET LLC
21188 WEST DIXIE HWY
MIAMI, FL 33180

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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 43778 FEBRUARY 2020 WARNING
PUBLIC LAND
% CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023-6733



9590 9402 4473 8248 0034 92

2. Article Number (Transfer from service label)

7018 3090 0002 2291 8871

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
☐ Insured 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.
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1. Article Addressed to:

TD 43778 FEBRUARY 2020 WARNING
STEVEN S GARRETT
6350 SW 1 CT
PEMBROKE PINES, FL 33023-1204



9590 9402 4473 8248 0035 84

2. Article Number (Transfer from service label)

7018 3090 0002 2291 8789

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Steve Garrett ☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery
1/10/20

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

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> 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 43778 FEBRUARY 2020 WARNING

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD

COUNTY CODE ENFORCEMENT BOARD II PLANNING AND

DEVELOPMENT MANAGEMENT DIVISION

CODE ENFORCEMENT SECTION

ONE NORTH UNIVERSITY DRIVE

PLANTATION, FL 33324

2. Article Number (Transfer from service label)

7018 3090 0002 2291 8819

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

4. Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Latonya Marshall

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1/10

D. Is delivery address different from item 1?

☐ Yes

☐ No

If YES, enter delivery address below:

PS Form 3811, July 2015 PSN 7530-02-000-9033

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 43778 FEBRUARY 2020 WARNING

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS PLANNING AND DEVELOPMENT MANAGEMENT DIVISION

CODE ENFORCEMENT SECTION

1 N. UNIVERSITY DRIVE, BLDG. B, MAILBOX #102A

PLANTATION, FL 33324



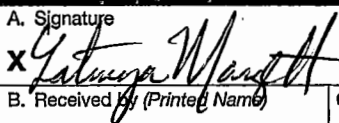
9590 9402 4473 8248 0035 46

2. Article Number (Transfer from service label)

7018 3090 0002 2291 8826

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

☐ 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

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ 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 78 FEBRUARY 2020 WARNING
CITY OF WEST PARK
1965 S STATE ROAD 7
WEST PARK, FL 33023



9590 9402 4473 8248 0035 22

2. Article Number (Transfer from service label)


7018 3090 0002 2291 8840

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<div>■ Complete items 1, 2, and 3.</div> <div>■ Print your name and address on the reverse so that we can return the card to you.</div> <div>■ Attach this card to the back of the mailpiece, or on the front if space permits.</div>		<div>A. Signature <div><div>X <i>Leticia Mangott</i></div><div><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</div></div></div> <div><div>B. Received by (Printed Name)</div><div>C. Date of Delivery <i>1/10</i></div></div> <div>D. Is delivery address different from item 1? If YES, enter delivery address below:<div><input type="checkbox"/> Yes <input type="checkbox"/> No</div></div>	
<div>1. Article Addressed to:</div> <div>FD 43778 FEBRUARY 2020 WARNING BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS PLANNING AND DEVELOPMENT MANAGEMENT DIVISION CODE ENFORCEMENT SECTION 11N. UNIVERSITY DRIVE, BOX #302 PLANTATION, FL 33324-2038</div>			
<div> 9590 9402 4473 8248 0035 39</div>		<div>3. Service Type</div> <div><div><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</div><div><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</div></div>	
<div>2. Article Number (Transfer from service label)</div> <div>7018 3090 0002 2291 8833</div>		<div><input type="checkbox"/> Mail Restricted Delivery (ID)</div> <div>Domestic Return Receipt</div>	

PS Form 3811, July 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.

Article Addressed to:

TD 43778 FEBRUARY 2020 WARNING
WP 19 STREET LLC
21188 WEST DIXIE HWY
MIAMI, FL 33180



Article Number (Transfer from service label)

7018 3090 0002 2291 8901

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x Alicia B ☐ Agent
☐ Addressee

B. Received by (Printed Name) **Alicia B.** C. Date of Delivery **1/10/2020**

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured 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:

TD 43778 FEBRUARY 2020 WARNING:

STEVEN S GARRETT
4557 N. JEFFERSON AVE
MIAMI BEACH, FL 33140-2937



9590 9402 4473 8248 0035 77

2. Article Number (Transfer from service label)

7018 3090 0002 2291 8796

PS Form 3811, July 2015 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

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> 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:

TD 43778 FEBRUARY 2020 WARNING
 MARYLIN S BARON
 4557 N JEFFERSON AVE
 MIAMI BEACH, FL 33140



9590 9402 4473 8248 0035 08

2. Article Number (Transfer from service label)

7018 3090 0002 2291 8864

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

all Restricted Delivery

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

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

TD 43778 FEBRUARY 2020 WARNING
 BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD
 COUNTY CODE ENFORCEMENT BOARD II PERMITTING, LICENSING, AND
 CONSUMER PROTECTION DIVISION
 ZONING CODE SERVICES SECTION
 ONE NORTH UNIVERSITY DRIVE
 PLANTATION, FL 33324



9590 9402 4473 8248 0035 60

Article Number (Transfer from service label)

7018 3090 0002 2291 8802

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Latouche Mangott*☐ 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☐ Return Receipt for Merchandise☒ Signature Confirmation™☒ Signature Confirmation Restricted Delivery

all Restricted Delivery

Domestic Return Receipt

7018 3090 0002 2291 8901

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)	
<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 Postage	
\$	
Sent To	
Street and /	
City, State,	

TD 43778 FEBRUARY 2020 WARNING

WP 19 STREET LLC
21188 WEST DIXIE HWY
MIAMI, FL 33180

7016 3090 0002 2291 8895

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)	
<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 Post

TD 43778 FEBRUARY 2020 WARNING

STEVEN S GARRETT

720 HARRIS TER

UNINCORPORATED, FL 33311

\$
Sent To

Street and

City, State,

7018 3090 0002 2291 8888

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)

- | | | |
|--|----|--|
| <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 Post

\$

Sent To

Street and

City, State,

TD 43778 FEBRUARY 2020 WARNING
STEVEN S GARRETT
2897 NW 11 PL
FORT LAUDERDALE, FL 33311

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

See Reverse for Instructions

7018 3090 0002 2291 8871

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

OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Postage

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Total Post

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Sent To

Street and

City, State,

TD 43778 FEBRUARY 2020 WARNING

PUBLIC LAND

% CITY OF WEST PARK

1965 S STATE ROAD 7

WEST PARK, FL 33023-6733

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

See Reverse for Instructions

4988 1622 7691 0002 2291 8864
7018 3090 0600 9102

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)

- | | | |
|--|----|--|
| <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
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Postage

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Total Post

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Sent To

Street and

City, State, . . .

TD 43778 FEBRUARY 2020 WARNING

MARYLIN S BARON

4557 N JEFFERSON AVE

MIAMI BEACH, FL 33140

7018 3090 0002 2291 8857

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
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OFFICIAL USE

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

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Total Postage

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Sent To

Street and

City, State,

TD 43778 FEBRUARY 2020 WARNING

4015 WESTPARK LLC

4559 SW 33 AVE

FORT LAUDERDALE, FL 33312

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

See Reverse for Instructions

7018 3090 0002 2291 8840

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

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OFFICIAL USE

Certified Mail Fee

\$

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

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

Postmark
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Total Postage

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City, State, Zi

TD 43778 FEBRUARY 2020 WARNING

CITY OF WEST PARK

1965 S STATE ROAD 7

WEST PARK, FL 33023

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

See Reverse for Instructions

7018 3090 0002 2291 8833

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)	
<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

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Total Po

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Sent To

Street a

City, St

TD 43778 FEBRUARY 2020 WARNING
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, BOX #302
PLANTATION, FL 33324-2038

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

See Reverse for Instructions

7018 3090 0002 2291 8826

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

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Total Post:

\$

Sent To

Street and

City, State

Postmark
Here

TD 43778 FEBRUARY 2020 WARNING
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS PLANNING
AND DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
1 N. UNIVERSITY DRIVE, BLDG. B, MAILBOX #102A
PLANTATION, FL 33324

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

See Reverse for Instructions

7018 3090 0002 2291 8819

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)	
<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

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Total P&c

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Sent To

Street a

City, St

TD 43778 FEBRUARY 2020 WARNING
BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD
COUNTY CODE ENFORCEMENT BOARD II PLANNING AND
DEVELOPMENT MANAGEMENT DIVISION
CODE ENFORCEMENT SECTION
ONE NORTH UNIVERSITY DRIVE
PLANTATION, FL 33324

7018 3090 0002 2291 8802

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
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Postage

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Total Post:

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Sent To

Street and

City, State,

TD 43778 FEBRUARY 2020 WARNING

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS BROWARD
COUNTY CODE ENFORCEMENT BOARD II PERMITTING, LICENSING, AND
CONSUMER PROTECTION DIVISION
ZONING CODE SERVICES SECTION
ONE NORTH UNIVERSITY DRIVE
PLANTATION, FL 33324

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

See Reverse for Instructions

7018 3090 0002 2291 8796

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

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OFFICIAL USE

Certified Mail Fee	
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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

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Total Postage

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Sent To

Street &

City, State

TD 43778 FEBRUARY 2020 WARNING

STEVEN S GARRETT

4557 N. JEFFERSON AVE

MIAMI BEACH, FL 33140-2937

7018 3090 0002 2291 8789

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)	
<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
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Total Postage	
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Sent To	
Street and A	
City, State, *	

TD 43778 FEBRUARY 2020 WARNING

STEVEN S GARRETT

6350 SW 1 CT

PEMBROKE PINES, FL 33023-1204