

AGENDA
DANIA BEACH CITY COMMISSION
ABATEMENT HEARING
WEDNESDAY, DECEMBER 7, 2016 - 5:00 PM

ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

LOBBYIST REGISTRATION IS REQUIRED. PRIOR TO ENGAGING IN ANY LOBBYING ACTIVITIES, WHETHER OR NOT COMPENSATION IS PAID OR RECEIVED IN CONNECTION WITH THOSE ACTIVITIES, EACH LOBBYIST SHALL FILE WITH THE CITY CLERK AN ANNUAL REGISTRATION STATEMENT AND PAY AN ANNUAL ONE HUNDRED DOLLARS (\$100.00) REGISTRATION FEE FOR EACH PRINCIPAL OR EMPLOYER. REGISTRATION FORMS ARE AVAILABLE ON THE CITY WEBSITE: WWW.DANIABEACHFL.GOV. (ORDINANCE #2012-019)

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXTENSION 3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
 - B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
-

1. CALL TO ORDER

2. ROLL CALL

3. ABATEMENT REQUESTS

1. Abatement request from 2080 Griffin Holdings LLC, 2080 Griffin Road, Case #2014-0242 (Folio #0233-08-0160)
2. Abatement request from Richard Judge, 112 NW 4 Avenue, Case #15-0104 (Folio #0234-01-1290)
3. Abatement request from Wells Fargo Bank NA, 4501 SW 25 Terrace, Case #15-0401 (Folio #0229-05-0010)
4. Abatement request from Rocio Zamora, 719 SW 5 Street, Case #11-0711 (Folio #1203-34-0950)
5. Abatement request from Rocio Zamora, 719 SW 5 Street, Case #11-1006 (Folio #1203-34-0950)

6. Abatement request from Vincent Ireland, 257 SW 4 Street, Case #12-1126 (Folio #1203-05-0060)
7. Abatement request from Vincent Ireland, 257 SW 4 Street, Case #01-0142 (Folio #1203-05-0060)
8. Approval of the settlement received for Redmond Jay Manning, 4416 SW 28 Terrace, Case #13-1210, for \$23,000.00 due to sale of property
9. Approval of the settlement received for Michael & Elizabeth Soler, 2411 SW 52 Street, Case #12-1035, for \$1,200.00 due to sale of property
10. Approval of the settlement received for Wells Fargo Bank, NA, 4930 SW 29 Avenue, Case #15-0141 & #15-1412, for \$20,500.00 due to sale of property
11. Approval of the settlement received for Walter & Hannelore Simmons and Maureen & Mick Nolte, 2360 SW 51 Court, Case #11-0253, for \$3,466.36
12. Approval of the settlement received for Gary Nemi & Maksim Nemirovsky, 105 SW 7 Street, Hallandale Beach, 4124 SW 21 Street, Ft. Lauderdale, Vacant Lot at NE 21 Court, Wilton Manors, Case #06-0185 and Case #12-1086, for \$5,250.00 for partial release due to sale of property

4. ADJOURNMENT

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 2, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: 2080 Griffin Holdings LLC, 2080 GRIFFIN RD,
Case #14-0242.

Summary Explanation & Background:

For Case #14-0242: This case was originally cited on 2/24/14 for 2 code violations. The case went before Special Magistrate Mark Berman on 6/5/14 for 1 violation. The Special Magistrate issued an order giving the respondent until 9/13/14 to comply the violations or a fine of \$100.00 per day would be levied. At the 12/4/14 hearing, Special Magistrate Mark Berman granted an extension date to comply by 1/13/2015. On 7/9/15 Special Magistrate Judith Secher confirmed the fine as a lien. The property was brought into compliance on 5/13/16. The fines ran from 1/13/15 through 1/29/16, 381 days @ \$100.00 per day = \$38,100.00 plus recording/admin fees of \$254.00 totaling \$38,354.00. At the 8/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$3,810.00 to the City Commission

The out of pocket costs to the City are \$2,000.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of all Final Orders and Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 6/5/14, 12/4/14, 7/9/15 and 8/4/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

At the 8/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$3,810.00 to the City Commission.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

2/24/2014

2080 Griffin Holdings LLC
10800 Biscayne BLVD, Ste 810
North Miami, FL 33161

Case Number: 2014-00000242
Location: 2080 GRIFFIN RD
Folio: 5042-33-08-0160
Legal Description: See Attached Detail

Dear 2080 Griffin Holdings LLC:

You are hereby notified that you are presently in violation of Dania Beach Code of Ordinances. We have attached the ordinance section(s) and corrective action(s) for your reference.

You are required to correct the violation(s) and call for a re-inspection by 03/23/2014. Failure to comply will result in proceedings against you by the Code Enforcement Special Magistrate, as provided by law. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Code Enforcement Special Magistrate for imposition of a fine and lien against the property even if the violation has been corrected prior to the hearing.

If you require further information or have any questions about the attached violation(s), please do not hesitate to contact me at 954-924-6810 ext. 3706.

Sincerely,

Warren Ostrofsky
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7012 1010 0002 5510 3745 by JC

Also sent regular mail

"Broward's First City"

100 West Dania Beach Boulevard, Dania Beach, Florida 33004 * Phone: 954-924-6800 * www.daniabeachfl.gov

LEGAL DESCRIPTION DETAIL

Legal Description

HIGHLAND PARK UNIT NO 2 12-29
B LOTS 16 17 & PART OF LOT 18
DESC AS BEG AT A PT

ON E R/W/L OF RAVENSWOOD RD
SAID PT BEING 14 8 S OF
INTERSEC OF ELY R/W/L OF RAV

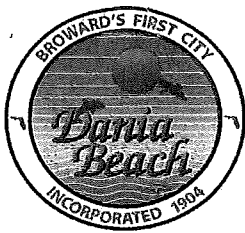
ENSWOOD RD & SLY R/W/L OF
BROWARD RD SLY 100 2 ELY 150
NLY 117 20 WLY 135 2 TO A

PT THENCE ALG A CURVE TO THE
LEFT AN ARC DIST OF 23 36 TO
POB LESS PAR 5 E CA #

81-7143 BLK 12

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
CE015001000001 - DBCC 15-1 BTR/License Required	DBCC 15-1 states it is unlawful for any person to engage in, manage or allow anyone on the person's property to engage in or manage any business in the city without having a business tax receipt (previously referred to as a license) from the city.	Cease all unlawful activities and obtain all required business tax receipts (previously referred to as licenses) and approvals before resuming business operations.
CE105001000001 - FBC 105.1 Permits Required	FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).	Obtain any and all permits and approvals required for any and all construction/building activities on the subject property. Contact the inspector listed for further explanations and/or instructions.



Notice of Violation

Date: 2/21/14

Address 2080 GRIFFIN RD

Folio # 5042-33-08-0160

DAYS TO COMPLY: 30 days

<input type="checkbox"/>	CE008021127001	8-21(a)(2)(g)	Windows and doors must be weather tight and in good repair fully operate and have screens
<input type="checkbox"/>	CE008021141001	8-21(a)(4)(a)	Foundations/floors/walls/roofs/bldg. parts must be in good repair
<input type="checkbox"/>	CE008021144001	8-21(a)(4)(d)	Plumbing fixtures/pipes/drains must be in good repair w/o leaks/defects
<input type="checkbox"/>	CE008021145001	8-21(a)(4)(e)	Electrical wiring/accessories must be in good repair & nothing exposed
<input type="checkbox"/>	CE008021146001	8-21(a)(4)(f)	Fence / Wall / Enclosure must be in good repair
<input type="checkbox"/>	CE008021151201	8-21(a)(5)(a)(2)	All surfaces must be painted or protected and maintained
<input type="checkbox"/>	CE008021151301	8-21(a)(5)(a)(3)	All off street parking must be paved and in good repair
<input type="checkbox"/>	CE008021154001	8-21(a)(5)(d)	All yard areas exposed must have vegetative material
<input type="checkbox"/>	CE008022110001	8-22(a)(1)	Commercial properties nuisances and hazards
<input type="checkbox"/>	CE008022130001	8-22(a)(3)	Commercial properties Minimum Standards
<input type="checkbox"/>	CE013029000001	13-29	Unpermitted standing water with possible/confirmed mosquito breeding
<input type="checkbox"/>	CE013034001001	13-34(a)	Unpermitted nuisance/trash/junk/debris/stagnant water accumulation
<input type="checkbox"/>	CE013034002001	13-34(b)	Property AND right of way require maintenance/cleaning
<input type="checkbox"/>	CE013034003001	13-34(c)	Untended veg on IMPROVED prop and/or R/W requires cutting (8" max)
<input type="checkbox"/>	CE013069004001	13-69(d)	Bulk trash out for pickup too early/must be removed
<input type="checkbox"/>	CE013074003001	13-74(c)	Trash Receptacle Prior Placement / Removal
<input type="checkbox"/>	CE014002001001	14-2(a)	Junked/abandoned/unlicensed vehicles on premises
<input checked="" type="checkbox"/>	CE015001000001	15-1	Business Tax Receipt required for business/property
<input type="checkbox"/>	CE022001000001	22-1	Building numbers required (FRONT / REAR / ALLEY)
<input type="checkbox"/>	CE022005009001	22-5(i)	Prohibits unpermitted installations and uses of swale and R/W
<input type="checkbox"/>	CE022005009501	22-5(i)(5)	Requires sod/vegetative material to be planted in unpaved swale areas
<input type="checkbox"/>	CE022005009541	22-5(i)(5)(d)	Trees must have a clearance of 8 ft above sidewalk & 14 ft above street
<input type="checkbox"/>	CE022021000001	22-21	Sidewalk must be maintain in uniform repair
<input type="checkbox"/>	CE100040004001	100-40(D)	Prohibited use on the subject property _____
<input type="checkbox"/>	CE105060006001	105-60(F)	Pool on site does not have a proper enclosure or it is not secured/locked
<input type="checkbox"/>	CE105120001001	105-120(A)	Prohibited class A commercial vehicle in a residential area
<input type="checkbox"/>	CE105130001001	105-130(A)(1)	RV/boat/trailer must be parked/stored in the side or rear yard
<input type="checkbox"/>	CE105130001003	105-130(A)(3)	RV/boat/trailer parking on R/W is prohibited
<input type="checkbox"/>	CE105130002001	105-130(B)	RV/boat/trailer max height may not exceed 13.5 feet
<input type="checkbox"/>	CE105130003001	105-130(C)	RV/boat/trailer may not exceed 30 feet in length and/or 10 feet in width
<input type="checkbox"/>	CE105130005001	105-130(E)	Max Number/ Parking- utility trailer/ recreational vehicle/ boat
<input type="checkbox"/>	CE105140005001	105-140(E)	Unpermitted use of regulated vehicle on site (storage/sleeping in/etc.)
<input type="checkbox"/>	CE265100003001	265-100(C)	Parking areas must be an approved hard surface & kept in repair
<input type="checkbox"/>	CE290050004001	290-50(D)	Dumpsters must be closed and no debris located around them
<input type="checkbox"/>	CE505030040201	505-30(D)(2)	All signs & structures must be kept in good condition and neat appearance
<input checked="" type="checkbox"/>	CE105001000001	FBC 105.1	Permits required for any construction/building activities _____

CE
CE

Comments: 2080 GRIFFIN HOLDING HAS AN OUTSTANDING BUSINESS TAX LIC BALANCE
PERMIT(S), APPROVALS, AND INSPECTIONS ARE NEEDED FOR NEW GAS PUMPS +
MONUMENT SIGN AND SECURITY CAMERAS.

Posted Notice

Hand Delivered

Received by: Vlad Palatnikov

Print: Vlad Palatnikov

Sign: [Signature]

mail

Inspector: OSTROFSKY ID # 1428

Contact # 954-924-6810 x 3706

PROACTIVE: _____ REACTIVE:

DETAILED INSPECTION REPORT

DATE: 1/16/14
CASE #: <i>2014-0242</i>
FOLIO #: 5042-33-08-0160
ADDRESS: 2080 GRIFFIN RD
OWNER: 2080 GRIFFIN HOLDINGS LLC
PERMIT(S), APPROVALS, AND INSPECTIONS ARE NEEDED FOR THE INSTILLATION OF THE NEW GAS PUMPS, MONUMENT SIGN, AND SECURITY CAMERAS.
2080 GRIFFIN HOLDINGS HAS AN OUTSTANDING BUSINESS TAX LIC BALANCE OF \$295.30 WHICH HAS TO BE TAKEN CARE OF.

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2014-0242
Municipal Corporation,

PETITIONER, :

vs. :

2080 GRIFFIN HOLDINGS LLC,

RESPONDENT. :

**FINAL ORDER OF THE DANIA BEACH CODE COMPLIANCE
SPECIAL MAGISTRATE**

This proceeding came on for Formal Hearing on June 5, 2014, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

a. The Code Compliance Special Magistrate has jurisdiction of the Respondent and the subject matter of this action;

and

b. Respondent, 2080 Griffin Holdings LLC, did allow the following code violation to exist at property Respondent owns, located at 2080 Griffin Road, Dania Beach, Florida, which property is legally described as: HIGHLAND PARK UNIT NO 2 12-29 B LOTS 16, 17 & PART OF LOT 18 DESC AS BEG AT A PT ON E R/W/L OF RAVENSWOOD RD, SAID PT BEING 14.8 S OF INTERSEC OF ELY R/W/L OF RAVENSWOOD RD & SLY R/W/L OF BROWARD RD, SLY 100.2, ELY 150, NLY 117.20, WLY 135.2 TO A PT, THENCE ALG A CURVE TO THE LEFT AN ARC DIST OF 23.36 TO POB, LESS PAR 5 E, CA # 81-7143 BLK 12: (0233 08 0160).

1. FBC 105.1 Permits Required. Requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be

done, must first make application to the building official and obtain the required permit(s). There are four permits which have been opened for mechanical work, installation of a monument sign, installation of a canopy sign and electrical work and the four permits remain outstanding. Respondent must complete all construction and alteration work referenced in the permits, have the work approved upon inspection, and have the permits closed.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, 2080 Griffin Holdings LLC:
 - (a) has been found to be in violation of the above described code section listed in paragraph b.(1), and a fine of \$100.00 per day will begin running on September 13, 2014 for this violation.
 - (b) **In addition, there is also assessed \$50.00 to cover costs incurred by the City in the prosecution of this matter.** Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute a lien against the above referenced property which may also be actionable by law.

The fine shall continue until said violation comes into compliance with said section of the City Code upon requested inspection. Upon complying, **the Respondent MUST notify the City's Code Compliance Department** and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied. If the Respondent does not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. Said fine shall constitute a lien upon the real property and personal property of the Respondent.

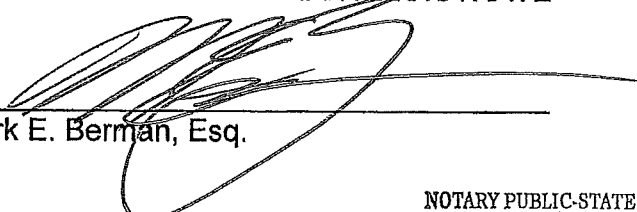
In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction.

Return to: Mark Bates, Finance Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

FINAL ORDER
2014-0242
PAGE 3

ORDERED at Dania Beach, Broward County, Florida, this 17 day of June, 2014.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this
17 day of June, 2014.

NOTARY PUBLIC-STATE OF FLORIDA
Lori A. Wygladalski
Commission # EE023386
Expires: SEP. 06, 2014
BONDED THRU ATLANTIC BONDING CO., INC.


NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, 2080 Griffin Holdings LLC, this 17 day of June, 2014.

CERTIFIED MAIL # 7013 0600 0000 7437 8125


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

Return to: Mark Bates, Finance Director
City of Dania Beach
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2014-0242

PETITIONER,

vs.

2080 GRIFFIN HOLDINGS LLC,

RESPONDENT.

**SUPPLEMENTAL ORDER OF THE DANIA BEACH
CODE COMPLIANCE SPECIAL MAGISTRATE**

This proceeding came on for Formal Hearing on December 4, 2014, after notice. Upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact:

a. The Code Compliance Special Magistrate has jurisdiction of the Respondent and the subject matter of this action.

b. At a Formal Hearing on June 5, 2014, the Code Compliance Special Magistrate determined that Respondent, 2080 Griffin Holdings LLC, did allow the code violation stated in the Final Order dated June 17, 2014, to exist at property Respondent owns located at 2080 Griffin Road, Dania Beach, FL, which property is legally described as: HIGHLAND PARK UNIT NO 2 12-29 B LOTS 16, 17 & PART OF LOT 18 DESC AS BEG AT A PT ON E R/W/L OF RAVENSWOOD RD, SAID PT BEING 14.8 S. OF INTERSEC OF ELY R/W/L OF RAVENSWOOD RD & SLY R/W/L OF BROWARD RD, SLY 100.2, ELY 150, NLY 117.20, WLY 135.2 TO A PT, THENCE ALG A CURVE TO THE LEFT AN ARC DIST OF 23.36 TO POB, LESS PAR 5 E, CA # 81-7143 BLK 12: (0233 08 0160).

Upon consideration by the Special Magistrate, it is ORDERED:

- (1) That Respondent has been found to be in violation of the code section listed in the Final Order dated June 17, 2014.
- (2) At the Formal Hearing on December 4, 2014, the City of Dania Beach Code Compliance Special Magistrate granted the Respondent's request for extension on

SUPPLEMENTAL ORDER
2014-0242
PAGE 2

imposition of the fine until January 13, 2015.

(3) Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case dated June 17, 2014, shall remain in full force and effect.

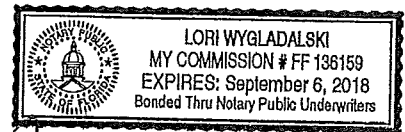
ORDERED at Dania Beach, Broward County, Florida, on December 18, 2014.

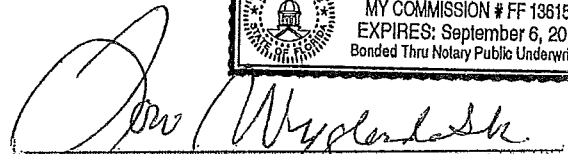
CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this
18 day of December, 2014.




NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order was mailed to the Respondent, 2080 Griffin Holdings LLC, on December 18, 2014.

CERTIFIED MAIL # 7014 1200 0001 7282 6780


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2014-0242
Municipal Corporation,

 PETITIONER, :

 vs. :

2080 GRIFFIN HOLDINGS LLC,

 RESPONDENT. :

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having considered the City's Motion to Confirm Fine on July 9, 2015, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Code Compliance Special Magistrate did render on June 17, 2014, a Final Order in the above-captioned case commanding the Respondent, 2080 Griffin Holdings LLC, to bring the violation specified in said Final Order into compliance on or before September 13, 2014, or pay a fine in the amount of \$100.00 per day thereafter. The Special Magistrate rendered a Supplemental Order on December 18, 2014, that extended the date of compliance to January 13, 2015.
2. The violation found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 2080 Griffin Road, Dania Beach, Florida and legally described as: HIGHLAND PARK UNIT NO 2 12-29 B LOTS 16, 17 & PART OF LOT 18 DESC AS BEG AT A PT ON E R/W/L OF RAVENSWOOD RD, SAID PT BEING 14.8 S OF INTERSEC OF ELY R/W/L OF RAVENSWOOD RD & SLY R/W/L OF BROWARD RD, SLY 100.2, ELY 150, NLY 117.20, WLY 135.2 TO A PT, THENCE ALG A CURVE TO THE LEFT AN ARC DIST OF 23.36 TO POB, LESS PAR 5 E, CA # 81-7143 BLK 12: (0233 08 0160).
3. Respondent, 2080 Griffin Holdings LLC, did not comply with the Final Order on or before the compliance date stated above. The violation stated in the Final Order still exists on the property.

4. The fine imposed in the Final Order for the violation specified in the Final Order is hereby confirmed and ratified and accrues at \$100.00 per day from January 13, 2015 until such time as the Respondent, 2080 Griffin Holdings LLC, has complied with said Final Order.

Upon complying, **the Respondent must notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied.

5. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 27 day of July, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: *Judith E. Secher*
Judith E. Secher, Esq.

Notary Seal:

Sworn and subscribed before me this 27 day of July, 2015.

Lori Wygladalski
NOTARY PUBLIC STATE OF FLORIDA



Judith E. Secher is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, 2080 Griffin Holdings LLC, this 27 day of July, 2015.

CERTIFIED MAIL # 7014 3490 0001 9549 2583

Lori Wygladalski
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2014-0242

PETITIONER,

vs.

2080 GRIFFIN HOLDINGS LLC,

RESPONDENT.

ORDER AUTHORIZING FORECLOSURE

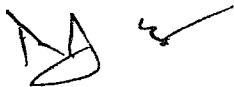
This proceeding came on for hearing for Authorization to Foreclose Lien on August 4, 2016, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

1. The Code Compliance Special Magistrate did render on June 17, 2014, a Final Order in the above-captioned case commanding the Respondent, 2080 Griffin Holdings LLC, to bring the violation specified in said Final Order into compliance on or before September 13, 2014, or pay a fine in the amount of \$100.00 per day thereafter. At the hearing on December 4, 2014, the Special Magistrate granted Respondent's request for extension on imposition of the fine until January 13, 2015.
2. The violation found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 2080 Griffin Road, Dania Beach, Florida and legally described as: HIGHLAND PARK UNIT NO 2 12-29 B LOTS 16, 17 & PART OF LOT 18 DESC AS BEG AT A PT ON E R/W/L OF RAVENSWOOD RD, SAID PT BEING 14.8 S OF INTERSEC OF ELY R/W/L OF RAVENSWOOD RD & SLY R/W/L OF BROWARD RD, SLY 100.2, ELY 150, NLY 117.20, WLY 135.2 TO A PT, THENCE ALG A CURVE TO THE LEFT AN ARC DIST OF 23.36 TO POB, LESS PAR 5 E, CA # 81-7143 BLK 12: (0233 08 0160).
3. Respondent, 2080 Griffin Holdings LLC, did not comply with the Final Order on or before the compliance date stated above. The violation stated in the Final Order complied on January 29, 2016. The lien amount due is \$38,100.

4. The Final Order and Supplemental Order/Claim of Lien were recorded on October 27, 2015, Instrument No. 113312025, Broward County Public Records.
5. The City's request for authorization to foreclose the recorded code lien is hereby granted.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 23 day of August, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Bruce W. Jolly, Esq.

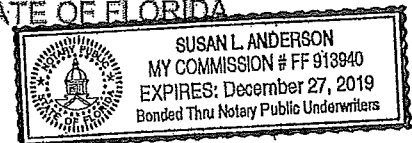
Notary Seal:

Sworn and subscribed before me this 23rd day of August, 2016.


NOTARY PUBLIC STATE OF FLORIDA

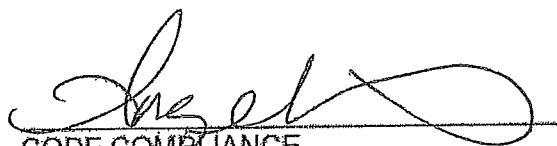
Bruce W. Jolly is personally known to me.

CERTIFICATE OF SERVICE



I CERTIFY that a copy of the foregoing Order Authorizing Foreclosure was mailed to the Respondent, 2080 Griffin Holdings LLC, this 23 day of August, 2016.

CERTIFIED MAIL # 7016 1370 0000 15059577


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2014-0242

PETITIONER,

vs.

2080 GRIFFIN HOLDINGS LLC,

RESPONDENT.

ORDER ON ABATEMENT OF FINE RECOMMENDATION

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on August 4, 2016, having heard testimony on Respondent's request for abatement of fine, and being otherwise advised in the premises, states as follows:

1. A Final Order in the above-captioned case was rendered on June 17, 2014 by the Code Compliance Special Magistrate finding the Respondent, 2080 Griffin Holdings LLC, in violation of the city code section as specified in said Final Order and imposing a fine in the amount of \$100.00 per day, beginning September 13, 2014 and continuing for each day thereafter until the property is brought into compliance. At the hearing on December 4, 2014, the Special Magistrate granted Respondent's request for extension on imposition of the fine until January 13, 2015.
2. The violation found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the property located at 2080 Griffin Road, Dania Beach, Florida, and legally described as: HIGHLAND PARK UNIT NO 2 12-29 B LOTS 16, 17 & PART OF LOT 18 DESC AS BEG AT A PT ON E R/W/L OF RAVENSWOOD RD, SAID PT BEING 14.8 S OF INTERSEC OF ELY R/W/L OF RAVENSWOOD RD & SLY R/W/L OF BROWARD RD, SLY 100.2, ELY 150, NLY 117.20, WLY 135.2 TO A PT, THENCE ALG A CURVE TO THE LEFT AN ARC DIST OF 23.36 TO POB, LESS PAR 5 E, CA # 81-7143 BLK 12: (0233 08 0160).

3. The Special Magistrate entered a Supplemental Order/Claim of Lien in this case on July 27, 2015. The Final Order and Supplemental Order/Claim of Lien were recorded on October 27, 2015, Instrument No. 113312025, Broward County Public Records.

4. Respondent, 2080 Griffin Holdings LLC, complied with the Final Order on January 29, 2016.

5. The fine accrued for a period of 381 days at \$100.00 per day for a total fine of \$38,100.00. At the hearing on August 4, 2016, the Special Magistrate entered an Order Authorizing Foreclosure of the recorded code lien.

6. The Special Magistrate hereby recommends abatement of the fine to \$3,810.00. The Dania Beach City Commission will determine whether the Special Magistrate's recommendation on abatement of the fine imposed in this case is abated and if so, the amount and terms of fine abatement.

7. This abatement of fine recommendation is directed only to the Respondent. This order does not waive or compromise the City's lien rights against prior property owners, the City's rights to surplus tax proceeds, or the City's rights to foreclose the recorded code lien.

8. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case rendered June 17, 2014, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this ____ day of August, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

Bruce W. Jolly, Esq.

Order on Abatement of Fine Recommendation
2014-0242
Page 3

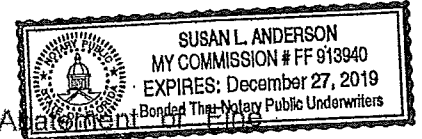
Notary Seal:

Sworn and subscribed before me this
23rd day of August, 2016.

Susan L. Anderson
NOTARY PUBLIC STATE OF FLORIDA

Bruce W. Jolly is personally known to me.

CERTIFICATE OF SERVICE



I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, 2080 Griffin Holdings LLC, this 23 day of August, 2016.

CERTIFIED MAIL # 70161370 00001505 9584

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2014-0242	2080 Griffin Holdings LLC	2080 Griffin Rd	Compliance by September 13, 2014 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
2	2014-0005	Clara B Razor	5753 SW 24 Ave	Compliance by July 15, 2014 or a \$250.00 one-time assessment. \$50.00 administrative fee assessed.	P
3	2014-0084	Jennifer & Stephen Zapp; Julie Zapp	380 S Federal Hwy	Compliance by August 14, 2014 or a \$200.00 per day fine. \$150.00 administrative fee assessed.	P
4	2014-0015	Carlos Cabaleiro	2866 SW 58 Ct	Compliance by August 14, 2014 or a \$100.00 per day fine. \$50.00 administrative fee assessed due by October 13, 2014	P
5	2014-0104	Action Loss Mitigation Inc	2200 SW 46 Ct	Compliance by July 15, 2014 or a \$250.00 per day fine. \$200.00 administrative fee assessed.	P
6	2014-0520	Jason D Schaffer	109 NE 2 Pl	Compliance by July 15, 2014 or a \$250.00 per day fine. \$150.00 administrative fee assessed.	P
7	2014-0286	Veronique Fleurimont	309 SW 14 St	Compliance by July 15, 2014 or a \$200.00 per day fine. \$150.00 administrative fee assessed.	NP
8	2014-0394	Julia M Primus	762 SW 3 St	Continued to next available hearing (August 7, 2014)	NP
9	11-1478	My Darling LLC	4433 Stirling Rd	Continued to next available hearing (August 7, 2014)	NP
10	11-1554	My Darling LLC	4433 Stirling Rd	Continued to next available hearing (August 7, 2014)	NP
11	2013-0855	My Darling LLC	4417 Stirling Rd	Continued to next available hearing (August 7, 2014)	NP
12	2013-1359	Frankli Belle	314 SW 13 St	Continued to next available hearing (August 7, 2014)	NP
13	2014-0052	US Mortgage Finance III LLC	3241 SW 44 St	Compliance by July 15, 2014 or a \$150.00 per day fine. \$150.00 administrative fee assessed.	NP
14	2014-0231	Front Water Holdings LLC	4607 SW 44 Ave	Compliance by July 15, 2014 or a \$250 one-time assessment for Violation #1. #2. \$200.00 administrative fee assessed.	NP
15	2014-0371	Marina Industrial Park LLC	SW 31 St	Continued to next available hearing (August 7, 2014)	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2013-1404	Andree V Chunn Est	1002 NW 2 St	Extension granted to January 13, 2015	P
2	2014-0980	Kimberly Lynch	5091 SW 26 Ave	Compliance by February 12, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
3	2014-1568	Z & Lillie Parrish	209 NW 6 Ave	Compliance by January 13, 2015 or a \$250 one-time assessment. \$50.00 administrative fee assessed.	P
4	2013-1210	Redmond Jay Manning	4416 SW 28 Ter	Fine Confirmed. Hold recording 30 days	P
5	2014-1518	Farran St. Jean	700 SW 2 Ter	Compliance by March 14, 2015 for Violation #1 or a \$100.00 per day fine. Compliance by January 13, 2015 for Violation #2 or a \$100 per day fine. \$50.00 administrative fee assessed.	P
6	2012-1070	Blanchie Johnson Est	33 SW 6 Ave	Authorization to Foreclose granted. Hold for 90 days	P
7	2014-1875	CLMIA LLC	4470 Ravenswood Rd	Compliance by March 14, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
8	2014-1604	Odessa Owens Est	389 Phippen Rd	Compliance by January 13, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
9	2014-1603	Lois H Jackson	206 NW 5 Ave	Compliance by January 13, 2015 or a \$100.00 per day fine. No administrative fee assessed.	P
10	2014-1525	Kimberly Femander	746 SW 4 St	Compliance by January 13, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
11	10-1234	Lauren Polo	325 SE 11 Ter	Compliance by February 12, 2015 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	NP
12	2014-1530	Abigail R Bleakley & James H Bleakley III	3181 Royal Palm CT	Compliance by January 13, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
13	2014-1701	Rose Samson	4851 SW 44 Ave	Compliance by January 13, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
14	2014-1639	Phan Nhung	254 SW 14 St	Compliance by January 13, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
15	2014-1698	Rocio Zamora	719 SW 5 St #2	Compliance by January 13, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
16	2014-1982	4214 Building LLC	42 SW 14 St	Compliance by January 13, 2015 or a \$250.00 per day fine. \$150.00 administrative fee assessed.	NP
17	2012-1348	Brian Richard Mathiasen	4500 SW 34 Ave	Authorization to Foreclose granted.	NP
18	2014-0242	2080 Griffin Holdings LLC	2080 Griffin Rd	Extension granted to January 13, 2015	NP
19	2014-0622	Doris Chapman	5291 SW 22 Ave	Continued to February 5, 2014 Hearing	NP
20	2014-1499	N & D Holding Inc	2822 Griffin Rd	Compliance by January 13, 2015 or a \$200.00 per day fine. \$150.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0465	My Darling LLC	4433 Stirling Rd	Compliance by October 17, 2015 or a \$250.00 one-time fine. \$100.00 administrative fee assessed.	P
2	2014-1903	Holocast Documentation & education Cntr Inc.	303 N Federal Hwy	Extension granted to September 17, 2015	P
2	2014-2162	1554 S Federal Highway LLC	1554 S Federal Hwy	Extension granted to August 18, 2015	P
3	2015-0633	DS Realty Inc; % Scott Datagi	2800 S Federal Hwy	Repeat Violator: Property not in compliance 5/8/15-5/7/3/15. Five days @ \$250/day = \$1,250.00 payable by August 18, 2015. \$100.00 administrative fee assessed.	P
5	2014-1824	Skyland Plaza LLC	118 N Federal Hwy	Extension granted to October 17, 2015	P
6	2014-0242	2080 Griffin Holdings LLC	2080 Griffin Rd	Fine confirmed. Hold recording for 70 days (September 17, 2015)	P
7	2015-0486	M Sterling Collins Rev Tr	6 SW 5 Ave	Compliance by September 17, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
8	2014-1982	4214 Building LLC	42 SW 14 St	Fine confirmed	P
9	2015-0688	4214 Building LLC	42 SW 14 St	Compliance by September 17, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
10	2014-2275	BGDJ Capital LLC	250 SW 7 St	Extension granted to August 18, 2015	P
11	2015-0240	Christian N Boarlu	3019 Ravenswood Rad 103	Compliance by October 17, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
12	2014-1603	Lois H Jackson	206 NW 5 Ave	Fine confirmed	P
13	2014-1421	Michal Chenor LLC	290 SW 9 St	Extension granted to July 9, 2015. Case is complied	P
14	2014-2354	Attilio Est & Mary Mancusi % California Dream Inn	123 E Dania Beach Blvd	Extension granted to August 18, 2015	NP
15	2015-0487	Ruther Mae Carter LE Ronald Carter	45 NW 5 Ave	Compliance by September 17, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
16	2015-0491	New Life 2014 LLC	9 SW 6 Ave	Compliance by August 18, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
17	2015-0595	Georgios Vihos	242 SW 7 St	Compliance by August 18, 2015 or a \$250.00 one-time fine \$100.00 administrative fee assessed.	NP
18	2015-0610	OneWest Bank NA % Financial Freedom	131 SE 3 Ave #104	Compliance by August 18, 2015 or a \$250.00 one-time fine \$100.00 administrative fee assessed.	NP
19	2014-1362	Green Tree Servicing LLC	4437 SW 24 Ave	Fine Confirmed	NP
20	2015-0395	Federal National Mortgage Assn	3730 SW 47 Ct	Compliance by August 18, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
21	2015-0401	Wells Fargo Bank NA	4501 SW 25 Ter	Compliance by August 18, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2016-0591	US Bank National Assn Trstee % Select Portfolio Servicing INC	4940 SW 45 AVE	Compliance by October 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
2	2015-1060	My Darling LLC	4433 STIRLING RD	Fine Confirmed. Holding 30 days (9/3/16)	P
3	2014-0858	INVAL LC % Geoffrey Wayne	SW 52 ST	Abated to \$6,650 recommended to City Commission Compliance by October 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
4	2016-0720	Sophia Ouhial	50 SE 10 TER	Authorization to foreclose granted. Holding 100 days (11/12/16) Compliance by September 13, 2016 or a \$100.00 per day fine. \$75.00 administrative fee assessed.	P
5	2013-1487	4417 SW 34 Trace Land TR Ernest Lee Trstee	4417 SW 34 TER	Split order First -Authorization to Foreclose holding Second-Abatement of \$3,810 to the City Commission Compliance by October 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
6	2016-0519	Norris Thompson Orzle Lene Thompson	2080 GRIFFIN HOLDINGS LLC 737 SW 2 ST	Abated to \$7,750 recommended to City Commission Fine Confirmed.	P
7	2014-0242	2080 Griffin Holdings LLC	2080 GRIFFIN HOLDINGS LLC	Compliance by November 12, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
8	2016-0795	Yoha Management LLC	5411 RAVENSWOOD RD	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
9	2014-1982	4214 Building LLC	42 SW 14 ST	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
10	2015-0688	4214 Building LLC	42 SW 14 ST	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
11	2016-0274	Lucille R Reynolds Rodney L Sims	118 NW 12 AVE	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
12	2016-0655	Gerdau Ameristeel US INC	2025 TIGERTAIL BLVD	Split order-First 1& 2 Compliance by September 13, 2016 or a \$150.00 per day fine #3 Compliance by November 12, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
13	2016-0654	Richard Balstreir 726 Phippen Waiters Rd Land TR Raul Bolufe Trstee	3000 LAKESHORE DR 726 Phippen D	Extension denied.	P
14	2016-0215	Ravenswood Warehouses LLC	5937 RAVENSWOOD RD H 17	Compliance by October 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
15	2016-0270	US Bank NA Trstee	4720 SW 34 AVE	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
16	2016-0508	Floridian Coastal Properties LLC	417 SW 7 TER	Abated to \$5,325 recommended to City Commission	P
17	2015-0854	Nathan Marsh & Fredricka Marsh Anna Denisse Cukierkorn Jacques Cukierkorn ETAL	35 NW 6 AVE 525 SW 1 ST	Fine Confirmed. Abated to \$31,500 payable by October 3, 2016 Compliance by October 13, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
18	2016-0583	Cynthia Key Scott E & Elianne Sims / 5861 HOUSE LLC	219 SW 12 AVE	Compliance by September 13, 2016 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
19	2016-0660	Millennium Management USA LLC % Archer Bay. P.A.	5861 SW 36 TER 2605 STIRLING RD	Abated/Settled to \$2000 payable by September 13, 2016 Compliance by September 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
20	2015-1205	Josephine M Callahan	5020 SW 29 WAY	Fine Confirmed	P
21	2015-0772	Park N GO of Fort Lauderdale LLC	1101 Elier Dr	Continued to October 6, 2016 SM Hearing	NIP
22	2016-0563	Enrique Rafael Alento CID	4523 SW 26 TER	Compliance by September 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NIP

Case Order	Case #	Name	Address	Results	
26	2016-0734	Star KFC Realco Two LLC	506 S Federal Hwy	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
27	2014-1603	Lois H Jackson	206 NW 5 AVE	Foreclosure authorization granted	NP
28	2015-1320	Greedly Gonzalez	1460 PHILPEN RD	Fine Confirmed	NP
29	2015-1427	Nancy J Anzalone Lombardo	509 SE 2 AVE	Compliance by September 13, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

100 W. Dania Beach Blvd.
 Dania Beach, FL 33004
 954-924-6800 Ext. 3662

OWNER: 2080 GRIFFIN HOLDINGS LLC

FOLIO: 0233-08-0160

LEGAL: HIGHLAND PARK UNIT NO 2 12-29 B LOTS 16,17 & PART OF LOT 18 DESC AS BEG AT A PT ON E RW/L OF RAVENSWOOD RD, SAID PT BEING 14.8 S OF INTERSEC OF ELY RW/L OF RAVENSWOOD RD & SLY RW/L OF BROWARD RD, SLY 100.2, ELY 150, NLY 117.20, WLY 135.2 TO A PT. THENCE ALG A CURVE TO THE LEFT AN ARC DIST OF 23.36 TO POB, LESS PAR 5 E, CA #81-7143 BLK 12

ADDRESS: 2080 GRIFFIN ROAD

CODE ENFORCEMENT ORDER LIEN				CEB 10-0242		RECORDED		RELEASED			
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	Book	Page	Date	Book	Page	Date
1/13/2015	1/29/2016	\$100.00	381	\$38,100.00	\$254.00						
						Total					
						113312025	1 through 6	10/27/2015			

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
3	PAGES	FINAL ORDER	32.00
2	PAGES	SUPPLEMENTAL ORDER	17.00
2	PAGES	RELEASE OF LIEN	25.00
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	100.00
			254.00

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Richard Judge, 112 NW 4 AVE, Case #15-0104.

Summary Explanation & Background:

For Case #15-0104: This case was originally cited on 1/21/15 for 11 code violations. The case went before Special Magistrate Bruce Jolly on 5/7/15 for 11 violations. Special Magistrate Bruce Jolly issued an order giving the respondent until 7/16/15 to comply the violations or a fine of \$100.00 per day would be levied. On 9/3/15 Special Magistrate Judith Secher confirmed the fine as a lien. The property was brought into compliance on 5/16/16. The fines ran from 7/16/15 through 5/16/16, 305 days @ \$100.00 per day = \$30,500.00 plus recording/admin fees of \$254.00 totaling \$30,754.00. At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$3,050.00 to the City Commission.

The out of pocket costs to the City are \$1,500.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of all Final Orders and Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 5/7/15, 9/3/15 and 11/3/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$3,050.00 to the City Commission.

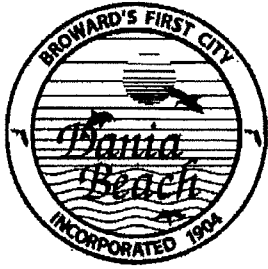
Commission Action:

Passed **Failed** **Continued** **Other**

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

1/27/2015

Richard Judge
1241 SE 13 TER
Fort Lauderdale, FL 33316-2103

Case Number: 2015-00000104
Location: 112 NW 4 AVE
Folio: 5042-34-01-1290
Legal Description: See Attached Detail

Dear Richard Judge:

You are hereby notified that you are presently in violation of Dania Beach Code of Ordinances. We have attached the ordinance section(s) and corrective action(s) for your reference.

You are required to correct the violation(s) and call for a re-inspection by 02/20/2015. Failure to comply will result in proceedings against you by the Code Enforcement Special Magistrate, as provided by law. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Code Enforcement Special Magistrate for imposition of a fine and lien against the property even if the violation has been corrected prior to the hearing.

If you require further information or have any questions about the attached violation(s), please do not hesitate to contact me at 954-924-6810 ext. 3718.

Sincerely,

Barbara Urow
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7014 1200 0001 7282 8904 by JC

Also sent regular mail

"Broward's First City"

100 West Dania Beach Boulevard, Dania Beach, Florida 33004 * Phone: 954-924-6800 * www.daniabeachfl.gov

LEGAL DESCRIPTION DETAIL

Legal Description

TOWN OF MODELO (DANIA) B-49 D
LOT 15 16 17 18 19 20 BLK 8

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
CE008021141001 - DBCC 8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.	Obtain any and all permits and approvals required to repair any foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and/or other building parts to insure they are structurally sound, weather proof, water tight, rodent proof, and in a state of good repair.
CE008021146001 - DBCC 8-21(a)(4)(f) Fence/Wall/Enclosure Maint.	DBCC 8-21(a)(4)(f) states every accessory structure shall be kept in a clean and sanitary condition, free from rodents, vermin, and infestations and all fences, walls, and similar enclosures shall be maintained in a state of good repair.	Insure every accessory structure is kept in a clean and sanitary condition, and free from rodents, vermin, and infestations. Insure all fences, walls, and similar enclosures are maintained in a state of good repair. Obtain any and all permits and approvals as necessary or required.
CE008021151201 - DBCC 8-21(a)(5)(a)(2) Paint Maintenance	DBCC 8-21(a)(5)(a)(2) states all surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration.	Insure all surfaces requiring painting or which are otherwise protected from the elements are painted or protected, are free of any graffiti, and are uniform in color with no evidence of deterioration.
CE008021151301 - DBCC 8-21(a)(5)(a)(3) Parking Maintenance	DBCC 8-21(a)(5)(a)(3) states all off street parking spaces shall be paved with asphalt or constructed of concrete or block, and shall be of smooth surface and in good repair.	Insure all off street parking spaces are paved with asphalt or constructed of concrete or block, and are of smooth surface and in good repair. Obtain any and all permits and approvals as necessary or required.
CE013034001001 - DBCC 13-34(a) Nuisance Accumulation	DBCC 13-34(a) states it is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, trash, stagnant water, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises.	Remove any garbage, litter, trash, stagnant water, untended vegetation, or discoloration, or any nuisance as defined in section 13-21 from the premises and maintain the property in accordance with all applicable city ordinances.

CE013034002001 -
DBCC 13-34(b) Property
& R/W Maintenance

DBCC 13-34(b) states each owner or operator of property within the city shall keep such property and the adjoining unpaved portions of the public rights of way, swales, and/or canal banks clean and free from any accumulation of garbage, trash, and litter.

Remove any garbage, trash, and litter from the property and the adjoining unpaved portions of the public rights of way, swales, and/or canal banks.

CE013034003001 -
DBCC 13-34(c) Untended
Vegetation

DBCC 13-34(c) states the owners and operators of all improved property within the city shall not permit untended vegetation upon such property and the public rights of way, swales, and/or canal banks. Untended vegetation includes all grass, weeds, and underbrush in excess of eight (8) inches in height from the ground, and any overgrown vines and similar other vegetation.

Cut all untended vegetation and maintain the property and the public rights of way, swales, and/or canal banks as required by code. Insure all grass, weeds, and underbrush are below eight (8) inches in height from the ground, and any overgrown vines and similar other vegetation are removed.

CE014002001001 -
DBCC 14-2(a)
Junk/Abandoned Vehicles

DBCC 14-2(a) states it is unlawful to park, store, have, or permit parking or storage of any junked and abandoned vehicle of any kind or parts thereof upon any private property unless the vehicle is completely enclosed within a building or is in connection with an approved business and licensed as such.

Remove any junked and abandoned vehicle(s) or parts thereof, completely enclose the vehicle(s) within a building, or obtain all permits, licenses, and approvals to maintain the vehicle(s) on the subject property.

CE015001000001 -
DBCC 15-1 BTR/License
Required

DBCC 15-1 states it is unlawful for any person to engage in, manage or allow anyone on the person's property to engage in or manage any business in the city without having a business tax receipt (previously referred to as a license) from the city.

Cease all unlawful activities and obtain all required business tax receipts (previously referred to as licenses) and approvals before resuming business operations.

CE100040004001 -
DBLDC 100-40(D)
Prohibited Use

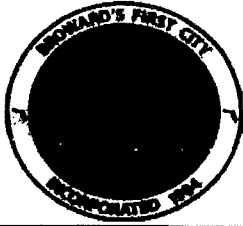
DBLDC 100-40(D) states any use not specifically listed as a permitted use or a special exception use for the subject property's zoning district is prohibited.

Cease and desist all unpermitted/prohibited uses on the subject property. Contact the inspector listed for further explanations and/or instructions.

CE105001000001 - FBC
105.1 Permits Required

FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).

Obtain any and all permits and approvals required for any and all construction/building activities on the subject property. Contact the inspector listed for further explanations and/or instructions.



Notice of Violation

Address 112 NW 4 Ave

Date: 11/11/15

Folio # 5042 3401 1290

DAYS TO COMPLY: 30

<input checked="" type="checkbox"/>	CE008021127001	8-21(a)(2)(g)	Windows and doors must be weather tight and in good repair fully operate and have screens
<input checked="" type="checkbox"/>	CE008021141001	8-21(a)(4)(a)	Foundations/floors/walls/roofs/bldg. parts must be in good repair <u>exterior of building</u>
<input checked="" type="checkbox"/>	CE008021144001	8-21(a)(4)(d)	Plumbing fixtures/pipes/drains must be in good repair w/o leaks/defects
<input checked="" type="checkbox"/>	CE008021145001	8-21(a)(4)(e)	Electrical wiring/accessories must be in good repair & nothing exposed
<input checked="" type="checkbox"/>	CE008021146001	8-21(a)(4)(f)	Fence / Wall / Enclosure must be in good repair <u>Remove barb wire</u>
<input checked="" type="checkbox"/>	CE008021151201	8-21(a)(5)(a)(2)	All surfaces must be painted or protected and maintained
<input checked="" type="checkbox"/>	CE008021151301	8-21(a)(5)(a)(3)	All off street parking must be constructed of an approved hard surface
<input checked="" type="checkbox"/>	CE008021154001	8-21(a)(5)(d)	All yard areas exposed must have vegetative material
<input checked="" type="checkbox"/>	CE008022110001	8-22(a)(1)	Commercial properties nuisances and hazards
<input checked="" type="checkbox"/>	CE008022130001	8-22(a)(3)	Commercial properties Minimum Standards
<input checked="" type="checkbox"/>	CE013029000001	13-29	Unpermitted standing water with possible/confirmed mosquito breeding
<input checked="" type="checkbox"/>	CE013034001001	13-34(a)	Unpermitted nuisance/trash/junk/debris/stagnant water accumulation
<input checked="" type="checkbox"/>	CE013034002001	13-34(b)	Property AND right of way require maintenance/cleaning
<input checked="" type="checkbox"/>	CE013034003001	13-34(c)	Untended veg on IMPROVED prop and/or R/W requires cutting (8" max)
<input checked="" type="checkbox"/>	CE013069004001	13-69(d)	Bulk trash out for pickup too early/must be removed
<input checked="" type="checkbox"/>	CE013074003001	13-74(c)	Trash Receptacle Prior Placement / Removal
<input checked="" type="checkbox"/>	CE014002001001	14-2(a)	Junked/abandoned/unlicensed vehicles on premises
<input checked="" type="checkbox"/>	CE015001000001	15-1	Business Tax Receipt required for business/property <u>Property owner/Business</u>
<input checked="" type="checkbox"/>	CE022001000001	22-1	Building numbers required (FRONT / REAR / ALLEY)
<input checked="" type="checkbox"/>	CE022005009001	22-5(i)	Prohibits unpermitted installations and uses of swale and R/W
<input checked="" type="checkbox"/>	CE022005009501	22-5(i)(5)	Requires sod/vegetative material to be planted in unpaved swale areas
<input checked="" type="checkbox"/>	CE022005009541	22-5(i)(5)(d)	Trees must have a clearance of 8 ft above sidewalk & 14 ft above street
<input checked="" type="checkbox"/>	CE022021000001	22-21	Sidewalk must be maintain in uniform repair
<input checked="" type="checkbox"/>	CE100040004001	100-40(D)	Prohibited use on the subject property <u>Outdoor Storage / subject property</u>
<input checked="" type="checkbox"/>	CE105080006001	105-60(F)	Pool on site does not have a proper enclosure or it is not secured/locked <u>Cabinet making business</u>
<input checked="" type="checkbox"/>	CE105120001001	105-120(A)	Prohibited class A commercial vehicle in a residential area
<input checked="" type="checkbox"/>	CE105130001001	105-130(A)(1)	RV/boat/trailer must be parked/stored in the side or rear yard
<input checked="" type="checkbox"/>	CE105130001003	105-130(A)(3)	RV/boat/trailer parking on R/W is prohibited
<input checked="" type="checkbox"/>	CE105130002001	105-130(B)	RV/boat/trailer max height may not exceed 13.5 feet
<input checked="" type="checkbox"/>	CE105130003001	105-130(C)	RV/boat/trailer may not exceed 30 feet in length and/or 10 feet in width
<input checked="" type="checkbox"/>	CE105130005001	105-130(E)	Max Number/ Parking- utility trailer/ recreational vehicle/ boat
<input checked="" type="checkbox"/>	CE105140005001	105-140(E)	Unpermitted use of regulated vehicle on site (storage/sleeping in/etc.)
<input checked="" type="checkbox"/>	CE265100003001	265-100(C)	Parking areas must be kept in good repair
<input checked="" type="checkbox"/>	CE290050004001	290-50(D)	Dumpsters must be closed and no debris located around them
<input checked="" type="checkbox"/>	CE505030070201	505-30(G)(2)	All signs & structures must be kept in good condition and neat appearance
<input checked="" type="checkbox"/>	CE505050000001	505-50	Prohibited Signs on Property
<input checked="" type="checkbox"/>	CE825200001001	825-200(A)	Tree Removal/Abuse Violation
<input checked="" type="checkbox"/>	CE105001000001	FBC 105.1	Permits required for any construction/building activities <u>double doors wood fence enclosure</u>

Comments: Pressure Clean + Paint exterior of building, Remove all trash + debris (including swale) Remove All vehicles in disrepair/No tag. All outside storage

Posted Notice
 Hand Delivered
Received by: R. L. ...

Inspector: B. L. Row ID # 1754

SUPPLEMENTAL ORDER
2015-0104
PAGE 2

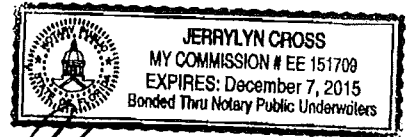
ORDERED at Dania Beach, Broward County, Florida, on September 18, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: Judith E. Secher
Judith E. Secher, Esq.

Notary Seal:

Sworn and subscribed before me this
18 day of September, 2015.



Jerrylyn Cross
NOTARY PUBLIC STATE OF FLORIDA

Judith E. Secher is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order was mailed to the Respondent, Richard Judge, on September 18, 2015.

CERTIFIED MAIL # 7013 0600 0000 7438 1286

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-0104
Municipal Corporation,

PETITIONER, :

vs. :

RICHARD JUDGE,

RESPONDENT. :

**FINAL ORDER OF THE DANIA BEACH CODE COMPLIANCE
SPECIAL MAGISTRATE**

This proceeding came on for Formal Hearing on May 7, 2015, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

a. The Code Compliance Special Magistrate has jurisdiction of the Respondent and the subject matter of this action;

and

b. Respondent, Richard Judge, did allow the following code violations to exist at property Respondent owns, located at 112 NW 4 Avenue, Dania Beach, Florida, which property is legally described as: TOWN OF MODELO (DANIA) B-49 D LOT 15, 16, 17, 18, 19, 20 BLK 8: (0234 01 1290).

1. DBCC 8-21 (a) (4) (a) Building Condition. Requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair. The building exterior wall has cracks and holes and is in a state of disrepair.

2. DBCC 8-21 (a) (4) (f) Fences/Wall/Enclosure Maint. Every accessory structure shall be kept in a clean and sanitary condition, free from rodents, vermin, and infestations and all fences, walls, and similar enclosures shall be maintained in a state of good repair. The fence is in a state of disrepair.

3. DBCC 8-21 (a) (5) (a) (2) Paint Maintenance. All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration. The exterior building surface is deteriorated and requires painting.
4. DBCC 8-21 (a) (5) (a) (3) Parking Maintenance. All off street parking spaces shall be paved with asphalt or constructed of concrete or block, and shall be of smooth surface and in good repair. There are vehicles parked in the grass.
5. DBCC 13-34 (a) Nuisance Accumulation. It is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. There is trash and litter on the property. All trash and litter on the property must be removed.
6. DBCC 13-34 (b) Property and Right of Way Maintenance. Each owner or operator of property within the city shall keep such property, and the adjoining unpaved portions of the public rights-of-way, swales and canal banks, clean and free from any accumulation of garbage, trash, and litter. There is trash and litter on the swale area adjacent to the property. Remove all trash and litter from the swale area adjacent to the property.
7. DBCC 13-34 (c) Untended Vegetation Minimum Standards. The owners and operators of all improved property within the city shall not permit untended vegetation upon such property and the public rights of way, swales, and/or canal banks. There is untended vegetation on the property. All untended vegetation must be cut.
8. DBCC 14-2 (a) Junked/Abandoned Vehicles. It is unlawful to park, store, have, or permit parking or storage of any junked and abandoned vehicle of any kind or parts thereof upon any private property unless the vehicle is completely enclosed within a building or is in connection with an approved business and licensed as such. There are vehicles without tags on the property and one vehicle is on jacks.
9. DBCC 15-1 BTR/License Required. It is unlawful for any person to engage in, manage or allow anyone on the person's property to engage in or manage any business

in the city without having a business tax receipt from the city. There is a cabinet making business and a property management business that are engaged in business without the required business tax receipt.

10. DBLDC 100-40 (d) Prohibited Use. Any use not specifically listed as a permitted use or a special exception use for the subject property's zoning district is prohibited. There is outside storage of building materials.

11. FBC 105.1 Permits Required. Requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s). Double doors were installed on the east side of the building without the required permit.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Richard Judge:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(11), and a fine of \$100.00 per day will begin running on July 16, 2015 for these violations.

(b) **In addition, there is also assessed \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute a lien against the above referenced property which may also be actionable by law.**

The fine shall continue until said violations come into compliance with said sections of the City Code upon requested inspection. Upon complying, the Respondent MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate

FINAL ORDER
2015-0104
PAGE 4

whether Respondent has complied. If the Respondent does not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. Said fine shall constitute a lien upon the real property and personal property of the Respondent.

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction.

ORDERED at Dania Beach, Broward County, Florida, this 21 day of May, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

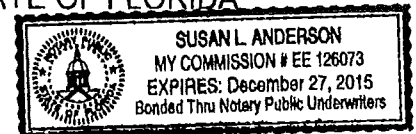
By: [Signature]
Bruce W. Jolly, Esq.

Notary Seal:

Sworn and subscribed before me this 21~~st~~ day of May, 2015.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Bruce W. Jolly is personally known to me.



CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Richard Judge, this 21 day of May, 2015.

CERTIFIED MAIL # 7014 3490 0001 9579 1388

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-0104
Municipal Corporation,

PETITIONER, :

vs. :

RICHARD JUDGE,

RESPONDENT. :

ORDER ON ABATEMENT OF FINE RECOMMENDATION

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on November 3, 2016, having heard testimony on Respondent's request for abatement of fine, and being otherwise advised in the premises, states as follows:

1. A Final Order in the above-captioned case was rendered on May 21, 2015 by the Code Compliance Special Magistrate finding the Respondent, Richard Judge, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$100.00 per day, beginning July 16, 2015 and continuing for each day thereafter until the property is brought into compliance.
2. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the property located at 112-115 NW 4 Avenue, Dania Beach, Florida, and legally described as: TOWN OF MODELO (DANIA) B-49 D LOT 15, 16, 17, 18, 19, 20 BLK 8: (0234 01 1290).
3. Respondent, Richard Judge, complied with the Final Order on May 16, 2016.
4. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from July 16, 2015 to May 16, 2016.
5. The fine accrued for a period of 305 days at \$100.00 per day for a total fine of \$30,500.00.

6. The Special Magistrate hereby recommends abatement of the fine to \$3,050.00. The Dania Beach City Commission will determine whether the fine imposed in this case is abated and if so, the amount and terms of fine abatement.
7. This abatement of fine recommendation is directed only to the Respondent. This order does not waive or compromise the City's lien rights against prior property owners or the City's rights to surplus tax proceeds.
8. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case rendered May 21, 2015, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 29 day of November, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE



Notary Seal:

Sworn and subscribed before me this
29 day of November, 2016.

By: Judith E. Secher
Judith E. Secher, Esq.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Judith E. Secher is personally known to me.

Order on Abatement of Fine Recommendation

2015-0104

Page 3

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, Richard Judge, this 29 day of November, 2016.

CERTIFIED MAIL #


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0173	Sheldon of S F L C % Davis & Bellinson LLC	2333 Griffin Rd	Compliance by July 16, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
2	2012-1200	Ginny Lee Benton	5740 SW 40 Ave	Fines confirmed. Fine abated to \$2,000.00 payable by June 6, 2015 (30 days)	P
3	2014-2444	My Darling LLC	4417 SW 60 St	Compliance by June 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
4	2013-1822	HLNP Holding Inc	4670 SW 25 Ave	Abatement of \$2,495.00 recommended to the City Commission	P
5	12-0228	Florence Konschnik	320 Sheridan St	Extension Granted until May 7, 2015. Case is compiled	P
6	07-0008	Myra Thea Davis	29 NW 4 Ave	Abatement of \$1,000.00 recommended to the City Commission	P
7	11-1429	Myra Thea Davis	29 NW 4 Ave	Abatement of \$1,000.00 recommended to the City Commission	P
8	2015-0199	Brandon R Coleman	3400 SW 44 St	Compliance by June 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
9	2015-0277	Claudia M Franklin	318 SE 4 Ter	Compliance by August 15, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
10	2015-0232	R H Investments Properties LLC	60 SW 15 St	Finding of Fact Issued	P
11	2014-0980	Kimberly Lynch	5091 SW 26 Ave	Extension granted to August 15, 2015	P
12	2014-2410	RJ Marina Holdings LLC	70 S Bryan Rd	Compliance by August 15, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
13	2015-0179	Park Ocean LLC	E Dania Beach Blvd (Vacant Lot)	Compliance by July 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
14	2015-0093	Robert P Scally; Robert P Scally Rev Liv Tr	37 SW 10 St	Compliance by August 15, 2015 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
15	2015-0104	Richard Judge*	112 NW 4 Ave	Compliance by July 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
16	2015-0153	Elinora Brown Green Est. D L Cooper	234 NW 5 Ave	Compliance by August 15, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
17	2015-0149	Assunta Vardaro & Nicola Vardaro	414 SE 10 St #405	Compliance by July 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
18	2015-0108	Andre Nelson	606 Phippen Rd	Compliance by June 16, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
19	2013-0836	David Montgomery	25 SW 5 St	Fine abated to \$1,500.00 payable by June 6, 2015 (30 days)	P
20	2014-0247	Kairos Holding Corp	708 SW 8 St	Abatement of \$3,820.00 recommended to the City Commission	P
21	2015-0151	Avraham Levi	734 SW 3 Pl	Compliance by July 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
22	2015-0172	CitiMortgage Inc	4424 SW 52 St	Compliance by June 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP

Special Magistrate Minutes

5/7/15*

City of Dania Beach

Case Order	Case #	Name	Address	Results	
23	2015-0119	Lan Acre Investment Inc	46 SW 7 Ave	Compliance by June 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
24	2015-0143	Carmela Tusa & John Tusa	205 SE 1 St	Compliance by June 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
25	2015-0206	Fishman Investments LLC	385 Phippen Rd	Compliance by June 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	
26	2015-0417	Contractors & Builders Nemesio Huaman Corp	401 SE 5 St	Compliance by June 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
27	12-0159	Alfred Corneallus Beason	4407 SW 25 Ter	Compliance by June 16, 2015 or City authorized to abate the nuisance by boarding unsecured door	NP
28	2014-2390	Dania Beach Marina Corp	90 N Bryan Rd - Common Area	Compliance by June 16, 2015 or a one-time assessment of \$250.00 on Violation #1. Compliance by June 16, 2015 or a \$150.00 per day fine on Violation #2. \$100 administrative fee assessed.	NP
29	2015-0131	Wells Fargo Bank NA % Aldridge Connors LLP	4930 SW 29 Ave	Compliance by June 16, 2015 or \$100.00 per day fine. Authorization to abate the nuisances by cleaning or boarding unsanitary pool after June 16, 2015 granted in the interest of public health and safety. \$100.00 administrative fee	NP
30	2015-0142	Wells Fargo Bank NA	5221 SW 25 Ter	Compliance by June 16, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2014-0855	My Darling LLC	4417 SW 60 ST	Fine Confirmed. Fine abated to \$2,000 payable by November 2, 2015 (60 days)	P
2	2012-1079	David Montgomery	25 SW 5 ST	Case continued to November 1, 2015 Hearing	P
3	2015-0884	Villas at Oak Hammock	5341 SW 40 AVE BLD 4	Finding of Fact Issued	P
4	2015-0885	Villas at Oak Hammock	5345 SW 40 AVE BLD 3	Finding of Fact Issued	P
5	2015-0149	Assunta Vardaro & Nicola Vardaro	414 SE 10 ST	Extension granted to October 3, 2015	P
6	2013-1487	4417 SW 34 Trace Land TR Ernest Lee Trstee	4417 SW 34 TER	Fine confirmed	P
7	2015-0728	Ron & Regina Levy H/E Theodore Levy	3384 SW 44 ST	Compliance by October 3, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
8	2015-0775	George A & Veronica W Larkins	211 NW 12	Compliance by October 3, 2015 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
9	2014-1173	Patrick Toma	42 SW 13 ST	Fine confirmed. Fine abated to \$1,000 payable by November 2, 2015 (60 days)	P
10	2014-1197	Patrick Toma	48 SW 13 ST	Fine confirmed. Fine abated to \$1,500 payable by November 2, 2015 (60 days)	P
11	2015-0104	Richard Judge *	112 NW 4 AVE	Fine confirmed	P
12	2014-1605	Angie Yuk Ngan Wong	601 NW 3 TER	Extension denied. Case continued to November 1, 2015	P
13	2015-0772	Park N Go of Fort Lauderdale LLC	1101 ELLER DR	Case continued to October 1, 2015 Hearing	NP
14	2015-0797	405 S Federal LLC	415 S FEDERAL HWY	Compliance by October 3, 2015 or a \$250 one-time assessment. \$100.00 administrative fee assessed.	NP
15	2015-0835	Hollywood Boulevard Pawnbrokers INC	3463 GRIFFIN RD	Compliance by October 3, 2015 or a \$100.00 per day fine. \$150.00 administrative fee assessed.	NP
16	2015-0854	Floridaian Coastal Properties LLC	417 SW 7 TER	Compliance by October 3, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
17	2014-0980	Kimberly Lynch	5091 SW 26 AVE	Case continued to October 1, 2015 Hearing	NP
18	2014-2339	KTR Hollywood LLC	1901 TIGERTAIL BLVD	Extension granted to October 3, 2015	NP
19	2015-0142	Wells Fargo Bank NA	5221 SW 25 TER	Fine Confirmed	NP
20	2015-0667	2051 Griffin Road LLC	2051 GRIFFIN RD	Compliance by November 12, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
21	2015-0779	F & R Finish Carpentry Inc	601 SW 1 ST	Compliance by October 3, 2015 or a \$100.00 per day fine. \$150.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0401	Wells Fargo Bank NA	4501 SW 25 TER	Abatement of \$30,600 recommended to the City Commission	P
2	2015-1325	BH-NV Dania Properties LLC	129 NW 4 AVE	Extension granted to November 3, 2016	P
3	2014-2102	Dynamic F B Holdings Inc	1317 S FEDERAL HWY	Holding Foreclosure abatement of \$6,960 recommended to the City Commission	P
4	2016-0270	Ravenswood Warehouses LLC	5937 Ravenswood RD H 17	Extension granted to January 12, 2017	P
5	2016-0635	Michael Simard Patrick Simard ETAL	713 SW 7 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2015-0104	Richard Judge *	112 NW 4 AVE	Abatement of \$3,050 recommended to the City Commission	P
7	2016-0583	Anna Denisse Cukierkom Jacques Cukierkom ETAL	525 SW 1 ST	Compliance date extended to 1/13/16 granted	P
8	2016-0652	Douglas & Marie C Aviles	813 SW 9 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
9	2016-0654	Richard Balistreri	3000 Lakeshore Dr.	Extension granted to 1/12/17	P
10	2015-1634	US BANK NA TRSTEE % Shapiro & Fishman LLP	241 NW 5 AVE	Fine Confirmed. Holding recording for 90 days 1/1/17	P
11	2016-1177	MZ & M Enterprises LLC	5813 SW 40 AVE	Compliance by January 12, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
12	2012-1126	Vincent Ireland	257 SW 4 ST	Previous Abatement of \$2,500 -approved on payment plan \$50 a month on the 21st of every month recommended on the City Commission	P
13	2015-1721	Jayne Post	801 NW 12 AVE	Extension granted to February 11, 2017	P
14	2016-0772	BRIN 24th AVE Warehouse LLC	3421 SW 24 AVE	Compliance by February 11, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
15	2016-0397	Project USA LLC	150 S BRYAN RD	Fine Confirmed	P
16	2016-1296	Dehab FAM REV TR	117 NW 10 CT	Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
17	2011-0711	Rocio Zamora	719 SW 5 ST	Abatement of \$12,000 recommended to the City Commission	P
18	2011-1006	Rocio Zamora	719 SW 5 ST	Abatement of \$4,000 recommended to the City Commission	P
19	2016-0993	NOA Holdings & Investments LLC	30 SW 5 ST	Compliance by April 12, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
20	2016-1290	Janek Delgado	615 NW 3 TERR	Compliance by December 13, 2016 or a one time \$250.00 per day fine. \$50.00 administrative fee assessed	P
21	2015-1553	Ruth Thompson	4601 SW 29 TER	Fine Confirmed. Abatement of \$400 payable by December 3, 2016	P
22	2015-1608	First Chase	312 Phippen Rd	Abatement of \$3,000 payable by December 3, 2016	P
23	2015-1154	Ruther Mae Carter LE Ronald Carter	45 NW 5 AVE	Compliance date extended to 1/13/16	NP
24	2016-0277	SOUTH FLORIDA HATTIAN EVANGELICAL BAPTIST CHURCH INC	23 NW 1 ST	Extension granted to 1/12/17	NP
25	2016-0563	Enrique Rafael Altiero	4523 SW 26 TER	Extension granted to 1/12/17	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
26	2016-0774	Clifford J & Barbara Iacino	802 NW 12 AVE	Compliance date extended to 1/13/16	NP
27	2016-1153	Sofia Panagiotopoulos	4621 SW 43 AVE	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
28	2016-1178	Christine Testerman	3371 SW 44 ST	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
29	2015-0690	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL	Abatement Denied	NP
30	2016-1562	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL	Compliance by December 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed Public Nuisance authorized after 12/13/16 for windows doors & beehive	NP
31	2016-1412	Wells Fargo Bank NA % Aldridge Connors LLP	4390 SW 29 AVE	Fine Confirmed at \$1,400	NP
32	2016-1365	James Osborn Samuel	14 NW 7 AVE	Compliance by December 13, 2016 or a one time \$150.00 per day fine. \$100.00 administrative fee assessed	NP
33	2016-0189	Miriam B Wiley	PHIPPEN RD	Order Imposing fine of \$1,100	NP
34	2016-1012	Hiraga LLC	746 SW 4 ST	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
35	2016-1023	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed	NP
36	2016-1097	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
37	2016-1215	Richard L Anderson LE Jonathan Anderson	734 SW 8 ST	Stipulated Agreement Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

100 W. Dania Beach Blvd.
 Dania Beach, FL 33004
 954-924-6800

OWNER: JUDGE,RICHARD
 FOLIO: 0234 01 1290
 LEGAL: TOWN OF MODELO (DANIA) B-49 D LOT 15,16,17,18,19,20 BLK 8
 ADDRESS: 112 NW 4 AVENUE, DANIA BEACH

Case Completed 5/16/16
 REVISED 11/17/2016

CODE ENFORCEMENT ORDER LIEN				CEB 2015-0104		RECORDED	PAGE	DATE	RELEASED	PAGE	DATE
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	Total	BOOK/INSTRUMENTAL	113295057	Page 1 to 7	10/19/2015	BOOK/INSTRUMENTAL
7/16/2015	5/16/2016	\$100.00	305	\$30,500.00	\$262.50	\$30,762.50					

ESTIMATED COST OF RECORDING FEES		CERTIFIED COPY COVER	
1	PAGES	FINAL ORDER	10.00
4	PAGES	SUPPLEMENTAL ORDER	40.50
2	PAGES	RELEASE OF LIEN	17.00
2	PAGES	ADM. FEE RECORDING LIEN	25.00
		ADM. FEE RECORDING RELEASE	40.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	30.00
			100.00
			262.50

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Wells Fargo Bank NA, 4501 SW 25 TER,
Case #15-0401.

Summary Explanation & Background:

For Case #15-0401: This case was originally cited on 3/13/15 for 7 code violations. The case went before Special Magistrate Judith Secher on 7/9/15 for 7 violations. The Special Magistrate issued an order giving the respondent until 8/18/15 to comply the violations or a fine of \$150.00 per day would be levied. On 6/9/16 Special Magistrate Bruce Jolly confirmed the fine as a lien. The property was brought into compliance on 9/29/16. The fines ran from 8/18/15 through 9/29/16, 408 days @ \$150.00 per day = \$61,200.00 plus recording/admin fees of \$254.00 totaling \$61,454.00. At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$30,200.00 to the City Commission.

The out of pocket costs to the City are \$1,500.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of all Final Orders and Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 7/9/15, 6/9/16, and 11/3/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$30,600.00 to the City Commission.

Commission Action:

Passed **Failed** **Continued** **Other**

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

3/23/2015

Wells Fargo Bank NA
3476 Stateview BLVD
Fort Mill, SC 29715

Case Number: 2015-00000401
Location: 4501 SW 25 TER
Folio: 5042-29-05-0010
Legal Description: See Attached Detail

Dear Wells Fargo Bank NA:

You are hereby notified that you are presently in violation of Dania Beach Code of Ordinances. We have attached the ordinance section(s) and corrective action(s) for your reference.

You are required to correct the violation(s) and call for a re-inspection by 04/03/2015. Failure to comply will result in proceedings against you by the Code Enforcement Special Magistrate, as provided by law. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Code Enforcement Special Magistrate for imposition of a fine and lien against the property even if the violation has been corrected prior to the hearing.

If you require further information or have any questions about the attached violation(s), please do not hesitate to contact me at 954-924-6810 ext. 3706.

Sincerely,

Warren Ostrofsky
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7014 1200 0001 7282 8386 by JC

Also sent regular mail

"Broward's First City"

100 West Dania Beach Boulevard, Dania Beach, Florida 33004 * Phone: 954-924-6800 * www.daniabeachfl.gov

Legal Description

SEABOARD PARK 12-24 B LOT 1
LESS N 12 50 2 BLK 1

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
CE008021127001 - DBCC 8-21(a)(2)(g) Window/Door Maint./ Equip.	DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.	Insure every window and exterior door is reasonably weathertight, maintained without cracks and holes, and in a state of good repair. Insure all windows intended for ventilation are equipped with fully operable hardware and fitted with screens. Obtain any and all permits and approvals as necessary or required.
CE008021141001 - DBCC 8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.	Obtain any and all permits and approvals required to repair any foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and/or other building parts to insure they are structurally sound, weather proof, water tight, rodent proof, and in a state of good repair.
CE008021145001 - DBCC 8-21(a)(4)(e) Electrical Condition	DBCC 8-21(a)(4)(e) requires all electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition.	Insure all electrical wiring and accessories are maintained in good, safe working condition, are adequately insulated and protected, and that no wiring, outlets, or connections are exposed so as to create a hazardous condition.
CE008021146001 - DBCC 8-21(a)(4)(f) Fence/Wall/Enclosure Maint.	DBCC 8-21(a)(4)(f) states every accessory structure shall be kept in a clean and sanitary condition, free from rodents, vermin, and infestations and all fences, walls, and similar enclosures shall be maintained in a state of good repair.	Insure every accessory structure is kept in a clean and sanitary condition, and free from rodents, vermin, and infestations. Insure all fences, walls, and similar enclosures are maintained in a state of good repair. Obtain any and all permits and approvals as necessary or required.
CE008021151201 - DBCC 8-21(a)(5)(a)(2) Paint Maintenance	DBCC 8-21(a)(5)(a)(2) states all surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration.	Insure all surfaces requiring painting or which are otherwise protected from the elements are painted or protected, are free of any graffiti, and are uniform in color with no evidence of deterioration.

DBCC 13-34(a) Nuisance Accumulation owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, trash, stagnant water, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. stagnant water, untended vegetation, or discoloration, or any nuisance as defined in section 13-21 from the premises and maintain the property in accordance with all applicable city ordinances.

CE105001000001 - FBC 105.1 Permits Required FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s). Obtain any and all permits and approvals required for any and all construction/building activities on the subject property. Contact the inspector listed for further explanations and/or instructions.



Address 7501 JW 25 TEM

Folio # 5042-29-05-0010

DAYS TO COMPLY: 21

<input checked="" type="checkbox"/>	CE008021127001	8-21(a)(2)(g)	Windows and doors must be weather tight and in good repair fully operate and have screens
<input checked="" type="checkbox"/>	CE008021141001	8-21(a)(4)(a)	Foundations/floors/walls/roofs/bldg. parts must be in good repair
<input checked="" type="checkbox"/>	CE008021144001	8-21(a)(4)(d)	Plumbing fixtures/pipes/drains must be in good repair w/o leaks/defects
<input checked="" type="checkbox"/>	CE008021145001	8-21(a)(4)(e)	Electrical wiring/accessories must be in good repair & nothing exposed
<input checked="" type="checkbox"/>	CE008021146001	8-21(a)(4)(f)	Fence / Wall / Enclosure must be in good repair
<input checked="" type="checkbox"/>	CE008021151201	8-21(a)(5)(a)(2)	All surfaces must be painted or protected and maintained
<input type="checkbox"/>	CE008021154001	8-21(a)(5)(d)	All yard areas exposed must have vegetative material
<input type="checkbox"/>	CE008022110001	8-22(a)(1)	Commercial properties nuisances and hazards
<input type="checkbox"/>	CE008022130001	8-22(a)(3)	Commercial properties Minimum Standards
<input type="checkbox"/>	CE013029000001	13-29	Unpermitted standing water with possible/confirmed mosquito breeding
<input checked="" type="checkbox"/>	CE013034001001	13-34(a)	Unpermitted nuisance/trash/junk/debris/stagnant water accumulation
<input type="checkbox"/>	CE013034002001	13-34(b)	Property AND right of way require maintenance/cleaning
<input type="checkbox"/>	CE013034003001	13-34(c)	Untended veg on IMPROVED prop and/or R/W requires cutting (8" max)
<input type="checkbox"/>	CE013089004001	13-69(d)	Bulk trash out for pickup too early/must be removed
<input type="checkbox"/>	CE013074003001	13-74(c)	Trash Receptacle Prior Placement / Removal
<input type="checkbox"/>	CE014002001001	14-2(a)	Junked/abandoned/unlicensed vehicles on premises
<input type="checkbox"/>	CE015001000001	15-1	Business Tax Receipt required for business/property
<input type="checkbox"/>	CE022001000001	22-1	Building numbers required (FRONT / REAR / ALLEY)
<input type="checkbox"/>	CE022005009001	22-5(i)	Prohibits unpermitted installations and uses of swale and R/W
<input type="checkbox"/>	CE022005009501	22-5(i)(5)	Requires sod/vegetative material to be planted in unpaved swale areas
<input type="checkbox"/>	CE022005009541	22-5(i)(5)(d)	Trees must have a clearance of 8 ft above sidewalk & 14 ft above street
<input type="checkbox"/>	CE022021000001	22-21	Sidewalk must be maintain in uniform repair
<input type="checkbox"/>	CE100040004001	100-40(D)	Prohibited use on the subject property
<input type="checkbox"/>	CE105060006001	105-60(F)	Pool on site does not have a proper enclosure or it is not secured/locked
<input type="checkbox"/>	CE105120001001	105-120(A)	Prohibited class A commercial vehicle in a residential area
<input type="checkbox"/>	CE105130001001	105-130(A)(1)	RV/boat/trailer must be parked/stored in the side or rear yard
<input type="checkbox"/>	CE105130001003	105-130(A)(3)	RV/boat/trailer parking on R/W is prohibited
<input type="checkbox"/>	CE105130002001	105-130(B)	RV/boat/trailer max height may not exceed 13.5 feet
<input type="checkbox"/>	CE105130003001	105-130(C)	RV/boat/trailer may not exceed 30 feet in length and/or 10 feet in width
<input type="checkbox"/>	CE105130008001	105-130(E)	Max Number/ Parking- utility trailer/ recreational vehicle/ boat
<input type="checkbox"/>	CE105140005001	105-140(E)	Unpermitted use of regulated vehicle on site (storage/sleeping in/etc.)
<input type="checkbox"/>	CE265100003001	265-100(C)	Parking areas must be kept in good repair
<input type="checkbox"/>	CE265130004001	265-130(D)	Prohibited Parking - Parking on unapproved surface
<input type="checkbox"/>	CE290050004001	290-50(D)	Dumpsters must be closed and no debris located around them
<input type="checkbox"/>	CE505030070201	505-30(G)(2)	All signs & structures must be kept in good condition and neat appearance
<input type="checkbox"/>	CE505050000001	505-50	Prohibited Signs on Property
<input checked="" type="checkbox"/>	CE825200001001	825-200(A)	Tree Removal/Abuse Violation - Get any required tree permit for tree removal or abuse
<input type="checkbox"/>	CE105001000001	FBC 105.1	Permits required for any construction/building activities

CE

Comments:

Roof has Expired Permit - New permit Needed.
HOT TON Requires a Permit

Posted Notice

Hand Delivered - Received by:

Print: _____

Sign: _____

Inspector: OSTROFSKY ID # 1428
 Contact # 954-924-6810 x 3206

PROACTIVE: _____ REACTIVE: _____

Office Use: Mail 2 Cert. # _____

Case # 2015-0401

20

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-0401
Municipal Corporation,

PETITIONER, :

vs. :

WELLS FARGO BANK NA,

RESPONDENT. :

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having considered the City's Motion to Confirm Fine on June 9, 2016, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

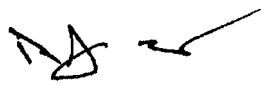
1. The Code Compliance Special Magistrate did render on July 27, 2015, a Final Order in the above-captioned case commanding the Respondent, Wells Fargo bank NA, to bring the violations specified in said Final Order into compliance on or before August 18, 2015, or pay a fine in the amount of \$150.00 per day thereafter.
2. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 4501 SW 25 Terrace, Dania Beach, Florida and legally described as: SEABOARD PARK 12-24 B LOT 1 LESS N 12.50 2 BLK 1: (0229 05 0010).
3. Respondent, Wells Fargo Bank NA, did not comply with the Final Order on or before the compliance date stated above. There are violations stated in the Final Order that still exist on the property.
4. The fine imposed in the Final Order for the violations specified in the Final Order is hereby confirmed and ratified and accrues at \$150.00 per day from August 18, 2015 until such time as the Respondent, Wells Fargo Bank NA, has complied with said Final Order, plus a \$100.00 administrative cost imposed in the July 27, 2015 Final Order.

Upon complying, **the Respondent must notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied.

5. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 21st day of June, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Bruce W. Jolly, Esq.

Notary Seal:

Sworn and subscribed before me this 21st day of June, 2016.


NOTARY PUBLIC STATE OF FLORIDA


Bruce W. Jolly is personally known to me.

CERTIFICATE OF SERVICE



I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, Wells Fargo Bank NA, this 21 day of June, 2016.

CERTIFIED MAIL # 7015 0640 0004 9730 9115


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
Nazish Zaheer, Esq., Brock & Scott, PLLC, 1501 Northwest 49 Street, Suite 200,
Fort Lauderdale, FL 33309

am certified mail # 7016 1370 0000 1505 858:

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-0401
Municipal Corporation,

PETITIONER, :

vs. :

WELLS FARGO BANK NA,

RESPONDENT. :

**FINAL ORDER OF THE DANIA BEACH CODE COMPLIANCE
SPECIAL MAGISTRATE**

This proceeding came on for Formal Hearing on July 9, 2015, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

a. The Code Compliance Special Magistrate has jurisdiction of the Respondent and the subject matter of this action;

and

b. Respondent, Wells Fargo Bank NA, did allow the following code violations to exist at property Respondent owns, located at 4501 SW 25 Terrace, Dania Beach, Florida, which property is legally described as: SEABOARD PARK 12-24 B LOT 1 LESS N 12.50 2 BLK 1: (0229 05 0010).

1. DBCC 8-21 (a) (2) (g) Window/Door Maint./Equip. Every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens. There are no screens on the windows and one window is boarded up.

2. DBCC 8-21 (a) (4) (a) Building Condition. Requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair. The roof, the fascia, the soffit and the rear wall of the structure are in a state of disrepair.

FINAL ORDER
2015-0401
PAGE 2

3. DBCC 8-21 (a) (4) (e) Electrical Condition. All electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition. There is an open electrical fixture and an open electrical box on the building.
4. DBCC 8-21 (a) (4) (f) Fences/Wall/Enclosure Maint. Every accessory structure shall be kept in a clean and sanitary condition, free from rodents, vermin, and infestations and all fences, walls, and similar enclosures shall be maintained in a state of good repair. The fence is in a state of disrepair.
5. DBCC 8-21 (a) (5) (a) (2) Paint Maintenance. All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration. The exterior building surface is deteriorated and requires painting.
6. DBCC 13-34 (a) Nuisance Accumulation. It is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. There is overgrowth of vegetation and trash and litter on the property. All overgrowth of vegetation on the property must be cut and all trash and litter on the property must be removed.
7. FBC 105.1 Permits Required. Requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s). There was a hot tub installed on the property without the required permit.

FINAL ORDER
2015-0401
PAGE 3

Upon consideration thereof, it is thereupon ORDERED:

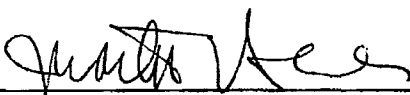
1. Respondent, Wells Fargo Bank NA:
 - (a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(7), and a fine of \$150.00 per day will begin running on August 18, 2015 for the violations.
 - (b) **In addition, there is also assessed \$100.00 to cover costs incurred by the City in the prosecution of this matter.** Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute a lien against the above referenced property which may also be actionable by law.

The fine shall continue until said violations come into compliance with said sections of the City Code upon requested inspection. Upon complying, the Respondent MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied. If the Respondent does not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. Said fine shall constitute a lien upon the real property and personal property of the Respondent.

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction.

ORDERED at Dania Beach, Broward County, Florida, this 27 day of July, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Judith E. Secher, Esq.

FINAL ORDER
2015-0401
PAGE 4

Notary Seal:



Sworn and subscribed before me this
27 day of July, 2015.

Lori Wygladalski

NOTARY PUBLIC, STATE OF FLORIDA

Judith E. Secher is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Wells Fargo Bank NA, this 27 day of July, 2015.

CERTIFIED MAIL # 7014 3490 0001 9549 3139

Lori Wygladalski

CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-0401
Municipal Corporation,

PETITIONER, :

vs. :

WELLS FARGO BANK NA,

RESPONDENT. :

ORDER ON ABATEMENT OF FINE RECOMMENDATION

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on November 3, 2016, having heard testimony on Respondent's request for abatement of fine, and being otherwise advised in the premises, states as follows:

1. A Final Order in the above-captioned case was rendered on July 27, 2015 by the Code Compliance Special Magistrate finding the Respondent, Wells Fargo Bank NA, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$150.00 per day, beginning August 18, 2015 and continuing for each day thereafter until the property is brought into compliance.
2. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the property located at 4501 SW 25 Terrace, Dania Beach, Florida, and legally described as: SEABOARD PARK 12-24 B LOT 1 LESS N 12.50 2 BLK 1: (0229 05 0010).
3. The Special Magistrate entered a Supplemental Order/Claim of Lien in this case on June 21, 2016. The Final Order and Supplemental Order/Claim of Lien were recorded on June 28, 2016, Instrument No. 113779706, Broward County Public Records.
4. Respondent, Wells Fargo Bank NA, complied with the Final Order on September 29, 2016.
5. The fine stated in the Final Order is hereby confirmed and ratified and did accrue

Order on Abatement of Fine Recommendation

2015-0401

Page 2

at the per diem rate specified from August 18, 2015 to September 29, 2016.

6. The fine accrued for a period of 408 days at \$150.00 per day for a total fine of \$61,200.00.

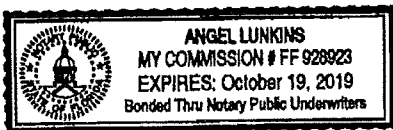
7. The Special Magistrate hereby recommends abatement of the fine to \$30,600.00. The Dania Beach City Commission will determine whether the fine imposed in this case is abated and if so, the amount and terms of fine abatement.

8. This abatement of fine recommendation is directed only to the Respondent. This order does not waive or compromise the City's lien rights against prior property owners or the City's rights to surplus tax proceeds.

9. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case rendered July 27, 2015, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 29 day of November, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE



By: Judith E. Secher
Judith E. Secher, Esq.

Notary Seal:

Sworn and subscribed before me this 29 day of November, 2016.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Judith E. Secher is personally known to me.

Order on Abatement of Fine Recommendation
2015-0401
Page 3

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, Wells Fargo Bank NA, this 29 day of November, 2016.

CERTIFIED MAIL #



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
Carlos F. Lopez, Esq., Rhonda Hollander, PA, 314 South Federal Highway,
Dania Beach, Florida 33004
am

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0465	My Darling LLC	4433 Stirling Rd	Compliance by October 17, 2015 or a \$250.00 one-time fine. \$100.00 administrative fee assessed.	P
2	2014-1903	Holocaust Documentation & education Cntr Inc.	303 N Federal Hwy	Extension granted to September 17, 2015	P
2	2014-2162	1554 S Federal Highway LLC	1554 S Federal Hwy	Extension granted to August 18, 2015	P
3	2015-0633	DS Realty Inc; % Scott Daiagi	2800 S Federal Hwy	Repeat Violator. Property not in compliance 5/8/15-5/13/15. Five days @\$250/day = \$1,250.00 payable by August 18, 2015. \$100.00 administrative fee assessed.	P
5	2014-1824	Skyland Plaza LLC	118 N Federal Hwy	Extension granted to October 17, 2015	P
6	2014-0242	2080 Griffin Holdings LLC	2080 Griffin Rd	Fine confirmed. Hold recording for 70 days (September 17, 2015)	P
7	2015-0486	M Sterling Collins Rev Tr	6 SW 5 Ave	Compliance by September 17, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
8	2014-1982	4214 Building LLC	42 SW 14 St	Fine confirmed	P
9	2015-0688	4214 Building LLC	42 SW 14 St	Compliance by September 17, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
10	2014-2275	BGDJ Capital LLC	250 SW 7 St	Extension granted to August 18, 2015	P
11	2015-0240	Christian N Boarlu	3019 Ravenswood Rad 103	Compliance by October 17, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
12	2014-1603	Lois H Jackson	206 NW 5 Ave	Fine confirmed	P
13	2014-1421	Michal Chenor LLC	290 SW 9 St	Extension granted to July 9, 2015. Case is complied	P
14	2014-2354	Attilio Est & Mary Mancusi % California Dream Inn	123 E Dania Beach Blvd	Extension granted to August 18, 2015	NP
15	2015-0487	Ruther Mae Carter LE Ronald Carter	45 NW 5 Ave	Compliance by September 17, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
16	2015-0491	New Life 2014 LLC	9 SW 6 Ave	Compliance by August 18, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
17	2015-0595	Georgios Vlnos	242 SW 7 St	Compliance by August 18, 2015 or a \$250.00 one-time fine \$100.00 administrative fee assessed.	NP
18	2015-0610	OneWest Bank NA % Financial Freedom	131 SE 3 Ave #104	Compliance by August 18, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
19	2014-1362	Green Tree Servicing LLC	4437 SW 24 Ave	Fine Confirmed	NP
20	2015-0395	Federal National Mortgage Assn	3730 SW 47 Ct	Compliance by August 18, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
21	2015-0401	Wells Fargo Bank NA	4501 SW 25 Ter	Compliance by August 18, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0401	Wells Fargo Bank NA	4501 SW 25 TER	Fine Confirmed.	P
2	2009-2280	Jeanne Towne	4598 SW 35 AVE	Fine Confirmed. Abatement of \$ 1,000 payable by July 9, 2016	P
3	2015-1785	EZRA Group LLC	945 S Federal Hwy	Compliance by July 19, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed.	P
4	2016-0272	Steven Atland	723 SW 5 ST	Compliance by July 19, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
5	2015-0772	Park N Go of Fort Lauderdale	706 SW 7 ST	Continued to August 4, 2016 SM Hearing	NP
6	2016-0277	South Florida Haitian Evangelical Baptist Church INC	23 NW 1 ST	Stipulated Agreement: Compliance by July 19, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	NP
7	2016-0069	David Duerr	2290 SW 44 ST	Compliance by July 19, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
8	2015-0690	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL	Fine Confirmed	NP
9	2015-1065	Federal National Mortgage Assn % Mccalla Raymer LLC	4407 SW 25 TER	Fine Confirmed	NP
10	2016-0397	Project USA LLC	150 Bryan Rd	Compliance by July 19, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0401	Wells Fargo Bank NA	4501 SW 25 TER	Abatement of \$30,600 recommended to the City Commission	P
2	2015-1325	BH-NV Dania Properties LLC	129 NW 4 AVE	Extension granted to November 3, 2016	P
3	2014-2102	Dynamic F B Holdings Inc	1317 S FEDERAL HWY	Holding Foreclosure abatement of \$6,960 recommended to the City Commission	P
4	2016-0270	Ravenswood Warehouses LLC	5937 Ravenswood RD H 17	Extension granted to January 12, 2017	P
5	2016-0635	Michael Simard Patrick Simard ETAL	713 SW 7 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2015-0104	Richard JUDGE	112 NW 4 AVE	Abatement of \$3,050 recommended to the City Commission	P
7	2016-0583	Anna Denisse Cukierkorn Jacques Cukierkorn ETAL	525 SW 1 ST	Compliance date extended to 1/13/16 granted	P
8	2016-0652	Douglas & Marie C Aviles	813 SW 9 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
9	2016-0654	Richard Balistreri	3000 Lakeshore Dr.	Extension granted to 1/12/17	P
10	2015-1634	US BANK NA TRSTEE % Shapiro & Fishman LLP	241 NW 5 AVE	Fine Confirmed. Holding recording for 90 days 1/1/17	P
11	2016-1177	MZ & M Enterprises LLC	5813 SW 40 AVE	Compliance by January 12, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
12	2012-1126	Vincent Ireland	257 SW 4 ST	Previous Abatement of \$2,500 -approved on payment plan \$50 a month on the 21st of every month recommended on the City Commission	P
13	2015-1721	Jayne Post	801 NW 12 AVE	Extension granted to February 11, 2017	P
14	2016-0772	BRIN 24th AVE Warehouse LLC	3421 SW 24 AVE	Compliance by February 11, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
15	2016-0397	Project USA LLC	150 S BRYAN RD	Fine Confirmed	P
16	2016-1296	Dehab FAM REV TR	117 NW 10 CT	Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
17	2011-0711	Rocio Zamora	719 SW 5 ST	Abatement of \$12,000 recommended to the City Commission	P
18	2011-1006	Rocio Zamora	719 SW 5 ST	Abatement of \$4,000 recommended to the City Commission	P
19	2016-0993	NOA Holdings & Investments LLC	30 SW 5 ST	Compliance by April 12, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
20	2016-1290	Janek Delgado	615 NW 3 TERR	Compliance by December 13, 2016 or a one time \$250.00 per day fine. \$50.00 administrative fee assessed	P
21	2015-1553	Ruth Thompson	4601 SW 29 TER	Fine Confirmed. Abatement of \$400 payable by December 3, 2016	P
22	2015-1608	First Chase	312 Phippen Rd	Abatement of \$3,000 payable by December 3, 2016	P
23	2015-1154	Ruther Mae Carter LE Ronald Carter	45 NW 5 AVE	Compliance date extended to 1/13/16	NP
24	2016-0277	SOUTH FLORIDA HAITIAN EVANGELICAL BAPTIST CHURCH INC	23 NW 1 ST	Extension granted to 1/12/17	NP
25	2016-0563	Enrique Rafael Alvarto	4523 SW 26 TER	Extension granted to 1/12/17	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
26	2016-0774	Clifford J & Barbara Iacino	802 NW 12 AVE	Compliance date extended to 11/3/16	NP
27	2016-1153	Sofia Panagiotopoulos	4621 SW 43 AVE	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
28	2016-1178	Christine Testerman	3371 SW 44 ST	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
29	2015-0690	Yuri Kadashhev & Juliette Kadashhev	425 SE 3 PL	Abatement Denied Compliance by December 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed Public Nuisance authorized after 12/13/16 for windows doors & beehive	NP
30	2016-1562	Yuri Kadashhev & Juliette Kadashhev	425 SE 3 PL		NP
31	2016-1412	Wells Fargo Bank NA % Aldridge Connors LLP	4390 SW 29 AVE	Fine Confirmed at \$1,400 Compliance by December 13, 2016 or a one time \$150.00 per day fine. \$100.00 administrative fee assessed	NP
32	2016-1365	James Osborn Samuel	14 NW 7 AVE		NP
33	2016-0189	Miriam B Wiley	PHIPPEN RD	Order Imposing fine of \$1,100 Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
34	2016-1012	Hiraga LLC	746 SW 4 ST		NP
35	2016-1023	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed	NP
36	2016-1097	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
37	2016-1215	Richard L Anderson LE Jonathan Anderson	734 SW 8 ST	Stipulated Agreement Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

100 W. Dania Beach Blvd.
 Dania Beach, FL 33004
 954-924-6800 Ext. 3662

OWNER: WELLS FARGO BANK NA
 FOLIO: 0229-05-0010
 LEGAL: SEABOARD PARK 12-24 B LOT 1 LESS N 12.50 2 BLK 1
 ADDRESS: 4501 SW 25 TERRACE

CODE ENFORCEMENT ORDER LIEN				CEB 2015-0401		RECORDED	PAGE	DATE	RELEASED	PAGE	DATE
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	INSTRUMENT			INSTRUMENT		
8/18/2015	9/29/2016	\$150.00	408	\$61,200.00	\$254.00	113779706	PAGE 1 TO 7	6/28/2016			
						Total					
						\$61,454.00					

Case Completed

ESTIMATED COST OF RECORDING FEES		
1	PAGES CERTIFIED COPY COVER	10.00
3	PAGES FINAL ORDER	32.00
2	PAGES SUPPLEMENTAL ORDER	17.00
2	PAGES RELEASE OF LIEN	25.00
	ADM. FEE RECORDING LIEN	40.00
	ADM. FEE RECORDING RELEASE	30.00
	ADM. FEE - SPECIAL MAGISTRATE FINE	100.00
		254.00

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Rocio Zamora, 719 SW 5 ST, Case #11-0711.

Summary Explanation & Background:

For Case #11-0711: This case was originally cited on 5/23/11 for 13 code violations. The case went before Special Magistrate Mark Berman on 10/6/11 for 11 violations. The Special Magistrate issued an order giving the respondent until 1/14/12 to comply the violations or a fine of \$150.00 per day would be levied. On 5/5/16 Special Magistrate Harry Hipler confirmed the fine as a lien. The property was brought into compliance on 8/29/16. The fines ran from 1/14/12 through 8/29/16, 1,689 days @ \$150.00 per day = \$253,350.00 plus recording/admin fees of \$262.50 totaling \$253,612.50. At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$12,000.00 to the City Commission

The out of pocket costs to the City are \$2,000.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of all Final Orders and Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 10/6/11, 5/5/16, 7/9/15 and 8/4/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$12,000.00 to the City Commission.

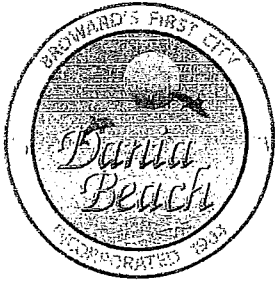
Commission Action:

Passed **Failed** **Continued** **Other**

Comment:

City Manager

City Clerk



City of Dania Beach
FLORIDA

May 23, 2011

ROCIO ZAMORA
719 SW 5 ST
DANIA BEACH, FL 33004

Case Number: 11-00000711

Location: 719 SW 5 ST
Folio: 5142-03-34-0950-
Legal Description:
COLLEGE TRACT 19-9 B LOT 9 BLK 7

Dear ROCIO ZAMORA:

You are hereby notified that you are presently in violation of Dania Beach Code of Ordinances. We have attached the ordinance section(s) and corrective actions for your reference.

You are required to correct the violation(s) and call for a re-inspection by June 18, 2011. Failure to comply will result in proceedings against you by the Code Enforcement Special Magistrate, as provided by law. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Code Enforcement Special Magistrate for imposition of a fine and lien against the property even if the violation has been corrected prior to the hearing.

If you require further information or have any questions about the attached violation(s), please do not hesitate to contact me at 954-924-6810 ext. 3706.

Sincerely,

WARREN OSTROFSKY
CODE INSPECTOR

I certify that an original hereof was furnished to the above named addressee by:

Certified Mail # 7010 2780 0001 4212 8890 by SGA

Also sent regular mail

CASE NUMBER 11-00000711
 PROPERTY ADDRESS 719 SW 5 ST

 VIOLATION: CE008021127001 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(2)(g) Win/Door Mn DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair.

CORRECTIVE ACTION REQUIRED :

Insure every window and exterior door is reasonably weathertight, maintained without cracks and holes, and in a state of good repair. Obtain any and all permits and approvals as necessary or required.

 VIOLATION: CE008021127002 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(2)(g) Window Equi DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(2)(g) states all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.

CORRECTIVE ACTION REQUIRED :

Insure all windows intended for ventilation are equipped with fully operable hardware and fitted with screens. Obtain any and all permits and approvals as necessary or required.

 VIOLATION: CE008021141001 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(4)(a) Bldg Cond DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.

CORRECTIVE ACTION REQUIRED :

Obtain any and all permits and approvals required to repair any foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and/or other building parts to insure they are structurally sound, weather proof, water tight, rodent proof, and in a state of good repair.

 VIOLATION: CE008021145001 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(4)(e) Elec Cond DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 11-00000711
 PROPERTY ADDRESS 719 SW 5 ST

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(4)(e) requires all electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition.

CORRECTIVE ACTION REQUIRED :

Insure all electrical wiring and accessories are maintained in good, safe working condition, are adequately insulated and protected, and that no wiring, outlets, or connections are exposed so as to create a hazardous condition.

 VIOLATION: CE008021151101 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(5)(a)(1) Bldg Mnt DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(5)(a)(1) states the exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing, or other holes or breaks.

CORRECTIVE ACTION REQUIRED :

Insure the exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, is in good condition and does not show evidence of deterioration, weathering, discoloration, ripping, tearing, or other holes or breaks. Obtain any and all permits and approvals as necessary or required.

 VIOLATION: CE008021151201 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(5)(a)(2) Paint DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(5)(a)(2) states all surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration.

CORRECTIVE ACTION REQUIRED :

Insure all surfaces requiring painting or which are otherwise protected from the elements are painted or protected, are free of any graffiti, and are uniform in color with no evidence of deterioration.

 VIOLATION: CE008021151301 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(5)(a)(3) Parking DATE: 5/23/11
 LOCATION:

✓ ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 11-00000711
 PROPERTY ADDRESS 719 SW 5 ST

ORDINANCE DESCRIPTION :

DBCC 8-21(a) (5) (a) (3) states all off street parking spaces shall be paved with asphalt or constructed of concrete or block, and shall be of smooth surface and in good repair.

CORRECTIVE ACTION REQUIRED :

Insure all off street parking spaces are paved with asphalt or constructed of concrete or block, and are of smooth surface and in good repair. Obtain any and all permits and approvals as necessary or required.

 VIOLATION: CE013034001001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(a) Nus Accumulation DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 13-34(a) states it is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, trash, stagnant water, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises.

CORRECTIVE ACTION REQUIRED :

Remove any garbage, litter, trash, stagnant water, untended vegetation, or discoloration, or any nuisance as defined in section 13-21 from the premises and maintain the property in accordance with all applicable city ordinances.

✓

 VIOLATION: CE013034002001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(b) Prop & RW Maint DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 13-34(b) states each owner or operator of property within the city shall keep such property and the adjoining unpaved portions of the public rights of way, swales, and/or canal banks clean and free from any accumulation of garbage, trash, and litter.

CORRECTIVE ACTION REQUIRED :

Remove any garbage, trash, and litter from the property and the adjoining unpaved portions of the public rights of way, swales, and/or canal banks.

✓

 VIOLATION: CE013034003001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(c) Untended Veg DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 13-34(c) states the owners and operators of all

✓

CASE NUMBER 11-00000711
 PROPERTY ADDRESS 719 SW 5 ST

ORDINANCE DESCRIPTION :

improved property within the city shall not permit untended vegetation upon such property and the public rights of way, swales, and/or canal banks. Untended vegetation includes all grass, weeds, and underbrush in excess of eight (8) inches in height from the ground, and any overgrown vines and similar other vegetation.

CORRECTIVE ACTION REQUIRED :

Cut all untended vegetation and maintain the property and the public rights of way, swales, and/or canal banks as required by code. Insure all grass, weeds, and underbrush are below eight (8) inches in height from the ground, and any overgrown vines and similar other vegetation are removed.

 VIOLATION: CE013074003002 QUANTITY: 1
 DESCRIPTION: DBCC 13-74(c) Removal of Items DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 13-74(c) states all garbage carts and all other receptacles shall be removed from the right of way and from the front yard no later than dusk of the day of collection.

CORRECTIVE ACTION REQUIRED :

Insure all garbage carts and all other receptacles are removed from the right of way and from the front yard no later than dusk of the day of collection.

 VIOLATION: CE105001000001 QUANTITY: 1
 DESCRIPTION: FBC 105.1 Permits Required DATE: 5/23/11
 LOCATION:

ORDINANCE DESCRIPTION :

FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).

CORRECTIVE ACTION REQUIRED :

Obtain any and all permits and approvals required for any and all construction/building activities on the subject property. Contact the inspector listed for further explanations and/or instructions.

 VIOLATION: CE008021146002 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a) (4) (f) Fences/Wall DATE: 5/25/11
 LOCATION:

CONTINUED

CASE NUMBER 11-00000711
PROPERTY ADDRESS 719 SW 5 ST

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(4)(f) states all fences, walls, and similar enclosures shall be maintained in a state of good repair.

CORRECTIVE ACTION REQUIRED :

Insure all fences, walls, and similar enclosures are maintained in a state of good repair. Obtain any and all permits and approvals as necessary or required.

DETAILED INSPECTION REPORT

DATE: 5-19-11
CASE #:
FOLIO #: 5142-03-34-0950
ADDRESS: 719 SW 5 ST
OWNER: ZAMORA, ROCIO
THE NEW WINDOWS THAT WERE INSTALLED AND THE OPENINGS THAT WERE CREATED FOR THE A/C'S REQUIRED A PERMIT.
THE BUILDING DEPT HAS ALL THE INFO NEEDED.

* NOTE: SETTLEMENT FEE IN CASE 10-1009 HAS NOT BEEN PAID. YOU MUST CONTACT THE LISTED INSPECTOR IMMEDIATELY!

Supplemental Order/Claim of Lien
11-0711
Page 2

Upon complying, **the Respondent must notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied.

5. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent.

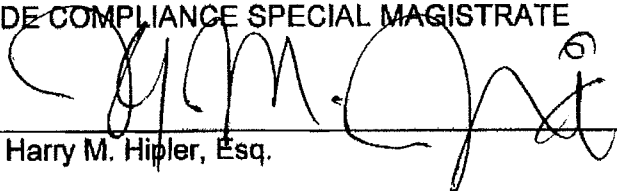
DONE and ORDERED at Dania Beach, Broward County, Florida, this 18 day of May, 2016.




Notary Seal:

Sworn and subscribed before me this 18 day of May, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Harry M. Hipler, Esq.


NOTARY PUBLIC STATE OF FLORIDA

Harry M. Hipler is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, Rocio Zamora, this 18 day of May, 2016.

CERTIFIED MAIL # 9590940215245362309440


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
am

ventilation must be equipped with fully operable hardware and fitted with screens.

There are no screens in the windows on the property.

3. DBCC 8-21 (a) (4) (a) Building Condition Minimum Standards. Requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair. There are holes in the rear of the building.

4. DBCC 8-21 (a) (4) (e) Electrical Condition Minimum Standards. All electrical wiring and accessories must be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition. There are open sockets and light fixtures that have no bulbs in them on the property.

5. DBCC 8-21 (a) (5) (a) (3) Parking. All off street parking spaces shall be paved with asphalt or constructed of concrete or block, and shall be of smooth surface and in good repair. The off the street parking area on the property has holes and gaps in it.

6. DBCC 13-34 (a) Nuisance Accumulation. It is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. There is a nuisance accumulation of junk, debris, paper and bottles.

7. DBCC 13-34 (b) Property and Right of Way Maintenance. Each owner or operator of property within the city shall keep such property, and the adjoining unpaved portions of the public rights-of-way, swales and canal banks, clean and free from any accumulation of garbage, trash, and litter. There are junk and debris on the right of way.

8. DBCC 13-34 (c) Untended Vegetation Minimum Standards. The owners and operators of all improved property within the city shall not permit untended vegetation upon such property, and the adjoining portions of rights of way, swales, and canal banks. There is an overgrowth of vegetation along the property fence line.

9. DBCC 13-74 (c) Removal of Items. No garbage, trash or recyclables to be collected by a private hauler, or the city's hauler, shall be placed on the right-of-way for a period longer than twenty-four (24) hours prior to collection. There are garbage cans on the right of way.

10. FBC 105.1 Permits Required. Requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, or to cause any such work to be done, to first make application to the building department and obtain the required permit(s). There are new A/C units in walls and windows installed without permits.

11. DBCC 8-21 (a) (4) (f) Fences/Wall. States all fences, garden walls, and similar enclosures shall be maintained in a state of good repair. The fence is missing top rails and is in disrepair.

Upon consideration by the Special Magistrate, it is ORDERED:

1. Respondent(s) has/have been found to be in violation of the above described code sections listed in paragraphs c. (1) through (11). A fine of \$150.00 per day will begin running on January 14, 2012.

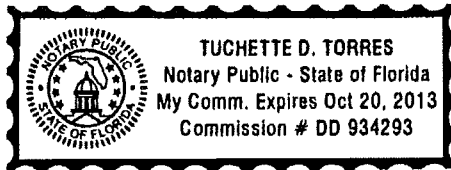
The City of Dania Beach shall have and recover from Respondent(s), for the foregoing violations listed above, a fine of \$150.00 per day beginning January 14, 2012.

The fine shall continue until the violations come into compliance with the sections of the City Code upon requested inspection. Upon complying, the Respondent(s) MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent(s) has/have complied. If the Respondent(s) does/do not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. The fine shall constitute a lien upon the real property and personal property of the Respondent(s).

2. **In addition, there is also assessed \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute an additional lien against the above referenced property which may also be actionable by law.**

Final Order
#11-0711
Page 4

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction. ORDERED at Dania Beach, Broward County, Florida, on October 21, 2011.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: _____

A large, stylized handwritten signature in black ink, appearing to read 'Mark E. Berman'.

Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me on October 21, 2011.



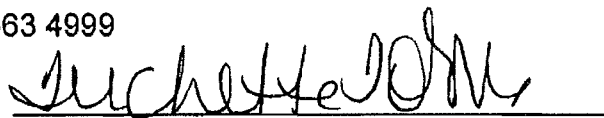
TUCHETTE D. TORRES
NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent(s) on October 21, 2011.

CERTIFIED MAIL # 7011 1570 0002 7563 4999



TUCHETTE D. TORRES
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
sga

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 11-0711
Municipal Corporation,

 PETITIONER, :

 vs. :

ROCIO ZAMORA,

 RESPONDENT. :

ORDER ON ABATEMENT OF FINE RECOMMENDATION

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on November 3, 2016, having heard testimony on Respondent's request for abatement of fine, and being otherwise advised in the premises, states as follows:

1. A Final Order in the above-captioned case was rendered on October 21, 2011 by the Code Compliance Special Magistrate finding the Respondent, Rocio Zamora, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$150.00 per day, beginning January 14, 2012 and continuing for each day thereafter until the property is brought into compliance.
2. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the property located at 719 SW 5 Street 1-4, Dania Beach, Florida, and legally described as: COLLEGE TRACT 19-9 B LOT 9 BLK 7: (1203 34 0950).
3. The Special Magistrate entered a Supplemental Order/Claim of Lien in this case on May 18, 2016. The Final Order and Supplemental Order/Claim of Lien were recorded on May 24, 2016, Instrument No. 113714739, Broward County Public Records.
4. Respondent, Rocio Zamora, complied with the Final Order on August 29, 2016.
5. The fine stated in the Final Order is hereby confirmed and ratified and did accrue

at the per diem rate specified from January 14, 2012 to August 29, 2016.

6. The fine accrued for a period of 1,689 days at \$150.00 per day for a total fine of \$253,350.00.

7. The Special Magistrate hereby recommends abatement of the fine to \$12,000.00. The Dania Beach City Commission will determine whether the fine imposed in this case is abated and if so, the amount and terms of fine abatement.

8. This abatement of fine recommendation is directed only to the Respondent. This order does not waive or compromise the City's lien rights against prior property owners or the City's rights to surplus tax proceeds.

9. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case rendered October 21, 2011, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 29 day of November, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE



By: Judith E. Secher
Judith E. Secher, Esq.

Notary Seal:

Sworn and subscribed before me this 29 day of November, 2016.

Angel Lunkins
NOTARY PUBLIC STATE OF FLORIDA


Judith E. Secher is personally known to me.

Order on Abatement of Fine Recommendation
11-0711
Page 3

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, Rocio Zamora, this 21 day of November, 2016.

CERTIFIED MAIL #



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
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Case Order	Case #	Name	Address	Results	
1	11-1010	Federal Home Loan Mortgage Corp	2401 SW 49 CT	Compliance by December 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
2	10-0201	2080 Griffin Holdings LLC	2080 Griffin Rd	Abatement of \$7,000.00 recommended to City Commission.	P
3	10-0257	2080 Griffin Holdings LLC	2080 Griffin Rd	Abatement of \$4,000.00 recommended to City Commission.	P
4	10-1075	2080 Griffin Holdings LLC	2080 Griffin Rd	Abatement of \$3,000.00 recommended to City Commission.	P
5	11-0562	Amanda H Tilley	118 NE 1 Ct	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
6	11-0161	Timothy Ivey	126 NW 5 Ave	Extension granted to December 15, 2011.	P
7	10-1496	Sharon H Burak	425 SE 11 Ter 203	Compliance by January 14, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
8	11-1147	J & G Equities	3901 Stirling Rd	Compliance by November 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
9	10-1185	John & Angelina Jerrytone	3120 SW 58 Pl	Extension granted to January 14, 2012.	P
10	11-0351	Louis Ferrer Est	3448 SW 44 St	Fine confirmed. Hold on recording for 30 days.	P
11	11-0842	Louis Ferrer Est	3448 SW 44 St	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
12	11-0843	Louis Ferrer Est	3460 SW 44 St	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
13	11-0630	Collins M Sterling Rev Tr Anita Collins	6 SW 5 Ave	Compliance by December 15, 2011 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	P
14	10-1363	Ronald R Rogowski	4649 SW 35 Ave	Fine confirmed. Reduced to \$1,900.00 if paid by January 14, 2012.	P
15	11-0238	R H Investments Properties LLC	60 SW 15 St	Extension granted to December 15, 2011.	P
16	11-0597	Arnaury Dominguez	4932 SW 45 Ave	Compliance by January 14, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
17	11-1214	Mortgage Clinic Inc	499 E Sheridan St #2D	Continuance granted to November 3, 2011 hearing.	P
18	11-1107	Allen S Greenberg Grace De Los Angeles Yung Li	36 SE 13 St	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
19	11-0826	Dennis J Perdue 1/2 Int Ida H Mazzucchelli	4684 SW 24 Ave	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
20	11-0217	550 S Federal Hwy LLC	550 S Federal Hwy	Fine confirmed. Reduced to \$250.00 if paid by November 15, 2011.	P
21	10-1741	Phillippe & Claire Tronel Wilson & Lea Souza	715 SW 9 St	Partial release of names from lien for respondents Phillippe & Claire Tronel granted in the amount of \$250.00.	P
22	11-1151	Denville Daniel	4632 SW 33 Ave Front	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
23	11-1152	Denville Daniel	4632 SW 33 Ave Rear	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
24	11-1153	Denville Daniel	4640 SW 33 Ave Front	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
25	11-1154	Denville Daniel	4640 SW 33 Ave Rear	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
26	11-1007	Hector Rodriguez Tina Rodriguez	2723 Griffin Rd	Compliance by December 15, 2011 or \$150.00 per day fine. \$50.00 administrative fee is assessed.	P
27	11-1008	Hector Rodriguez Tina Rodriguez	2741 Griffin Rd	Compliance by January 14, 2012 or \$150.00 per day fine. \$50.00 administrative fee is assessed.	P
28	11-0711	Rocio Zamora *	719 SW 5 St	Compliance by January 14, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
29	11-1006	Rocio Zamora	719 SW 5 St	Compliance by January 14, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P

Case Order	Case #	Name	Address	Results	
30	11-1283	Jose Lucero & Yadenis Lucero	4361 SW 49 Ct	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
31	10-0460	Mary Jane Dwyer H/E Richard Dwyer	5040 SW 27 Ave	Extension granted to January 14, 2012. Compliance by December 15, 2011 or \$250.00 per day fine. \$50.00 administrative fee is assessed.	P
32	11-1102	Nate Benner	26 NW 6 Ave	Authorization to sue for money judgment granted.	P
33	08-0112	Robert Allen & Duong Nhi	1327 SE 2 Ave	Compliance by January 14, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	NP
34	10-1218	Renaud Nadeau Gabrielle Boutin Etal	205 SE 11 Ter 402	Extension granted to October 6, 2011. Case is complied.	NP
35	10-1434	Patricia J Reno	424 SE 10 St 103	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	NP
36	10-1490	Mohammed Ishaque	425 SE 11 Ter 103	Fine confirmed.	NP
37	11-0124	Edward F Gonzalez	219 SW 11 St	Fine confirmed.	NP
38	11-0209	Walgreen Company #03002 Tax Department	202 S Federal Hwy	Compliance by November 15, 2011 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	NP
39	11-1052	Dominick Scotto Rev Tr Dominick Scotto Trustee	1101 S Federal Hwy	Compliance by November 15, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	NP
40	11-1055	Aristotelis Daglaris	34 SE 5 St	Continuance granted to November 3, 2011 hearing.	NP
41	07-0336	Judith W Williams	2933 Lakeshore Dr	Fine confirmed.	NP
42	10-1362	HWMG Investments LLC	1540 Griffin Rd	Compliance by November 15, 2011 or \$250.00 per day fine. \$200.00 administrative fee is assessed.	NP
43	11-0672	Deanne & Oscar Daly	4530 SW 30 Way	Compliance by November 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	NP
44	11-1012	Llyod & Norma Ayala Orellano	2788 SW 47 St	Compliance by November 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	NP
45	11-1145	Ronald Rosselot	2430 SW 50 St	Compliance by November 15, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	NP
46	11-0068	Thomas Hart	5117 SW 28 Ter	Continuance granted to November 3, 2011 hearing.	NP
47	11-0073	Triton V LLC	4349 SW 54 St	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	NP
48	11-0817	Lindsey Ma	4581-4579 SW 33 Ave	Extension granted to October 6, 2011. Case is complied.	NP
49	11-0827	WHB Holdings LLC	3015 Ravenswood Rd 101	Stipulated agreement. Compliance by December 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	NP
50	11-0828	WHB Holdings LLC	3015 Ravenswood Rd 102	Stipulated agreement. Compliance by December 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	NP
51	11-1287	Reilly D Richards	2700 Griffin Rd	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	NP
52	06-1301	Jeffrey Bryant & Michelle Wilcox	136 NW 5 Ave	Fine confirmed.	NP
53	09-1823	Wells Fargo Bank Natl Assn Truste % Saxon Mortgage Services	509 NW 3 Ter	Authorization to foreclose granted.	NP
54	09-2168	New Horizon Counseling Cntr Inc	109 NW 6 Ave	Authorization to foreclose granted.	NP
55	10-0442	Feldman & Feldman Investments LLC	129 SW 5 Ct	Authorization to foreclose granted.	NP
56	10-1054	Nelson Wu	54 SW 16 St	Extension granted to December 15, 2011. Final extension.	NP
57	10-1918	Palm Beach Polo Holdings Inc	750 NE 7 Ave	Extension granted to December 15, 2011.	NP
58	11-0218	Braha Dania LLC HSBC Bank Usa Na	255 E Dania Beach Blvd	Stipulated agreement. Compliance by January 20, 2012 or \$150.00 fine per day fine. \$100.00 administrative fee is assessed.	NP
59	11-0920	c/o Marshall C Watson Pa	720 SW 6 St	Compliance by December 15, 2011 or \$250.00 per day fine. \$200.00 administrative fee is assessed.	NP

Case Order	Case #	Name	Address	Results	
60	11-1199	Stanley D Grundy	237 NW 5 Ave	Compliance by October 26, 2011 or \$250.00 per day fine. Authorization to abate nuisances by cleaning the trash and debris, and cutting the overgrowth after October 26, 2011 granted in the interest of public health and safety. \$200.00 administrative fee is assessed.	NP
61	11-1295	Shirellae Fisher & Charles E Fisher	75 NW 13 Ave	Compliance by October 26, 2011 in regards to charges # 6 and # 7 or \$200.00 per day fine. Authorization to abate nuisances by cleaning the trash and debris, cutting the overgrowth after October 26, 2011 in regards to charges # 6 and # 7 granted in the interest of public health and safety. Compliance by November 15, 2011 or \$200.00 per day fine in regards to charges # 1, # 2, # 3, # 4, # 5, # 8 and # 9. \$200.00 administrative fee is assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2016-0157	Matilde Patricia Magliocca	317 SE 4 TER	Fine Confirmed. \$250 fine payable by July 14, 2016 (2 days) \$100 administrative fee assessed.	P
2	2016-0141	Joseph D & Matilda P Magliocca	317 SE 6 ST	Finding of Fact	P
3	2014-1023	Berthum & Carolyn Knight	227 NW 8 AVE	Money Judgement authorization granted. Abatement of \$3,400 to recommended City Commission	P
4	2013-0250	Karni Ella C/O Ruhamar Sahar	4861 SW 33 AVE	Extension date granted until May 5, 2016	P
5	2016-0186	Darrell Clark & Terri Clark & Troy Clark, Donna Clark ET AL	706 SW 7 ST	Compliance by July 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2015-1224	Magin Del Toro	500 Stirling Rd	Extension granted until July 14, 2016	P
7	2014-1824	Skyland Plaza LLC	118 N Federal HWY	Extension date granted until May 5, 2016	P
8	2012-1126	Vincent Ireland	257 SW 4 ST	Fine Confirmed. Abatement of \$ 2,500 payable by July 14, 2016	P
9	2013-1114	Oscar S & Ana Maria Leiva	2881 Marina Dr	Money Judgement authorization granted. Hold recording until August 3, 2016	P
10	2011-0711	Rocio Zamora *	719 SW 5 ST	Fine Confirmed	P
11	2011-1006	Rocio Zamora	719 SW 5 ST	Fine Confirmed	P
12	2016-0189	Miriam Wiley	VAC LOT Phippen RD	Compliance by July 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
13	2015-1428	Mile Marker 55 LLC	801 E Dania Beach Blvd	Extension date granted until May 5, 2016	P
14	2014-1982	4214 Building LLC	42 SW 14 ST	Authorization to foreclose granted. Hold recording to August 3, 2016	P
15	2015-0240	Georgios Vihos	3019 Ravenswood Rd #103	Extension date granted until May 5, 2016	P
16	2015-1122	Andre Nelson	606 Phippen Rd	Fine Confirmed	P
17	2015-1154	Ruther Mae Carter LE Ronald Carter	45 NW 5 AVE	Stipulated Agreement: Compliance by July 14, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	NP
18	2015-1721	Jayne Post	801 NW 12 AVE	Stipulated Agreement: Compliance by July 14, 2016 or a \$200.00 per day fine. \$50.00 administrative fee assessed	NP
19	2016-0063	AD MAOR Properties LLC	129 NW 11 AVE	Compliance by July 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
20	2016-0185	Park Street Apartments INC	50 SE 3 AVE	Finding of Fact	NP
21	2015-0555	Belinda Poplin	2970 SW 45 ST	Fine Confirmed	NP
22	2016-0012	Discount Auto Parts INC % Advance STORES CO INC #9183	1750 Stirling RD	Continued to June 9, 2016 SM Hearing	NP
23	2016-0066	Gabriela Wlehl	2921 SW 57 CT	Compliance by June 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
24	2015-1106	Jose P Font	838 NW 8 AVE	Extension date granted until May 5, 2016	NP
25	2015-1763	Twin Oak Investment LLC	734 SW 3 PL	Compliance by June 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
26	2016-0215	726 Phippen Waiters RD Land TR Raul Bolufe Trstee	726 Phippen Waiters Rd	Compliance by June 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

Special Magistrate Minutes

5/5/16*

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0401	Wells Fargo Bank NA	4501 SW 25 TER	Abatement of \$30,600 recommended to the City Commission	P
2	2015-1325	BH-NV Dania Properties LLC	129 NW 4 AVE	Extension granted to November 3, 2016	P
3	2014-2102	Dynamic F B Holdings Inc	1317 S FEDERAL HWY	Holding Foreclosure abatement of \$6,960 recommended to the City Commission	P
4	2016-0270	Ravenswood Warehouses LLC	5937 Ravenswood RD H 17	Extension granted to January 12, 2017	P
5	2016-0635	Michael Simard Patrick Simard ETAL	713 SW 7 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2015-0104	Richard Judge	112 NW 4 AVE	Abatement of \$3,050 recommended to the City Commission	P
7	2016-0583	Anna Denisse Cukietkorn Jacques Cukietkorn ETAL	525 SW 1 ST	Compliance date extended to 11/3/16 granted	P
8	2016-0652	Douglas & Marie C Aviles	813 SW 9 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
9	2016-0654	Richard Balstreet	3000 Lakeshore Dr.	Extension granted to 1/12/17	P
10	2015-1634	US BANK NA TRSTEE % Shapiro & Fishman LLP	241 NW 5 AVE	Fine Confirmed. Holding recording for 90 days 1/1/17	P
11	2016-1177	MZ & M Enterprises LLC	5813 SW 40 AVE	Compliance by January 12, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
12	2012-1126	Vincent Ireland	257 SW 4 ST	Previous Abatement of \$2,500 -approved on payment plan \$50 a month on the 21st of every month recommended on the City Commission	P
13	2015-1721	Jayne Post	801 NW 12 AVE	Extension granted to February 11, 2017	P
14	2016-0772	BRIN 24th AVE Warehouse LLC	3421 SW 24 AVE	Compliance by February 11, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
15	2016-0397	Project USA LLC	150 S BRYAN RD	Fine Confirmed	P
16	2016-1296	Dehab FAM REV TR	117 NW 10 CT	Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
17	2011-0711	Rocio Zamora *	719 SW 5 ST	Abatement of \$12,000 recommended to the City Commission	P
18	2011-1006	Rocio Zamora	719 SW 5 ST	Abatement of \$4,000 recommended to the City Commission	P
19	2016-0993	NOA Holdings & Investments LLC	30 SW 5 ST	Compliance by April 12, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
20	2016-1290	Janek Delgado	615 NW 3 TERR	Compliance by December 13, 2016 or a one time \$250.00 per day fine. \$50.00 administrative fee assessed	P
21	2015-1553	Ruth Thompson	4601 SW 29 TER	Fine Confirmed. Abatement of \$400 payable by December 3, 2016	P
22	2015-1608	First Chase	312 Phippen Rd	Abatement of \$3,000 payable by December 3, 2016	P
23	2015-1154	Ruther Mae Carter LE Ronald Carter	45 NW 5 AVE	Compliance date extended to 11/3/16	NP
24	2016-0277	SOUTH FLORIDA HAITIAN EVANGELICAL BAPTIST CHURCH INC	23 NW 1 ST	Extension granted to 1/12/17	NP
25	2016-0563	Enrique Rafael Alarico	4523 SW 26 TER	Extension granted to 1/12/17	NP

Case Order	Case #	Name	Address	Results	
26	2016-0774	Clifford J & Barbara Iacino	802 NW 12 AVE	Compliance date extended to 1/13/16	NP
27	2016-1153	Sofia Panagiotopoulos	4621 SW 43 AVE	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
28	2016-1178	Christine Testerman	3371 SW 44 ST	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
29	2015-0690	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL	Abatement Denied Compliance by December 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed Public Nuisance authorized after 12/13/16 for windows doors & beehive	NP
30	2016-1562	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL		NP
31	2016-1412	Wells Fargo Bank NA % Aldridge Connors LLP	4390 SW 29 AVE	Fine Confirmed at \$1,400	NP
32	2016-1365	James Osborn Samuel	14 NW 7 AVE	Compliance by December 13, 2016 or a one time \$150.00 per day fine. \$100.00 administrative fee assessed	NP
33	2016-0189	Miriam B Wiley	PHIPPEN RD	Order Imposing fine of \$1,100	NP
34	2016-1012	Hiraga LLC	746 SW 4 ST	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
35	2016-1023	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed	NP
36	2016-1097	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
37	2016-1215	Richard L Anderson LE Jonathan Anderson	734 SW 8 ST	Stipulated Agreement Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Rocio Zamora, 719 SW 5 ST, Case #11-1006.

Summary Explanation & Background:

For Case #11-1006: This case was originally cited on 7/1/11 for 1 code violation. The case went before Special Magistrate Mark Berman on 10/6/11 for 1 violation. The Special Magistrate issued an order giving the respondent until 1/14/12 to comply the violations or a fine of \$100.00 per day would be levied. On 5/5/16 Special Magistrate Harry Hipler confirmed the fine as a lien. The property was brought into compliance on 7/21/16. The fines ran from 1/14/12 through 7/21/16, 1,650 days @ \$100.00 per day = \$165,000.00 plus recording/admin fees of \$262.50 totaling \$165,262.50. At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$4,000.00 to the City Commission

The out of pocket costs to the City are \$2,000.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of all Final Orders and Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 1/14/12, 5/5/16, and 11/3/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$4,000.00 to the City Commission.

Commission Action:

Passed **Failed** **Continued** **Other**

Comment:

City Manager

City Clerk



City of Dania Beach

FLORIDA

July 1, 2011

ROCIO ZAMORA
5216 S SPAULDING AVE
APT 2S
CHICAGO, IL 60606

Case Number: 11-00001006

Location: 719 SW 5 ST
Folio: 5142-03-34-0950-
Legal Description:
COLLEGE TRACT 19-9 B LOT 9 BLK 7

Dear ROCIO ZAMORA:

You are hereby notified that you are presently in violation of Dania Beach Code of Ordinances. We have attached the ordinance section(s) and corrective actions for your reference.

You are required to correct the violation(s) and call for a re-inspection by July 20, 2011. Failure to comply will result in proceedings against you by the Code Enforcement Special Magistrate, as provided by law. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Code Enforcement Special Magistrate for imposition of a fine and lien against the property even if the violation has been corrected prior to the hearing.

If you require further information or have any questions about the attached violation(s), please do not hesitate to contact me at 954-924-6810 ext. 3706.

Sincerely,

WARREN OSTROFSKY
CODE INSPECTOR

I certify that an original hereof was furnished to the above named addressee by:

Certified Mail # 7010 3090 0001 3261 9057 by SGA

Also sent regular mail

"Broward's First City"

DETAILED INSPECTION REPORT

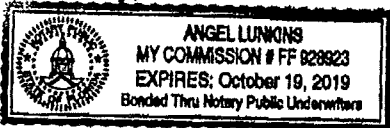
DATE: 6-20-11
CASE #:
FOLIO #: 5142-03-34-0950
ADDRESS: 719 SW 5 ST
OWNER: ZAMORA,ROCIO
THE WOOD FENCE THAT WAS ADDED NEEDS TO BE PERMITTED, OR REMOVED.

Supplemental Order/Claim of Lien
11-1006
Page 2

Upon complying, **the Respondent must notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied.

5. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 18 day of May, 2016.



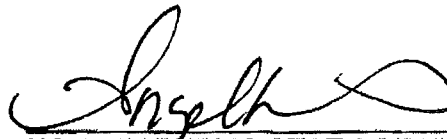
CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

Harry M. Hipler, Esq.

Notary Seal:

Sworn and subscribed before me this 18 day of May, 2016.



NOTARY PUBLIC STATE OF FLORIDA

Harry M. Hipler is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, Rocio Zamora, this 18 day of May, 2016.

CERTIFIED MAIL # 9590 9402 1524 5362 309440



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
am

regulated by the Florida Building Code, or to cause any such work to be done, to first make application to the building department and obtain the required permit(s). The rear fence was installed without a permit.

Upon consideration by the Special Magistrate, it is ORDERED:

1. Respondent(s) has/have been found to be in violation of the above described code sections listed in paragraphs c. (1). A fine of \$100.00 per day will begin running on January 14, 2012.

The City of Dania Beach shall have and recover from Respondent(s), for the foregoing violations listed above, a fine of \$100.00 per day beginning January 14, 2012.

The fine shall continue until the violations come into compliance with the sections of the City Code upon requested inspection. Upon complying, the Respondent(s) MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent(s) has/have complied. If the Respondent(s) does/do not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. The fine shall constitute a lien upon the real property and personal property of the Respondent(s).

2. **In addition, there is also assessed \$50.00 to cover costs incurred by the City in the prosecution of this matter.** Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute an additional lien against the above referenced property which may also be actionable by law.

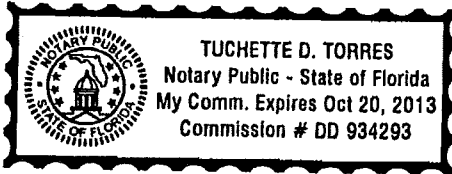
In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction. ORDERED at Dania Beach, Broward County, Florida, on October 21, 2011.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

Mark E. Berman, Esq.

Final Order
#11-1006
Page 3



Notary Seal:

Sworn and subscribed before me on
October 21 2011.



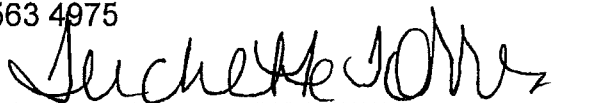
NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the
Respondent(s) on October 21, 2011.

CERTIFIED MAIL # 7011 1570 0002 7563 4975



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
sga

Order on Abatement of Fine Recommendation

11-1006

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at the per diem rate specified from January 14, 2012 to July 21, 2016.

6. The fine accrued for a period of 1,650 days at \$100.00 per day for a total fine of \$165,000.00.

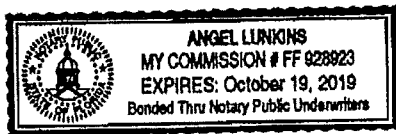
7. The Special Magistrate hereby recommends abatement of the fine to \$4,000.00. The Dania Beach City Commission will determine whether the fine imposed in this case is abated and if so, the amount and terms of fine abatement.

8. This abatement of fine recommendation is directed only to the Respondent. This order does not waive or compromise the City's lien rights against prior property owners or the City's rights to surplus tax proceeds.

9. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case rendered October 21, 2011, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 29 day of November, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE



By: Judith E. Secher
Judith E. Secher, Esq.

Notary Seal:

Sworn and subscribed before me this 29 day of November, 2016.

Angel Linkins
NOTARY PUBLIC STATE OF FLORIDA

Judith E. Secher is personally known to me.

Order on Abatement of Fine Recommendation

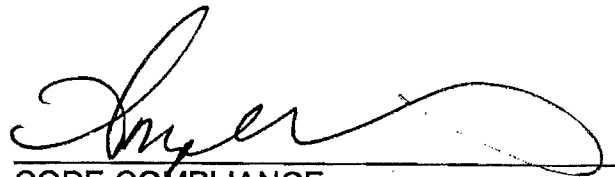
11-1006

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CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, Rocio Zamora, this 29 day of November, 2016.

CERTIFIED MAIL #



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

Case Order	Case #	Name	Address	Results	
1	11-1010	Federal Home Loan Mortgage Corp	2401 SW 49 CT	Compliance by December 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
2	10-0201	2080 Griffin Holdings LLC	2080 Griffin Rd	Abatement of \$7,000.00 recommended to City Commission.	P
3	10-0257	2080 Griffin Holdings LLC	2080 Griffin Rd	Abatement of \$4,000.00 recommended to City Commission.	P
4	10-1075	2080 Griffin Holdings LLC	2080 Griffin Rd	Abatement of \$3,000.00 recommended to City Commission.	P
5	11-0562	Amanda H Tilley	118 NE 1 Ct	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
6	11-0161	Timothy Ivey	126 NW 5 Ave	Extension granted to December 15, 2011.	P
7	10-1496	Sharon H Burak	425 SE 11 Ter 203	Compliance by January 14, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
8	11-1147	J & G Equities	3901 Stirling Rd	Compliance by November 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
9	10-1185	John & Angelina Jerrytone	3120 SW 58 Pl	Extension granted to January 14, 2012.	P
10	11-0351	Louis Ferrer Est	3448 SW 44 St	Fine confirmed. Hold on recording for 30 days.	P
11	11-0842	Louis Ferrer Est	3448 SW 44 St	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
12	11-0843	Louis Ferrer Est	3460 SW 44 St	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
13	11-0630	Collins M Sterling Rev Tr Anita Collins	6 SW 5 Ave	Compliance by December 15, 2011 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	P
14	10-1363	Ronald R Rogowski	4649 SW 35 Ave	Fine confirmed. Reduced to \$1,900.00 if paid by January 14, 2012.	P
15	11-0238	R H Investments Properties LLC	60 SW 15 St	Extension granted to December 15, 2011.	P
16	11-0597	Amaury Dominguez	4932 SW 45 Ave	Compliance by January 14, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
17	11-1214	Mortgage Clinic Inc	499 E Sheridan St #2D	Continuance granted to November 3, 2011 hearing.	P
18	11-1107	Allen S Greenberg Grace De Los Angeles Yung Li	36 SE 13 St	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
19	11-0826	Dennis J Perdue 1/2 Int Ida H Mazzucchelli	4684 SW 24 Ave	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
20	11-0217	550 S Federal Hwy LLC	550 S Federal Hwy	Fine confirmed. Reduced to \$250.00 if paid by November 15, 2011.	P
21	10-1741	Phillippe & Claire Tronel Wilson & Lea Souza	715 SW 9 St	Partial release of names from lien for respondents Phillippe & Claire Tronel granted in lieu of amount of \$250.00.	P
22	11-1151	Denville Daniel	4632 SW 33 Ave Front	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
23	11-1152	Denville Daniel	4632 SW 33 Ave Rear	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
24	11-1153	Denville Daniel	4640 SW 33 Ave Front	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
25	11-1154	Denville Daniel	4640 SW 33 Ave Rear	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
26	11-1007	Hector Rodriguez Tina Rodriguez	2723 Griffin Rd	Compliance by December 15, 2011 or \$150.00 per day fine. \$50.00 administrative fee is assessed.	P
27	11-1008	Hector Rodriguez Tina Rodriguez	2741 Griffin Rd	Compliance by January 14, 2012 or \$150.00 per day fine. \$50.00 administrative fee is assessed.	P
28	11-0711	Rocio Zamora	719 SW 5 St	Compliance by January 14, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
29	11-1006	Rocio Zamora*	719 SW 5 St	Compliance by January 14, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P

Case Order	Case #	Name	Address	Results	
30	11-1283	Jose Lucero & Yadenis Lucero	4361 SW 49 Ct	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
31	10-0460	Mary Jane Dwyer H/E Richard Dwyer	5040 SW 27 Ave	Extension granted to January 14, 2012. Compliance by December 15, 2011 or \$250.00 per day fine. \$50.00 administrative fee is assessed.	P
32	11-1102	Nate Benner	26 NW 6 Ave	Compliance by December 15, 2011 or \$250.00 per day fine. \$50.00 administrative fee is assessed.	P
33	08-0112	Robert Allen & Duong Nhi	1327 SE 2 Ave	Authorization to sue for money judgment granted. Compliance by January 14, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	NP
34	10-1218	Renald Nadeau Gabrielle Boutin Etal	205 SE 11 Ter 402	Extension granted to October 6, 2011. Case is complied. Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	NP
35	10-1434	Patricia J Reno	424 SE 10 St 103	Compliance by November 15, 2011 or \$250.00 per day fine. \$50.00 administrative fee is assessed.	NP
36	10-1490	Mohammed Ishaque	425 SE 11 Ter 103	Fine confirmed.	NP
37	11-0124	Edward F Gonzalez	219 SW 11 St	Fine confirmed.	NP
38	11-0209	Walgreen Company #03002 Tax Department	202 S Federal Hwy	Fine confirmed.	NP
39	11-1052	Dominick Scotto Rev Tr Dominick Scotto Trstee	1101 S Federal Hwy	Compliance by November 15, 2011 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	NP
40	11-1055	Aristotelis Daglaris	34 SE 5 St	Continuance granted to November 3, 2011 hearing.	NP
41	07-0336	Judith W Williams	2933 Lakeshore Dr	Fine confirmed.	NP
42	10-1362	HWMG Investments LLC	1540 Griffin Rd	Compliance by November 15, 2011 or \$250.00 per day fine. \$200.00 administrative fee is assessed.	NP
43	11-0672	Deanne & Oscar Daly	4530 SW 30 Way	Compliance by November 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	NP
44	11-1012	Llyod & Norma Ayala Orellano	2788 SW 47 St	Compliance by November 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	NP
45	11-1145	Ronald Rosselot Thomas Hart	2430 SW 50 St 5117 SW 28 Ter	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). Continuance granted to November 3, 2011 hearing.	NP
46	11-0068	Thomas Hart	5117 SW 28 Ter	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	NP
47	11-0073	Triton V LLC	4349 SW 54 St	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	NP
48	11-0817	Lindsey Ma	4581-4579 SW 33 Ave	Extension granted to October 6, 2011. Case is complied.	NP
49	11-0827	WHB Holdings LLC	3015 Ravenswood Rd 101	Stipulated agreement. Compliance by December 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	NP
50	11-0828	WHB Holdings LLC	3015 Ravenswood Rd 102	Stipulated agreement. Compliance by December 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	NP
51	11-1287	Reilly D Richards	2700 Griffin Rd	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	NP
52	06-1301	Jeffrey Bryant & Michelle Wilcox	136 NW 5 Ave	Fine confirmed.	NP
53	09-1823	Wells Fargo Bank Natl Assn Trste % Saxon Mortgage Services	509 NW 3 Ter	Authorization to foreclose granted.	NP
54	09-2168	New Horizon Counseling Cntr Inc	109 NW 6 Ave	Authorization to foreclose granted.	NP
55	10-0442	Feldman & Feldman Investments LLC	129 SW 5 Ct	Authorization to foreclose granted.	NP
56	10-1054	Nelson Wu	54 SW 16 St	Extension granted to December 15, 2011. Final extension.	NP
57	10-1918	Palm Beach Polo Holdings Inc	750 NE 7 Ave	Extension granted to December 15, 2011.	NP
58	11-0218	Braha Dania LLC HSBC Bank Usa Na	255 E Dania Beach Blvd	Stipulated agreement. Compliance by January 20, 2012 or \$150.00 fine per day fine. \$100.00 administrative fee is assessed.	NP
59	11-0920	c/o Marshall C Watson Pa	720 SW 6 St	Compliance by December 15, 2011 or \$250.00 per day fine. \$200.00 administrative fee is assessed.	NP

Case Order	Case #	Name	Address	Results	
60	11-1199	Stanley D Grundy	237 NW 5 Ave	Compliance by October 26, 2011 or \$250.00 per day fine. Authorization to abate nuisances by cleaning the trash and debris, and cutting the overgrowth after October 26, 2011 granted in the interest of public health and safety. \$200.00 administrative fee is assessed.	NP
61	11-1295	Shirlelee Fisher & Charles E Fisher	75 NW 13 Ave	Compliance by October 26, 2011 in regards to charges # 6 and # 7 or \$200.00 per day fine. Authorization to abate nuisances by cleaning the trash and debris, cutting the overgrowth after October 26, 2011 in regards to charges # 6 and # 7 granted in the interest of public health and safety. Compliance by November 15, 2011 or \$200.00 per day fine in regards to charges # 1, # 2, # 3, # 4, # 5, # 8 and # 9. \$200.00 administrative fee is assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2016-0157	Matlida Patricia Magliocca	317 SE 4 TER	Fine Confirmed. \$250 fine payable by July 14, 2016 (2 days) \$100 administrative fee assessed.	P
2	2016-0141	Joseph D & Matilda P Magliocca	317 SE 6 ST	Finding of Fact	P
3	2014-1023	Berthum & Carolyn Knight	227 NW 8 AVE	Money Judgement authorization granted. Abatement of \$3,400 to recommended City Commission	P
4	2013-0250	Karmi Ella C/O Ruhamar Sahar	4861 SW 33 AVE	Extension date granted until May 5, 2016	P
5	2016-0186	Darrell Clark & Terr Clark & Troy Clark, Donna Clark ET AL	706 SW 7 ST	Compliance by July 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2015-1224	Magin Del Toro	500 Stirling Rd	Extension granted until July 14, 2016	P
7	2014-1824	Skyland Plaza LLC	118 N Federal HWY	Extension date granted until May 5, 2016	P
8	2012-1126	Vincent Ireland	257 SW 4 ST	Fine Confirmed. Abatement of \$ 2,500 payable by July 14, 2016	P
9	2013-1114	Oscar S & Ana Maria Leiva	2881 Marina Dr	Money Judgement authorization granted. Hold recording until August 3, 2016	P
10	2011-0711	Rocio Zamora	719 SW 5 ST	Fine Confirmed	P
11	2011-1006	Rocio Zamora *	719 SW 5 ST	Fine Confirmed	P
12	2016-0189	Miriam Wiley	VAC LOT Phippen RD	Compliance by July 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
13	2015-1428	Mile Marker 55 LLC	801 E Dania Beach Blvd	Extension date granted until May 5, 2016	P
14	2014-1982	4214 Building LLC	42 SW 14 ST	Authorization to foreclose granted. Hold recording to August 3, 2016	P
15	2015-0240	Georgios Vihos	3019 Ravenswood Rd #103	Extension date granted until May 5, 2016	P
16	2015-1122	Andre Nelson	606 Phippen Rd	Fine Confirmed	P
17	2015-1154	Ruther Mae Carter LE Ronald Carter	45 NW 5 AVE	Stipulated Agreement: Compliance by July 14, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	NP
18	2015-1721	Jayne Post	801 NW 12 AVE	Stipulated Agreement: Compliance by July 14, 2016 or a \$200.00 per day fine. \$50.00 administrative fee assessed	NP
19	2016-0063	AD MAOR Properties LLC	129 NW 11 AVE	Compliance by July 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
20	2016-0185	Park Street Apartments INC	50 SE 3 AVE	Finding of Fact	NP
21	2015-0555	Belinda Poplin	2970 SW 45 ST	Fine Confirmed	NP
22	2016-0012	Discount Auto Parts INC % Advance STORES CO INC #9183	1750 Stirling RD	Continued to June 9, 2016 SM Hearing	NP
23	2016-0066	Gabriela Wiehl	2921 SW 57 CT	Compliance by June 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
24	2015-1106	Jose P Font	838 NW 8 AVE	Extension date granted until May 5, 2016	NP
25	2015-1763	Twin Oak Investment LLC	734 SW 3 PL	Compliance by June 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
26	2016-0215	726 Phippen Waiters RD TR Raul Boulufe Trstee	726 Phippen Waiters Rd	Compliance by June 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

Special Magistrate Minutes

5/5/16*

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0401	Wells Fargo Bank NA	4501 SW 25 TER	Abatement of \$30,600 recommended to the City Commission	P
2	2015-1325	BH-NV Dania Properties LLC	129 NW 4 AVE	Extension granted to November 3, 2016	P
3	2014-2102	Dynamic F B Holdings Inc	1317 S FEDERAL HWY	Holding Foreclosure abatement of \$6,960 recommended to the City Commission	P
4	2016-0270	Ravenswood Warehouses LLC	5937 Ravenswood RD H 17	Extension granted to January 12, 2017	P
5	2016-0635	Michael Simard Patrick Simard ETAL	713 SW 7 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2015-0104	Richard Judge	112 NW 4 AVE	Abatement of \$3,050 recommended to the City Commission	P
7	2016-0583	Anna Denisse Cukierkorn Jacques Cukierkorn ETAL	525 SW 1 ST	Compliance date extended to 1/13/16 granted	P
8	2016-0652	Douglas & Marie C Aviles	813 SW 9 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
9	2016-0654	Richard Ballsterri	3000 Lakeshore Dr.	Extension granted to 1/12/17	P
10	2015-1634	US BANK NA TRSTEE % Shapiro & Fishman LLP	241 NW 5 AVE	Fine Confirmed. Holding recording for 90 days 1/1/17	P
11	2016-1177	MZ & M Enterprises LLC	5813 SW 40 AVE	Compliance by January 12, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
12	2012-1126	Vincent Ireland	257 SW 4 ST	Previous Abatement of \$2,500 -approved on payment plan \$50 a month on the 21st of every month recommended on the City Commission	P
13	2015-1721	Jayne Post	801 NW 12 AVE	Extension granted to February 11, 2017	P
14	2016-0772	BRIN 24th AVE Warehouse LLC	3421 SW 24 AVE	Compliance by February 11, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
15	2016-0397	Project USA LLC	150 S BRYAN RD	Fine Confirmed	P
16	2016-1296	Dehab FAM REV TR	117 NW 10 CT	Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
17	2011-0711	Rocio Zamora	719 SW 5 ST	Abatement of \$12,000 recommended to the City Commission	P
18	2011-1006	Rocio Zamora*	719 SW 5 ST	Abatement of \$4,000 recommended to the City Commission	P
19	2016-0993	NOA Holdings & Investments LLC	30 SW 5 ST	Compliance by April 12, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
20	2016-1290	Janek Delgado	615 NW 3 TERR	Compliance by December 13, 2016 or a one time \$250.00 per day fine. \$50.00 administrative fee assessed	P
21	2015-1553	Ruth Thompson	4601 SW 29 TER	Fine Confirmed. Abatement of \$400 payable by December 3, 2016	P
22	2015-1608	First Chase	312 Phippen Rd	Abatement of \$3,000 payable by December 3, 2016	P
23	2015-1154	Ruther Mae Carter LE Ronald Carter	45 NW 5 AVE	Compliance date extended to 1/13/16	NP
24	2016-0277	SOUTH FLORIDA HAITIAN EVANGELICAL BAPTIST CHURCH INC	23 NW 1 ST	Extension granted to 1/12/17	NP
25	2016-0563	Enrique Rafael Alterto	4523 SW 26 TER	Extension granted to 1/12/17	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
26	2016-0774	Clifford J & Barbara Iacino	802 NW 12 AVE	Compliance date extended to 1/13/16	NP
27	2016-1153	Sofia Panagiotopoulos	4621 SW 43 AVE	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
28	2016-1178	Christine Testerman	3371 SW 44 ST	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
29	2015-0690	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL	Abatement Denied	NP
30	2016-1562	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL	Compliance by December 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed Public Nuisance authorized after 12/13/16 for windows doors & beehive	NP
31	2016-1412	Wells Fargo Bank NA % Aldridge Connors LLP	4390 SW 29 AVE	Fine Confirmed at \$1,400	NP
32	2016-1365	James Osborn Samuel	14 NW 7 AVE	Compliance by December 13, 2016 or a one time \$150.00 per day fine. \$100.00 administrative fee assessed	NP
33	2016-0189	Miriam B Wiley	PHIPPEN RD	Order Imposing fine of \$1,100	NP
34	2016-1012	Hiraga LLC	746 SW 4 ST	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
35	2016-1023	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed	NP
36	2016-1097	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
37	2016-1215	Richard L Anderson LE Jonathan Anderson	734 SW 8 ST	Stipulated Agreement Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Vincent Ireland, 257 SW 4 ST, Case #12-1126.

Summary Explanation & Background:

For Case #12-1126: This case was originally cited on 11/8/12 for 8 code violations. The case went before Special Magistrate Gordon Linn on 1/10/13 for 7 violations. The Special Magistrate issued an order giving the respondent until 4/20/13 to comply the violations or a fine of \$150.00 per day would be levied. The property was brought into compliance on 2/22/16. The fines ran from 4/20/13 through 2/22/16, 1,038 days @ \$150.00 per day = \$155,700.00 On 5/5/16 Special Magistrate Harry Hipler confirmed the fine as a lien and ordered an abatement of \$2,500 if paid by 7/14/16. On 7/12/16 Mr. Ireland presented a letter of financial hardship to Code Compliance management requesting additional consideration on the fine payment. On 8/3/16 Mr. Ireland made \$100 payment toward the total fine of \$2,500. At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine \$2,500.00, with a payment plan of \$50 a month, with the first payment due December 21, 2016 to the City Commission.

The out of pocket costs to the City are \$2,000.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of all Final Orders and Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 1/10/13, 5/5/16, and 11/3/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine \$2,500.00 on a payment plan of \$50 a month, with the first payment due December 21, 2016 to the City Commission.

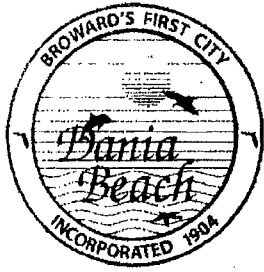
Commission Action:

Passed **Failed** **Continued** **Other**

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

11/6/2012

Vincent Ireland
257 SW 4 ST
Dania Beach, FL 33004-3934

Case Number: 2012-00001126
Location: 257 SW 4 ST
Folio: 5142-03-05-0060
Legal Description: See Attached Detail

Dear Vincent Ireland:

You are hereby notified that you are presently in violation of Dania Beach Code of Ordinances. We have attached the ordinance section(s) and corrective action(s) for your reference.

You are required to correct the violation(s) and call for a re-inspection by 11/21/2012. Failure to comply will result in proceedings against you by the Code Enforcement Special Magistrate, as provided by law. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Code Enforcement Special Magistrate for imposition of a fine and lien against the property even if the violation has been corrected prior to the hearing.

If you require further information or have any questions about the attached violation(s), please do not hesitate to contact me at 954-924-6810 ext. 3703.

Sincerely,

Eric Walton
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7012 1010 0002 9791 3302 by KM

Also sent regular mail

LEGAL DESCRIPTION DETAIL

Legal Description

DANIA HEIGHTS ADD 28-19 B LOT
6

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
CE008021127001 - DBCC 8-21(a)(2)(g) Window/Door Maintenance	DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair.	Insure every window and exterior door is reasonably weathertight, maintained without cracks and holes, and in a state of good repair. Obtain any and all permits and approvals as necessary or required.
CE008021154001 - DBCC 8-21(a)(5)(d) Vegetative Material Required	DBCC 8-21(a)(5)(d) states live vegetative material shall provide complete coverage of the entire yard area exposed to public view, and its height shall conform with all applicable city ordinances.	Insure live vegetative material provides complete coverage of the entire yard area exposed to public view, and its height conforms with all applicable city ordinances.
CE013034001001 - DBCC 13-34(a) Nuisance Accumulation	DBCC 13-34(a) states it is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, trash, stagnant water, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises.	Remove any garbage, litter, trash, stagnant water, untended vegetation, or discoloration, or any nuisance as defined in section 13-21 from the premises and maintain the property in accordance with all applicable city ordinances.
CE013074003002 - DBCC 13-74(c) Removal of Items from Front Yard	DBCC 13-74(c) states all garbage carts and all other receptacles shall be removed from the right of way and from the front yard no later than dusk of the day of collection.	Insure all garbage carts and all other receptacles are removed from the right of way and from the front yard no later than dusk of the day of collection.
CE100040004001 - DBLDC 100-40(D) Prohibited Use	DBLDC 100-40(D) states any use not specifically listed as a permitted use or a special exception use for the subject property's zoning district is prohibited.	Cease and desist all unpermitted/prohibited uses on the subject property. Contact the inspector listed for further explanations and/or instructions.

CE105001000001 - FBC
105 1 Permits Required

FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).

Obtain any and all permits and approvals required for any and all construction/building activities on the subject property. Contact the inspector listed for further explanations and/or instructions.

CE105120001001 -
DBLDC 105-120(A)
Prohibited Commercial
Vehicle

DBLDC 105-120(A) prohibits class A commercial vehicles (as defined in the City's Land Development Code Sec. 725-30) from being parked, occupied, or stored in any residential or mixed residential/commercial districts.

Remove all prohibited commercial vehicles from the subject property.

CE265100003001 -
DBLDC.265-100(C)
Parking Surface Required

DBLDC 265-100(C) states all areas reserved for off street parking shall be of smooth paved surface and in good repair in compliance with city codes.

Insure all parking areas are surfaced in accordance with the specifications of the city, and that the areas are inspected and approved prior to use of the premises. Obtain any and all permits and approvals as necessary or required.

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2012-1126
Municipal Corporation,

 PETITIONER, :

 vs. :

VINCENT IRELAND,

 RESPONDENT. :

ORDER CONFIRMING FINE

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on May 5, 2016, having heard testimony on the Hearing to Confirm Fine, and being otherwise advised in the premises, states as follows:

1. A Final Order in the above-captioned case was rendered on January 28, 2013 by the Code Compliance Special Magistrate finding the Respondent, Vincent Ireland, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$150.00 per day, beginning April 20, 2013 and continuing for each day thereafter until the property is brought into compliance.
2. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the property located at 257 SW 4 Street, Dania Beach, Florida, and legally described as: DANIA HEIGHTS ADD 28-19 B LOT 6: (1203 05 0080).
3. Respondent, Vincent Ireland, complied with the Final Order on February 22, 2016.
4. The fine is confirmed and accrued at \$150.00 per day from April 20, 2013 to February 22, 2016 for a total fine of \$155,000.00.
5. The Special Magistrate hereby abates the fine to \$2,500.00 if paid to the City by July 14, 2016. If the abated amount is not paid by July 14, 2016, the fine will revert to the total fine of \$155,000.00.

Order Confirming Fine
2012-1126
Page 2

6. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case signed January 28, 2013, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 17 day of May, 2016.



CODE COMPLIANCE SPECIAL MAGISTRATE

[Handwritten Signature]

By: Harry M. Hipler, Esq.

Notary Seal:

Sworn and subscribed before me this 17 day of May, 2016.



[Handwritten Signature]
NOTARY PUBLIC STATE OF FLORIDA

Harry M. Hipler is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order Confirming Fine was mailed to the Respondent, Vincent Ireland, this 17 day of May, 2016.

CERTIFIED MAIL # 9590940211825246585807



[Handwritten Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
am



FINAL ORDER
2012-1126
PAGE 2

3. DBCC 13-74(c) Removal of Items. No garbage, trash or recyclables to be collected by a private hauler, or the city's hauler, shall be placed on the right-of-way for a period longer than twenty-four (24) hours prior to collection. The garbage cart must be removed to behind the building line.
4. DBLDC 100-40(D) Prohibited use. States any use not specifically listed as a permitted use or a special exception use for the subject property's zoning district is prohibited. The residence is occupied while there is no water service.
5. DBLDC 105-20(A) Prohibited Commercial Vehicle. Prohibits class A commercial vehicles (as defined in the City's Land Development Code Sec. 725-30) from being parked, occupied, or stored in any residential or mixed residential/commercial districts. There is a commercial vehicle parked on the premises.
6. DBLDC 265-100(C) Parking Surface Required. All areas reserved for off street parking shall be of smooth paved surface and in good repair in compliance with city codes. There are vehicles parked on an unapproved surface.
7. FBC 105.1 Permits Required. Requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code, or to cause any such work to be done, to first make application to the building department and obtain the required permit(s). A front door was installed without permits.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Vincent Ireland:
 - (a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(7) and a fine of \$150.00 per day will begin running on April 20, 2013 for the violations.
 - (b) **In addition, there is also assessed \$50.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and must be paid**

FINAL ORDER
2012-1126
PAGE 3

prior to the compliance date as ordered. If not paid, this cost assessment may also constitute a lien against the above referenced property which may also be actionable by law.

The fine shall continue until said violations come into compliance with said sections of the City Code upon requested inspection. Upon complying, the Respondent MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied. If the Respondent does not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. Said fine shall constitute a lien upon the real property and personal property of the Respondent.

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction.

ORDERED at Dania Beach, Broward County, Florida, this 28 day of January 2013.

CODE COMPLIANCE SPECIAL MAGISTRATE

BY *Gordon B. Linn*
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me this
28 day of January 2013.



K. Milligan
NOTARY PUBLIC STATE OF FLORIDA

FINAL ORDER
2012-1126
PAGE 4

Gordon Linn is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Vincent Ireland, this 28 day of January 2013.

CERTIFIED MAIL # 7012 1010 0002 9792 9884



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

km

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2012-1126
Municipal Corporation,

PETITIONER, :

vs. :

VINCENT IRELAND,

RESPONDENT. :

ORDER ABATING FINE

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on November 3, 2016, having heard testimony on Respondent's request for abatement of fine, and being otherwise advised in the premises, states as follows:

1. A Final Order in the above-captioned case was rendered on January 28, 2013 by the Code Compliance Special Magistrate finding the Respondent, Vincent Ireland, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$150.00 per day, beginning April 20, 2013 and continuing for each day thereafter until the property is brought into compliance.
2. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the property located at 257 SW 4 Street, Dania Beach, Florida, and legally described as: DANIA HEIGHTS ADD 28-19 B LOT 6: (1203 05 0060).
3. Respondent, Vincent Ireland, complied with the Final Order on February 22, 2016.
4. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from April 20, 2013 until February 22, 2016.
5. The fine accrued for a period of 1,038 days at \$150.00 per day for a total fine of \$155,700.00.
6. The Special Magistrate hereby abates the fine to \$2,500.00 if paid by Respondent to the City at \$50.00 per month with the first payment due December 31,

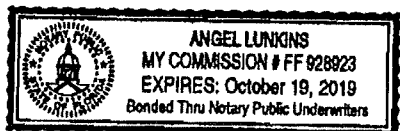
Order Abating Fine
2012-1126
Page 2

2016 and continuing on or before the 21st day of each month until paid in full. If the abated amount is not paid within the time ordered by the Special Magistrate, then the fine shall revert back to the sum of \$155,700.00.

7. In the event the Final Order and the Order Confirming Fine are recorded as a lien, a charge will be imposed for recording the lien and any satisfaction.

8. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case signed January 28, 2013, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 29 day of November, 2016.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: Judith E. Secher
Judith E. Secher, Esq.

Notary Seal:

Sworn and subscribed before me this 29 day of November, 2016.

Angel Lunkins
NOTARY PUBLIC STATE OF FLORIDA

Judith E. Secher is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order Abating Fine was mailed to the Respondent, Vincent Ireland, this 29 day of November, 2016.

CERTIFIED MAIL #

Angel Lunkins
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

Case Order	Case #	Name	Address	Results	
1	11-0916	Coon Holdings Inc	999 Elier DR	Extension granted to March 21, 2013.	P
2	2012-0307	Dania-Auger Inc	645 S Federal HWY	Fine confirmed. Reduced to \$2,000.00 if paid by February 9, 2013. Compliance by April 20, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
3	2012-1103	Dania Beach House LLC	37 SW 14 ST	Compliance by February 19, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
4	2012-1054	Mary Johnson	733 Phippen RD	Compliance by January 20, 2013 for items 4 & 5 or \$200.00 per day fine. Compliance by April 20, 2013 for items # 1, 2, 3, & 6 or \$200.00 per day fine. \$200.00 administrative fee assessed.	P
5	2012-1047	Federal National Mortgage Assn	2220 SW 46 CT	Compliance by March 21, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2012-1151	Rodolfo Solorzano	1303 SW 2 AVE	Repeat violation found. \$750.00 fine assessed. Fine to be paid by February 9, 2013.	P
7	2012-0986	Han Ying Chiang & Chien Chao Emerald Isles Condominium Assn c/o Unified Property Services	230 SE Park ST	Fine confirmed. Hold until February 9, 2013 on recording the lien. Compliance by March 21, 2013 or \$150.00 per day fine. \$50.00 administrative fee assessed.	P
8	11-1716	George Monroe H/E Edith M Davis ETAL	4524 SW 54 ST COMM	Compliance by March 21, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
9	2012-1072	Alphawave Holdings LLC	202 SW 2 TER	Compliance by March 21, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
10	2012-1153	Alphawave Holdings LLC	481 S Federal HWY	Compliance by March 21, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
11	2012-1154	Alphawave Holdings LLC	485 S Federal HWY	No violations found. case dismissed.	P
12	2012-1089	Gaston Moreno	1445 NW 10 ST		P
13	12-0179	Karen Valdes & Daniel S Mann 2006 Revocable Trust	409 SE 5 ST	Continued to February 7, 2013 Special Magistrate hearing. Repeat violation found. \$250.00 fine assessed. Fine to be paid by February 9, 2013.	P
14	2012-0924	Richard Edward Sparkman Federal National Mortgage Assn % Citimortgage Inc	45 SE 6 ST	Compliance by March 21, 2013 or \$200.00 per day fine. \$125.00 administrative fee assessed.	P
15	2012-1130		202 SW 4 ST	Compliance by January 30, 2013 or \$250.00 per day fine. Authorization to abate the nuisances by cleaning the trash & debris, animal feces, and cutting the overgrowth after January 30, 2013 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	P
16	2012-0985	Joseph Dobson Dorothea B Dobson Trust Gary Nemri	231 SW 9 ST	Compliance by March 21, 2013 or \$150.00 per day fine. Administrative fee waived by Special Magistrate.	P
17	2012-1086	Maksim Nemirovsky	30 NW 13 AVE	Compliance by March 21, 2013 or \$125.00 per day fine. \$50.00 administrative fee assessed.	P
18	2012-1095	Marco F Osorio	127 SE 1 AVE	Compliance by April 20, 2013 or \$150.00 per day fine. \$50.00 administrative fee assessed.	P
19	2012-1126	Vincent Ireland*	257 SW 4 ST	Compliance by January 30, 2013 for items # 1, 8, 9, & 10 or \$250.00 per day fine. Compliance by March 21, 2013 for items # 2, 3, 4, 5, 6, 7, & 11 or \$250.00 per day fine. Authorization to abate the nuisances by boarding up/securing the property, cleaning the trash & debris and cutting the overgrowth after January 30, 2013 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	P
20	2012-1075	Cookies & Crackers Corp	223 SW 8 ST	Compliance by February 19, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.	NP
21	2012-1081	Terrence Leigh Schaul Tr Terrence Leigh Schaul Trustee	329 NE 2 CT	Extension request denied.	NP
22	12-0133	Elaine Law	250 SW 7 ST		NP

Case Order	Case #	Name	Address	Results	
23	2012-1106	Christine Boundy	101 NW 13 AVE	Compliance by January 30, 2013 for items # 8, 9, 10, & 11 or \$250.00 per day fine. Compliance by February 19, 2013 for items # 1, 2, 3, 4, 5, 6, & 7 or \$250.00 per day fine. Authorization to abate the nuisances by cleaning the trash & debris and cutting the overgrowth and hedge after January 30, 2013 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	NP
24	2012-1108	Lonnie Wright Est	134 NW 11 AVE	Compliance by January 30, 2013 for items # 6, 7, & 8 or \$200.00 per day fine. Compliance by February 19, 2013 for items # 1, 2, 3, 4, & 5 or \$200.00 per day fine. Authorization to abate the nuisances by cleaning the trash & debris and cutting the overgrowth after January 30, 2013 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	NP
25	11-0980	Elizabeth Gonzalez	3730 SW 47 CT	Extension granted to March 21, 2013.	NP
26	2012-1084	Clairce Conti Melody M Combs	407 SE 6 ST	Compliance by February 19, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
27	2012-1090	T S Property Management	Vacant Lot @ NW Corner of NW 4 AVE & NW 2 ST	Compliance by February 19, 2013 or \$150.00 per day fine. Authorization to abate the nuisances by cleaning the trash & debris and cutting the overgrowth after February 19, 2013 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	NP
28	2012-1092	T S Property Management	Vacant Lot @ NE Corner of NW 5 AVE & NW 2 ST	Compliance by February 19, 2013 or \$150.00 per day fine. Authorization to abate the nuisances by cleaning the trash & debris and cutting the overgrowth after February 19, 2013 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	NP
29	2012-1097	Lottie Austin Est	1106 NW 2 ST	Compliance by February 19, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
30	2012-1101	Kristen Burke	43 SW 13 ST	Compliance by February 19, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
31	2012-1102	SFR 2012-1 Florida LLC	724 SW 6 ST	Compliance by February 19, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.	NP
32	11-0820	Gentlemen Crepe Makers Inc f/k/a Never on Sunday Inc	129 N Federal HWY	Extension granted to March 21, 2013.	NP
33	11-1102	Nate Berner	26 NW 6 AVE	Authorization to foreclose granted.	NP
34	11-1429	Myra Thea Davis	29 NW 4 AVE	Fine confirmed.	NP
35	12-0070	DS Realty Inc % Scott Dalagi	2800 S Federal HWY	Stipulated agreement. Compliance by January 30, 2013 or \$250.00 per day fine. \$100.00 administrative fee assessed.	NP
36	2012-1027	L Lucas & S Spassoff REV Tr L Lucas & S Spassoff Trustees	2543 SW 58 MNR	Compliance by February 19, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
37	2012-1028	Robert Bridgen Codling & Robert W & Emma L Codling	4951 SW 26 AVE	Compliance by March 21, 2013 or \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
38	2012-1065	Clarence JR & Yasma Mitchell	1351 W Dania Beach BLVD	Stipulated agreement. Compliance by February 19, 2013 or \$200.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2016-0157	Matilde Patricia Magliocca	317 SE 4 TER	Fine Confirmed. \$250 fine payable by July 14, 2016 (2 days) \$100 administrative fee assessed.	P
2	2016-0141	Joseph D & Matilda P Magliocca	317 SE 6 ST	Finding of Fact	P
3	2014-1023	Berthum & Carolyn Knight	227 NW 8 AVE	Money Judgement authorization granted. Abatement of \$3,400 to recommended City Commission	P
4	2013-0250	Karnil Ella C/O Ruhamar Sahar	4861 SW 33 AVE	Extension date granted until May 5, 2016	P
5	2016-0186	Darrell Clark & Terri Clark & Troy Clark, Donna Clark ET AL	706 SW 7 ST	Compliance by July 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2015-1224	Magin Del Toro	500 Stirling Rd	Extension granted until July 14, 2016	P
7	2014-1824	Skyland Plaza LLC	118 N Federal HWY	Extension date granted until May 5, 2016	P
8	2012-1126	Vincent Ireland *	257 SW 4 ST	Fine Confirmed. Abatement of \$ 2,500 payable by July 14, 2016	P
9	2013-1114	Oscar S & Ana Maria Leiva	2881 Marina Dr	Money Judgement authorization granted. Hold recording until August 3, 2016	P
10	2011-0711	Rocio Zamora	719 SW 5 ST	Fine Confirmed	P
11	2011-1006	Rocio Zamora	719 SW 5 ST	Fine Confirmed	P
12	2016-0189	Miriam Wiley	VAC LOT Phippen RD	Compliance by July 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
13	2015-1428	Mlie Marker 55 LLC	801 E Dania Beach Blvd	Extension date granted until May 5, 2016	P
14	2014-1982	4214 Building LLC	42 SW 14 ST	Authorization to foreclose granted. Hold recording to August 3, 2016	P
15	2015-0240	Georgios Vihos	3019 Ravenswood Rd #103	Extension date granted until May 5, 2016	P
16	2015-1122	Andre Nelson	606 Phippen Rd	Fine Confirmed	P
17	2015-1154	Ruther Mae Carter LE Ronald Carter	45 NW 5 AVE	Stipulated Agreement: Compliance by July 14, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	NP
18	2015-1721	Jayne Post	801 NW 12 AVE	Stipulated Agreement: Compliance by July 14, 2016 or a \$200.00 per day fine. \$50.00 administrative fee assessed	NP
19	2016-0063	AD MAOR Properties LLC	129 NW 11 AVE	Compliance by July 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
20	2016-0185	Park Street Apartments INC	50 SE 3 AVE	Finding of Fact	NP
21	2015-0555	Belinda Poplin	2970 SW 45 ST	Fine Confirmed	NP
22	2016-0012	Discount Auto Parts INC % Advance STORES CO INC #9183	1750 Stirling RD	Continued to June 9, 2016 SM Hearing	NP
23	2016-0066	Gabriela Wiehl	2921 SW 57 CT	Compliance by June 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
24	2015-1106	Jose P Font	838 NW 8 AVE	Extension date granted until May 5, 2016	NP
25	2015-1763	Twin Oak Investment LLC	734 SW 3 PL	Compliance by June 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
26	2016-0215	726 Phippen Waiters RD Land TR Raul Bolufe Trstee	726 Phippen Waiters Rd	Compliance by June 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

Special Magistrate Minutes

5/5/16*

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0401	Wells Fargo Bank NA	4501 SW 25 TER	Abatement of \$30,600 recommended to the City Commission	P
2	2015-1325	BH-NV Dania Properties LLC	129 NW 4 AVE	Extension granted to November 3, 2016	P
3	2014-2102	Dynamic F B Holdings Inc	1317 S FEDERAL HWY	Holding Foreclosure abatement of \$6,960 recommended to the City Commission	P
4	2016-0270	Ravenswood Warehouses LLC	5937 Ravenswood RD H 17	Extension granted to January 12, 2017	P
5	2016-0635	Michael Simard Patrick Simard ETAL	713 SW 7 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2015-0104	Richard Judge	112 NW 4 AVE	Abatement of \$3,050 recommended to the City Commission	P
7	2016-0583	Anna Derisse Cukierkom Jacques Cukierkom ETAL	525 SW 1 ST	Compliance date extended to 1/13/16 granted	P
8	2016-0652	Douglas & Marie C Aviles	813 SW 9 ST	Compliance by December 13, 2016 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
9	2016-0654	Richard Ballsterri	3000 Lakeshore Dr.	Extension granted to 1/12/17	P
10	2015-1634	US BANK NA TRSTEE % Shapiro & Fishman LLP	241 NW 5 AVE	Fine Confirmed. Holding recording for 90 days 1/1/17	P
11	2016-1177	MZ & M Enterprises LLC	5813 SW 40 AVE	Compliance by January 12, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
12	2012-1126	Vincent Ireland *	257 SW 4 ST	Previous Abatement of \$2,500 -approved on payment plan \$50 a month on the 21st of every month recommended on the City Commission	
13	2015-1721	Jayne Post	801 NW 12 AVE	Extension granted to February 11, 2017	P
14	2016-0772	BRIN 24th AVE Warehouse LLC	3421 SW 24 AVE	Compliance by February 11, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
15	2016-0397	Project USA LLC	150 S BRYAN RD	Fine Confirmed	P
16	2016-1296	Dehab FAM REV TR	117 NW 10 CT	Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
17	2011-0711	Rocio Zamora	719 SW 5 ST	Abatement of \$12,000 recommended to the City Commission	P
18	2011-1006	Rocio Zamora	719 SW 5 ST	Abatement of \$4,000 recommended to the City Commission	P
19	2016-0993	NOA Holdings & Investments LLC	30 SW 5 ST	Compliance by April 12, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
20	2016-1290	Janek Delgado	615 NW 3 TERR	Compliance by December 13, 2016 or a one time \$250.00 per day fine. \$50.00 administrative fee assessed	P
21	2015-1553	Ruth Thompson	4601 SW 29 TER	Fine Confirmed. Abatement of \$400 payable by December 3, 2016	P
22	2015-1608	First Chase	312 Phippen Rd	Abatement of \$3,000 payable by December 3, 2016	P
23	2015-1154	Ruther Mae Carter LE Ronald Carter	45 NW 5 AVE	Compliance date extended to 1/13/16	NP
24	2016-0277	SOUTH FLORIDA HAITIAN EVANGELICAL BAPTIST CHURCH INC	23 NW 1 ST	Extension granted to 1/12/17	NP
25	2016-0563	Enrique Rafael Alterto	4523 SW 26 TER	Extension granted to 1/12/17	NP

Case Order	Case #	Name	Address	Results	
26	2016-0774	Clifford J & Barbara Iacino	802 NW 12 AVE	Compliance date extended to 1/13/16	NP
27	2016-1153	Sofia Panagiotopoulos	4621 SW 43 AVE	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
28	2016-1178	Christine Testerman	3371 SW 44 ST	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
29	2015-0690	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL	Abatement Denied	NP
30	2016-1562	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL	Compliance by December 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed Public Nuisance authorized after 12/13/16 for windows doors & beehive	NP
31	2016-1412	Wells Fargo Bank NA % Aldridge Connors LLP	4390 SW 29 AVE	Fine Confirmed at \$1,400	NP
32	2016-1365	James Osborn Samuel	14 NW 7 AVE	Compliance by December 13, 2016 or a one time \$150.00 per day fine. \$100.00 administrative fee assessed	NP
33	2016-0189	Miriam B Wiley	PHILPEN RD	Order Imposing fine of \$1,100	NP
34	2016-1012	Hiraga LLC	746 SW 4 ST	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
35	2016-1023	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed	NP
36	2016-1097	James Brand	414 SW 2 TER	Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
37	2016-1215	Richard L Anderson LE Jonathan Anderson	734 SW 8 ST	Stipulated Agreement Compliance by January 12, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Vincent Ireland, 257 SW 4 ST, Case #01-0142.

Summary Explanation & Background:

For Case #01-0412: This case was originally cited on 7/16/01 for 2 code violations. The case went before Chairperson Richard Bettor, on 8/6/01 for 2 violations. The Code Board issued an order giving the respondent until 9/20/01 to comply violation/item #1 or a fine of \$200.00 per day fine would be levied. An additional order was given on violation/item #2 giving the respondent to until 10/5/11 to comply or a \$50.00 per day fine would be levied. The property was brought into compliance on 9/4/09. On 2/4/12 Chairperson Richard Bettor confirmed the fine as a lien. The fines ran from 9/20/01 through 9/04/09, 2,906 days @ \$200.00 per day = \$581,300.00 for item #1. Additionally fines ran from 10/5/01 through 9/04/09, 2,891 days @ \$50 per day =\$144,650 for item #2. Grand Totaling \$725,950.00 in outstanding fines.

At the 10/22/09 Commission Abatement hearing, Mr. Ireland was previously ordered to pay \$2,000, within 180 days by (4/20/2010). No payment has been rendered on this order.

Mr. Ireland request the City Commission reconsider the previous order, with a payment plan of \$50 a month, with the first payment due December 21, 2016 to the City Commission.

The out of pocket costs to the City are \$2,000.

Exhibits (List):

- (1) Copy of previous Abatement Hearing Agreement
- (2) Copy of the original violation letter issued.
- (3) Copy of all Final Orders and Supplemental Orders issued by the Code Enforcement Board.
- (4) Copy of the lien total sheet.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

Request the City Commission reconsider fine order of \$ 2,000 with a payment plan of \$50 a month, with the first payment due December 21, 2016 to the City Commission.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

City of Dania Beach

100 W. Dania Beach Blvd.
Dania Beach, FL 33004

ABATEMENT HEARING DATE: 10/22/09 6:00 pm

PROPERTY OWNER: Vincent Ireland
PROPERTY FOLIO # 1203-05-0060

On this date your case has been heard before the City Commission of the City of Dania Beach, Florida. The following decision has been made.

CODE ENFORCEMENT ORDER(S) OR LOT MOWING LIEN(S) CASE #01-0142

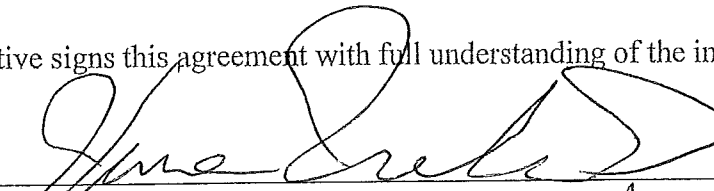
HAS BEEN ABATED TO THE AMOUNT OF: \$ 2,000.00

THIS AMOUNT IS DUE WITHIN: 180 DAYS FROM THIS HEARING DATE ABOVE.

If this abated amount is not paid by this due date the Code Enforcement Order against your property will revert back to the original enforced order and you will lose the right to come before the Commission again for abatement.

I the property owner or representative signs this agreement with full understanding of the information held within.

Property Owner/Representative



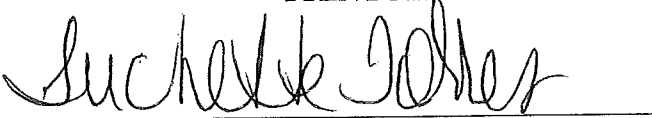
Signature

Do not agree



PRINT NAME

WITNESS:



Tuchette Torres

ALL PAYMENTS MUST BE IN THE FORM OF A CASHIERS CHECK OR MONEY ORDER, AND MADE OUT TO THE CITY OF DANIA BEACH Attn: A/R Dept

Contact the Accounts Receivable Dept. for any further questions you may have



City of Dania Beach FLORIDA

Vincent Ireland
257 SW 4 St,
Dania Beach, FL 33004-3534

Coast 1149

DATE: 7/16/01

PROPERTY ADDRESS: 257 SW 4 ST

You are notified that you are presently in violation of the following Code of Ordinances, City of Dania Beach, Florida:

Chapter 12 Sec 12-23 Gravel and mulch must be cut
and maintained. All trash & misc. items must be
removed.
CDPR. 20101 - back installed into permits.
Building violation

The above listed violation(s) is a **repeat violation**, as defined in Florida Statute 162.04(5). You must bring the violation(s) into compliance immediately and call for a reinspection.

Pursuant to Florida Statute 162.06(3), your case may be presented to the Code Enforcement Board even if the repeat violation has been corrected prior to the Board hearing the case. You will receive notice of the date and time for your hearing before the Code Enforcement Board on the above-listed repeat violation(s). If you require further information or have any questions about the above violation, please do not hesitate to contact me.

Vincent Ireland
Code Inspector
924- 2649

I certify that an original hereof was furnished to the above named addressee by Certified mail # 7000 1670 0005 5713 8811

**CODE ENFORCEMENT BOARD
CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida
Municipal corporation

CASE # CEB01-0142

PLAINTIFF,

FINAL ORDER

vs.

VINCENT IRELAND

DEFENDANT

SUPPLEMENTAL ORDER/ CLAIM OF LIEN

The City of Dania Beach Code Enforcement Board ("Board") 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, having received the testimony and affidavit of Code Officer William Dubisky on the City's Motion to Confirm Fine held on the 4th day of February, 2002, and based on the evidence, the Board enters the following findings of fact and order:

1. That the Board did issue on the 21st day of August, 2001, a Final Order in the above captioned case commanding the defendant, Vincent Ireland, to bring the violations specified in said Final Order into compliance on or

before the 20th day of September, 2001, for the public nuisance violation and before the 5th day of October 2001, for the building violation, or pay a fine in the amount of \$200.00 per day for the public nuisance violation and \$50.00 per day for the building violation for each day of non compliance thereafter.

2. That said violations occurred on the following described real property situate, lying and being in Broward County, Florida, to wit: DANIA HEIGHTS ADD 28-19 B LOT 6 (# 1203 05 0060)
3. That the Defendant, Vincent Ireland, did not comply with the Final Order on or before the dates specified therein.
4. It is the order of this Board that the fines specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the defendant, Vincent Ireland, shall comply with said Final Order. Upon complying, the defendant shall notify the City's Code Enforcement Department and an officer will inspect the property and notify the Code Enforcement Board whether defendant has complied.
5. It is the order of this Board that the fines shall constitute a lien against the above described real property and it shall be a lien against any other real or personal property owned by defendant.

DONE AND ORDERED at Dania Beach, Broward County, Florida, this 21
Day of February, 2002.

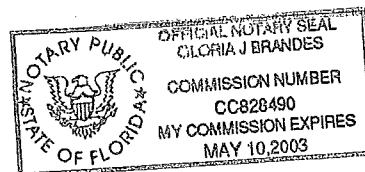
DANIA BEACH CODE ENFORCEMENT BOARD

By: Richard Bettor
Richard Bettor, Chairman

Sworn to and subscribed before me this 21 day of Feb., 2002
By Richard Bettor, who is personally known to me.

Gloria J. Brandes
NOTARY PUBLIC STATE OF FLORIDA

Return to: David E. Keller, Finance Director 2
100 West Dania Beach Blvd.
Dania Beach, Fl 33004



CERTIFICATE OF SERVICE

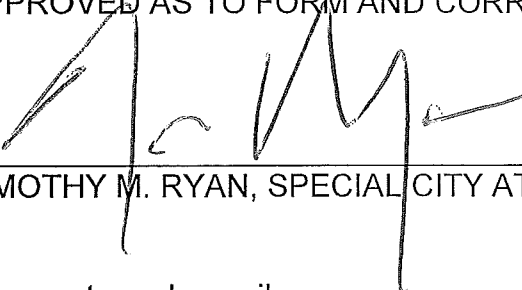
I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Defendant, Vincent Ireland, this 21 day of February, 2002.

CERTIFIED MAIL # 7001 1940 0002 6629 7392



CODE ENFORCEMENT BOARD CLERK

APPROVED AS TO FORM AND CORRECTNESS



TIMOTHY M. RYAN, SPECIAL CITY ATTORNEY

Also sent regular mail

CODE ENFORCEMENT BOARD
CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida municipal corporation	:	CASE # CEB01-0142
PLAINTIFF,	:	FINAL ORDER
vs.	:	
VINCENT IRELAND	:	
DEFENDANT	:	

ORDER OF THE DANIA BEACH CODE ENFORCEMENT BOARD

This proceeding came on for Formal Hearing on August 6, 2001, after notice. Upon the evidence presented, the Board makes the following findings of fact:

- a. The board has jurisdiction of the defendant and the subject matter of this action;
and
- b. Defendant, Vincent Ireland, did allow the following code violations to exist at property defendant owns located at 257 S. W. 4 Street, Dania Beach, Florida, which property is legally described as: DANIA HEIGHTS ADD 28-19 B LOT 6 (# 1203 05 0060):
 1. Chapter 13, Section 13-23; Public Nuisance Violation. Failure to remove junk, trash, garbage and all other materials stored on the property.

2. South Florida Building Code 301(a); Permits Required. Failure to obtain a permit for the installation of a deck on the premises.

Upon consideration thereof, the motion was made and carried. It is, thereupon ORDERED:

1. Defendant, Vincent Ireland:

(a) has been found to be in violation of the above described code section listed in paragraph b.(1). A fine of \$200.00 per day will begin running 30 days from the date this order is signed by the Chairperson of the Board.

The City of Dania Beach shall have and recover from defendant, Vincent Ireland, for the foregoing violation listed in paragraph b.(1), a fine of \$200.00 per day, to begin running 30 days from the date this order is signed by the Chairperson of the Board.

(b) has been found to be in violation of the above described code section listed in paragraph b.(2). A fine of 50.00 per day, will begin running 45 days from the date this order is signed by the Chairperson of the Board.

The City of Dania Beach shall have and and recover from defendant, Vincent Ireland, for the foregoing violation listed in paragraph b.(2), a fine of \$50.00 per day, to begin running 45 days from the date this order is signed by the Chairperson of the Board.

The fines shall continue until said violations come into compliance with said sections of the City Code upon requested inspection. Upon complying, the defendant shall notify the City's Code Enforcement Department and an officer will inspect the property and notify the Code Enforcement Board whether defendant has complied. Said fine shall constitute a lien upon the real property in violation and upon any other real or personal property of the defendant.

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction.

ORDERED at Dania Beach, Broward County, Florida, this 21 day
of August, 2001.

DANIA BEACH CODE ENFORCEMENT BOARD

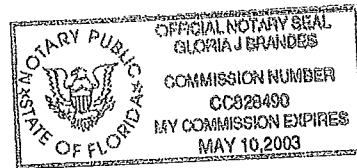
Notary Seal:

By: Richard Bettor
Richard Bettor, Chairperson

Sworn and subscribed before me this
21 day of August 2001.

Gloria J. Brandes
NOTARY PUBLIC STATE OF FLORIDA

Richard Bettor is personally known to me.



FINAL ORDER
CEB01-0142
PAGE 4

CERTIFICATE OF SERVICE

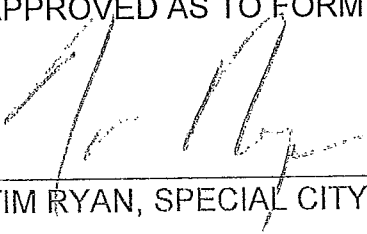
I CERTIFY that a copy of the foregoing Final Order was mailed to the Defendant,
Vincent Ireland, this 21 day of August, 2001.

CERTIFIED MAIL 7001 0360 0002 7730 7410



CODE/ENFORCEMENT BOARD CLERK

APPROVED AS TO FORM AND CORRECTNESS



TIM RYAN, SPECIAL CITY ATTORNEY

Also sent first class mail

Return to: David E. Keller, Finance Director
100 W. Dania Beach Blvd.
Dania Beach, FL 33004

City of Dania Beach

100 W. Dania Beach Blvd.
 Dania Beach, FL 33004
 954-924-3662

OWNER: IRELAND; VINCENT
 FOLIO: 1203-05-0060
 LEGAL: DANIA HEIGHTS ADD 28-19 B LOT 6
 Address: 257 SW 4 ST

CODE ENFORCEMENT ORDER				CEB 01-0142		RECORDED		RELEASED		
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	Total	BOOK	PAGE	BOOK	PAGE
9/20/2001	9/4/2009	\$200.00	2,906	\$581,200.00	\$100.00	\$581,300.00	32887	596-600	3/14/2002	
10/5/2001	9/4/2009	\$50.00	2,891	\$144,550.00	\$100.00	\$144,650.00	32887	601-604	3/14/2002	
				TOTAL		\$725,950.00				

Case Compiled 9/04/09

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AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Redmond Jay Manning, 4416 SW 28 TER,
Case #13-1210

Summary Explanation & Background:

This case was originally cited on 8/8/14 for 4 violations. This case went before Special Magistrate Gordon Linn 2/6/14 for 4 violations. The Special Magistrate issued an order giving the respondent until 10/1/14 to comply the violations or a fine of \$100.00 per day would be levied. At the 12/4/14 hearing Special Magistrate Mark Berman confirmed the fine as a lien. Fines ran from 10/1/14 through 10/18/16 for 748 days @ \$100 per day=\$74,800.00 plus admin fees of 362.50 for a total of \$75,162.50. This is a motion to accept the settlement offer received by the City due to release of lien on property. The City received \$23,000.00 as settlement for the fine.

Exhibits (List):

- (1) Copy of the history report.
- (1) Copy of lien sheet

Purchasing Approval:

Source of Additional Information: *(Name & Phone)*

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to release of property. The City received \$23,000.00 as settlement for the fine.

Commission Action:

Passed **Failed** **Continued** **Other**

Comment:

City Manager

City Clerk

CASE INSPECTION NOTES	Per Insp. Ostrofsky: Case failed foreclosure inspection 7/23/15. Send to T/S for authorization to foreclose or money judgment LW 7/28/15 	07-28-2015
CASE INSPECTION NOTES	Per Tim Ryan's office 9/28/16 -Settlement received in the amount of \$23,000.00 for case 2013-1210. send to 12/7/16 Commission Abatement Hearing AL 10/11/16	10-11-2016

Case Activity Comments

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Case Violations

1	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.		07/22/2013
2	13-34(a) Nuisance Accumulation	DBCC 13-34(a) states it is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, trash, stagnant water, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises.		07/22/2013
3	13-34(c) Untended Vegetation	DBCC 13-34(c) states the owners and operators of all improved property within the city shall not permit untended vegetation upon such property and the public rights of way, swales, and/or canal banks. Untended vegetation includes all grass, weeds, and underbrush in excess of eight (8) inches in height from the ground, and any overgrown vines and similar other vegetation.		07/22/2013
4	105-130(E) RV / Boat / Trailer Max Number	DBLDC 105-130(E) states No more than one (1) utility trailer, one (1) recreational vehicle and one (1) boat shall be parked or stored on residentially zoned property, per dwelling unit, unless such others are within a completely enclosed permanent structure. If rear or side yard is inaccessible only (1) RV, Boat or Trailer can be parked can be parked in front on an approved driveway.		07/22/2013

City of Dania Beach

100 W. Dania Beach E
 Dania Beach, FL 33
 954-924-6

OWNER: REDMOND JAY MANNING

FOLIO: 0229 14 0790

LEGAL: AVON HEIGHTS 38-38 LOT 1 BLK 5

ADDRESS: 4416 SW 28 Terrace, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN						GEB 2013-1210		RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK/Instrument	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
10/1/2014	10/18/2016	\$100.00	748	\$74,800.00	\$362.50	\$75,162.50	112764096	1 to 8	1/23/2015	113990611	Page 1 of 1

REVISED 11/30/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	40.50
2	PAGES	SUPPLEMENTAL ORDER	17.00
2	PAGES	RELEASE OF LIEN	25.00
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	200.00
			362.50

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Michael & Elizabeth Soler, 2411 SW 52 ST,
Case #12-1035

Summary Explanation & Background:

This case was originally cited on 11/7/12 for 1 violation. The case went before Special Magistrate Mark Berman on 6/6/13 for 1 violation. Special Magistrate Berman issued an order giving the respondent until 7/16/13 to comply the violations or a fine of \$100.00 per day would be levied. On 7/7/13 the property failed inspection and sent to title search to confirm fine. This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$1,200.00 as settlement for the fine.

Exhibits (List):

(1) Copy of the history report.

Purchasing Approval:

Source of Additional Information: *(Name & Phone)*

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$1,200.00 as settlement for the fine.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Number: 2012-00001035

Case Type:
Notice of Violation

Case Description:
Initial Case

Case Start Date:
10-18-2012

Status:
Inactive

Status Date:
11-07-2016

Default Inspector:
Warren Ostrofsky

Cited Address:
2411 SW 52 ST

Folio Number:
5042-32-34-1230

Cited Party:
Michael D Soler &

Note Type	Case Notes	Date
CASE ACTIVITY NOTES	CASE ACTIVITY NOTES	11-02-2012
CASE HEARING NOTES	CASE HEARING NOTES	11-02-2012
CASE INSPECTION NOTES	CASE INSPECTION NOTES	11-02-2012
CASE ACTIVITY NOTES	Initial inspection of site completed 5/6/12. KM 11/2/12	11-02-2012
CASE ACTIVITY NOTES	NOV approved and mailed on 11/7/12. KM 11/6/12	11-06-2012
CASE INSPECTION NOTES	Per Insp Ostrofsky: case failed reinspection on 3/29/13. Send to next available hearing. KM 4/1/13	04-01-2013
CASE HEARING NOTES	Per Special Magistrate Mark Berman, at the 6/6/13 hearing, the following was ordered: Compliance by July 16, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed. KM 6/10/13	06-10-2013
CASE INSPECTION NOTES	Per Insp Ostrofsky: case failed post hearing inspection on 7/17/13. Send to T/S for confirmation. KM 7/17/13	07-17-2013
CASE INSPECTION NOTES	Per Tim Ryan's office settlement received in the amount of \$1,200 for case #2012-1035. Send to Commission Abatement Hearing. AL 11/7/16 	11-07-2016

Case Activity Comments

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Case Violations

1	825-200(A) Tree Removal/Abuse Violation	DBLDC 825-200(A) states it shall be unlawful for any owner or operator of any property within the city to allow or cause to be allowed any violation of the tree preservation and/or tree abuse regulations, including, but not limited to: trees removed and/or relocated without first obtaining a license or permit from the city to do so, hatracking a tree, and further as defined per the City Code.		10/18/2012
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AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: Wells Fargo Bank NA, 4930 SW 29 AVE,
Case #15-0141 & #15-1412

Summary Explanation & Background:

Case 15-0141 was originally cited on 1/26/15 for 7 violations. This case went before Special Magistrate Bruce Jolly on 5/7/15 for 7 violations. Special Magistrate Gordon Linn issued an order giving the respondent until 6/16/15 to comply or a fine of \$100.00 per day would be levied. At the 1/7/16 hearing, Special Magistrate Judith Secher confirmed the fine as a lien. The property was brought in compliance on 7/14/16. Fines ran from 1/16/15 through 7/14/16, 394 days @ \$100 per day=\$39,400.00 plus admin fees of \$262.50 for a total of \$39,662.50.

Case 15-1412 was originally cited on 10/12/15 for 2 violations. This case went before Special Magistrate Bruce Jolly on 2/4/16 for 2 violations. Special Magistrate Bruce Jolly issued an order giving the respondent until 4/14/16 to comply violations or a \$200 per day fine would be levied. The case complied 4/21/16. Fines ran for 8 days totaling \$1,600.00

The City received a total settlement of \$20,500.00 for code fines on 2 code cases.

Exhibits (List):

- (1) Copy of the history reports.
- (2) Copy of the lien sheet

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

This is a request to accept the settlement offer received by the City due to the sale of the property. The City received a total settlement of \$20,500.00 for code fines.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Number: 2015-00000141

Case Type:
Notice of Violation

Case Description:
Initial case

Case Start Date:
01-26-2015

Status:
Inactive **Status Date:**
11-04-2016

Default Inspector:
Warren Ostrofsky

Cited Address:
4930 SW 29 AVE

Folio Number:
5042-32-13-0260

Cited Party:
**Wells Fargo Bank NA %
Aldridge Connors LLP**

Note Type	Case Notes	Date
CASE INSPECTION NOTES	CASE INSPECTION NOTES	02-04-2015
CASE HEARING NOTES	CASE HEARING NOTES	02-04-2015
CASE ACTIVITY NOTES	Per Insp Ostrofsky: NOV posted on 1/26/15, also mailed. JC 2/4/15	02-04-2015
CASE INSPECTION NOTES	Per Insp. Ostrofsky: Case failed re-inspection 2/18/15. Send to next available hearing LW 2/25/15	02-25-2015
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly at the 5/7/15 hearing, the following was ordered: Compliance by June 16, 2015 or \$100.00 per day fine. Authorization to abate the nuisances by cleaning or boarding unsanitary pool after June 16, 2015 granted in the interest of public health and safety. \$100.00 administrative fee assessed. LW 5/8/15	05-08-2015
CASE INSPECTION NOTES	Per Insp. Ostrofsky: Case failed post-board 6/18/15. Send to T/S for confirmation of fines LW 6/22/15	06-22-2015
CASE ACTIVITY NOTES	Per Insp. Urow: Work Order #5085 submitted to Public Services on 6/30/15 for unsanitary pool. LW 6/30/15	06-30-2015
CASE INSPECTION NOTES	Per Insp. Ostrofsky: Case failed nuisance abatement re-inspection on 7/14/15. Insp. Urow sent email to PS on 7/15/15 to inquire when WO will be completed. Re-inspection scheduled for 7/23/15 LW 7/15/15	07-15-2015
CASE INSPECTION NOTES	Per Insp. Ostrofsky: case failed post hearing re-inspection. Send to T/S for confirmation of fines. AL 8/23/15	08-13-2015
CASE HEARING NOTES	Per Special Magistrate Judith Secher, at the January 7, 2016 hearing the following was ordered: Fine Confirmed. AL 1/11/16	01-11-2016
CASE INSPECTION NOTES	Per Insp. Ostrofsky: case complied 7/14/16 AL 7/19/16	07-19-2016
CASE ACTIVITY NOTES	Admin fee of \$100 paid AL 7/19/16	07-19-2016
CASE INSPECTION NOTES	Per Tim Ryan's Office -Settlement received in the amount of \$20,500 for case 15-0141 & 15-1412. AL 11/7/16. Send to 12/7/16 Commission Abatement Hearing. AL 11/7/16	11-07-2016

Case Activity Comments

Case Violations

1	8-21(a)(2)(g) Window/Door Maint./ Equip.	DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.	01/26/2015
2	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.	01/26/2015
3	8-21(a)(4)(e) Electrical Condition	DBCC 8-21(a)(4)(e) requires all electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition.	01/26/2015
4	8-21(a)(5)(a)(2) Paint Maintenance	DBCC 8-21(a)(5)(a)(2) states all surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration.	01/26/2015
5	13-29 Stagnant Water/Mosquitoes	DBCC 13-29 states it is unlawful for any person to have, keep, maintain, cause or permit within the city any collection of standing or flowing water in which mosquitoes breed or are likely to breed, unless such collection of water is treated so as effectually to prevent such breeding.	01/26/2015
6	13-34(a) Nuisance Accumulation	DBCC 13-34(a) states it is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, trash, stagnant water, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises.	01/26/2015
7	FBC 105.1 Permits Required	FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).	01/26/2015

Case Number: 2015-00001412

Case Type:
Notice of Violation

Case Description:
Initial case

Case Start Date:
10-12-2015

Status:
Active **Status Date**

Default Inspector:
Warren Ostrofsky

Cited Address:
4930 SW 29 AVE

Folio Number:
5042-32-13-0260

Cited Party:
Wells Fargo Bank NA
% Aldridge Connors LLP

Note Type	Case Notes	Date
CASE INSPECTION NOTES	CASE INSPECTION NOTES	10-21-2015
CASE HEARING NOTES	CASE HEARING NOTES	10-21-2015
CASE ACTIVITY NOTES	Per Insp Ostrofsky: NOV posted on 10/12/15, also mailed. JC 10/21/15	10-21-2015
CASE INSPECTION NOTES	Per Insp. Ostrofsky: case failed re-inspection on 11/23/15. Send to 2/4/16 SM hearing. AL 12/1/15	12-01-2015
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly, at the 2/4/16 SM Hearing the following was ordered: Compliance by April 14, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed. AL 2/8/16	02-08-2016
CASE INSPECTION NOTES	Per Insp. Ostrofsky: property failed post hearing re-inspection on 4/15/16. Send case to T/S for confirmation of fine. AL 4/16/16	04-16-2016
CASE ACTIVITY NOTES	Administrative fee of \$100 Paid. AL 5/12/16	05-12-2016
CASE INSPECTION NOTES	Per Insp. Ostrofsky: case complied 4/21/16. AL 7/7/16	07-07-2016
CASE INSPECTION NOTES	Per T/S received from Ryan Law office 9/14/16 set case for 11/3/16 SM Hearing for confirmation of fine. AL 9/15/16	09-15-2016
CASE HEARING NOTES	Per Special Magistrate Judith Secher at the 11/3/16 SM hearing the following was ordered: Fine Confirmed. AL 11/4/16	11-04-2016
CASE INSPECTION NOTES	Per Tim Ryan's office-Settlement received in the amount \$20,500 for 15-0141 & 15-1412. Send to 12/7/16 Commission Abatement Hearing. AL 11/7/16	11-07-2016

Case Activity Comments

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Case Viola

1	100-40(D) Prohibited Use	DBLDC 100-40(D) states any use not specifically listed as a permitted use or a special exception use for the subject property's zoning district is prohibited.		10/12/2015
2	FBC 105.1 Permits Required	FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).		10/12/2015

City of Dania Beach

100 W. Dania Beach E
 Dania Beach, FL 33
 954-924-6

OWNER: WELLS FARGO BANK N A
 % ALDRIDGE CONNORS LLP
FOLIO: 0232 13 0260
LEGAL: EDGEWATER MANOR NO 2 50-10 B LOT 8 BLK 2
ADDRESS: 4930 SW 29 AVENUE, DANIA BEACH

CODE ENFORCEMENT ORDER LIEN						CEB 2015-0141		RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record		INSTRUMENT	PAGE	DATE	INSTRUMENT	PAGE	
Date	Date	Amount	Days	FINE	Fee	Total						
6/16/2015	7/14/2016	\$100.00	394	\$39,400.00	\$262.50	\$39,662.50	113556839	1 TO 7	3/7/2016			
							113632257	1 TO 7	4/14/2016	114049479	Page 1 of 1	

Case Complied

REVISED 11/28/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	40.50
2	PAGES	SUPPLEMENTAL ORDER	17.00
2	PAGES	RELEASE OF LIEN	25.00
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	100.00
			262.50

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Walter & Hannelore Simmons and Maureen & Mick Nolte, 2360 SW 51 CT, Case #11-0253

Summary Explanation & Background:

This case was originally cited on 3/3/11 for 5 violations. The case went before Special Magistrate Richard Conner on 5/5/11 for 4 violations. The Special Magistrate issued an order giving the respondent until 6/14/11 to comply the violations or a fine of \$200.00 per day would be levied. The case complied on 7/21/16, although change of ownership occurred 9/12/13. This is a motion to accept the settlement offer received by the City due to release of lien on property. The City received \$3,466.36 as settlement for the fine.

Exhibits (List):

- (1) Copy of the history report.
- (1) Copy of lien sheet

Purchasing Approval:

Source of Additional Information: *(Name & Phone)*

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to release of property. The City received \$3,466.36 as settlement for the fine.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Number: 11-0253

Case Type:
Notice of Violation

Case Description:
MINIMUM STANDARDS

Case Start Date:
02-10-2011

Status:
Inactive

Status Date:
10-19-2016

Default Inspector:
Lori Mobley

Cited Address:
2360 SW 51 CT

Folio Number:

Cited Party:
WALTER & HANNELORE
SIMMONS

Note Type

Case Notes

Date

INSPECTOR NAME	LORI MOBLEY	02-10-2011
INSPECTOR NAME	TUCHETTE TORRES	02-10-2011
INSPECTOR NAME	WARREN OSTROFSKY	02-10-2011
Case Narrative	Vio. let-8-21(a)(2)(g),8-21(a)(2)(g),8-21(a)(4)(a),8-21(a)(4)(e),8-21(a)(5)(a)(1)	03-03-2011
Case Inspections Text	Property failed reinspection on 4.4.11 per Inspector Lori Mobley. April 5, 2011 11:18:57 AM DANITXT.	04-05-2011
Case Board Meetings	Compliance by June 14, 2011 or \$250.00 per day fine per Special Magistrate Richard Conner at the May 5, 2011 Special Magistrate hearing. \$200.00 administrative fee is assessed. May 12, 2011 2:35:02 PM DANITXT.	05-12-2011
Case Inspections Text	Per Tim Ryan's office schedule for confirmation of fine. July 19, 2011 9:50:27 AM danitxt.	07-19-2011
Case Inspections Text	Property failed reinspection on 6.14.11 per Inspector Lori Mobley. June 16, 2011 9:52:10 AM DANITXT.	08-29-2011
Case Board Meetings	Fine confirmed per Special Magistrate Gordon Linn at the September 8, 2011 Special Magistrate hearing. September 13, 2011 9:19:29 AM danitxt.	10-19-2011
Case Inspections Text	CASE FAILED REINSPECTION ON 1/12/12 PER INSP OSTROFSKY, AND WILL BE SENT TO TITLE SEARCH. January 12, 2012 6:17:58 PM daninxl.	01-12-2012
Case Narrative	Received settlement request from Wells Fargo 5/2/14. Forwarded request to Tim Ryan's office LW 5/6/14	05-06-2014
Case Inspections Text	Per Insp. Ostrofsky: Case failed re-inspection on 5/5/14. Property not in compliance (windows, screens, skirting, fascia, electrical outlets). LW 5/6/14	05-06-2014
Case Inspections Text	Per Insp: Urow bank foreclosed 9/12/13 on owner, bank to be cited for outstanding violations. AL 6/23/16	06-23-2016
Case Inspections Text	Per Insp. Ostrofsky: case complied 7/21/16. AL 7/22/16	07-22-2016
Case Narrative	\$200 administrative fee paid. AL 8/16/16	08-16-2016

Case Activity Comments

INITIAL - INITIAL INSPECTION	02-10-2011
HISTORICAL - DMS Violation Letter	03-04-2011
REINSPECTION - REINSPECTION	04-02-2011
HISTORICAL - DMS Affidavit of Service	04-19-2011
POST HEARING - POST BOARD	06-14-2011
F-TITLE SEARCH - TITLE SEARCH	06-22-2011
HISTORICAL - DMS Affidavit of Service	08-22-2011
FORECLOSURE - FORECLOSURE REINSPECTION	12-26-2011
F-TITLE SEARCH - TITLE SEARCH	04-11-2012

Case Violations

1	8-21(a)(2)(g) Window/Door Maint./ Equip.	DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.	ACTIVE	02/10/2011
2	8-21(a)(2)(g) Windows must fully operate	DBCC 8-21(a)(2)(g) states all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.	ACTIVE	02/10/2011
3	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.	ACTIVE	02/10/2011
4	8-21(a)(4)(e) Electrical Condition	DBCC 8-21(a)(4)(e) requires all electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition.	ACTIVE	02/10/2011
5	8-21(a)(5)(a)(1) Building Maintenance	DBCC 8-21(a)(5)(a)(1) states the exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing, or other holes or breaks.	ACTIVE	02/10/2011

City of Dania Beach

100 W. Dania Beach E
 Dania Beach, FL 33
 954-924-6800 Ext. 3

OWNER: WALTER & HANNELORE SIMMONS H/E MAUREEN & MICK NOLTE
FOLIO: 0232-27-0810
LEGAL: RAVENSWOOD GARDENS 89-43 B LOT 81
ADDRESS: 2360 SW 51 COURT

CODE ENFORCEMENT ORDER LIEN							CEB 11-0253			RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK/Instrument	PAGE		
Date	Date	Amount	Days	FINE	Fee	Total							
6/14/2011	7/21/2016	\$250.00	1,864	\$466,000.00	\$254.00	\$466,254.00	48202	266-271	9/26/2011	113982291	Page 1 of 1		

Case Complied 7/21/16

REVISED 11/28/2016
CORI MAYO
Accts. Receivable & Liens

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
3	PAGES	FINAL ORDER	32.00
2	PAGES	SUPPLEMENTAL ORDER	17.00
2	PAGES	RELEASE OF LIEN	25.00
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	100.00
			<hr/>
			254.00

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 28, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Gary Nemi & Maksim Nemirovsky, 105 SW 7 ST Hallandale Beach, 4124 SW 21 ST Ft. Lauderdale, and VAC LOT at NE 21 CT Wilton Manors Case #06-0185 #12-1086

Summary Explanation & Background:

For case #06-0185: This property was originally cited on 1/26/06 for 1 violation. The Special Magistrate issued an order giving the respondent 30 days to comply or a fine of \$100.00 per day would be levied. At the 6/05/08 hearing, Special Magistrate Mark Berman authorized foreclosure. Settlement of \$1,884.58 received from tax deed sale on 10/12/12.

For case #12-1086: This property was originally cited on 11/7/12 for 12 violations. This went before Special Magistrate Gordon Linn on 1/10/13 for 10 violations. Special Magistrate Gordon Linn issued an order giving the respondent until 3/21/13 to comply or a fine of \$150.00 per day would be levied. At the 8/1/13 hearing, Special Magistrate Mark Berman confirmed the fine as a lien. On 7/10/14 Gordon Linn ordered authorized foreclosure on the property.

This is a motion to accept the settlement offer received by the City for \$5,250.00 to partially release liens due to sale of property.

Exhibits (List):

- (3) Copy of the history reports.
- (5) Copy of the lien sheets.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$5,250.00 as settlement.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Number: 06-0185

**Case Type:
Notice of Violation**

**Case Description:
MINIMUM STANDARDS**

**Case Start Date:
01-26-2006**

**Status:
Active**

Status Date

**Default Inspector:
HISTORICAL CE
INSPECTOR**

**Cited Address:
30 NW 13 AVE**

Folio Number:

**Cited Party:
GOLDEN,J & ROSA**

Note Type	Case Notes	Date
Case Narrative	Violation Letter-Ch 8 Art II Sec 8-21 Ch 28 Sec 4.20 Ch 8 Art II Sec 8-21 (b)4a Ch 8 Art II Sec 8-21(4)f Ch 14 Sec 14-2	01-26-2006
INSPECTOR NAME	THEODORE PEREZ	01-26-2006
V-CH 8 ART II PS/ROOMING	<p>VIOLATION DESCRIPTION - Violation of Chapter 8; Art II- Property standards; Section 8-21 Minimum standards for dwellings, hotels and rooming houses. Requirements for ventilation. Every window and exterior door shall be reasonably weathertight. Maintained without cracks and holes and in a good state of repair. All windows intended for ventilation must be equipped with fully operable hardware and fitted with screens to protect against mosquitoes or other insects.</p> <p>::: VIOLATION COMMENTS - All damaged windows and/or doors must be repaired or replaced, including screens and hardware and maintained. A building permit may be required for any replacement.</p>	01-26-2006
V-CH.14,SEC.14- 2,JUNKED&ABAND	<p>VIOLATION DESCRIPTION - Violation of Chapter 14, Section 14-2; Junked and abandoned vehicles, public nuisance. The storage or parking of all inoperative vehicles, trailers and vessels is creating a public nuisance.</p> <p>::: VIOLATION COMMENTS - There is one van junked and/or abandoned and/or unlicensed vehicle(s) on the subject property. The junked, abandoned and/or unlicensed vehicles, trailers or vessels must be removed or placed in operable condition.</p>	01-26-2006
V-CH.28,ZON.,RD8000 SHEDS OUTSID	<p>VIOLATION DESCRIPTION - Violation of Chapter 28, Zoning, Section 4.20, Schedule of Use Regulations. The outside storage of equipment, materials, storage sheds (on undeveloped property), containers, tires, auto parts or any other miscellaneous items is not a permitted use in the RD-8000 zoned district.</p> <p>::: VIOLATION COMMENTS - Any and/or all items listed herein which are on property must be removed.</p>	01-26-2006
V-CH.8,ART.II,SEC.8-21 (B)(4)A	<p>VIOLATION DESCRIPTION - Violation of Chapter 8, Article II, Property Standards; Section 8-21 (b)(4)a. General Requirements for all dwellings, dwelling units, hotels, hotel Units, rooming houses, and rooming units. Foundations, floors, walls, ceilings, roofs, windows and doors and all other building parts shall be structurally sound, weather-proof, watertight and rodentproof, and shall be kept in a good state of repair. Roof surfaces shall be watertight.</p> <p>::: VIOLATION COMMENTS - Obtain roof permit and replace damaged roof material which is in a state of disrepair. Make roof watertight and eliminate the blighting influence condition causing a reduction of value to surrounding properties.</p>	01-26-2006

V-CH8 ARTII PS SEC 8-21 4,F	VIOLATION DESCRIPTION - Violation of Chapter 8, Article II, Property Standards; Section 8-21 (4)(f). Minimum standards for dwellings, hotels, and rooming houses. Maintenance and appearance standards. The exterior of all premises and every structure thereon, including all parts of the structure and apurtence where exposed to the public view shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing or other holes or brakes. ::: VIOLATION COMMENTS - Deteriorated soffits and facia boards on the house must be repaired, replaced, painted and maintained.	01-26-2006
VIOLATION TYPE	CH 14 SEC 14-2	01-26-2006
VIOLATION TYPE	CH 28 SEC 4.20	01-26-2006
VIOLATION TYPE	CH 8 ART II SEC 8-21	01-26-2006
VIOLATION TYPE	CH 8 ART II SEC 8-21 (B)4A	01-26-2006
VIOLATION TYPE	CH 8 ART II SEC 8-21(4)F	01-26-2006
Case Inspections Text	FAILED REINSPECTION PER INSP. PEREZ. WILL BE TAKEN BEFORE THE SPECIAL MAGISTRATE. February 15, 2006 12:38:45 PM danigjb	02-15-2006
Case Inspections Text	Post Board Inspection szp	05-01-2006
Case Inspections Text	Case failed postboard reinspection 5/22/06 per Insp Perez, to go to title search. June 2, 2006 2:20:33 PM DANIAXR	06-02-2006
Case Board Meetings	SPM confirmed fine October 17, 2006 2:38:36 PM DANIAXR	06-02-2008
Case Board Meetings	Special Magistrate issued Final Order giving the respondents 30 days to comply or a fine of \$100.00 per day to begin running. szp	01-28-2009
Case Board Meetings	Authorization to foreclose granted per Special Magistrate Mark Berman at the June 5, 2008 code hearing. June 16, 2008 4:00:10 PM daniszp	05-31-2011
Case Narrative	Settlement of \$1,884.58 from tax deed sale received on 10/2/12. KM 1/4/13	01-04-2013
Case Board Meetings	Per the City Commission, at the 1/17/13 Commission Abatement hearing, the following was ordered: the settlement of \$1,884.58 received by the city was approved. Case remains open as lien was not fully satisfied. KM 1/18/13	01-18-2013
Case Narrative	Partial Release of lien settlement received from Tim Ryan's office for \$5,250.00 case added to 12/7/16 Commission Abatement Hearing. AL 10/19/16	10-19-2016

Case Activity Comments

INITIAL - INITIAL INSPECTION	01-26-2006
HISTORICAL - DMS Violation Letter	01-26-2006
REINSPECTION - REINSPECTION	02-02-2006
HISTORICAL - DMS Notice of Hearing	02-28-2006
HISTORICAL - DMS Affidavit of Service	02-28-2006

HISTORICAL - CODE BOARD RESULTS	03-13-2006
POST HEARING - POST BOARD	05-21-2006
F-TITLE SEARCH - TITLE SEARCH	06-05-2006
HISTORICAL - AFFIDAVIT OF SERVICE	09-28-2006
HISTORICAL - CODE BOARD RESULTS	10-09-2006
HISTORICAL - DMS Affidavit of Service	05-21-2008

Case Violations

1	HISTORICAL CODE/VIOLATION	THIS IS A HISTORICAL CODE/VIOLATION. SEE NOTES FOR DETAILS.	Violation Notes Included	01/26/2006
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Case Activity Comments

Case Violations

1	8-21(a)(2)(g) Window/Door Maint./ Equip.	DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.		10/10/2012
2	8-21(a)(2)(g) Windows must fully operate	DBCC 8-21(a)(2)(g) states all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.		10/10/2012
3	8-21(a)(4)(d) Plumbing Condition	DBCC 8-21(a)(4)(d) requires every plumbing fixture, water pipe, drain, waste pipe, and gas pipe to be maintained in good, sanitary working condition, and free from defects, leaks and obstructions.		10/10/2012
4	8-21(a)(4)(e) Electrical Condition	DBCC 8-21(a)(4)(e) requires all electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition.		10/10/2012
5	8-21(a)(5)(a)(1) Building Maintenance	DBCC 8-21(a)(5)(a)(1) states the exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing, or other holes or breaks.		10/10/2012
6	8-21(a)(5)(a)(2) Paint Maintenance	DBCC 8-21(a)(5)(a)(2) states all surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration.		10/10/2012
7	13-34(a) Nuisance Accumulation	DBCC 13-34(a) states it is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, trash, stagnant water, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises.		10/10/2012
8	13-34(b) Property & R/W Maintenance	DBCC 13-34(b) states each owner or operator of property within the city shall keep such property and the adjoining unpaved portions of the public rights of way, swales, and/or canal banks clean and free from any accumulation of garbage, trash, and litter.		10/10/2012
9	13-34(c) Untended Vegetation	DBCC 13-34(c) states the owners and operators of all improved property within the city shall not permit untended vegetation upon such property and the public rights of way, swales, and/or canal banks. Untended vegetation includes all grass, weeds, and underbrush in excess of eight (8) inches in height from the ground, and any overgrown vines and similar other vegetation.		10/10/2012
10	22-1 Building Numbers (Front/Rear/ Alley)	DBCC 22-1 states any building in the city must display the correct street number upon such building and any building that abuts an alleyway in the city must display the correct street number of the building so that it is visible from the alleyway.		10/10/2012
11	22-5(i)(5)(d) Tree Height Maintenance	DBCC 22-5(i)(5)(d) states all trees shall be kept trimmed by the abutting property owner or tenant and shall have a clearance of at least eight (8) feet above the sidewalk and fourteen (14) feet above the street level so as to permit pedestrian and vehicular traffic beneath them without interference.		10/10/2012

12 | FBC 105.1 Permits Required

FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).

10/10/2012

City of Dania Beach

100 W. Dania Beach B
 Dania Beach, FL 33
 954-924-3

OWNER: GOLDEN, J. & ROSA
FOLIO: 0233-00-0503
LEGAL: 33-50-42 S 80 OF N 480 OF W 75 OF E 225 OF SE1/4 OF NE1/4 OF SE1/4 LESS RD
ADDRESS: 30 NW 13 AVE

CODE ENFORCEMENT ORDER LIEN						CEB 06-0185		RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE	
Date	Date	Amount	Days	FINE	Fee	Total	43750	1084-1088	3/15/2007			
5/21/2006	10/19/2016	\$100.00	3,804	\$380,400.00	\$168.00	\$380,568.00	43750	1089-1092	3/15/2007			

REVISED 11/28/2016
Linda Mason
Accts. Receivable & Liens

ESTIMATED COST OF RECORDING FEES			
5	PAGES	FINAL ORDER	44.00
4	PAGES	CLAIM OF LIEN	35.50
2	PAGES	RELEASE OF LIEN	18.50
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
			168.00

City of Dania Beach

100 W. Dania Beach E
 Dania Beach, FL 33
 954-924-6

OWNER: GARY NEMI, MAKSIM NEMIROVSKY
FOLIO: 0233-00-0503
LEGAL: 33-50-42 S 80 OF N 480 OF W 75 OF E 225 OF SE1/4 OF NE 1/4 OF SE1/4 LESS RD
ADDRESS: 30 Northwest 13 Avenue, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN					CEB 2012-1086		RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
3/21/2013	10/19/2016	\$150.00	1,308	\$196,200.00	\$162.50	\$196,362.50	50237	1154-1160	10/8/2013		

REVISED 11/28/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	40.50
2	PAGES	SUPPLEMENTAL ORDER	17.00
2	PAGES	RELEASE OF LIEN	25.00
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	0.00
			162.50