





CITY OF DELRAY BEACH
NEIGHBORHOOD & COMMUNITY SERVICES
100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7364




MEMORANDUM

TO: Alexis Givings, City Clerk

THROUGH: Jeri Pryor Director, Neighborhood & Community Services 

THROUGH: Enrique Fernandez, Code Enforcement Administrator 

FROM: Brandi Frazier, Community Improvement Specialist, Code Enforcement 

DATE: March 3rd, 2025

SUBJECT: **COST OF ABATING NUISANCES UNDER CHAPTER 100**

All the prerequisites of the passing of a resolution have been complied with, including proper and timely notice. The attached cases are to be placed on the nuisance abatement schedule for lien recording.

338 SOUTHRIDGE RD	AMERICAN ATLANTIC GROUP LLC ONU
HOQUE R/A	NA Case 24-12812
PCN 12-43-46-20-13-004-0210	TOTAL- \$368.62
(\$313.62 VENDOR FEE PLUS \$55.00 ADMINISTRATIVE FEE)	

Should you have any questions or need additional information, please contact me at extension 7256.

BF: na



INVOICE

45210

City of Delray Beach, Florida
100 N.W. First Avenue
Delray Beach, Florida, 33444

(561) 243-7000

TO: AMERICAN ATLANTIC GROUP LLC
ONU HOQUE R/A
1600 N FEDERAL HWY 112
DELRAY BEACH, FL 33483

CUSTOMER NUMBER	DATE
14502	1/30/25
CUSTOMER TYPE:	
CE - CODE ENFORCEMENT	

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	N/A ADMINISTRATIVE FEE	55.00	55.00
1.00	CASE # NA24-12812 338 SOUTHRIDGE RD NUISANCE ABATEMENT COST Property Control Number: 12 43 46 20 13 004 0210 Legal Description: SOUTHRIDGE LTS 21 & 22 BLK 4 PROPERTY WAS MOWED ON 12/03/24 PAYMENT IS DUE WITHIN 30 DAYS TO AVOID ADMINISTRATIVE RECORDING CHARGES	313.62	313.62
TOTAL DUE			\$368.62

PLEASE DETACH AND SEND THIS PORTION WITH REMITTANCE

DATE: 1/30/25 DUE DATE: 3/03/25

AMERICAN ATLANTIC GROUP LLC
CE - CODE ENFORCEMENT

REMIT AND MAKE CHECK PAYABLE TO:

City of Delray Beach
Attention: Finance Department
100 N W 1st Avenue
Delray Beach FL 33444
(561) 243-7212

INVOICE NUMBER	45210
CUSTOMER NUMBER	14502
TOTAL DUE	\$368.62

FILE COPY



Fresh Start Maintenance Inc.
PO BOX 16205
West Palm Beach, FL 33416 US
1.844.307.2319
Billing@freshstartmaintenance.com
www.freshstartmaintenance.com

Invoice

BILL TO

City of Delray Lot Clearing (Code
Enforcement Division)
Finance Department 100 NW 1st
Avenue
Delray Beach, Florida 33444
United States

SHIP TO

City of Delray Lot Clearing (Code
Enforcement Division)
Finance Department 100 NW 1st
Avenue
Delray Beach, Florida 33444
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
7073	12/04/2024	\$313.62	12/04/2024	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/03/2024	Sales	Lot Clearing: Delray 338 Southridge Rd Parcel Control # 12-43-46-20-13- 004-0210 Case # 24-12812 Completion Date: 12/03/24 Mow Property: 0.24 acres/ 10,454 sqft @ \$313.62 Mow Right -of - way Total: \$313.62 Sent on 12/04/24 Invoiced on: 12/04/24	1	313.62	313.62
SUBTOTAL					313.62
TAX					0.00
TOTAL					313.62
BALANCE DUE					\$313.62

Batch # 2025- 00000947

PO # 2025-00000316

OK [Signature]
3/2/25

[Signature]
12/16/24
[Signature]
12/17/2024

City of Delray Beach

CODE ENFORCEMENT- FRESH START MAINTENANCE- 12/27/24

Vendor/Remittance Address	Number	Description	Invoice Date	G/L Date	Due Date	Received Date	Confirming EFT G/L Date	Notes	Amounts
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Batch Department: Community Improv.Code
Enforcement Neighborhood & Community Svcs,Code
Enforcement

Batch Date: 12/16/2024

Batch Number: 2025-00000947

Batch Description: PACKET NUMBER 24-12

15417 - FRESH START MAINTENANCE INC.	INV7073	338 SOUTHRIDGE RD	12/16/2024	12/27/2024	12/27/2024	12/16/2024	No	Gross:	313.62
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Freight: 0.00

State Tax: 0.00

Invoice Department: Community Improv.Code
Enforcement Neighborhood & Community Svcs,Code
Enforcement

Check Sort Code:

Bank Account: PNC Accts Pay

FRESH START MAINTENANCE INC.

Check Code:

Invoice Terms:

County Tax: 0.00

P.O. Box 16205

Manual Check: No

Hold Reason:

Local/City Tax: 0.00

WEST PALM BEACH, FL 33416

Check Number:

Discount: 0.00

Retainage: 0.00

Net Amount: 313.62

Detail:	P.O. Number	C/D/F/T/A/1099	Description	Quantity	U/M	Amount/Unit	Total Amount
	2025-00000316	N/Y/Y/N/N/N	LAWN MAINTENANCE EQUIPMENT AND ACCESSORIES - Code Enforcement - Lot Mowing	1.0000	Each	313.6200	313.62
			Contract: ITB 2024-008 - Lot Mowing & Nuisance Abatement				

Total Invoice Items:	1	Invoice Amount Expensed:	\$313.62	Invoice Amount Unencumbered:	\$313.62
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15417 - FRESH START MAINTENANCE INC.	INV7196	26 SW 4TH AVE	12/16/2024	12/27/2024	12/27/2024	12/16/2024	No	Gross:	75.00
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Freight: 0.00

State Tax: 0.00

Invoice Department: Community Improv.Code
Enforcement Neighborhood & Community Svcs,Code
Enforcement

Check Sort Code:

Bank Account: PNC Accts Pay

FRESH START MAINTENANCE INC.

Check Code:

Invoice Terms:

County Tax: 0.00

P.O. Box 16205

Manual Check: No

Hold Reason:

Local/City Tax: 0.00

WEST PALM BEACH, FL 33416

Check Number:

Discount: 0.00

Retainage: 0.00

Net Amount: \$75.00

CODE ENFORCEMENT- FRESH START MAINTENANCE- 12/27/24

Vendor/Remittance Address	Number	Description	Invoice Date	G/L Date	Due Date	Received Date	Confirming EFT G/L Date	Notes	Amounts
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Detail:	P.O. Number	C/D/F/T/A/1099	Description	Quantity	U/M	Amount/Unit	Total Amount
	2025-00000316	N/Y/Y/N/N/N	LAWN MAINTENANCE EQUIPMENT AND ACCESSORIES - Code Enforcement - Lot Mowing Contract: ITB 2024-008 - Lot Mowing & Nuisance Abatement	1.0000	Each	75.0000	75.00

Total Invoice Items: 1 Invoice Amount Expensed: \$75.00 Invoice Amount Unencumbered: \$75.00

Batch Total Invoices:	2
Batch Total Gross:	\$388.62
Batch Total Freight:	\$0.00
Batch Total State Tax:	\$0.00
Batch Total County Tax:	\$0.00
Batch Total Local/City Tax:	\$0.00
Batch Total Discount:	\$0.00
Batch Total Retainage:	\$0.00
Batch Total Net:	\$388.62
Batch Total Unencumbered:	\$388.62
Grand Total Invoices:	2
Grand Total Gross:	\$388.62
Grand Total Freight:	\$0.00
Grand Total State Tax:	\$0.00
Grand Total County Tax:	\$0.00
Grand Total Local/City Tax:	\$0.00
Grand Total Discount:	\$0.00
Grand Total Retainage:	\$0.00
Grand Total Net:	\$388.62
Grand Total Unencumbered:	\$388.62



Vendor Price Sheet

Code Enforcement Division

100 N.W. 1ST AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7219



VENDOR NAME: FRESH START MAINTENANCE	PACKET NUMBER: 24-12	PRICES REQUESTED: 11/19/24	PRICES RECEIVED: 11/20/24
VENDOR NOTIFIED TO PROCEED: 11/26/24	WORK COMPLETED BY VENDOR: 12/3/24	INVOICE RECEIVED FROM VENDOR: 12/4/24	INVOICE PAID:

CASE NUMBER: 24-12812	CODE OFFICER: LJT	WORK TO BE COMPLETED:	RATES:	PRICE:	PRICES PROVIDED BY: (VENDOR INITIALS)
PROPERTY ADDRESS/OWNER: AMERICAN ATLANTIC GROUP LLC 338 SOUTHRIDGE RD	-Mow property -Mow right-of-way	-Mow: .24 acres/ 10,454 sqft @ _____ -Trim trees: -Other (specify):	\$313.62 \$ _____ \$ _____		PRICES APPROVED BY: (CE ADMINISTRATOR)
PARCEL ID: 12 43 46 20 13 004 0210			TOTAL PRICE:	\$ _____	

CASE NUMBER: 24-12587	CODE OFFICER: DDW	WORK TO BE COMPLETED:	RATES:	PRICE:	PRICES PROVIDED BY: (VENDOR INITIALS)
PROPERTY ADDRESS/OWNER: MCMULLEN DORETHA R EST 26 SW 4 TH AVE	-Mow property -Mow right-of-way	-Mow: .17 acres/ 7,405 sqft @ _____ -Trim trees: -Other (specify):	\$ 185.13 \$ _____ \$ _____		PRICES APPROVED BY: (CE ADMINISTRATOR)
PARCEL ID: 12 43 46 17 06 029 0160			TOTAL PRICE:	\$ _____	

CASE NUMBER:	CODE OFFICER:	WORK TO BE COMPLETED:	RATES:	PRICE:	PRICES PROVIDED BY: (VENDOR INITIALS)
PROPERTY ADDRESS/OWNER:	-Mow property -Mow right-of-way	-Mow: _____ acres/ _____ sqft @ _____ -Trim trees: -Other (specify):	\$ _____ \$ _____ \$ _____		PRICES APPROVED BY: (CE ADMINISTRATOR)
PARCEL ID:			TOTAL PRICE:	\$ _____	

CITY OF DELRAY BEACH
CODE ENFORCEMENT DIVISION
100 NW First Avenue
Delray Beach, Florida 33444
(561)243-7203 Ext.2

Latoya Thompson

mowed by vendor

1st REINSPECTION 12.6.24 CM.

NOTICE OF PUBLIC NUISANCE **2nd REINSPECTION** _____

AMERICAN ATLANTIC GROUP LLC
% HOQUE ONU R/A
1600 N. FEDERAL HWY STE 112
DELRAY BEACH, FL 33483

Case Number: NA-24-00012812
Mailing Date: 10/30/24
Final Correction Date: 7 DAYS FROM DELIVERY OR POSTING

Palm Beach County Tax Assessor records indicate that you own the following property:

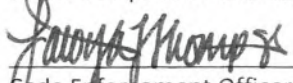
VIOLATION ADDRESS:	338 SOUTHRIDGE RD
LEGAL DESCRIPTION	SOUTHRIDGE LTS 21 & 22 BLK 4
PROPERTY SIZE:	ACRES .24
PROPERTY I.D. NUMBER:	12 43 46 20 13 004 0210

You are hereby notified that the City Manager or his designated representative of the City of Delray Beach, Florida, has on 10302024 determined that a nuisance exists on your property in violation of Chapter 100 of the City of Delray Beach Code of Ordinances. The nuisance is more particularly described in the attachment along with proposed corrective action. THIS NOTICE DOES NOT PERTAIN TO THE TRIMMING, CLEARING OR REMOVING OF WETLANDS PROTECTED BY PALM BEACH COUNTY ORDINANCE 90-41.

The estimated cost (not including costs of inspection, administration, collection, interest and attorney's fees) for the City to correct the nuisance cited in the attachment is: \$150-\$200.

If you are not the current owner of record, please notify this office at (561)243-7203 Ext.2.

If the condition constituting a public nuisance as enumerated in this notice happens again within a twelve (12) month period commencing from the delivery date of this notice, the City may immediately and without further notice, correct or remove the condition each time it recurs within said 12 month period at the expense of the owner, including all costs of inspection and administration. Please read the important additional information below.



Code Enforcement Officer
(561) 243- 7202

LT

PLEASE READ THE IMPORTANT ADDITIONAL INFORMATION PRINTED BELOW

FINAL CORRECTION DATES AND NOTICE DELIVERY

THE "FINAL CORRECTION DATE" TO CORRECT THE CONDITION CAUSING THE PUBLIC NUISANCE IS 7 DAYS AFTER THIS NOTICE IS DELIVERED BY CERTIFIED MAIL, BY HAND OR BY POSTING ON THE SUBJECT PROPERTY ON WHICH THE PUBLIC NUISANCE EXISTS. IF THIS NOTICE PERTAINS TO A VIOLATION OF SECTION 100.04 SEAWALLS, THE ABOVE 7 DAY PERIOD WILL BE 42 DAYS.

IF THIS NOTICE IS NOT DELIVERABLE OR THE RETURN RECEIPT IS NOT RECEIVED WITHIN 15 DAYS AFTER THE MAILING DATE AND HAND DELIVERY CANNOT BE ACCOMPLISHED, A COPY OF THIS NOTICE SHALL BE POSTED IN PLAIN VIEW UPON THE LAND AND SHALL BE CONSIDERED DELIVERED ON THE DATE POSTED.

APPEAL PROCEDURE

THE OWNER SHALL HAVE FIVE (5) DAYS FROM THE DELIVERY DATE OF THIS NOTICE OF PUBLIC NUISANCE TO FILE A WRITTEN PETITION WITH THE CITY MANAGER OR HIS DESIGNEE FOR A HEARING BEFORE A THREE-PERSON BOARD WHICH SHALL BE COMPOSED OF THE CITY MANAGER, THE DIRECTOR OF PUBLIC WORKS OR THE CITY ENGINEER, AND THE DIRECTOR OF PARKS AND RECREATION, OR THEIR DESIGNEES, WHICH HEARING SHALL BE SCHEDULED WITHIN TEN (10) DAYS OF THE DATE THAT THE PETITION IS RECEIVED BY THE CITY MANAGER.

THE ISSUES TO BE DETERMINED AT THE HEARING ARE WHETHER THE CONDITION DOES IN FACT EXIST AND WHY THE CONDITION SHOULD NOT BE ABATED BY THE CITY AT THE EXPENSE OF THE OWNER, AND THE TIME LIMITS FOR THE ABATEMENT. THE SOURCE OF THE CONDITION SHALL NOT BE A DEFENSE AGAINST THE REQUIREMENT THAT THE CONDITION SHALL BE ABATED BY THE OWNER.

ABATEMENT EXPENSES; LIENS

IF AFTER A PUBLIC HEARING THE BOARD DETERMINES THAT THE CONDITION WHICH EXISTS ON THE PROPERTY CONSTITUTES A PUBLIC NUISANCE AND IN VIOLATION OF CITY ORDINANCE, THE OWNER OF THE PROPERTY SHALL HAVE A REASONABLE TIME, AS DETERMINED BY THE BOARD, TO CORRECT OR REMOVE THE CONDITION, AFTER WHICH TIME THE CITY SHALL HAVE THE RIGHT TO HAVE THE CONDITION ABATED AT THE EXPENSE OF THE PROPERTY OWNER. IF AFTER DELIVERY OF THE NOTICE THE OWNER HAS NOT REQUESTED A HEARING WITHIN 5 DAYS AND HAS NOT CORRECTED THE CONDITION CAUSING THE PUBLIC NUISANCE WITHIN 7 DAYS, THE CITY SHALL HAVE THE RIGHT TO HAVE THE OBJECTIONABLE CONDITION CORRECTED OR REMOVED AT THE EXPENSE OF THE OWNER. IF THE CITY HAS THE CONDITION ABATED AND PAYMENT IS NOT RECEIVED WITHIN 30 DAYS AFTER THE MAILING OF A NOTICE OF ASSESSMENT FOR THE COST OF THE WORK TOGETHER WITH ALL COSTS OF INSPECTION AND ADMINISTRATION, THE CITY SHALL HAVE A LIEN PLACED AGAINST THE PROPERTY FOR THE COST OF THE WORK, INCLUDING INSPECTION AND ADMINISTRATIVE COSTS, PLUS INTEREST AT THE RATE OF EIGHT PERCENT (8%), PLUS REASONABLE ATTORNEY'S FEES AND OTHER COSTS OF COLLECTING THE SUMS, WITHOUT FURTHER HEARING BY THE BOARD OR CITY COMMISSION AND WITHOUT FURTHER NOTICE OF THE RECORDING OF SAID LIEN. SUCH LIENS SHALL BE ON A PARITY WITH GENERAL CITY TAXES AND SHALL HAVE PRIORITY OVER ALL OTHER LIENS AND ENCUMBRANCES, INCLUDING MORTGAGES AS PROVIDED BY CHAPTER 25786, LAWS OF FLORIDA, SPECIAL ACT OF 1949, AS AMENDED.

CASE NUMBER 24-00012012
PROPERTY ADDRESS 338 SOUTHRIDGE RD

VIOLATION: 100.01(A)(1)/100.01(D) QUANTITY: 1
DESCRIPTION: TRASH/PROPERTY &/OR ROW/ALLEY DATE: 10/30/24
LOCATION:

NARRATIVE :

PLEASE REMOVE ALL TRASH, LITTER, AND DEBRIS AND MAINTAIN
YOUR CLEAN ON A REGULAR BASIS.

ORDINANCE DESCRIPTION :

Dead or living plant life, undergrowth, brush, trash, filth,
garbage on any lot, tract, or parcel, constitute a public
nuisance.

**

Lot, tract, and parcel includes any contiguous public right-
of-way, easement or public alleyway to the centerline if
unimproved or to edge of pavement if improved.

VIOLATION: 100.01(A)(2)/100.01(D) QUANTITY: 1
DESCRIPTION: WEEDS/PROPERTY &/OR ROW DATE: 10/30/24
LOCATION:

NARRATIVE :

PLEASE MOW YOUR ENTIRE PROPERTY AND TRIM ALL YOUR TREES AND
HEDGES AND MAINTAIN YOUR PROPERTY CUT & TRIMMED ON A
REGULAR BASIS.

ORDINANCE DESCRIPTION :

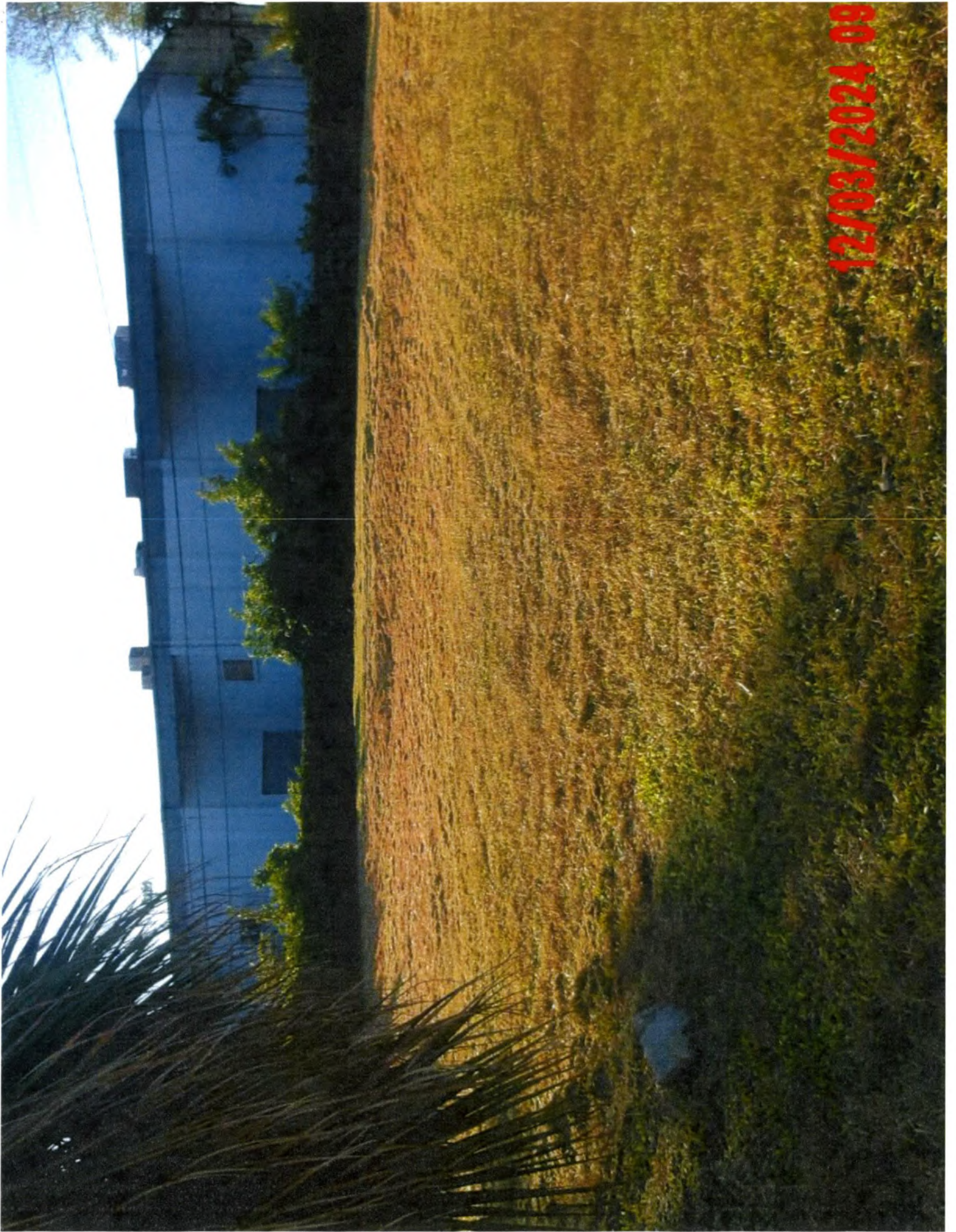
WEEDS OR OTHER DEAD OR LIVING PLANT LIFE OR VEGETATION WHICH
ARE 12 INCHES OR HIGHER WHICH EXIST ON ANY LOT, TRACT, OR
PARCEL ARE PRESUMED TO CONSTITUTE A PUBLIC NUISANCE. LOT,
TRACT, AND PARCEL INCLUDE ANY CONTIGUOUS PUBLIC RIGHT-OF-
WAY OR EASEMENT OR PUBLIC ALLEYWAY TO THE CENTERLINE IF
UNIMPROVED OR TO THE EDGE OF THE PAVEMENT IF IMPROVED.



12/03/2024 09



12/03/2024 08



12/03/2024 09



12/03/2024 09



12/03/2024 09

SALE
OWNER
59-03
906-8660

12/03/2024 08



12/03/2024 09



12/03/2024 08



338 Southridge Rd.

24-12812

Nov 19, 2024 10:41:59 AM
JT



July 19, 2024 10:41:37 AM

24-12812

338 Southridge Rd.



Nov 19, 2024 10:41:31 AM
JT

24-10812

338 Southridge Rd.



Nov 19, 2024 10:41:28 AM

JT

24-12812

338 Southridge Rd.