



Plantation
the grass is greener®

Invoice

CITY OF PLANTATION DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave Plantation, FL 33317-1609
www.plantation.org



BILL TO 

OMEGA VILLAS 1 CONDO
950 S PINE ISLAND RD
SUITE A150
PLANTATION FL 33324

INVOICE DATE 07/31/2023

INVOICE NUMBER CDEN026871

DUE DATE Upon Receipt

TYPE OF BILLING Code Enforcement Fine

Case CE21-01556 \$75 per day / Folio
494134BJ0010-0310

LOCATION ADDRESS 950 S Pine Island Rd

DATE	DESCRIPTION	AMOUNT	BALANCE
07/31/2023	July 2023 Fine	2 325.00	2325.00

DIRECT INQUIRIES TO*

Department of Financial Services 954-585-2354

PLEASE PAY THIS AMOUNT

\$2,325.00

You can now pay your invoices with your MasterCard, VISA, or Discover Card by calling (954)585-2354 or at www.plantation.org



* Please refer to reverse side for additional information

TEAR ON PERFORATION AND RETURN THIS BOTTOM PORTION WITH YOUR PAYMENT



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CITY OF PLANTATION
DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave
Plantation, FL 33317-1609

RETURN SERVICE REQUESTED

Check here for address change. Make changes on reverse side.



184 1 AV 0.495
OMEGA VILLAS 1 CONDO
STE 150A
950 S PINE ISLAND RD
PLANTATION FL 33324-3918

000000184 I=1000

ACCOUNT NAME	Omega Villas 1 Condo
INVOICE NUMBER	CDEN026871
TOTAL AMOUNT DUE	\$2,325.00
DUUE DATE	Upon Receipt
TOTAL AMOUNT ENCLOSED	

Please make your check or money order payable to **City of Plantation**. Do not send cash

City of Plantation
Department of Financial Services
PO Box 19270
Plantation FL 33318-9270

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CITY OF PLANTATION

Department of Financial Services

PAYMENTS BY MAIL

Please make your check or money order payable to **City of Plantation**. To ensure proper credit to your account, include the correct stub with your payment and write your **Invoice Number** on the check or money order.

Include your payment and payment stub in the return envelope provided. Allow sufficient time for payment to be received by the **Due Date**. **DO NOT MAIL CASH**.

PAYMENTS IN PERSON

Payments made in person may be made by cash, check or money order at the following location:

PLANTATION CITY HALL
Department of Financial Services, 2nd Floor
400 NW 73 Ave
Plantation, FL 33317-1609

The Department of Financial Services is open Monday through Friday from 8:00 a.m. to 4:30 p.m.
City Hall and the Department of Financial Services is closed on Holidays.

LATE PAYMENT CHARGES

Accounts will be subject to a 1% per month interest charge if not received by the due date.
Accounts Delinquent for 90 days will be sent to a Collection Agency.

DEPARTMENT CONTACT INFORMATION

City Hall Receptionist Desk	954-797-2200
City Hall Administrative Offices	954-797-2222
City Library Services	954-797-2140
Development Services: Building Permits, Engineering, Landscape & Planning	954-797-2250
Financial Services Administrative Offices	954-585-2354
Fire Administrative Offices	954-797-2150
Parks and Recreation Administrative Offices	954-452-2500
Police Administrative Offices	954-797-2146
Public Works Administrative Offices	954-452-2535
Utility Administrative Offices	954-797-2290

TEAR ON PERFORATION AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

Please print address and phone number changes

First Name	<input type="text"/>	Last Name	<input type="text"/>		
New Address	<input type="text"/>				
City	<input type="text"/>	State	<input type="text"/>	Zip + 4	<input type="text"/>
Home Phone	<input type="text"/>				
Work Phone	<input type="text"/>				



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Invoice

CITY OF PLANTATION DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave Plantation, FL 33317-1609
www.plantation.org



BILL TO 

OMEGA VILLAS 3 CONDO
950 S PINE ISLAND RD
SUITE A150
PLANTATION FL 33324

INVOICE DATE 07/31/2023

INVOICE NUMBER CDEN026872

DUE DATE Upon Receipt

TYPE OF BILLING Code Enforcement Fine

Case CE21-01557 \$75 per day / Folio
494134CC0010-0330

LOCATION ADDRESS

950 S Pine Island Rd

DATE	DESCRIPTION	AMOUNT	BALANCE
07/31/2023	July 2023 Fine	2 325.00	2325.00

DIRECT INQUIRIES TO*

Department of Financial Services 954-585-2354

PLEASE PAY THIS AMOUNT

\$2,325.00

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TEAR ON PERFORATION AND RETURN THIS BOTTOM PORTION WITH YOUR PAYMENT



CITY OF PLANTATION
DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave
Plantation, FL 33317-1609

RETURN SERVICE REQUESTED

Check here for address change. Make changes on reverse side.

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97 1 AV 0.495
OMEGA VILLAS 3 CONDO
STE 150A
950 S PINE ISLAND RD
PLANTATION FL 33324-3918

ACCOUNT NAME	Omega Villas 3 Condo
INVOICE NUMBER	CDEN026872
TOTAL AMOUNT DUE	\$2,325.00
DU DATE	Upon Receipt
TOTAL AMOUNT ENCLOSED	

Please make your check or money order payable to **City of Plantation**. Do not send cash

City of Plantation
Department of Financial Services
PO Box 19270
Plantation FL 33318-9270

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CITY OF PLANTATION

Department of Financial Services

PAYMENTS BY MAIL

Please make your check or money order payable to **City of Plantation**. To ensure proper credit to your account, include the correct stub with your payment and write your **Invoice Number** on the check or money order.

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LATE PAYMENT CHARGES

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Public Works Administrative Offices	954-452-2535
Utility Administrative Offices	954-797-2290

TEAR ON PERFORATION AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



Statement

CITY OF PLANTATION DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave Plantation, FL 33317-1609
www.plantation.org



BILL TO 

CUSTOMER NUMBER OMEG0008

OMEGA VILLAS 3 CONDO
950 S PINE ISLAND RD
SUITE A150
PLANTATION FL 33324

STATEMENT DATE 08/20/2023

LOCATION ADDRESS 950 S Pine Island Rd

Invoice	Date	Description	Amount
	07/20/2023	Previous Statement Balance	34125.00
CDEN026872	07/31/2023	July 2023 Fine	2325.00

IF YOU'VE ALREADY PAID,
PLEASE DISREGARD THIS NOTICE

DIRECT INQUIRIES TO*

Department of Financial Services 954-585-2354

PLEASE PAY THIS AMOUNT

\$36,450.00

You can now pay your invoices with your MasterCard, VISA, or Discover Card by calling (954)585-2354 or at www.plantation.org



* Please refer to reverse side for additional information

TEAR ON PERFORATION AND RETURN THIS BOTTOM PORTION WITH YOUR PAYMENT

ACCOUNT NAME	Omega Villas 3 Condo
CUSTOMER NUMBER	OMEG0008
TOTAL AMOUNT DUE	\$36,450.00
STATEMENT DATE	08/20/2023
TOTAL AMOUNT ENCLOSED	



CITY OF PLANTATION
DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave
Plantation, FL 33317-1609

RETURN SERVICE REQUESTED

Check here for address change. Make changes on reverse side.

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425 1 AV 0.495
OMEGA VILLAS 3 CONDO
STE 150A
950 S PINE ISLAND RD
PLANTATION FL 33324-3918

City of Plantation
Department of Financial Services
PO Box 19270
Plantation FL 33318-9270

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CITY OF PLANTATION

Department of Financial Services

PAYMENTS BY MAIL

Please make your check or money order payable to **City of Plantation**. To ensure proper credit to your account, include the correct stub with your payment and write your **Invoice Number** on the check or money order.

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Utility Administrative Offices	954-797-2290

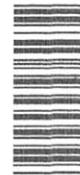
TEAR ON PERFORATION AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



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Statement

CITY OF PLANTATION DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave Plantation, FL 33317-1609
www.plantation.org



BILL TO 

OMEGA VILLAS 1 CONDO
950 S PINE ISLAND RD
SUITE A150
PLANTATION FL 33324

CUSTOMER NUMBER OMEG0007

STATEMENT DATE 08/20/2023

LOCATION ADDRESS 950 S Pine Island Rd

Invoice	Date	Description	Amount
	07/20/2023	Previous Statement Balance	34125.00
CDEN026871	07/31/2023	July 2023 Fine	2325.00

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Department of Financial Services 954-585-2354

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CITY OF PLANTATION
DEPARTMENT OF FINANCIAL SERVICES
400 NW 73 Ave
Plantation, FL 33317-1609

RETURN SERVICE REQUESTED

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323 1 AV 0.495
OMEGA VILLAS 1 CONDO
STE 150A
950 S PINE ISLAND RD
PLANTATION FL 33324-3918

ACCOUNT NAME	Omega Villas 1 Condo
CUSTOMER NUMBER	OMEG0007
TOTAL AMOUNT DUE	\$36,450.00
STATEMENT DATE	08/20/2023
TOTAL AMOUNT ENCLOSED	

Please make your check or money order payable to **City of Plantation**. Do not send cash

City of Plantation
Department of Financial Services
PO Box 19270
Plantation FL 33318-9270

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CITY OF PLANTATION

Department of Financial Services

PAYMENTS BY MAIL

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Police Administrative Offices	954-797-2146
Public Works Administrative Offices	954-452-2535
Utility Administrative Offices	954-797-2290

TEAR ON PERFORATION AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE23-00683

Petitioner,

Vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

**To: OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.
950 South Pine Island Road Suite A150
PLANTATION, FL 33324**

FINAL ORDER

**Street Address: 1760-1740 NW 73 AVE BLDG #10
Property ID #: 494134CB**

Legal Description: All of Omega Villas 2 Building #10 a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 6 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

On August 16, 2023, the Special Magistrate of the City of Plantation heard testimony and reviewed the evidence presented, and based on such evidence, hereby makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDERS:

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Special Magistrate Hearing on August 16, 2023. The Respondent was notified of these proceedings through certified mail and the notice was posted on the property and at City Hall.

CONCLUSIONS OF LAW

The Respondent is in violation of the following Florida Building Code and pursuant to Section 162.09 of Florida Statutes, if the Respondent fails to comply with the Special Magistrate's Order, a fine may be incurred and become a lien on the Respondent's property.

Violation

Section 110.15: Building Safety Inspection Program

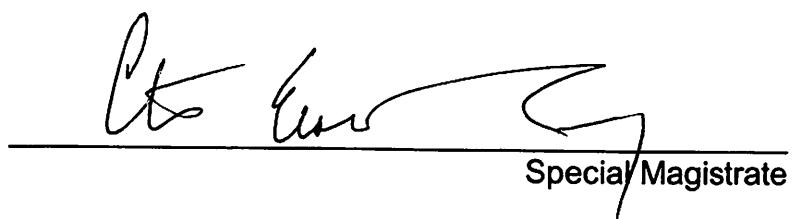
ORDER

IT IS THE ORDER OF THE SPECIAL MAGISTRATE that based on the foregoing, Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. shall comply with the Florida Building Code on or before the compliance date or be assessed a fine per day for each day the violation continues to exist beyond the date set for compliance.

Violation	Compliance Date	Daily Fine Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00

The Respondent shall notify the City's Building Enforcement Department and request a re-inspection of the property when the violation is complied. Pursuant to Section 162.11, Florida Statues, this order may be appealed to the Court within 30 days.

DONE AND ORDERED on this 16th day of August, 2023.



Special Magistrate

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to 950 South Pine Island Road Suite A150 PLANTATION, FL 33324 this 16th day of August, 2023.



Clerk to Special Magistrate

YOU ARE HEREBY ADVISED THAT IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE TO THE CIRCUIT COURT WITHIN 30 DAYS OF ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE23-00682

Petitioner,

Vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

To: **OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.**
950 South Pine Island Road Suite A150
PLANTATION, FL 33324

FINAL ORDER

Street Address: 1745-1761 NW 73 AVE BLDG #9

Property ID #: 494134CB

Legal Description: All of Omega Villas 2 Building #9, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 5 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

On August 16, 2023, the Special Magistrate of the City of Plantation heard testimony and reviewed the evidence presented, and based on such evidence, hereby makes the following **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDERS:**

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Special Magistrate Hearing on August 16, 2023. The Respondent was notified of these proceedings through certified mail and the notice was posted on the property and at City Hall.

CONCLUSIONS OF LAW

The Respondent is in violation of the following Florida Building Code and pursuant to Section 162.09 of Florida Statutes, if the Respondent fails to comply with the Special Magistrate's Order, a fine may be incurred and become a lien on the Respondent's property.

Violation

Section 110.15: Building Safety Inspection Program

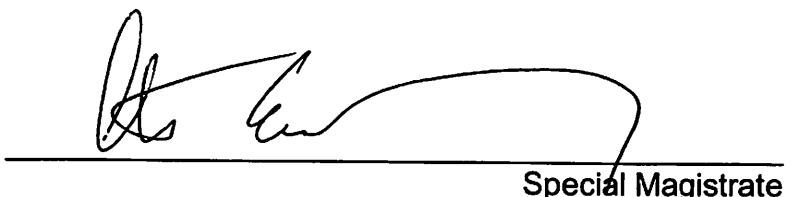
ORDER

IT IS THE ORDER OF THE SPECIAL MAGISTRATE that based on the foregoing, Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. shall comply with the Florida Building Code on or before the compliance date or be assessed a fine per day for each day the violation continues to exist beyond the date set for compliance.

Violation	Compliance Date	Daily Fine Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00

The Respondent shall notify the City's Building Enforcement Department and request a re-inspection of the property when the violation is complied. Pursuant to Section 162.11, Florida Statues, this order may be appealed to the Court within 30 days.

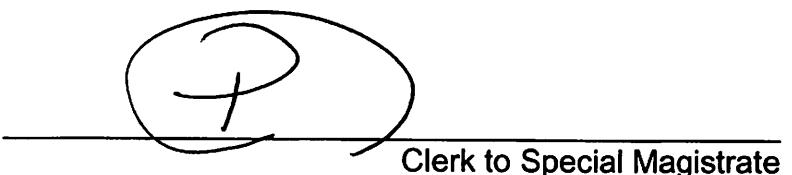
DONE AND ORDERED on this 16th day of August, 2023.



Special Magistrate

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to 950 South Pine Island Road Suite A150 PLANTATION, FL 33324 this 16th day of August, 2023.



Clerk to Special Magistrate

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**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE23-00685

Petitioner,

Vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

To: **OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.**
950 South Pine Island Road Suite A150
PLANTATION, FL 33324

FINAL ORDER

Street Address: 1736-1712 NW 73 AVE BLDG #11

Property ID #: 494134CB

Legal Description: All of Omega Villas 2 Building #11 a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 7 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

On August 16, 2023, the Special Magistrate of the City of Plantation heard testimony and reviewed the evidence presented, and based on such evidence, hereby makes the following **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDERS:**

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Special Magistrate Hearing on August 16, 2023. The Respondent was notified of these proceedings through certified mail and the notice was posted on the property and at City Hall.

CONCLUSIONS OF LAW

The Respondent is in violation of the following Florida Building Code and pursuant to Section 162.09 of Florida Statutes, if the Respondent fails to comply with the Special Magistrate's Order, a fine may be incurred and become a lien on the Respondent's property.

Violation

Section 110.15: Building Safety Inspection Program

ORDER

IT IS THE ORDER OF THE SPECIAL MAGISTRATE that based on the foregoing, Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. shall comply with the Florida Building Code on or before the compliance date or be assessed a fine per day for each day the violation continues to exist beyond the date set for compliance.

Violation	Compliance Date	Daily Fine Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00

The Respondent shall notify the City's Building Enforcement Department and request a re-inspection of the property when the violation is complied. Pursuant to Section 162.11, Florida Statues, this order may be appealed to the Court within 30 days.

DONE AND ORDERED on this 16th day of August, 2023.



Special Magistrate

RECORD ENTRY AND CERTIFICATE OF SERVICE:

I HEREBY CERTIFY that the Original of the foregoing signed Order has been furnished to the Respondent(s) by mail to 950 South Pine Island Road Suite A150 PLANTATION, FL 33324 this 16th day of August, 2023.



Clerk to Special Magistrate

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**SPECIAL MAGISTRATE
CITY OF PLANTATION, FLORIDA**

CITY OF PLANTATION, FLORIDA

Case No: CE23-00686

Petitioner,

Vs.

OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.

Respondent(s).

To: OMEGA VILLAS CONDOMINIUM ASOCIATION, INC.
950 South Pine Island Road Suite A150
PLANTATION, FL 33324

FINAL ORDER

Street Address: 1708-1700 NW 73 AVE BLDG #12

Property ID #: 494134CB

Legal Description: All of Omega Villas 2 Building #12 a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7977, Page 141, of the Public Records of Broward County, Florida, and as amended.

Consisting of 3 Condominium units; and Omega Villas Condominium Association, Inc. represents the owners.

On August 16, 2023, the Special Magistrate of the City of Plantation heard testimony and reviewed the evidence presented, and based on such evidence, hereby makes the following FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDERS:

FINDINGS OF FACT

Respondent is the owner of the above referenced property. Respondent did not appear at the Special Magistrate Hearing on August 16, 2023. The Respondent was notified of these proceedings through certified mail and the notice was posted on the property and at City Hall.

CONCLUSIONS OF LAW

The Respondent is in violation of the following Florida Building Code and pursuant to Section 162.09 of Florida Statutes, if the Respondent fails to comply with the Special Magistrate's Order, a fine may be incurred and become a lien on the Respondent's property.

Violation

Section 110.15: Building Safety Inspection Program

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ORDER

IT IS THE ORDER OF THE SPECIAL MAGISTRATE that based on the foregoing, Respondent, OMEGA VILLAS CONDOMINIUM ASOCIATION, INC. shall comply with the Florida Building Code on or before the compliance date or be assessed a fine per day for each day the violation continues to exist beyond the date set for compliance.

Violation	Compliance Date	Daily Fine Amount
Section 110.15: Building Safety Inspection Program	9/18/2023	\$250.00

The Respondent shall notify the City's Building Enforcement Department and request a re-inspection of the property when the violation is complied. Pursuant to Section 162.11, Florida Statues, this order may be appealed to the Court within 30 days.

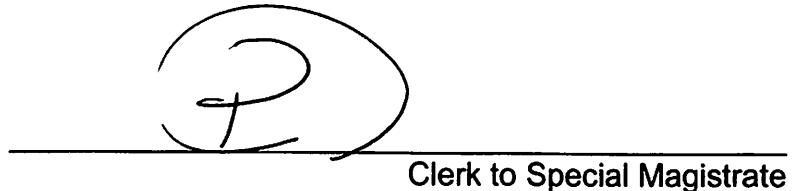
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