



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



**MEMORANDUM**

TO: Alexis Givings, City Clerk

THROUGH: Sammie Walthour Director, Neighborhood & Community Services *SW*

FROM: Brandi Frazier, Community Improvement Specialist, Code Enforcement *BF*

DATE: January 14, 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.

Florida Blvd.	Katharine D. Martens	NA Case 24-11675
PCN 12-43-46-28-03-000-4110		\$616.93

125 SW 13 <sup>th</sup> Ave.	Strong Island RL Est. Hold LLC	NA Case 24-12067
PCN 12-43-46-17-18-003-0070		\$229.23

318 SE 5 <sup>th</sup> Ave.	318 SE 5 <sup>th</sup> LLC	NA Case 24-12766
PCN 12-43-46-21-01-104-0030		\$433.96

231 N. Seacrest Cir.	IFP FUND I LLC	NA Case 24-11661
PCN 12-43-46-04-20-004-0040		\$272.80

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

BM: na

City of Delray Beach

# ✓ CODE ENFORCEMENT FRESH START MAINTENANCE 12/06/24

Vendor/Remittance Address	Number	Description	Invoice Date	G/L Date	Due Date	Received Date	Confirming EFT G/L Date	Notes	Amounts
---------------------------	--------	-------------	--------------	----------	----------	---------------	-------------------------	-------	---------

**Batch Department:** Community Improv.Code  
Enforcement Neighborhood & Community Svcs,Code  
Enforcement

**Batch Date:** 11/27/2024

**Batch Number:** 2025-00000696

**Batch Description:** PACKET NUMBER 24-11

15417 - FRESH START  
MAINTENANCE INC.

INV7035

125 SW 13TH AVE

11/25/2024 12/06/2024 12/06/2024 11/25/2024

No Gross: 174.23

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: 174.23

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	174.2300	174.23
			Contract: ITB 2024-008 - Lot Mowing & Nuisance Abatement				

Total Invoice Items: 1 Invoice Amount Expensed: \$174.23 Invoice Amount Unencumbered: \$174.23

15417 - FRESH START  
MAINTENANCE INC.

INV7034

316 SW 4TH AVE

11/25/2024 12/06/2024 12/06/2024 11/25/2024

No Gross: 239.58

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: 239.58

City of Delray Beach

# CODE ENFORCEMENT FRESH START MAINTENANCE 12/06/24

Vendor/Remittance Address	Number	Description	Invoice Date	G/L Date	Due Date	Received Date	Confirming EFT G/L Date	Notes	Amounts
---------------------------	--------	-------------	--------------	----------	----------	---------------	-------------------------	-------	---------

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	239.5800	239.58
---------------	-------------	--	----------------------------------------------------------------------------	--------	------	----------	--------

Contract: ITB 2024-008 - Lot Mowing & Nuisance Abatement

Total Invoice Items: 1 Invoice Amount Expensed: \$239.58 Invoice Amount Unencumbered: \$239.58

Batch Total Invoices:	2
Batch Total Gross:	\$413.81
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:	\$413.81
Batch Total Unencumbered:	\$413.81
Grand Total Invoices:	2
Grand Total Gross:	\$413.81
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:	\$413.81
Grand Total Unencumbered:	\$413.81





# Vendor Price Sheet

## Code Enforcement Division

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



VENDOR NAME: FRESH START MAINTENANCE	PACKET NUMBER: 24-11	PRICES REQUESTED: 11/15/24	PRICES RECEIVED: 11/18/24
VENDOR NOTIFIED TO PROCEED: 11/18/24	WORK COMPLETED BY VENDOR: 11/21/24	INVOICE RECEIVED FROM VENDOR: 11/25/24	INVOICE PAID:

✓ CASE NUMBER: <b>24-12067</b>	CODE OFFICER: <b>JEC</b>	WORK TO BE COMPLETED:	RATES:	PRICE:	Code officer JEC
PROPERTY ADDRESS/OWNER: <b>STRONG ISLAND REAL ESTATE HOLDINGS LLC 125 SW 13<sup>TH</sup> AVE</b>		-Mow property -Mow right-of-way	-Mow: <u>.16</u> acres/ <u>6,969</u> sqft @ _____ -Trim trees: -Other (specify):	\$ <u>174.23</u> \$ _____ \$ _____	PRICES APPROVED BY: (CE ADMINISTRATOR) 
PARCEL ID: 12 43 46 17 18 003 0070			TOTAL PRICE: \$ _____		

✓ CASE NUMBER: <b>24-12030</b>	CODE OFFICER: <b>JEC</b>	WORK TO BE COMPLETED:	RATES:	PRICE:	Code officer JEC
PROPERTY ADDRESS/OWNER: <b>BONNER WILLIAM 316 SW 4<sup>TH</sup> AVE</b>		-Mow property -Mow right-of-way	-Mow: <u>.22</u> acres/ <u>9,583</u> sqft @ _____ -Trim trees: -Other (specify):	\$ <u>239.58</u> \$ _____ \$ _____	PRICES APPROVED BY: (CE ADMINISTRATOR) 
PARCEL ID: 12 43 46 16 01 032 0040			TOTAL PRICE: \$ _____		

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



# INVOICE

45141

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

(561) 243-7000

CUSTOMER NUMBER	DATE
14511	12/11/24
CUSTOMER TYPE:	
CE - CODE ENFORCEMENT	

TO: STRONG ISLAND RL EST HOLD LLC  
%DREHER, RACHEL, ESQ R/A  
7884 MANOR FOREST LANE  
BOYNTON BEACH, FL 33436

QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.00	NA ADMINISTRATIVE FEE	55.00	55.00
1.00	CASE # 24-12067 125 SW 13TH AVE NUISANCE ABATEMENT COST Property Control Number: 12 43 46 17 18 003 0070 Legal Description: ATLANTIC PARK GARDENS LT 7 BLK 3 PROPERTY WAS MOWED ON 11/21/24 PAYMENT IS DUE WITHIN 30 DAYS TO AVOID ADMINISTRATIVE RECORDING CHARGES	174.23	174.23
TOTAL DUE			\$229.23

## PLEASE DETACH AND SEND THIS PORTION WITH REMITTANCE

DATE: 12/11/24 DUE DATE: 1/10/25

STRONG ISLAND RL EST HOLD 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	45141
CUSTOMER NUMBER	14511
TOTAL DUE	\$229.23

CUSTOMER COPY

CE200U04

City of Delray Beach Florida

11/26/24

Case General Information

11:18:42

Case number . . . . . : 24 00012067

Property address, ID . . : 125 SW 13TH AVE

119390

Property Control Number : 12 43 46 17 18 003 0070

Alternate ID . . . . . :

Type information, press Enter.

Case status (F4), date . . CM IN COMPLIANCE 11/26/24

Case type code (F4) . . . NA NUISANCE ABATEMENT CODE CASE

Origination code (F4) . . CO CODE OFFICER

Date established . . . . . 101524

Default inspector (F4) . . JEC JORGE E CORZO

Tenant name, number . . . overgrowth

Names maintenance

2=Change 4=Delete 5=View

Opt Name

Name type

— STRONG ISLAND REAL ESTATE

OW PROPERTY OWNER

— STRONG ISLAND RL EST HOLD LLC

RA REGISTERED AGENT

Bottom

F3=Exit F4=Prompt F5=Zip code maint F6=Add name F8=Related cases

F9=Land inq F12=Cancel

Done  
by  
Venter





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

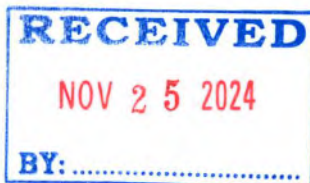
**SHIP TO**

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
7035	11/25/2024	\$174.23	11/25/2024	Due on receipt	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/21/2024	Sales	Lot Clearing: Delray 125 SW 13th Ave Parcel Control # 12-43-46-17-18- 003-0070 Case # 24-12067 Completion Date: 11/21/24  Mow: 0.16 acres/6,969 sqft @ \$174.23 Mow Right -of - way  Total : \$174.23	1	174.23	174.23

SUBTOTAL	174.23
TAX	0.00
TOTAL	174.23
BALANCE DUE	<b>\$174.23</b>



REVIEWED BY DIVISION COORDINATOR

APPROVED FOR PAYMENT BY DIVISION ADMINISTRATOR

*[Signature]*  
11/26/24

P.O. # 2025-00000316

Batch # 2025-00000696

11/22/2024

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

Done by Vendor - 11/21/24  
RE-11/21/24 CORZOJ

1<sup>st</sup> REINSPECTION NC 11-22-24

NOTICE OF PUBLIC NUISANCE 2<sup>nd</sup> REINSPECTION \_\_\_\_\_

STRONG ISLAND RL EST HOLD LLC  
%DREHER, RACHEL, ESQ R/A  
7884 MANOR FOREST LANE  
BOYNTON BEACH, FL 33436

Case Number: NA-24-00012067  
Mailing Date: 10/15/24  
Final Correction Date: 7 DAYS FROM DELIVERY OR POSTING

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


VIOLATION ADDRESS:	125 SW 13TH AVE
LEGAL DESCRIPTION	ATLANTIC PARK GARDENS LT 7 BLK 3
PROPERTY SIZE:	Acres : 0.1558
PROPERTY I.D. NUMBER:	12 43 46 17 18 003 0070

You are hereby notified that the City Manager or his designated representative of the City of Delray Beach, Florida, has on October 15, 2024 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: Approx:\$75.00-\$150.00.

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- 7844



1

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 24-00012067  
PROPERTY ADDRESS 125 SW 13TH AVE

-----  
VIOLATION: 100.01(A)(2)/100.01(D) QUANTITY: 1  
DESCRIPTION: WEEDS/PROPERTY &/OR ROW DATE: 10/15/24  
LOCATION:

## NARRATIVE :

YOUR PROPERTY IS IN NEED OF MOWING. PLEASE MOW YOUR ENTIRE  
PROPERTY AND THE RIGHT-OF-WAY.  
PLEASE MAINTAIN YOUR PROPERTY 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.

-----  
VIOLATION: 100.01(A)(1)/100.01(D) QUANTITY: 1  
DESCRIPTION: TRASH/PROPERTY &/OR ROW/ALLEY DATE: 10/15/24  
LOCATION:

## NARRATIVE :

YOUR PROPERTY IS IN NEED OF CLEANING. PLEASE REMOVE TRASH,  
LITTER, DEBRIS ON YOUR ENTIRE  
PROPERTY AND THE RIGHT-OF-WAY PLEASE MAINTAIN YOUR PROPERTY  
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.

\*\*

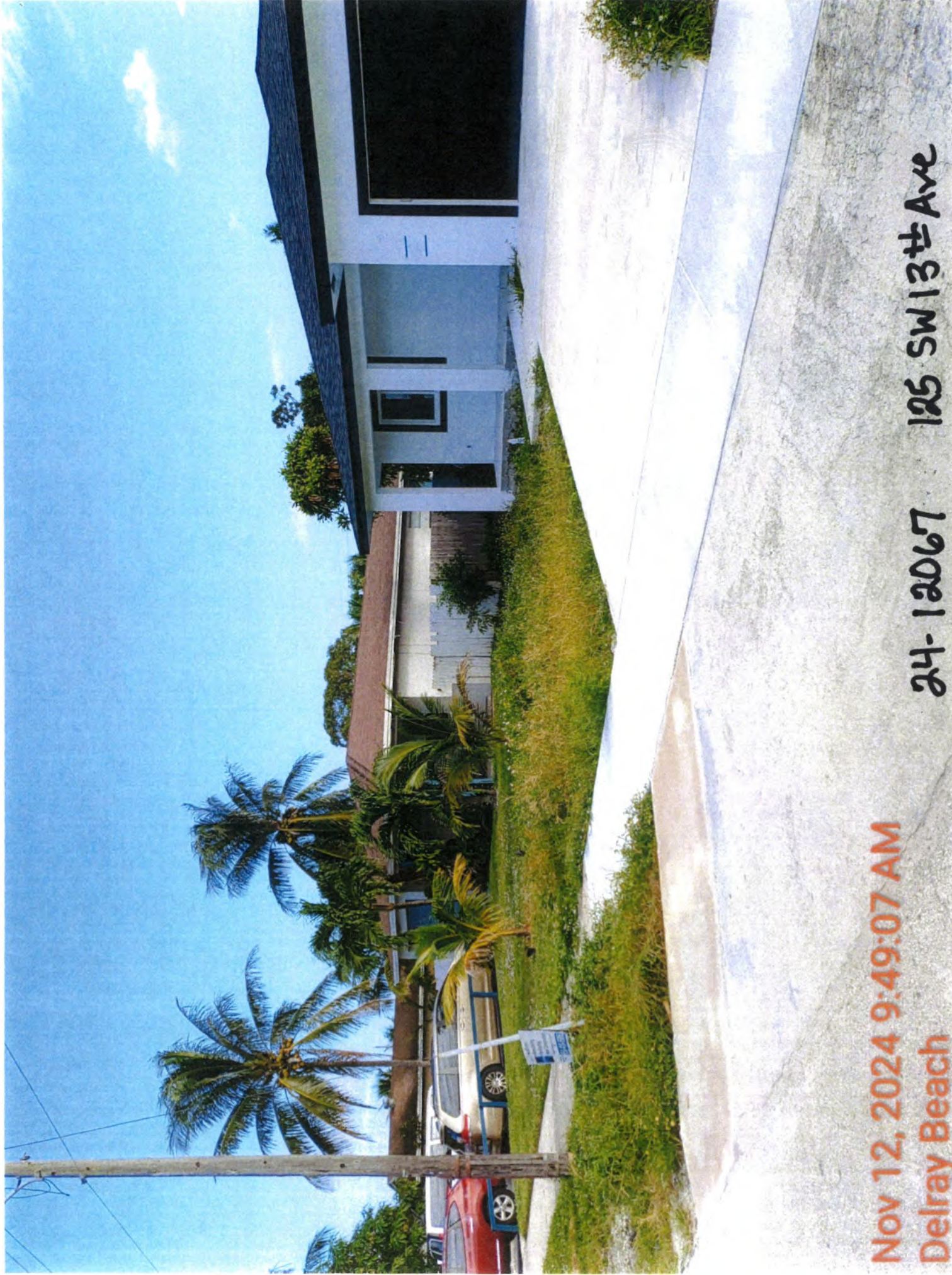
Lot, tract, and parcel includes any contiguous public right-  
of-way, easement or public alleyway to the centerline if  
unimproved or to edge of pavement if improved.



Nov 12, 2024 9:49:02 AM  
Delray Beach

24-18067 126 SW 13th Ave





Nov 12, 2024 9:49:07 AM  
Delray Beach

24-12067 125 SW 13th Ave





Nov 21, 2024 11:38:40 AM











Nov 21, 2024 11:40:48 AM







Nov 21, 2024 2:21:36 PM







