

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that I personally posted an Initial Nuisance Property Notice at 1273 N. Harbor Drive, Riviera Beach, Florida on March 15, 2023 at 10:50 (am) / pm; and at City Hall 600 West Blue Heron Blvd., Riviera Beach, Florida on March 15, 2023 at 12:36 am / pm.

A copy of the Initial Nuisance Property Notice as posted is attached hereto.

UNDER PENALTIES OF PERJURY, I hereby certify that the foregoing is true and correct.

Dated this 15th day of March 2023.

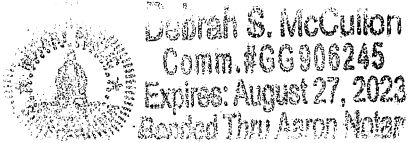
Jawanna Smith
CITY CLERK

Sworn and subscribed to me this 15th day of March 2023.

Debrah S. McCullon

Notary Public:

Commission Expires:



**TORCIVIA, DONLON,
GODDEAU & RUBIN, P.A.**

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*FLORIDA BAR BOARD CERTIFIED
CITY COUNTY AND LOCAL GOVERNMENT ATTORNEY

**CITY OF RIVIERA BEACH
INITIAL NUISANCE PROPERTY NOTICE**

February 9, 2023

Halfway to Paradise, LLC
C/o Roy M. Mercado
Stephanie Mercado
1273 N. Harbor Drive
Riviera Beach, FL 33404

Property Address: 1273 N. Harbor Drive, Riviera Beach, FL 33404
PCN: 56-43-42-27-03-007-0140
Legal Description: Lot 14, Block 7, YACHT HARBOR ESTATES, a subdivision of the Town of Riviera Beach, Florida, according to the Plat thereof as recorded in Plat Book 23, Page 121, Public Records of Palm Beach County, Florida.

Dear Mr. and Mrs. Mercado,

In accordance with the City of Riviera Beach Code of Ordinances, Chapter 11, Article VII (the Code), the City has found that a pattern of nuisance activity exists upon the property described above, and hereby deems the property a nuisance. The following nuisance activities as set forth in Section 11-222 of the City's code occurred on the property and were cited by the City of Riviera Beach Police Department.

- 12/14/2022 Palm Beach County Animal Care & Control Activity # A22-012631, A22-010188 & A22-012759;
- 12/18/2022 Palm Beach County Animal Care & Control Activity # A22-012867; and
- 01/10/2022 Palm Beach County Animal Care & Control Activity # A23-000362

This Initial Nuisance Property Notice is your notice of violation and pursuant to Article VII, Chronic Nuisance Property, Riviera Beach Code of Ordinances you are hereby notified that:

All costs of services provided by the RBPB to the subject property for the purposes of addressing the nuisance activities, including without limitation cost of police services for nuisance activities and chronic nuisance services, may be assessed and levied against the subject property for collection or as a non-ad valorem assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with a lien for ad valorem taxes.

Any and all unpaid assessments may be certified to the tax collector for collection pursuant to the uniform method provided in Section 197.3632, Florida Statutes.

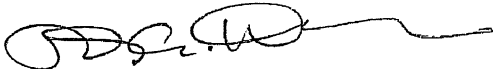
You shall, within 14 days of receipt of this notice, either:

- 1) **respond to Sgt. Frank LaPorta, by email at flaporta@rbpublicsafety.org ~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~ with an acceptable Written Action Plan to abate the nuisance activities at the subject property;**
or
- 2) **file an appeal pursuant to Section 11-225, Riviera Beach Code of Ordinances.**

An example of nuisance abatement for the nuisance activities may include but are not limited to: Written documentation of all efforts to curtail or eliminate the re-occurrence of the nuisance activities as described above.

If you fail to timely contact the RBPB at the email ~~XXXXXXXXXX~~ above or fail to timely appeal, you shall have waived the right to contest the Initial Nuisance Property Notice and the subject property will be declared a chronic nuisance.

Sincerely,



Ruth A. Holmes, Esq.

cc: Chief Josh Lewis, Riviera Beach Police Department
Sgt. Frank LaPorta, Riviera Beach Police Department

**SENT BY CERTIFIED MAIL RETURN RECEIPT REQUESTED
AND REGULAR U.S. MAIL**