

Dale O'Connor

From: Jay Thakkar
Sent: Tuesday, April 23, 2024 11:55 AM
To: Dale O'Connor
Subject: Fwd: Parkside Properties

Regards,

Jay R. Thakkar, Esq.
Sent from iPhone

From: Trizia Ginarella Eavenson, Esquire <trizia@tgelawfirm.com>
Sent: Tuesday, April 23, 2024 2:19:00 AM
To: Jay Thakkar <jay@gmtblaw.com>
Cc: Carol F. Smith, Paralegal <Carol@tgelawfirm.com>
Subject: Parkside Properties

Hi Jay,

Pursuant to our telephone conversation, please allow this email to memorialize the Property Appraiser's position relative to your Client, Parkside Properties, LLC's, actions (and inactions) that lead to the Property Appraiser mailing property tax bills and other documents to a similarly named company in Orlando, Florida and not to your Client's address in Maine.

- The original Deed in 2018 listed the site address of 215 Riverside Drive as the mailing address for your Client/Grantee, Parkside Properties ("Parkside").
- Despite using the address listed in the 2018 Deed, all mail from 2018 through 2021 from the Property Appraiser to Parkside was returned as undeliverable. It is clear Parkside did not provide an updated mailing address to the Property Appraiser once it left the subject property.
- Due to all mail to 215 Riverside Drive being returned for the last 4 years – and acting in good faith – in 2021, Property Appraiser staff researched Parkside on the Florida Division of Corporations' website to ascertain whether Parkside maintained another address in which to mail the property tax bills. This was done due to the Property

- Appraiser's commitment to notifying property owners of bills and other documents relating to their properties.
- While Property Appraiser staff *did* locate a "Parkside Properties, LLC" on the Florida Division of Corporations website, it was, unfortunately, *not* the "Parkside Properties, LLC" owned by your Client. Instead, the Orlando, Florida company is a separate and distinct entity registered with the Florida Division of Corporations, wholly unrelated to your Client.
- In April of 2022, Parkside sold a portion of the subject property and were listed as Grantors on the Deed. The address Parkside listed on that 2022 Deed was the Portland, Maine address, which was then updated by the Property Appraiser.
- We now know that between 2018 and 2022, Parkside maintained a change of address, however, your Client did not inform the Property Appraiser or Tax Collector of that change of address.

As you know, the Property Appraiser may only deliver bills utilizing publicly recorded documents. We can certainly understand your Client's frustration that a simple permitting violation began as a \$2,500 fine, then swelled to an exorbitant \$88,000, only to be reduced to a still-bloated \$50,000.

We are optimistic that this memorialization provides your Client with the requisite background information to seek further reduction of the permit violation. As always, if you have any questions or require clarification, please don't hesitate to call me on my cell. Thank you.

Best of luck.

T.

Trizia G. Eavenson

Trizia G. Eavenson, Esquire

Eavenson Law, LLC

Attorney and Counselor at Law

Florida Supreme Court Certified Circuit Civil Mediator

Florida Supreme Court Qualified Arbitrator

Founder of Your Diversity University, LLC

Founder of Be The Diamond Leadership Academy

Executive Life Coach

6767 North Wickham Road

Suite 400

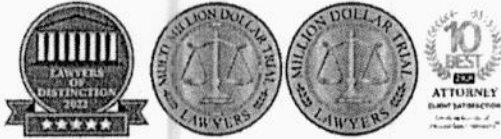
Melbourne, Florida 32940

Telephone: 321.241.4777
Facsimile: 321.821.1881
Trizia@TGElawfirm.com

Visit us at www.TGElawfirm.com and www.DiversityPlease.com

Hablo su idioma y entiendo su cultura.


EAVENSON LAW, LLC



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**Cocoa Police Department
Code Enforcement Division
1226 W. KING ST
COCOA, FL 32922**

**DATE: 6/27/2023
CASE: 23-200**

To: PARKSIDE PROPERTIES LLC
3133 CORRINE DR
ORLANDO FL 32803

Final Notice of Violation

Address of Violation: 215 RIVERSIDE DR COCOA FL 32922
Parcel Control No.: 24-36-33-81-* -8
Legal Description: DERBYS ADDN TO COCOA LOT 8 & WATER LOT 8EXC ORB 9466 PG
269

PURSUANT to Section 162.06, *Florida Statutes*, and Chapter 6, of the City of Cocoa Code of Ordinances, the undersigned Code Enforcement Officer hereby gives notice of violation(s) of the City Of Cocoa Code of Ordinances, as more specifically described below. Respondent(s) is/are hereby Notified that corrective action(s) to cure the Violation(s) must be taken. The following must be corrected within 30 days.

City of Cocoa Code Violation(s):

1. Interior Structure, Ch 6 Sec. 6-1004 (a-f)
2. Exterior General Condition Ch 6 Sec. 6-1003 (a-p)
3. Heating Facilities, Ch 6 Sec. Sec. 6-1301 (a-e)
4. Electrical Facilities, Ch 6 Sec. 6-1303 (a-c)



Corrective Action:

- 1. Please keep the interior of the structure maintained in good repair, structurally sound and sanitary. **Ascertain Any required permits for repairs needed***
- 2. Please keep the exterior of a structure maintained in good repair, structurally sound and sanitary. **Ascertain Any required permits for repairs needed***
- 3. Please provide heating facilities capable of maintaining a room temperature of sixty-eight (68°) degrees in all habitable rooms, bathrooms and toilet rooms.*
- 4. Please correct all issues with electrical facilities and ascertain permits as required.*

Code Enforcement has sent notices and given reasonable time to correct or make contact with the officer to obtain compliance. This is a final attempt to gain compliance, in the event that the violation is/are not corrected within the time, set forth above a Notice to Appear will be sent scheduling this matter to the City of Cocoa Code Enforcement Board For further action. The Code Enforcement Board may enter an order requiring the Respondent(s) to correct the violation(s) and penalties may be assessed up to \$250 per day for first time violations described in this notice until the violation(s) has/have been corrected. If the violation(s) is/are corrected within the time required, the Respondent(s) must immediately notify the Code Enforcement Officer and request an inspection. If the respondent requires additional time, it is the respondent's duty to notify the code enforcement officer to determine reasonable time.

If you have any questions regarding this Final Notice of Violation or the recommendations contained herein, do not hesitate to contact the below signed Code Enforcement Officer.

Augusto Gonzalez

Augusto Gonzalez

Code Enforcement Officer

(call or text) 321-482-4608 | aruiz@cocoapolice.com

Monday - Thursday 7am-6pm



Cocoa Police Department
Code Enforcement Division
1226 W. KING ST
COCOA, FL 32922

DATE: 7/5/2023

CASE: 23-767

To: PARKSIDE PROPERTIES LLC
3133 CORRINE DR
ORLANDO FL 32803

Notice of Hearing

Complainant

THE CITY OF COCOA,

A Florida Municipal Corporation

Respondent(s)

PARKSIDE PROPERTIES LLC

Current Property Owner

PURSUANT to Section 162.06, Florida Statutes, and Chapter 6, of the City of Cocoa Code of Ordinances, the undersigned Code Enforcement Officer hereby gives notice of repeat violation(s) of the City of Cocoa Code of Ordinances, as more specifically described below, and gives further notice that this matter shall be scheduled before the City of Cocoa Code Enforcement Board on a date set forth in this Notice of Hearing. Respondent(s) is/are hereby notified that a fine of up to \$500.00 will continue to accrue daily from the date of **7/3/2023** until the property is brought into compliance.

1. Property where current violation(s) exist(s):
215 RIVERSIDE DR COCOA FL 32922
2. Name and address of property owner/violator where current violation(s) exist(s):
**PARKSIDE PROPERTIES LLC
215 RIVERSIDE DR
COCOA FL 32922**
3. Section of Code and description of violation(s) at Property:

Permit Required App A Art. XV Sec. 2 (a)
4. Date this property owner/violator was previously found by the Code Enforcement Board to have violated the same Code provision(s): **4/18/2019**
5. Date repeat violation found by Code Enforcement Officer: **7/3/2023**
6. Days to bring Property into compliance: **None. Property must be brought into compliance immediately as repeat violation fines begin to run once a repeat violation is found.**
7. In order to stop the daily fines from continuing, the Property must be brought into compliance and you must IMMEDIATELY notify the Code Enforcement Officer listed below for an inspection. The following corrective actions must be taken **IMMEDIATELY**:

Please obtain proper permits from the Building Dept. AND approved final inspection.

A HEARING will be conducted before the City of Cocoa Code Enforcement Board on 8/17/2023, at 6:00pm or as soon thereafter possible, to determine if the Respondent was in violation for the date set forth in this notice. The hearing will be held at the City of Cocoa City Hall Council Chambers located at 65 Stone Street, Cocoa, FL 32922.

The case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing.

This Notice is sent by certified mail and regular mail to the address listed in the tax collector's office for tax notices or to the address listed in the county property appraiser's database. The City may also provide notice by other means permitted by Florida Statutes.

If you have any questions regarding this Notice of Hearing for Repeat Violation do not hesitate to contact the below signed Code Enforcement Officer at the City of Cocoa.

Augusto Gonzalez - Code Enforcement Officer
(321)-482-4608/ aruiz@cocoapolice.com



Code Enforcement Division
 1226 W. KING ST
 COCOA, FL 32922

DATE: 7/5/2023
 CASE: 23-767

To: PARKSIDE PROPERTIES LLC
 3133 CORRINE DR
 ORLANDO FL 32803

Notice of Hearing

Complainant	Respondent(s)
THE CITY OF COCOA, A Florida Municipal Corporation	PARKSIDE PROPERTIES LLC Current Property Owner

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215 RIVERSIDE DR COCOA FL 32922
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PARKSIDE PROPERTIES LLC
215 RIVERSIDE DR
COCOA FL 32922
3. Section of Code and description of violation(s) at Property:
Permit Required App A Art. XV Sec. 2 (a)
4. Date this property owner/violator was previously found by the Code Enforcement Board to have violated the same Code provision(s): 4/18/2019
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Please obtain proper permits from the Building Dept. AND approved final inspection.

Cocoa Police Department
 400 S Varr Ave.
 Cocoa, FL 32922
 Phone: (321) 433-8508
 Cell: (321) 482-4608
 aruliz@cocoapolice.com
 Serving our Community with PRIDE!
 www.cocoapolice.com

COCOA
FLORIDA

Augusto Gonzalez
Code Enforcement Officer



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Augusto Gonzalez - Code Enforcement Officer
(321)-482-4608/ arulz@cocoapolice.com

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11/06/2023

Residential Building Permit



CITY OF COCOA BUILDING DIVISION
BUILDING PERMIT & RECEIPT
65 STONE STREET
COCOA, FL 32922
(321) 433 - 8501

Permit Number: BR23-001292
Permit Subtype: Alteration/Renovation
Date Issued: 11/06/2023
Date Expire: 05/06/2024
Parcel #: 2426376
Site Address: 215 RIVERSIDE DR
Subdivision Name:
Property Use:
Property Zoning:
Property Use:
Application Valuation: \$0.00

Property Owner: PARKSIDE PROPERTIES LLC
Mailing Address: 215 RIVERSIDE DR
COCOA, FL 32922-7870
Phone Number:

Contractor: Ernie Hardy
Mailing Address: 210 Hardee Lane
Phone Number: (321) 637-7909

Description of Work: Remodel

Fee Summary	FEE ITEMS	Amount
	Convenience Fee	\$2.99
	Misc Fee	\$150.00
	Convenience Fee	\$25.26
	Application Fee (\$25.00)	\$25.00
	Alteration/Renovation - Residential Occupancy Fee (\$75, plus \$4.00/\$1,000)	\$159.00
	Work without a permit	\$636.00
	Code FBC 1% - Florida Building Commission Surcharge	\$2.00
	Code BCAIF 1.5% - Florida Building Code Administrators and Inspectors Fund Surcharge	\$2.39
	Total	\$1002.64

Contractor/Agent/Owner
Building Division Official

Final Inspection 12/27/23 [Signature]



City of Cocoa, Florida

COCOA POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION

Serving the Community

December 11, 2023

Owner/Address:

PARKSIDE PROPERTIES LLC
PO BOX 10250
PORTLAND ME 04104

Re: 215 Riverside Dr

Dear Owner/Property Manager/Registered Agent

On 12/05/2023 Code Enforcement inspected this address and found no change in the condition of the property. While researching the property we found that the code cases below are still unresolved and running liens.

- CE 23-767

Code Enforcement is asking for your attention to these matters. Please correct all violations on the property and pay any pending fines. Once compliance is achieved you may contact our office for information on a lien reduction.

Failure to correct this matter may result in further legal action such as Foreclosure or Court Action against the property. Please feel free to contact us with any questions.

Sincerely,



Dennis A. Bunt

Dennis A. Bunt
Code Enforcement Manager
321-433-8508

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Augusto Gonzalez - Code Enforcement Officer
(321)-482-4608/ arulz@cocoapolice.com



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
PARKSIDE PROPERTIES LLC.

Filing Information

Document Number	L04000077310
FEI/EIN Number	20-1815909
Date Filed	10/25/2004
Effective Date	01/01/2005
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/02/2005
Event Effective Date	NONE

Principal Address

3133 CORRINE DRIVE
ORLANDO, FL 32803

Changed: 07/05/2006

Mailing Address

3133 CORRINE DRIVE
ORLANDO, FL 32803

Changed: 07/05/2006

Registered Agent Name & Address

HAUGHWOUT-OSORIO, KRISTIN S
1860 Chippewa Trail
Maitland, FL 32751

Address Changed: 01/12/2018

Authorized Person(s) Detail

Name & Address

Title MGR

OSORIO, OSCAR J
3133 CORRINE DRIVE
ORLANDO, FL 32803

Title: MGRM

HAUGHWOUT-OSORIO, KRISTIN
3133 CORRINE DRIVE
ORLANDO, FL 32803

Annual Reports

Report Year	Filed Date
2022	01/26/2022
2023	01/10/2023
2024	02/06/2024

Document Images

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01/26/2022 -- ANNUAL REPORT	View image in PDF format
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01/03/2007 -- ANNUAL REPORT	View image in PDF format
07/05/2006 -- ANNUAL REPORT	View image in PDF format
03/02/2005 -- Amendment	View image in PDF format
10/25/2004 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Foreign Limited Liability Company
PARKSIDE PROPERTIES (FL), LLC

Cross Reference Name

PARKSIDE PROPERTIES, LLC

Filing Information

Document Number	M18000010671
FEI/EIN Number	01-0545447
Date Filed	11/29/2018
State	ME
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/21/2020

Principal Address

80 Bell Street
#12
Portland, ME 04103

Changed: 10/21/2020

Mailing Address

Post Office Box 10250
Portland, ME 04104

Changed: 10/21/2020

Registered Agent Name & Address

Pheasant, Byron
36 Patrick Lane
Rockledge, FL 32955-2805

Name Changed: 10/21/2020

Address Changed: 10/21/2020

Authorized Person(s) Detail

Name & Address

Title MGR

SIMPSON, WILLIAM
PO BOX 10250
PORTLAND, ME 04104

Annual Reports

Report Year	Filed Date
2022	01/31/2022
2023	01/18/2023
2024	01/09/2024

Document Images

01/09/2024 -- ANNUAL REPORT	View image in PDF format
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01/31/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
10/21/2020 -- REINSTATEMENT	View image in PDF format
11/29/2018 -- Foreign Limited	View image in PDF format

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