

AGENDA
DANIA BEACH CITY COMMISSION
ABATEMENT HEARING
WEDNESDAY, MARCH 1, 2017 - 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 Dynamic F & B Holdings Inc., 1317 S. Federal Highway, Case #14-2102 (Folio #1203-24-0100)
2. Abatement request from 4214 Building LLC., 42 SW 14 Street, Case #15-0688 (Folio #1203-10-5980)
3. Abatement request from Project USA LLC, 150 S. Bryan Road, Case #16-0397 (Folio #0233-27-0010)
4. Abatement request from Tran Tantikij, 3121 SW 44 Street, Case #15-1424 (Folio #0230-01-0480)
5. Abatement request from First Chase, 312 Phippen Road, Case #15-1608 (Folio #1203-00-0451)
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 Edward Gonzalez, 245 NW 6 Avenue, Case #10-0802, for \$4,028.35 for code fines on property
9. Approval of the settlement received for Lillian M. Young EST, 55 SW 7 Avenue, Case #09-2121, for \$3,500.00 for code fines on the property
10. Approval of the settlement received for Harold A. Davis & Audrey Council, 608 SW 12 Avenue, Case #09-2063, for \$8,500.00 for code fines on the property
11. Approval of the settlement received for US Bank NA Trstee, 4729 SW 34 Avenue, Case #16-0580 and #16-0856, for \$6,500.00 for code fines on both cases
12. Approval of the settlement received for Cookies & Crackers, 9906 NW 6 Place, Plantation, FL, Case #11-1606 and #12-1075, for \$3,000.00 to partially release liens due to sale of property
13. Approval of the settlement received for David Earl, 2460 SW 50 Street, Case #09-2059 and #10-0708, for \$3,653.32 due to sale of the property
14. Approval of the settlement received for Jose Cruz, 2460 SW 53 Street, Case #09-1797, for \$2,600.00 due to sale of property
15. Approval of the settlement received for Richard Borghi H/E, 3291-5 SW 444 Street, Case #12-0773, for \$2,000.00 due to sale of property

4. ADJOURNMENT

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 14, 2017

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Dynamic F & B Holdings Inc,
1317 S. FEDERAL HIGHWAY, Case #14-2102.

Summary Explanation & Background:

For Case #14-2102: This case was originally cited on 10/21/14 for 1 code violation. The case went before Special Magistrate Bruce Jolly on 6/4/15 for 1 violation. The Special Magistrate issued an order giving the respondent until 7/14/15 to comply the violations or a fine of \$150.00 per day would be levied. On 3/3/16 Special Magistrate Bruce Jolly confirmed the fine as a lien. The property was brought into compliance on 10/20/16. The fines ran from 7/14/15 through 10/20/16, 464 days @ \$150.00 per day = \$69,600.00 plus recording/admin fees of \$262.50 totaling \$61,916.50. At the 11/3/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$6,960.00.00 to the City Commission.

The out of pocket costs to the City are \$1,100.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of the Final Order and all Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 6/4/15, 3/3/16, 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 \$6,960.00 to the City Commission.

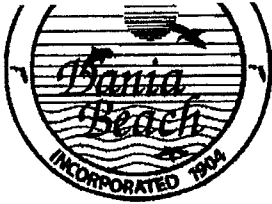
Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

10/21/2014

Dynamic F & B Holdings Inc
1317 S Federal HWY
Dania Beach, FL 33004-4361

Case Number: 2014-00002102
Location: 1317 S FEDERAL HWY
Folio: 5142-03-24-0100
Legal Description: See Attached Detail

Dear Dynamic F & B Holdings Inc:

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 11/10/2014. 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. 3647.

Sincerely,

Ricky Ali
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 0000 0000 0000 0000 0000 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

DIXIE WAY 12-4 B LOTS 1 TO 3
LESS WLY 7 FOR RD BLK 4

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
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.



Address 1311 S FEDERAL HWY

Folio # 514203240100

DAYS TO COMPLY: 21

CE008021127001	8-21(a)(2)(g)	Windows and doors must be weather tight and in good repair fully operate and have screens
CE008021141001	8-21(a)(4)(a)	Foundations/floors/walls/roofs/bldg. parts must be in good repair
CE008021144001	8-21(a)(4)(d)	Plumbing fixtures/pipes/drains must be in good repair w/o leaks/defects
CE008021145001	8-21(a)(4)(e)	Electrical wiring/accessories must be in good repair & nothing exposed
CE008021146001	8-21(a)(4)(f)	Fence / Wall / Enclosure must be in good repair
CE008021151201	8-21(a)(5)(a)(2)	All surfaces must be painted or protected and maintained
CE008021151301	8-21(a)(5)(a)(3)	All off street parking must be constructed of an approved hard surface
CE008021154001	8-21(a)(5)(d)	All yard areas exposed must have vegetative material
CE008022110001	8-22(a)(1)	Commercial properties nuisances and hazards
CE008022130001	8-22(a)(3)	Commercial properties Minimum Standards
CE013029000001	13-29	Unpermitted standing water with possible/confirmed mosquito breeding
CE013034001001	13-34(a)	Unpermitted nuisance/trash/junk/debris/stagnant water accumulation
CE013034002001	13-34(b)	Property AND right of way require maintenance/cleaning
CE013034003001	13-34(c)	Untended veg on IMPROVED prop and/or R/W requires cutting (8" max)
CE013069004001	13-69(d)	Bulk trash out for pickup too early/must be removed
CE013074003001	13-74(c)	Trash Receptacle Prior Placement / Removal
CE014002001001	14-2(a)	Junked/abandoned/unlicensed vehicles on premises
CE015001000001	15-1	Business Tax Receipt required for business/property
CE022001000001	22-1	Building numbers required (FRONT / REAR / ALLEY)
CE022005009001	22-5(i)	Prohibits unpermitted installations and uses of swale and R/W
CE022005009501	22-5(i)(5)	Requires sod/vegetative material to be planted in unpaved swale areas
CE022005009541	22-5(i)(5)(d)	Trees must have a clearance of 8 ft above sidewalk & 14 ft above street
CE022021000001	22-21	Sidewalk must be maintain in uniform repair
CE100040004001	100-40(D)	Prohibited use on the subject property _____
CE105060006001	105-60(F)	Pool on site does not have a proper enclosure or it is not secured/locked
CE105120001001	105-120(A)	Prohibited class A commercial vehicle in a residential area
CE105130001001	105-130(A)(1)	RV/boat/trailer must be parked/stored in the side or rear yard
CE105130001003	105-130(A)(3)	RV/boat/trailer parking on R/W is prohibited
CE105130002001	105-130(B)	RV/boat/trailer max height may not exceed 13.5 feet
CE105130003001	105-130(C)	RV/boat/trailer may not exceed 30 feet in length and/or 10 feet in width
CE105130005001	105-130(E)	Max Number/ Parking- utility trailer/ recreational vehicle/ boat
CE105140005001	105-140(E)	Unpermitted use of regulated vehicle on site (storage/sleeping in/etc.)
X CE265100003001	265-100(C)	Parking areas must be kept in good repair
CE290050004001	290-50(D)	Dumpsters must be closed and no debris located around them
CE505030070201	505-30(G)(2)	All signs & structures must be kept in good condition and neat appearance
CE505050000001	505-50	Prohibited Signs on Property
CE825200001001	825-200(A)	Tree Removal/Abuse Violation
CE105001000001	FBC 105.1	Permits required for any construction/building activities _____
CE		

Comments: Repair pothole(s) PARKING AREA IN NEED OF RE-SURFACING AND STRIPPING. OBTAIN NECESSARY PERMIT FOR RE-SURFACING AND STRIPPING AND FINAL INSPECTION

Posted Notice
 Hand Delivered
 Received by: LENNY AHUARI
 Print: LENNY AHUARI
 Sign: [Signature]

Inspector: R. ALI ID # 1809
 Contact # 954-924-6810 x 3647

PROACTIVE: REACTIVE:

Office Use: Mail _____ Cert. # _____

Case # 2014-2102

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CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2014-2102

PETITIONER,

vs.

DYNAMIC F & B HOLDINGS INC,

RESPONDENT.

FINAL ORDER OF THE DANIA BEACH CODE COMPLIANCE
SPECIAL MAGISTRATE

This proceeding came on for Formal Hearing on June 4, 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, Dynamic F & B Holdings Inc, did allow the following code violation to exist at property Respondent owns, located at 1317 S Federal Highway, Dania Beach, Florida, which property is legally described as: DIXIE WAY 12-4 B LOTS 1 TO 3 LESS WLY 7 FOR RD BLK 4: (1203 24 0100).

1. 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. The parking area has potholes, cracks and is in a state of disrepair. The parking area needs to be repaired, resealed and striped. A permit is required for the repair of the parking lot.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Dynamic F & B Holdings Inc:

(a) has been found to be in violation of the above described code section listed in paragraph b.(1), and a fine of \$150.00 per day will begin running on July 14, 2015 for

FINAL ORDER
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the violation.


(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 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.

ORDERED at Dania Beach, Broward County, Florida, this 22 day of June, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

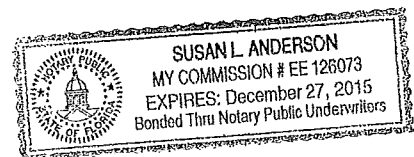
Bruce W. Jolly, Esq.

Notary Seal:

Sworn and subscribed before me this
22nd day of June, 2015.



NOTARY PUBLIC STATE OF FLORIDA




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2014-2102
PAGE 3

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, Dynamic F & B Holdings Inc, this 22 day of June, 2015.

CERTIFIED MAIL # 2014 3490 0001 7549 2125



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 # 2014-2102
Municipal Corporation,

 PETITIONER, :

 vs. :

DYNAMIC F & B HOLDINGS INC,

 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 March 3, 2016, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

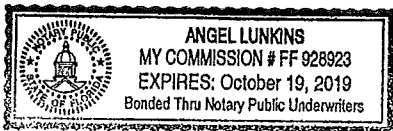
1. The Code Compliance Special Magistrate did render on June 22, 2015, a Final Order in the above-captioned case commanding the Respondent, Dynamic F & B Holdings Inc, to bring the violation specified in said Final Order into compliance on or before July 14, 2015, or pay a fine in the amount of \$150.00 per day thereafter.
2. The violation found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 1317 S Federal Highway, Dania Beach, Florida and legally described as: DIXIE WAY 12-4 B LOTS 1 TO 3 LESS WLY 7 FOR RD BLK 4: (1203 24 0100).
3. Respondent, Dynamic F & B Holdings Inc, 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 \$150.00 per day from July 14, 2015 until such time as the Respondent, Dynamic F & B Holdings Inc, has complied with said Final Order.

Supplemental Order/Claim of Lien
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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 28th day of March, 2016.



CODE COMPLIANCE SPECIAL MAGISTRATE

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

Notary Seal:

Sworn and subscribed before me this
28 day of March, 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 Supplemental Order/Claim of Lien was mailed to the Respondent, Dynamic F & B Holdings Inc, this 28 day of March, 2016.

CERTIFIED MAIL # 9590 9402 1182 5246 5870 92

Angel Lunkins
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 # 2014-2102
Municipal Corporation,

 PETITIONER, :

 vs. :

DYNAMIC F & B HOLDINGS INC,

 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 June 22, 2015 by the Code Compliance Special Magistrate finding the Respondent, Dynamic F & B Holdings Inc, in violation of the city code section as specified in said Final Order and imposing a fine in the amount of \$150.00 per day, beginning July 14, 2015 and continuing for each day thereafter until the property is brought into compliance.
2. The violation found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the property located at 1317 S Federal Highway, Dania Beach, Florida, and legally described as: DIXIE WAY 12-4 B LOTS 1 TO 3 LESS WLY 7 FOR RD BLK 4: (1203 24 0100).
3. The Special Magistrate entered a Supplemental Order/Claim of Lien in this case on March 28, 2016. The Final Order and Supplemental Order/Claim of Lien were recorded on April 14, 2016, Instrument No. 113632182, Broward County Public Records.
4. Respondent, Dynamic F & B Holdings Inc, complied with the Final Order on October 20, 2016.

5. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from July 14, 2015 to October 20, 2016.
6. The fine accrued for a period of 464 days at \$150.00 per day for a total fine of \$69,600.00.
7. The Special Magistrate hereby recommends abatement of the fine to \$6,960.00. 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 June 22, 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.

Angel Lunkins
NOTARY PUBLIC STATE OF FLORIDA

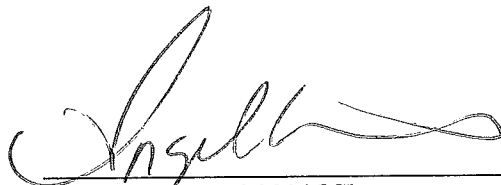
Judith E. Secher is personally known to me.

Order on Abatement of Fine Recommendation
2014-2102
Page 3

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, Dynamic F & B Holdings Inc, this 21 day of November, 2016.

CERTIFIED MAIL # 9214 8901 7943 6600 0029 13



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2015-0102	Niso International Corp	20 SW 15 St	Compliance by July 14, 2015 or a \$100 per day fine. \$100 administrative fee assessed.	P
2	2015-0419	Desiree Middleton & Robin E Taylor	709 SW 4 St	Continuance granted to August 6, 2015 Hearing	P
2	2013-0971	Joseph A Mancusi & Micalael Mancusi	202 NE 2 Pl	Fine confirmed. Fine abated to \$1,000 payable by July 14 2015 (40 days)	P
3	2014-2195	Wells Fargo Bank NA c/o Aldridge Connors LLP	224 SW 5 St	Extension granted to June 4, 2015. Case is compiled	P
5	2014-1363	Meadowbrook Lakes View Assn A	SE 3 St	Extension granted to June 4, 2015. Case is compiled	P
6	2014-0431	Willie Joe McCray	NW 3 Ter	Fine abated to \$1,000 payable at \$50/month	P
7	2014-1875	CLM/A LLC: Florence Tyler	4470 Ravenswood Rd	Extension granted to June 4, 2015. Case is compiled	P
8	2015-0009	James J & Theresa E Murphy	4380 SW 49 Ct	Compliance by July 14, 2015 or a \$100 per day fine. \$100 administrative fee assessed.	P
9	2013-1486	Loretta Baker	202 SW 4 St	Extension granted to August 13, 2015	P
10	2015-0175	N & D Holding Inc	3325 Griffin Rd	Compliance by August 13, 2015 or a \$150 per day fine. \$100 administrative fee assessed.	P
11	2013-0063	N & D Holding Inc	2822 Griffin Rd	Fine confirmed. Hold recording for 40 days (July 14, 2015)	P
12	2015-0352	N & D Holding Inc	2822 Griffin Rd	Compliance by August 13, 2015 or a \$200 per day fine. \$100.00 administrative fee assessed.	P
13	2014-1605	Angie Yuk Ngan Wong	601 NW 3 Ter	Extension granted to July 14, 2015	P
14	2015-0403	Louise V Timmons	822 NW 6 Ave	Compliance by July 14, 2015 or a \$100 per day fine. \$100 administrative fee assessed.	NP
15	2014-1366	Scott E & Elianne Sims	5861 SW 36 Ter	Fine Confirmed	NP
16	2015-0289	US Bank NA Trustee % Shapiro & Fishman LLP	241 NW 5 Ave	Compliance by July 14, 2015 or \$150 per day fine. Authorization to abate the nuisances by securing windows and doors after July 14, 2015 granted in the interest of public health and safety. \$100 administrative fee assessed.	NP
17	2014-1204	DMR Development LLC	17 SE 10 Ter	Fine Confirmed	NP
18	2014-2102	Dynamic F & B Holdings Inc *	1317 S Federal Hwy	Compliance by July 14, 2015 or a \$150 per day fine. \$100 administrative fee assessed.	NP
19	2015-0346	Larry J Robinson	228 NW 6 Ave	Case dismissed	NP
20	2014-1260	Karen Wright	4700 SW 34 Ter	Fine Confirmed	
21	2015-0200	Gabriela Wrehl	2921 SW 57 Ct	Compliance by July 14, 2015 or \$100 per day fine. \$100 administrative fee assessed.	

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2014-2444	My Darling LLC	4417 SW 60 ST	Fine Confirmed. Scheduled for Abatement 4/7/16 SW Hearing	P
2	2015-1615	Radia Benmita	319 SE 4 TER	\$150.00 Fine, payable by May 2, 2016. \$100.00 administrative fee assessed Compliance by May 12, 2016 or a \$100.00 per day fine. \$100.00	P
3	2015-1160	Dennis H Brooks & Tho Thi Brooks	4546 SW 51 ST	Compliance by May 12, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
4	2015-1226	Billy Collins JR & Edgar Garcia	2717 SW 46 ST	Compliance by May 12, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
5	2015-1045	Yakut Properties LLC	114 SW 5 CT	Abatement of \$2,400.00 recommend to City Commission	P
6	2013-1157	Raz Consulting Agency	5605 SW 24 AVE	Abatement of \$2,500.00 payable by May 2, 2016	P
7	2015-0151	Avraham Levi / Twin Oaks	734 SW 3 PL	Fine Confirmed hold recording until May 2, 2016	P
8	2015-1684	Live Cheap LLC	314 Phippen Rd	Compliance by April 12, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
9	2015-1718	Live Cheap LLC	125 SW 5 CT	Compliance by April 12, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
10	2015-1105	Richard Pound	830 NW 7 AVE	Extention granted until April 12, 2016	P
11	2015-1553	Ruth Thompson	4601 SW 29 TER	Compliance by June 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
12	2015-0772	Park N Go Of Fort Lauderdale LLC	1101 Eller Dr	Continued to June 9, 2016 Special Magistrate Hearing	NP
13	2015-1681	George Breissing LE Gerorge R Breissing REV LIV TR	789 NW 12 AVE	Stipulated Agreement-Compliance by May 12, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
14	2015-1668	Bank Of New York Mellon Trustee MS 005	4851 SW 44 AVE	Compliance by April 12, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	NP
15	2015-1690	Daniel & Eva Schwall	5860 SW 36 TER	Compliance by April 12, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
16	2014-2102	Dynamic F & B Holdings Inc*	1317 S FEDERAL HWY	Fine Confirmed	NP
17	2016-0025	Pickens Gantt	15 SE 2 ST	Compliance by April 12, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
18	2015-1370	Pompee Uppal	228 NW 13 CT	Stipulated Agreement-Compliance by May 12, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	NP
19	2015-1634	US BANK NA TRSTEE % SHAPIRO & FISHMAN LLP	241 NW 5 AVE	Compliance by April 12, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed.	NP
20	2015-1670	Dahab Fam REV TR	117 NW 10 CT	\$250.00 fine, payable by April 12, 2016. \$100 administrative fee assessed	NP
21	2015-1418	Thomas P Sette Rev Liv Tr & Dominick Colucci Tisite Etal	NW 3 AVE	Compliance by April 12, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
22	2015-1419	Thomas P Sette Rev Liv Tr & Dominick Colucci Tisite Etal	NW 1 ST	Compliance by April 12, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
23	2015-1747	Ferfamar LLC	711 SW 9 ST	Compliance by April 12, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	NP
24					
25					

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 Balistreni	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 Alterto	4523 SW 26 TER	Extension granted to 1/12/17	NP

Case Order	Case #	Name	Address	Results	
26	2016-0774	Clifford J & Barbara Iachio	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 Testeman	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

City of Dania Beach

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

OWNER: DYNAMIC F & B HOLDINGS INC
 FOLIO: 1203 24 0100
 LEGAL: DIXIE WAY 12-4 B LOTS 1 TO 3 LESS WLY 7 FOR RD BLK 4
 ADDRESS: 1317 S FEDERAL HIGHWAY, DANIA BEACH

CODE ENFORCEMENT ORDER LIEN				CEB 2014-2102		RECORDED	PAGE	DATE	RELEASED	PAGE	DATE
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK/INSTRUMENT			BOOK/INSTRUMENT		
7/14/2015	10/20/2016	\$150.00	464	\$69,600.00	\$262.50	113632182	1 TO 6	4/14/2016			
						Total					
						\$69,862.50					

Case Completed 10/20/16

REVISED 2/13/2017

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: February 14, 2017

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: 4214 Building LLC, 42 SW 14 ST, Case #15-0688.

Summary Explanation & Background:

For Case #15-0688: This case was originally cited on 5/19/15 for 2 code violations. The case went before Special Magistrate Judith Secher on 7/9/15 for 2 violations. Special Magistrate Secher issued an order giving the respondent until 9/17/15 to comply the violations or a fine of \$150.00 per day would be levied. On 8/4/16 Special Magistrate Bruce Jolly confirmed the fine as a lien. The property was brought into compliance on 10/31/16. The fines ran from 9/17/15 through 10/31/16, 409 days @ \$150.00 per day = \$61,350.00 plus recording/admin fees of \$304.00 totaling \$61,654.00. At the 12/1/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$6,135.00.00 to the City Commission.

The out of pocket costs to the City are \$1,000.

Exhibits (List):

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

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

At the 12/1/16 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$6,135.00 to the City Commission.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

5/19/2015

4214 Building LLC
1001 N Federal HWY, Ste 317
Hallandale Beach, FL 33009

Case Number: 2015-00000688

Location: 42 SW 14 ST
Folio: 5142-03-10-5980
Legal Description: See Attached Detail

Dear 4214 Building 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 05/18/2015. 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. 3647.

Sincerely,

Ricky Ali
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7014 2120 0004 1325 5393 by JC

Also sent regular mail
XC Snyder Groisman P.A.
21500 Biscayne BLVD
Aventura, FL 33180

Certified Mail# 7014 2120 0004 1325 5409

"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

NORTH HOLLYWOOD 4-1 B LOT 4
BLK 45

VIOLATION DETAIL

Violation Description

CE008021127001 -
DBCC 8-21(a)(2)(g)
Window/Door Maint./
Equip.

Code Text

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.

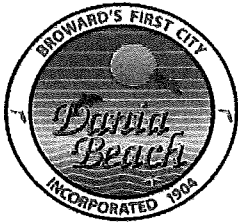
Corrective Action

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.



Notice of Violation

Address 42 SW 14 STREET
Folio # 514203105980

Date: 05/08/2015
DAYS TO COMPLY: 10

<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 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"/>	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 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(j)	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 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 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 _____
<input type="checkbox"/>	CE		

Comments: MAKE REPAIRS TO UNIT #103 (1) FRONT DOOR NOT PROPERLY SEAL (2) WINDOW DOES NOT OPEN (3) REPAIR HOLES IN THE BATHROOM REMOVE RATS & ROACHES FROM THE PROPERTY.

Posted Notice

Hand Delivered - Received by:

Print: _____

Sign: _____

Office Use: Mail Cert. # _____

Inspector: R. ALI ID # 1809
Contact # 954-924-6810 x 3647

PROACTIVE: _____ REACTIVE:

Case # 2015-0688

RU

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-0688
Municipal Corporation,

PETITIONER, :

vs. :

4214 BUILDING LLC,

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, 4214 Building LLC, did allow the following code violations to exist at property Respondent owns, located at 42 SW 14 Street 1-8, Dania Beach, Florida, which property is legally described as: NORTH HOLLYWOOD 4-1 B LOT 4 BLK 45: (1203 10 5980).

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. The exterior front door of unit # 103 is in a state of disrepair and not weathertight.

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. There are holes in the interior walls of unit # 103 and the walls are in a state of disrepair.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, 4214 Building LLC:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) and b.(2), and a fine of \$150.00 per day will begin running on September 17, 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
2015-0688
PAGE 3

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, 4214 Building LLC, this 27 day of July, 2015.

CERTIFIED MAIL # 7014 3490 0001 9549 3221

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 # 2015-0688
Municipal Corporation,
PETITIONER, :
vs. :
4214 BUILDING 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 August 4, 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, 4214 Building LLC, to bring the violations specified in said Final Order into compliance on or before September 17, 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 42 SW 14 Street 1-8, Dania Beach, Florida and legally described as: NORTH HOLLYWOOD 4-1 B LOT 4 BLK 45: (1203 10 5980).
3. Respondent, 4214 Building LLC, did not comply with the Final Order on or before the compliance date stated above. The violations stated in the Final Order 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 September 17, 2015 until such time as the Respondent, 4214 Building LLC, has complied with said Final Order. Upon complying, **the Respondent must notify** the City's Code Compliance Department

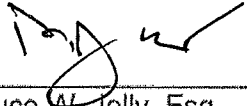
Supplemental Order/Claim of Lien
2015-0688
Page 2

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 23 day of August, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Bruce W. Jolly, Esq.

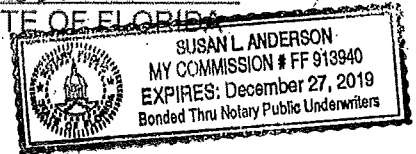
Notary Seal:

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


NOTARY PUBLIC STATE OF FLORIDA

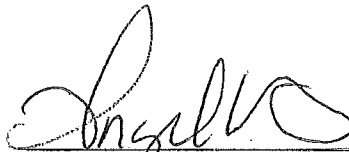
Bruce W. Jolly is personally known to me.

CERTIFICATE OF SERVICE



I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, 4214 Building LLC, this 23 day of August, 2016.

CERTIFIED MAIL # 7016 1370 0000 1505 9829



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
am

XC Mail certified # 7016137000015059836

Snydergroisman P.A.
20801 Biscayne Blvd #403
Aventura, FL 33180

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-0688
Municipal Corporation,

 PETITIONER, :

 vs. :

4214 BUILDING LLC,

 RESPONDENT. :

ORDER ON ABATEMENT OF FINE RECOMMENDATION

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on December 1, 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, 4214 Building LLC, 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 September 17, 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 42 SW 14 Street # 1-8, Dania Beach, Florida, and legally described as: NORTH HOLLYWOOD 4-1 B LOT 4 BLK 45: (1203 10 5980).
3. The Special Magistrate entered a Supplemental Order/Claim of Lien in this case on August 23, 2016. The Final Order and Supplemental Order/Claim of Lien were recorded on September 12, 2016, Instrument No. 113924385, Broward County Public Records.
4. Respondent, 4214 Building LLC, complied with the Final Order on October 31, 2016.
5. The fine stated in the Final Order is hereby confirmed and ratified and did accrue

at the per diem rate specified from September 17, 2015 to October 31, 2016.

6. The fine accrued for a period of 409 days at \$150.00 per day for a total fine of \$61,350.00.

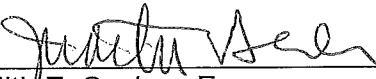
7. The Special Magistrate hereby recommends abatement of the fine to \$6,135.00. The Dania Beach City Commission will determine whether the fine imposed in this case is abated and if so, the amount and terms of fine abatement.

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 29th day of December, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Judith E. Secher, Esq.

Notary Seal:  Angela Mozzott
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF197772
Expires 3/14/2019

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


NOTARY PUBLIC STATE OF FLORIDA

Judith E. Secher is personally known to me.

Order on Abatement of Fine Recommendation
2015-0688
Page 3

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, 4214 Building LLC, this 29 day of December, 2016.

CERTIFIED MAIL # 9214 8901 79436000 0037 50



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
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	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 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
3	2015-0633	DS Realty Inc: % Scott Daiagi	2800 S Federal Hwy	Extension granted to October 17, 2015	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 Boarfu	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 compiled	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 Trustee % 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 STRILING 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	P
4	2016-0720	Sophia Ouhial	50 SE 10 TER	Compliance by October 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
5	2013-1487	4417 SW 34 Trace Land TR Ernest Lee Trustee	4417 SW 34 TER	Authorization to foreclose granted. Holding 100 days (11/12/16)	P
6	2016-0519	Norris Thompson Orzle Lene Thompson	737 SW 2 ST	Compliance by September 13, 2016 or a \$100.00 per day fine. \$75.00 administrative fee assessed.	P
7	2014-0242	2080 Griffin Holdings LLC	2080 GRIFFIN HOLDINGS LLC	Split order First -Authorization to Foreclose holding Second-Abatement of \$3,810 to the City Commission	P
8	2016-0795	Yoha Management LLC	5411 RAVENSWOOD RD	Compliance by October 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	Abated to \$7,750 recommended to City Commission	P
10	2015-0688	4214 Building LLC	42 SW 14 ST	Fine Confirmed.	P
11	2016-0274	Lucille R Reynolds Rodney L Sims	118 NW 12 AVE	Compliance by November 12, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
12	2016-0655	Gerdau Ameristeel US INC	2025 TIGERTAIL BLVD	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
13	2016-0654	Richard Balisteri	3000 LAKESHORE DR	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
14	2016-0215	726 Phippen Waiters Rd Land TR Raul Bolufe Trustee	726 Phippen D	Extension denied.	P
15	2016-0270	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
16	2016-0508	US Bank NA Trustee	4720 SW 34 AVE	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
17	2015-0854	Floridian Costal Properties LLC	417 SW 7 TER	Abated to \$5,325 recommended to City Commission	P
18	2012-0183	Nathan Marsh & Fredricka Marsh	35 NW 6 AVE	Fine Confirmed. Abated to \$81,500 payable by October 3, 2016	P
19	2016-0583	Anna Denisse Cukierkorn Jacques Cukierkorn ETAL	525 SW 1 ST	Compliance by October 13, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
20	2016-0660	Cynthia Key	219 SW 12 AVE	Compliance by September 13, 2016 or a \$100.00 per day fine. \$50.00 administrative fee assessed.	P
21	2014-1366	Scott E & Elianne Sims / 5861 HOUSE LLC	5861 SW 36 TER	Abated/Settled to \$2000 payable by September 13, 2016	P
22	2016-0509	Millennium Management USA LLC % Archer Bay, P.A.	2605 STIRLING RD	Compliance by September 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
23	2015-1205	Josephine M Callahan	5020 SW 29 WAY	Fine Confirmed	P
24	2015-0772	Park N GO of Fort Lauderdale LLC	1101 Eller Dr	Continued to October 6, 2016 SM Hearing	NP
25	2016-0563	Enrique Rafael Alerto CID	4523 SW 26 TER	Compliance by September 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

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	Greedy Gonzalez	1460 PHIPPEN 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

Case Order	Case #	Name	Address	Results	
1	2015-1123	Isaac Bechor	4433 SW 52 ST	Fine Confirmed, Hold recording for 120 days (3/31/17)	P
2	2016-1003	Louise G James	4829 SW 29 TER	Compliance by March 11, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
3	2016-0936	Leonard Larrea	4465 SW 38 TER	Compliance by April 10, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
4	2016-1484	Eugenia Morales	414 SE 5 ST	Finding of Fact on violation #3 Compliance by January 10, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
5	2016-0655	Gerdau Ameristeel US INC	2025 TIGERTAIL BLVD	Extension granted until 2/9/17	P
6	2015-1224	Magin Del Toro	500 Stirling Rd	Fine Confirmed, Hold recording for 70 days (2/9/17)	P
7	2015-1778	5950 Ravenswood Plaza LLC	5950 Ravenswood Rd	Extension granted until 3/1/17	P
8	2016-0521	ROI Management	731 Phippen RD	Compliance by January 10, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
9	2016-0904	Lorraine Fisher	133 NW 11 AVE	Compliance by February 9, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
10	2015-0688	4214 Building LLC*	42 SW 14 ST	Abated to \$6,135 recommended to City Commission	P
11	2016-1234	Cohen Boaz & Vered Cohen	1410 S FEDERAL HWY	Compliance by January 10, 2017 or a one time \$250.00 fine. \$100.00 administrative fee assessed.	P
12	2016-0771	Gerard Clearwater	245 SW 6 ST	Compliance by January 10, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
13	2016-0951	Michelle Green	733 SW 3 ST	Compliance by February 9, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
14	2016-1373	Michelle Green	733 SW 3 ST	Compliance by February 9, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
15	2016-0956	Federal Home Loan Mortgage Corp	4691A SW 43 TER	Compliance by March 11, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
16	2016-1289	Eagle 2015 LLC	28 SE 5 ST	Finding of Fact \$100 administrative fee assessed.	P
17	2016-0795	Yoha Management LLC	5411 RAVENSWOOD RD	Extension granted until 2/9/17	P
18	2016-0855	Dania Entertainment Center LLC	NE 3 AVE	Compliance by February 9, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
19	2016-1220	Violet M Klatt REV TR % Dania Shopping Plaza	100 S FEDERAL HWY	Finding of Fact \$100 administrative fee assessed.	NP
20	2016-1264	SPEC BROS LLC	15 SE 1 AVE	Finding of Fact \$100 administrative fee assessed.	NP
21	2016-1318	249 SOUTH FEDERAL HWY LLC	249 S FEDERAL HWY	Compliance by January 10, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
22	2016-1557	Federal National Mortgage ASSN % Reverse Mortgage Solutions Inc	254 SW 12 ST	Compliance by January 10, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
23	2016-0027	Josephine M Callahan	5020 SW 29 WAY	Fine Confirmed	NP
24	2016-1189	99-31 Holdings LLC	126 NW 8 AVE	Compliance by January 10, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
25	2016-1493	Gabriela Wriela	2821 SW 57 CT	Compliance by January 10, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 14, 2017

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Project USA LLC, 150 S BRAYAN RD,
Case #16-0397.

Summary Explanation & Background:

For Case #16-0397: This case was originally cited on 3/9/16 for 3 code violations. The case went before Special Magistrate Bruce Jolly on 6/9/16 for 3 violations. Special Magistrate Jolly issued an order giving the respondent until 7/19/16 to comply the violations or a fine of \$250.00 per day would be levied. On 11/3/16 Special Magistrate Judith Secher confirmed the fine as a lien. The property was brought into compliance on 11/2/16. The fines ran from 7/19/16 through 11/2/16, 106 days @ \$250.00 per day = \$26,500.00 plus recording/admin fees of \$262.50 totaling \$26,762.50. At the 1/12/17 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$2,650.00 to the City Commission.

The out of pocket costs to the City are \$1,000.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of the Final Order and all Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 6/9/16, 11/3/16, and 1/12/17.
- (4) Copy of the lien total sheet.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

At the 1/12/17 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$2,650.00 to the City Commission.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

3/9/2016

PROJECT USA LLC
3405 N OCEAN DR
HOLLYWOOD, FL 33019

Case Number: 2016-00000397
Location: 150 BRYAN RD
Folio: 5042-33-27-0010
Legal Description: See Attached Detail

Dear PROJECT USA 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 Mar 14, 2016. 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 # 9590 9401 0010 5168 7233 23 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

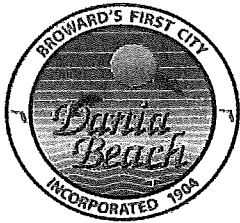
LEGAL DESCRIPTION DETAIL

Legal Description

SYMONS PLAT 82-49 B TR A LESS
BEG SE COR OF SAID TR W 14 NE
35 39 TO E/L OF TR
A SLY 32 50 TO POB

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
CE008022130001 - DBCC 8-22(a)(3) Commercial property standards	DBCC 8-22(a)(3) states the exterior of every building or structure shall be maintained in a good state of repair and all surfaces shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained at every occupied building or structure.	The exterior of every building or structure shall be maintained in a good state of repair and all surfaces shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration. Garbage storage receptacles or garbage disposal facilities shall be provided and maintained at every occupied building or structure.
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.
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.



Notice of Violation

Date: 2/23/16

Address 150 S. BRYAN Rd

Folio # 5042-33-27-0010

DAYS TO COMPLY: REAR

CE008021127001	8-21(a)(2)(g)	Windows and doors must be weather tight and in good repair fully operate and have screens
CE008021141001	8-21(a)(4)(a)	Foundations/floors/walls/roofs/bldg. parts must be in good repair
CE008021144001	8-21(a)(4)(d)	Plumbing fixtures/pipes/drains must be in good repair w/o leaks/defects
CE008021145001	8-21(a)(4)(e)	Electrical wiring/accessories must be in good repair & nothing exposed
CE008021146001	8-21(a)(4)(f)	Fence / Wall / Enclosure must be in good repair
CE008021151201	8-21(a)(5)(a)(2)	All surfaces must be painted or protected and maintained
CE008021154001	8-21(a)(5)(d)	All yard areas exposed must have vegetative material
CE008022110001	8-22(a)(1)	Commercial properties nuisances and hazards
CE008022130001	8-22(a)(3)	Commercial properties Minimum Standards
CE013029000001	13-29	Unpermitted standing water with possible/confirmed mosquito breeding
CE013034001001	13-34(a)	Unpermitted nuisance/trash/junk/debris/stagnant water accumulation
CE013034002001	13-34(b)	Property AND right of way require maintenance/cleaning
CE013034003001	13-34(c)	Untended veg on IMPROVED prop and/or R/W requires cutting (8" max)
CE013069004001	13-69(d)	Bulk trash out for pickup too early/must be removed
CE013074003001	13-74(c)	Trash Receptacle Prior Placement / Removal
CE014002001001	14-2(a)	Junked/abandoned/unlicensed vehicles on premises
CE015001000001	15-1	Business Tax Receipt required for business/property
CE022001000001	22-1	Building numbers required (FRONT / REAR / ALLEY)
CE022005009001	22-5(i)	Prohibits unpermitted installations and uses of swale and R/W
CE022005009501	22-5(i)(5)	Requires sod/vegetative material to be planted in unpaved swale areas
CE022005009541	22-5(i)(5)(d)	Trees must have a clearance of 8 ft above sidewalk & 14 ft above street
CE022021000001	22-21	Sidewalk must be maintain in uniform repair
CE100040004001	100-40(D)	Prohibited use on the subject property _____
CE105060006001	105-60(F)	Pool on site does not have a proper enclosure or it is not secured/locked
CE105120001001	105-120(A)	Prohibited class A commercial vehicle in a residential area
CE105130001001	105-130(A)(1)	RV/boat/trailer must be parked/stored in the side or rear yard
CE105130001003	105-130(A)(3)	RV/boat/trailer parking on R/W is prohibited
CE105130002001	105-130(B)	RV/boat/trailer max height may not exceed 13.5 feet
CE105130003001	105-130(C)	RV/boat/trailer may not exceed 30 feet in length and/or 10 feet in width
CE105130005001	105-130(E)	Max Number/ Parking- utility trailer/ recreational vehicle/ boat
CE105140005001	105-140(E)	Unpermitted use of regulated vehicle on site (storage/sleeping in/etc.)
CE265100003001	265-100(C)	Parking areas must be kept in good repair
CE265130004001	265-130(D)	Prohibited Parking - Parking on unapproved surface
CE290050004001	290-50(D)	Dumpsters must be closed and no debris located around them
CE505030070201	505-30(G)(2)	All signs & structures must be kept in good condition and neat appearance
CE505050000001	505-50	Prohibited Signs on Property
CE825200001001	825-200(A)	Tree Removal/Abuse Violation - Get any required tree permit for tree removal or abuse
CE105001000001	FBC 105.1	Permits required for any construction/building activities _____
CE		

Comments: Building Needs Paint-(GRAFFITI)
cut all overgrowth
clean debris

Posted Notice
 Hand Delivered - Received by:

Print: _____
Sign: _____

Inspector: Ostrofsky ID # 1428
Contact # 954-924-6810 x 3706

PROACTIVE: REACTIVE:

Office Use: Mail Cert. # _____

Case # 2016-0397

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2016-0397
Municipal Corporation,

PETITIONER, :

vs. :

PROJECT USA LLC,

RESPONDENT. :

FINAL ORDER OF THE DANIA BEACH CODE COMPLIANCE
SPECIAL MAGISTRATE

This proceeding came on for Formal Hearing on June 9, 2016, 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, Project USA LLC, did allow the following code violations to exist at property Respondent owns, located at 150 Bryan Road, Dania Beach, Florida, which property is legally described as: SYMONS PLAT 82-49 B TR A LESS BEG SE COR OF SAID TR, W 14, NE 35.39 TO E/L OF TR A, SLY 32.50 TO POB & TOGETHER WITH PORT OF CANAL C-10 R/W DESC AS COMM AT SE COR OF SE1/4 OF SEC33 SW 1182.94, NW 55 TO POB, NW 39.19 NE 520.19, SE 8.83, SE 32.02, SW 101, SE 21, SW 188.33, NW 22, SW 84.67, NW 14, SW 177.35, SW19.94 TO POB: (0233 27 0010).

1. DBCC 8-22 (a) (3) Commercial Property Standards. The exterior of every building or structure shall be maintained in a good state of repair and all surfaces shall be kept painted or whitewashed where necessary for purposes of preservation and appearance. All surfaces shall be free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration. Garbage storage receptacles or garbage disposal facilities shall be

provided and maintained at every occupied building or structure. There is graffiti on the walls of the building.

2. 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.

3. 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 and on the and right-of-way. All untended vegetation must be cut.

4. The violations listed in paragraphs b.(1) through b.(3) are recurring violations for which the Respondent has previously been cited by the City for violations of the above stated city code sections on the subject property. Prior citations for the above stated city code sections listed in paragraphs b.(1) through b.(3) on the subject property were issued in case number 2014-1837 and in case number 2015-0596.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Project USA LLC:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(3), and a fine of \$250.00 per day will begin running on July 19, 2016, 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.

FINAL ORDER
2016-0397
PAGE 3

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 21st day of June, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: _____

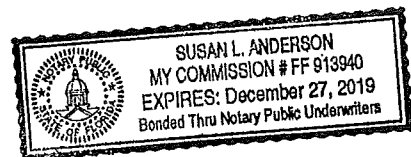
Bruce W. Jolly, Esq.

Notary Seal:

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

Susan L. Anderson
NOTARY PUBLIC STATE OF FLORIDA

Bruce W. Jolly is personally known to me.



FINAL ORDER
2016-0397
PAGE 4

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Project USA LLC, this 21 day of June, 2016.

CERTIFIED MAIL # 7016 1370 0000 1505 8631


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 # 2016-0397
Municipal Corporation,

 PETITIONER, :

 vs. :

PROJECT USA LLC,

 RESPONDENT. :

ORDER IMPOSING FINE

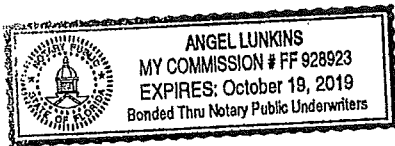
The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on November 3, 2016, having heard testimony and otherwise being advised in the premises, and in accordance with Florida Statute, Section 162.09, states as follows:

1. A Final Order in the above-captioned case was rendered on June 21, 2016 by the Code Compliance Special Magistrate finding the Respondent, Project USA LLC, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$250.00 per day for the violations, beginning July 19, 2016 and continuing for each day until the violations are brought into compliance.
2. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the property located at 150 S Bryan Road, Dania Beach, Florida, and legally described as: SYMONS PLAT 82-49 B TR A LESS BEG SE COR OF SAID TR, W 14, NE 35.39 TO E/L OF TR A, SLY 32.50 TO POB & TOGETHER WITH PORT OF CANAL C-10 R/W DESC AS COMM AT SE COR OF SE1/4 OF SEC33 SW 1182.94, NW 55 TO POB, NW 39.19 NE 520.19, SE 8.83, SE 32.02, SW 101, SE 21, SW 188.33, NW 22, SW 84.67, NW 14, SW 177.35, SW19.94 TO POB: (0233 27 0010).
3. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from July 19, 2016 to November 2, 2016. The total fine imposed is \$26,500.00.
4. The fine shall constitute a lien against the above-described real property and shall be a lien against any other real or personal property owned by Respondent.

Order Imposing Fine
2016-0397
Page 2

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

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.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order Imposing Fine was mailed to the Respondent, Project USA LLC, this 29 day of November, 2016.

CERTIFIED MAIL # 9214 8901 79436600 0019 54

[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 # 2016-0397
Municipal Corporation,

PETITIONER, :

vs. :

PROJECT USA LLC,

RESPONDENT. :

ORDER ON ABATEMENT OF FINE RECOMMENDATION

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on January 12, 2017, 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 21, 2016 by the Code Compliance Special Magistrate finding the Respondent, Project USA LLC, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$250.00 per day, beginning July 19, 2016 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 150 S Bryan Road, Dania Beach, Florida, and legally described as: SYMONS PLAT 82-49 B TR A LESS BEG SE COR OF SAID TR, W 14, NE 35.39 TO E/L OF TR A, SLY 32.50 TO POB & TOGETHER WITH PORT OF CANAL C-10 R/W DESC AS COMM AT SE COR OF SE1/4 OF SEC33 SW 1182.94, NW 55 TO POB, NW 39.19 NE 520.19, SE 8.83, SE 32.02, SW 101, SE 21, SW 188.33, NW 22, SW 84.67, NW 14, SW 177.35, SW19.94 TO POB: (0233 27 0010).
3. The Special Magistrate entered an Order Imposing Fine in this case on November 29, 2016. The Final Order and Order Imposing Fine were recorded on December 15, 2016, Instrument No. 114100488, Broward County Public Records.

Order on Abatement of Fine Recommendation

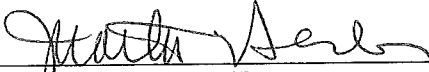
2016-0397

Page 2

4. Respondent, Project USA LLC, complied with the Final Order on November 2, 2016.
5. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from July 19, 2016 to November 2, 2016.
6. The fine accrued for a period of 106 days at \$250.00 per day for a total fine of \$26,500.00.
7. The Special Magistrate hereby recommends abatement of the fine to \$2,650.00. 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 June 21, 2016, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 3RD day of February, 2017.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Judith E. Secher, Esq.

Notary Seal:

Sworn and subscribed before me this
3 day of February, 2017.

Judith E. Secher is personally known to me.


NOTARY PUBLIC STATE OF FLORIDA



Order on Abatement of Fine Recommendation
2016-0397
Page 3

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, Project USA LLC, this 3 day of February, 2017.

CERTIFIED MAIL # 9214 8901 7943 6600 0061 71



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

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 Cukiekorn Jacques Cukiekorn 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 Balistreni	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 HATTAN 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 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 Kadashev & Juliette Kadashev	425 SE 3 PL	Abatement Denied	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2016-0865	DRACHMAFL	46 NW 14 CT	Compliance by April 22, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
2	2016-1566	DANIEL & MIRIAM TIBI	4933 SW 49 CT	Compliance by April 22, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
3	2015-0690	YURI & JULITTE KADASHEV	425 SE 3 PL	Abated to \$3,600 recommended to City Commission	P
4	2016-0991	LINDA & JASON WELLS	4873 SW 26 AVE	Compliance by March 23, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
5	2016-1511	CAROL POTVIN	SW 44 CT	Compliance by February 21, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
6	2016-0867	WALGREEN COMPANY #03002 % REAL ESTATE PROBTERY TAX	202 S FEDERAL HWY	Compliance by March 23, 2017 or a \$250.00 per day fine. \$100.00 administrative fee assessed	P
7	2016-0397	PROJECT USA*	150 S BRYAN RD	Abated to \$2,650 recommended to City Commission	P
8	2016-1154	MEGACYCLE TOO LLC	205 NW 1 AVE	Compliance by February 21, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
9	2016-1553	ITSS LLC	241 NW 5 AVE	Compliance by March 23, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
10	2013-1114	OSCAR S & ANA MARIA LEIVA	2881 MARINA DR	Abated to \$2,000 recommended to City Commission	P
11	2016-0626	FRANK & JOANNE BYRD	707 SW 7 ST	Extension granted until March, 23, 2017	P
12	2016-1552	FIDELITY XPRESS INVESTMENT GROUP	195 NW 14 WAY	Compliance by March 23, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
13	2016-1558	FRANK KUNZIG	2981 RAVENSWOOD RD	Stipulated Agreement / Compliance by March 23, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
14	2016-1567	DAVID DUERR	2290 SW 44 ST	Compliance by February 21, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
15	2016-1612	UY USA INC	23 SE 4 ST	Compliance by February 21, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
16	2016-1321	LEV RAT USA LLC	1005 S FEDERAL HWY	Stipulated Agreement / Compliance by February 21, 2017 or a one time \$250.00 per day fine. \$100.00 administrative fee assessed.	NP
17	2016-1322	1101 S FEDERAL HWY LLC	1101 S FEDERAL HWY	Compliance by February 21, 2017 or a one time \$250.00 per day fine. \$100.00 administrative fee assessed.	NP
18	2016-1601	DANIA PS LLC	1106 NW 2 ST	Fine Confirmed	NP
19	2016-0935	DND MANAGEMENT	4265 SW 51 ST	Extension granted until February 21, 2017	NP
20	2016-1443	BERNARD DAVID GMACH	5545 SW 24 AVE	Compliance by February 21, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
21	2016-1487	FUSION VERED LLC	5601 SW 24 AVE	Compliance by February 21, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
22	2016-1352	BRANHILDA BROWN & IDA MAE BROWN	836 PHIPPEN RD	Compliance by February 21, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
23	2016-1379	RACHEL HAUD	753 SW 3 PL	Compliance by February 21, 2017 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
24	2016-1524	NATLEDG ENTERPRISES LLC	1325-1327 SW 2 AVE	Compliance by February 21, 2017 or a \$200.00 per day fine. \$100.00 administrative fee assessed	NP

Case Order	Case #	Name	Address	Results	

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 14, 2017

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Tarn Tantikij, 3121 SW 44 ST, Case #15-1424.

Summary Explanation & Background:

For Case #15-1424: This case was originally cited on 10/22/15 for 2 code violations. This case went before Special Magistrate Bruce Jolly on 2/4/16 for 1 violation. Special Magistrate Jolly issued an order giving the respondent until 3/15/16 to comply the violation or a fine of \$150.00 per day would be levied. The property was brought into compliance on 8/4/16. On 9/1/16 Special Magistrate Judith Secher confirmed the fine as a lien and issued an order imposing fine of \$2,130.00 payable by 11/30/16. On 11/21/16 Mr. Tantikij provided a letter of financial hardship to Code Compliance Department requesting leniency of \$2,130.00 abated fine. The fines ran from 3/15/16 through 8/4/16, 142 days @ \$150.00 per day = \$21,300.00 plus recording/admin fees of \$242.50 totaling \$21,542.50. Requesting to abate the fine of \$21,130.00, to the City Commission on a previously ordered imposing fine of \$2,130.00 by Special Magistrate Judith Secher on 9/1/16. **The out of pocket costs to the City are \$ 1,100.**

Exhibits (List):

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

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

Abatement of the fine amount \$21,300.00, to the City Commission.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

10/22/2015

TARN TANTIJIJ
3121 SW 44 ST
DANIA BEACH, FL 33312

Case Number: 2015-00001424
Location: 3121 SW 44 ST
Folio: 5042-30-01-0480
Legal Description: See Attached Detail

Dear TARN TANTIJIJ:

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 Nov 12, 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. 3649.

Sincerely,

George White
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7014 3490 0001 9549 4983 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

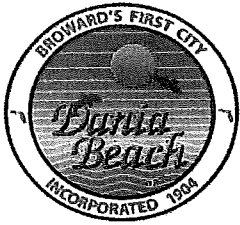
LEGAL DESCRIPTION DETAIL

Legal Description

CANAL GROVES 22-31 B LOT 27 28
BLK 4

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
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.



Notice of Violation

Date: 10-13-15

Address 3121 SW 44 ST

Folio # 5042 30 01 0480

DAYS TO COMPLY: 30

CE008021127001	8-21(a)(2)(g)	Windows and doors must be weather tight and in good repair fully operate and have screens
CE008021141001	8-21(a)(4)(a)	Foundations/floors/walls/roofs/bldg. parts must be in good repair
CE008021144001	8-21(a)(4)(d)	Plumbing fixtures/pipes/drains must be in good repair w/o leaks/defects
CE008021145001	8-21(a)(4)(e)	Electrical wiring/accessories must be in good repair & nothing exposed
CE008021146001	8-21(a)(4)(f)	Fence / Wall / Enclosure must be in good repair
CE008021151201	8-21(a)(5)(a)(2)	All surfaces must be painted or protected and maintained
CE008021154001	8-21(a)(5)(d)	All yard areas exposed must have vegetative material
CE008022110001	8-22(a)(1)	Commercial properties nuisances and hazards
CE008022130001	8-22(a)(3)	Commercial properties Minimum Standards
CE013029000001	13-29	Unpermitted standing water with possible/confirmed mosquito breeding
CE013034001001	13-34(a)	Unpermitted nuisance/trash/junk/debris/stagnant water accumulation
✓ CE013034002001	13-34(b)	Property AND right of way require maintenance/cleaning
✓ CE013034003001	13-34(c)	Untended veg on IMPROVED prop and/or R/W requires cutting (8" max)
CE013069004001	13-69(d)	Bulk trash out for pickup too early/must be removed
CE013074003001	13-74(c)	Trash Receptacle Prior Placement / Removal
CE014002001001	14-2(a)	Junked/abandoned/unlicensed vehicles on premises
CE0150010000001	15-1	Business Tax Receipt required for business/property
CE0220010000001	22-1	Building numbers required (FRONT / REAR / ALLEY)
CE022005009001	22-5(i)	Prohibits unpermitted installations and uses of swale and R/W
CE022005009501	22-5(i)(5)	Requires sod/vegetative material to be planted in unpaved swale areas
CE022005009541	22-5(i)(5)(d)	Trees must have a clearance of 8 ft above sidewalk & 14 ft above street
CE0220210000001	22-21	Sidewalk must be maintain in uniform repair
CE100040004001	100-40(D)	Prohibited use on the subject property _____
CE105060006001	105-60(F)	Pool on site does not have a proper enclosure or it is not secured/locked
CE105120001001	105-120(A)	Prohibited class A commercial vehicle in a residential area
CE105130001001	105-130(A)(1)	RV/boat/trailer must be parked/stored in the side or rear yard
CE105130001003	105-130(A)(3)	RV/boat/trailer parking on R/W is prohibited
CE105130002001	105-130(B)	RV/boat/trailer max height may not exceed 13.5 feet
CE105130003001	105-130(C)	RV/boat/trailer may not exceed 30 feet in length and/or 10 feet in width
CE105130005001	105-130(E)	Max Number/ Parking- utility trailer/ recreational vehicle/ boat
CE105140005001	105-140(E)	Unpermitted use of regulated vehicle on site (storage/sleeping in/etc.)
CE265100003001	265-100(C)	Parking areas must be kept in good repair
CE265130004001	265-130(D)	Prohibited Parking - Parking on unapproved surface
CE290050004001	290-50(D)	Dumpsters must be closed and no debris located around them
CE505030070201	505-30(G)(2)	All signs & structures must be kept in good condition and neat appearance
CE505050000001	505-50	Prohibited Signs on Property
CE825200001001	825-200(A)	Tree Removal/Abuse Violation - Get any required tree permit for tree removal or abuse
CE1050010000001	FBC 105.1	Permits required for any construction/building activities _____

Comments: YOU MUST MOW YOUR ENTIRE PROPERTY AND SWALK

Posted Notice

Hand Delivered - Received by:

Print: _____

Sign: _____

Office Use: Mail

Cert. # _____

Inspector: G. WHITE ID # 1790
 Contact # 954-924-6810 x 3649

PROACTIVE: REACTIVE: _____

Case # 2015-1424

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-1424
Municipal Corporation,

PETITIONER, :

vs. :

TARN TANTIJIJ,

RESPONDENT. :

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

This proceeding came on for Formal Hearing on February 4, 2016, 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, Tarn Tantikij, did allow the following code violation to exist at property Respondent owns, located at 3121 SW 44 Street, Dania Beach, Florida, which property is legally described as: CANAL GROVES 22-31 B LOT 27, 28 BLK 4: (0230 01 0480).

1. 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.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Tarn Tantikij:

(a) has been found to be in violation of the above described code section listed in paragraph b.(1), and a fine of \$150.00 per day will begin running on March 15, 2016 for the violation.

(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 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.

ORDERED at Dania Beach, Broward County, Florida, this 1st day of ~~February~~, 2016.
MARCH

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

Bruce W. Jolly, Esq.

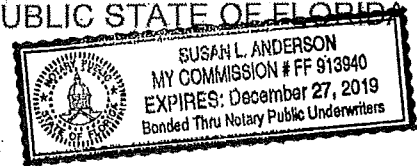
Notary Seal:

Sworn and subscribed before me this
1st day of ~~February~~, 2016.
March

FINAL ORDER
2015-1424
PAGE 3


NOTARY PUBLIC STATE OF FLORIDA

Bruce W. Jolly is personally known to me.

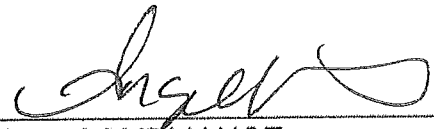


CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Tarn Tantikij, this 1st day of February, 2016.

MARCH

CERTIFIED MAIL # 9590940100105168723941


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 # 2015-1424
Municipal Corporation,

 PETITIONER, :

 vs. :

TARN TANTIJIJ,

 RESPONDENT. :

ORDER IMPOSING FINE

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on September 1, 2016, having heard testimony and otherwise being advised in the premises, and in accordance with Florida Statute, Section 162.09, states as follows:

1. A Final Order in the above-captioned case was rendered on March 1, 2016 by the Code Compliance Special Magistrate finding the Respondent, Tarn Tantikij, in violation of the city code section as specified in said Final Order and imposing a fine in the amount of \$150.00 per day for the violation, beginning March 15, 2016 and continuing for each day until the violation is brought into compliance.
2. The violation found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the property located at 3121 SW 44 Street, Dania Beach, Florida, and legally described as: CANAL GROVES 22-31 B LOT 27, 28 BLK 4: (0230 01 0480).
3. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from March 15, 2016 to August 4, 2016. The total fine imposed is \$21,300.00.
4. The Special Magistrate agrees to abate the fine to \$2,130.00 if paid by Respondent to the City by November 30, 2016. If the abated amount is not paid by the date ordered by the Special Magistrate, then the fine shall revert back to the sum of \$21,300.00.
5. The fine shall constitute a lien against the above-described real property and shall be a lien against any other real or personal property owned by Respondent.

Order Imposing Fine
2015-1424
Page 2

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

DONE and ORDERED at Dania Beach, Broward County, Florida, this 22nd day of September, 2016.



CODE COMPLIANCE SPECIAL MAGISTRATE

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

Notary Seal:

Sworn and subscribed before me this 22 day of September, 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 Imposing Fine was mailed to the Respondent, Tarn Tantikij, this 22 day of September, 2016.

CERTIFIED MAIL # 7016 1370 0001 2218 4001

Angel Lunkins
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2014-1260	Karen Wright	4700 SW 34 TER	Abatement of \$4,300. Payable by March 5, 2016	P
2	2015-0873	Deutsche Bank National Tr Co	4700 SW 34 TER	Fine Confirmed. \$500 Payable by March 5, 2016	P
3	2008-0473	Iseila Millan	2 SW 6 AVE	Abatement of \$66,900 recommended to the City Commission	P
4	2014-2335	SDS Development	2632 W GRIFFIN RD	Abatement of \$4,240 recommended to the City Commission	P
5	2014-2339	KTR Hollywood LLC	1901 TIGERTAIL BLVD	Extension granted to April 14, 2016	P
6	2015-0667	2051 Griffin Road LLC	2051 GRIFFIN RD	Compliance date extended to February 4, 2016	P
7	2015-1412	Wells Fargo Bank NA % Aldridge Connors LLP	4930 SW 29 AVE	Compliance by April 14, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
8	2015-1601	Dania PS LLC	801 E DANIA BEACH BLVD	Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
9	2015-1638	Thomas Taggart	4940 SW 29 WAY	Compliance by April 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
10	2015-0803	Christopher Josey	217 SW 3 ST	Compliance by April 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
11	2015-1636	Buba Investments LLC	4389 SW 52 ST	Finding of Fact authorized. \$150 administrative fee assessed	P
12	2015-1608	First Chase	312 Phippen RD	Compliance by April 14, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
13	2015-1371	Joshua John Coe	102 SE 4 TER	Compliance by April 14, 2016 or a \$100.00 per day fine. \$50.00 administrative fee assessed	P
14	2012-1079	David Montgomery	25 SW 5 ST	Authorization for Money Judgement	NP
15	2014-1049	Scott Cory Hamilton Est	224 NW 8 AVE REAR	Authorization to Foreclose	NP
16	2015-0172	Citi Mortgage Inc.	4424 SW 52 ST	Fine Confirmed.	NP
17	2015-1423	My Darling LLC	4433 STIRLING RD	Compliance by March 5, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed	NP
18	2015-1424	Tam Tantikij*	3121 SW 44 ST	Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
19	2015-1425	David Duerr	2290 SW 44 ST	Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
20	2015-1611	Amaury Dominguez	4932 SW 45 AVE	Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
21	2015-1523	SWAY 2014-1 Borrower LLC	4270 SW 49 CT	Compliance by March 15, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
22	2015-1639	Johnny Sorensen Trustee	5320 SW 30 TER	Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
23	2015-1669	DND Management LLC	4951 SW 26 AVE	Compliance by April 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	NP
24	2015-1418	Thomas P Sette Rev Liv Tr & Dominick Colucci Truste Etal	NW 3 AVE	Continued to March 3, 2016 Special Magistrate Hearing	NP
25	2015-1419	Thomas P Sette Rev Liv Tr & Dominick Colucci Truste Etal	NW 1 ST	Continued to March 3, 2016 Special Magistrate Hearing	NP
27	2015-1432	Charles Akiba & Ann Francine	1 N FEDERAL HWY	Compliance by March 15, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2016-0903	Sara Ruza	5860 SW 37 AVE	Compliance by November 10, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
2	2015-0909	Arthur Kachel	4448 SW 51 ST	Fine Confirmed. Abatement of \$1,660 payable by October 11, 2016	P
3	2015-1523	Sway 2014-1 Borrower LLC	4270 SW 49 CT	Fine Confirmed. Abatement of \$2,560 payable by October 11, 2016	P
4	2015-1204	Berthum & Carolyn Knight	227 NW 8 AVE	Fine Confirmed. Hold 40 days (10/11/16)	P
5	2016-0933	Diego & Blanco A Ortiz	4901 SW 43 TER	Compliance by March 10, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
6	2016-0233	Linda Bass	409 SW 2 TER	Compliance by November 10, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
7	2015-1283	Deer Properties LLC & JOMJ Investments	2201 GRIFFIN RD	Fine Confirmed. Abatement of \$750 payable by October 11, 2016	P
8	2015-0093	Robert P Scally Robert P Scally Rev Liv Tr	37 SW 10 ST	Fine Confirmed.	P
9	2015-1424	Tam Tanitiki *	3121 SW 44 ST	Fine Confirmed. Abatement of \$2,130 payable by November 30, 2016	P
10	2016-0934	H & C International Trading LLC	226 NW 7 AVE	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
11	2016-0935	DND Management LLC	4266 SW 51 ST	Compliance by October 11, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
12	2016-0626	Frank & Joanne Byrd	707 SW 7 ST	Compliance by October 11, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
13	2015-0119	Lan Acre Investment Inc	46 SW 7 AVE	Foreclosure Authorized Hold 40 days (10/11/16)	P
14	2016-0932	Shujaat & Farhat Mirza	214 NW 9 AVE	Finding of Fact	P
15	2016-1150	Heinsen Realty Co Inc % C. Heinsen	218 E Dania Beach Blvd	Continued to October 6, 2016 SM Hearing	NP
16	2012-1114	Stella Ann Brayton	238 SW 6 ST	Authorized Money Judgement	NP
17	2016-0733	David Duerr	2290 SW 44 ST	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
18	2016-0847	3088 Griffin Rd LLC	3088 GRIFFIN RD	Stipulated Agreement. Compliance by November 10, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
19	2016-0856	US Bank NA TRSTEE	4720 SW 34 AVE	Compliance by October 11, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
20	2016-0767	Wells Fargo Bank NA	3001 SW 51 ST	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
21	2016-0908	Feligna Corp	218 NW 5 AVE	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
22	2016-0934	H & C International Trading LLC	226 NW 7 AVE	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
23	2015-1608	First Chase	312 PHIPPEN RD	Fine Confirmed	NP
24	2016-0420	Hiraga LLC	369 PHIPPEN RD	Compliance by October 11, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
25	2016-0707	Somni Inc	320 E Dania Beach Blvd	Compliance by November 10, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
26	2016-0884	Ronald A Hollinger Duane E Hollinger	21 SE 13 TER	Compliance by October 11, 2016 or a \$250.00 one time fine. \$100.00 administrative fee assessed.	NP

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 14, 2017

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: First Chase LLC, 312 Phippen RD, Case #15-1608.

Summary Explanation & Background:

For Case #15-1608: This case was originally cited on 11/19/15 for 8 code violations. This case went before Special Magistrate Bruce Jolly on 2/4/16 for 5 violations. Special Magistrate Jolly issued an order giving the respondent until 4/14/16 to comply the violation or a fine of \$200.00 per day would be levied. The property was brought into compliance on 7/19/16. On 11/3/16 Special Magistrate Judith Secher confirmed the fine as a lien and issued an order imposing fine of \$3,000.00 payable by 12/3/16. On 12/12/16 First Rent Corp. provided a letter to Code Compliance Department requesting for City Commission to review case and fine amount \$19,200.00. The fines ran from 4/14/16 through 7/19/16, 96 days @ \$200.00 per day = \$19,200.00 plus recording/admin fees of \$242.50 totaling \$19,442.50. Requesting to abate the fine amount \$19,200.00, to the City Commission on a previously ordered imposing fine of \$3,000.00 by Special Magistrate Judith Secher on 11/3/16.

The out of pocket costs to the City are \$1,100.

Exhibits (List):

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

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

Abatement of the fine amount \$19,200.00, to the City Commission.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

11/19/2015

FIRST CHASE LLC
7210 NW 43 ST
MIAMI , FL 33166

Case Number: 2015-00001608
Location: 312 PHIPPEN RD
Folio: 5142-03-00-0451
Legal Description: See Attached Detail

Dear FIRST CHASE 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 Dec 4, 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. 3648.

Sincerely,

Windy Damis
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 9590 9401 0009 5168 7443 22 by JC

Also sent regular mail
XC Ivan A Guerrero P.A.
44 W Flagler ST, #1445
Miami, FL 33130

Certified Mail# 9590 9401 0009 5168 7443 15

"Broward's First City"

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

Page 1 of 3

LEGAL DESCRIPTION DETAIL

Legal Description

3-51-42 PAR IN NW1/4 OF NW1/4
LYING W OF CO RD S OF SW 3 ST
& BOUNDED ON W & S B
Y BLK 11 COLLEGE TR SECOND
ADD

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.
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.
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

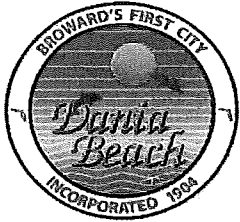
DBCC 13-34(c) states the owners and operators of all improved property within the city shall not permit untended vegetation upon such property and the public rights of way, swales, and/or canal banks. Untended vegetation includes all grass, weeds, and underbrush in excess of eight (8) inches in height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

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.



Notice of Violation

Address 312 Phippen Rd
Folio # 5142 0300 0451

Date: 11/13/15

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 (Missing Screens)
<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 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 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 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 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 checked="" type="checkbox"/>	CE100040004001	100-40(D)	Prohibited use on the subject property <u>Outdoor Storage</u>
<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 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 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

Comments: Cut all overgrowth (grass/weeds) on property + Swale. Remove Outdoor Storage from property including but not limited to Sink. Exterior Doors in disrepair, Missing door knobs + rotted door Jam. broken window on north side bldg. Pressure Clean door steps + walkway. Fascia + Soffit is in disrepair. Repair Stucco

Posted Notice
 Hand Delivered - Received by:

Inspector: W. Damis ID # 1806
Contact # 954-924-6810 x 3648

Print: _____
Sign: _____

PROACTIVE: REACTIVE:

Office Use: Mail Cert. # _____

Case # 2015-1608

(BUD)

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-1608
Municipal Corporation,
PETITIONER, :
vs. :
FIRST CHASE LLC,
RESPONDENT. :

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

This proceeding came on for Formal Hearing on February 4, 2016, 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, First Chase LLC, did allow the following code violations to exist at property Respondent owns, located at 312 Phippen Road, Dania Beach, Florida, which property is legally described as: 3-51-42 PAR IN NW1/4 OF NW1/4 LYING W OF CO RD, S OF SW 3 ST & BOUNDED ON W & S BY BLK 11 COLLEGE TR SECOND ADD: (1203 00 0451).

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 windows with screens missing and an exterior door in a state of disrepair.

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 building exterior surface is deteriorated and in a state of disrepair.

3. 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.

4. 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.

5. 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 outdoor storage of a kitchen sink on the property which is a prohibited use in the subject property's zoning district.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, First Chase LLC:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(5), and a fine of \$200.00 per day will begin running on April 14, 2016 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 1st day of February, 2016.
MARCH

CODE COMPLIANCE SPECIAL MAGISTRATE

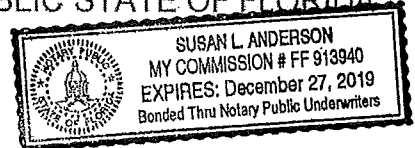
By: *[Signature]*
Bruce W. Jolly, Esq.

Notary Seal:

Sworn and subscribed before me this 1st day of ~~February~~, 2016.
March

[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, First Chase LLC, this 1st day of February, 2016.

MARCH

CERTIFIED MAIL # 9590 9401 0010 5108 7238 04

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

*XC: Ricardo GARRIDO
19563 SW 42CT
MIRAMAR, FL 33029
CERT mail # 9590 9401 0010 5168 7237*

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-1608
Municipal Corporation,

 PETITIONER, :

 vs. :

FIRST CHASE LLC,

 RESPONDENT. :

ORDER IMPOSING FINE

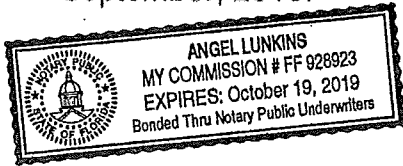
The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on September 1, 2016, having heard testimony and otherwise being advised in the premises, and in accordance with Florida Statute, Section 162.09, states as follows:

1. A Final Order in the above-captioned case was rendered on March 1, 2016 by the Code Compliance Special Magistrate finding the Respondent, First Chase LLC, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$200.00 per day for the violations, beginning April 14, 2016 and continuing for each day until the violations are brought into compliance.
2. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the property located at 312 Phippen Road, Dania Beach, Florida, and legally described as: 3-51-42 PAR IN NW1/4 OF NW1/4 LYING W OF CO RD, S OF SW 3 ST & BOUNDED ON W & S BY BLK 11 COLLEGE TR SECOND ADD: (1203 00 0451).
3. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from April 14, 2016 to July 19, 2016. The total fine imposed is \$19,200.00.
4. The fine shall constitute a lien against the above-described real property and shall be a lien against any other real or personal property owned by Respondent.

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

Order Imposing Fine
2015-1608
Page 2

DONE and ORDERED at Dania Beach, Broward County, Florida, this 22nd day of
September, 2016.



CODE COMPLIANCE SPECIAL MAGISTRATE

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

Notary Seal:

Sworn and subscribed before me this
22 day of September, 2016.

[Signature]
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 Imposing Fine was mailed to the
Respondent, First Chase LLC, this 22 day of September, 2016.

CERTIFIED MAIL # 7016 1370 0001 2218 3974

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

XC: Ricardo Garrido
19563 SW 42 Ct
MIRAMAR, FL 33029
cert # 7016 1370 0001 2218 4186

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2015-1608
Municipal Corporation,

 PETITIONER, :

 vs. :

FIRST CHASE LLC,

 RESPONDENTS. :

ORDER ON ABATEMENT OF 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 March 1, 2016 by the Code Compliance Special Magistrate finding the Respondent, First Chase LLC, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$200.00 per day, beginning April 14, 2016 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 312 Phippen Road, Dania Beach, Florida, and legally described as: 3-51-42 PAR IN NW1/4 OF NW1/4 LYING W OF CO RD, S OF SW 3 ST & BOUNDED ON W & S BY BLK 11 COLLEGE TR SECOND ADD: (1203 00 0451).
3. Respondent, First Chase LLC, complied with the Final Order on July 19, 2016.
4. The fine accrued at \$200 per day from April 14, 2016 to July 19, 2016 for a total fine of \$19,200.00.
5. The Special Magistrate hereby abates the fine to \$3,000.00 if paid to the City by December 3, 2016. If the abated amount is not paid by December 3, 2016, the fine will revert to the total fine of \$19,200.00.

6. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case signed March 1, 2016, 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.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine was mailed to the Respondent, First Chase LLC, this 29 day of November, 2016.

CERTIFIED MAIL # 9214 89017943 6600 002708

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2014-1260	Karen Wright	4700 SW 34 TER	Abatement of \$4,300. Payable by March 5, 2016	P
2	2015-0873	Deutsche Bank National Tr Co	4700 SW 34 TER	Fine Confirmed. \$500 Payable by March 5, 2016	P
3	2008-0473	Isela Millan	2 SW 6 AVE	Abatement of \$66,900 recommended to the City Commission	P
4	2014-2335	SDS Development	2632 W GRIFFIN RD	Abatement of \$4,240 recommended to the City Commission	P
5	2014-2339	KTR Hollywood LLC	1901 TIGERTAIL BLVD	Extension granted to April 14, 2016	P
6	2015-0667	2051 Griffin Road LLC	2051 GRIFFIN RD	Compliance date extended to February 4, 2016	P
7	2015-1412	Wells Fargo Bank NA % Aldridge Connors LLP	4930 SW 29 AVE	Compliance by April 14, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
8	2015-1601	Dania PS LLC	801 E DANIA BEACH BLVD	Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed	P
9	2015-1638	Thomas Taggart	4940 SW 29 WAY	Compliance by April 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
10	2015-0803	Christopher Josey	217 SW 3 ST	Compliance by April 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
11	2015-1636	Buba Investments LLC	4389 SW 52 ST	Finding of Fact authorized. \$150 administrative fee assessed	P
12	2015-1608	First Chase *	312 Phippen RD	Compliance by April 14, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	P
13	2015-1371	Joshua John Coe	102 SE 4 TER	Compliance by April 14, 2016 or a \$100.00 per day fine. \$50.00 administrative fee assessed	P
14	2012-1079	David Montgomery	25 SW 5 ST	Authorization for Money Judgement	NP
15	2014-1049	Scott Cory Hamilton Est	224 NW 8 AVE REAR	Authorization to Foreclose	NP
16	2015-0172	Citi Mortgage Inc.	4424 SW 52 ST	Fine Confirmed.	NP
17	2015-1423	My Darling LLC	4433 STIRLING RD	Compliance by March 5, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed	NP
18	2015-1424	Tarn Tanitiki	3121 SW 44 ST	Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
19	2015-1425	David Duerr	2290 SW 44 ST	Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
20	2015-1611	Amaury Dominguez	4932 SW 45 AVE	Compliance by March 15, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
21	2015-1523	SWAY 2014-1 Borrower LLC	4270 SW 49 CT	Compliance by March 15, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
22	2015-1639	Johnny Sorensen Trstee	5320 SW 30 TER	Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
23	2015-1669	DND Management LLC	4951 SW 26 AVE	Compliance by April 14, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	NP
24	2015-1418	Thomas P Sette Rev Liv Tr & Dominick Colucci Trste Etal	NW 3 AVE	Continued to March 3, 2016 Special Magistrate Hearing	NP
25	2015-1419	Thomas P Sette Rev Liv Tr & Dominick Colucci Trste Etal	NW 1 ST	Continued to March 3, 2016 Special Magistrate Hearing	NP
27	2015-1432	Charles Akiba & Ann Francine	1 N FEDERAL HWY	Compliance by March 15, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results
1	2016-0903	Sara Ruza	5860 SW 37 AVE	Compliance by November 10, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
2	2015-0909	Arthur Kachel	4448 SW 51 ST	Fine Confirmed. Abatement of \$1,660 payable by October 11, 2016
3	2015-1523	Sway 2014-1 Borrower LLC	4270 SW 49 CT	Fine Confirmed. Abatement of \$2,560 payable by October 11, 2016
4	2015-1204	Berthum & Carolyn Knight	227 NW 8 AVE	Fine Confirmed. Hold 40 days (10/11/16)
5	2016-0933	Diego & Blanco A Ortiz	4901 SW 43 TER	Compliance by March 10, 2017 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
6	2016-0233	Linda Bass	409 SW 2 TER	Compliance by November 10, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
7	2015-1283	Deer Properties LLC & JOMJ Investments	2201 GRIFFIN RD	Fine Confirmed. Abatement of \$750 payable by October 11, 2016
8	2015-0093	Robert P Scally Robert P Scally Rev Liv Tr	37 SW 10 ST	Fine Confirmed.
9	2015-1424	Tam Tantikij	3121 SW 44 ST	Fine Confirmed. Abatement of \$2,130 payable by October 11, 2016
10	2016-0934	H & C International Trading LLC	226 NW 7 AVE	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
11	2016-0935	DND Management LLC	4265 SW 51 ST	Compliance by October 11, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
12	2016-0626	Frank & Joanne Byrd	707 SW 7 ST	Compliance by October 11, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
13	2015-0119	Lan Acre Investment Inc	46 SW 7 AVE	Foreclosure Authorized Hold 40 days (10/11/16)
14	2016-0932	Shujaat & Farhat Mirza	214 NW 9 AVE	Finding of Fact
15	2016-1150	Heinsen Realty Co Inc % C. Heinsen	218 E Dania Beach Blvd	Continued to October 6, 2016 SM Hearing
16	2012-1114	Stella Ann Brayton	238 SW 6 ST	Authorized Money Judgement
17	2016-0733	David Duerr	2290 SW 44 ST	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
18	2016-0847	3088 Griffin Rd LLC	3088 GRIFFIN RD	Stipulated Agreement. Compliance by November 10, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
19	2016-0856	US Bank NA TRSTEE	4720 SW 34 AVE	Compliance by October 11, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
20	2016-0767	Wells Fargo Bank NA	3001 SW 51 ST	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
21	2016-0908	Feligna Corp	218 NW 5 AVE	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
22	2016-0934	H & C International Trading LLC	226 NW 7 AVE	Compliance by October 11, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
23	2015-1608	First Chase	312 PHIPPEN RD	Fine Confirmed
24	2016-0420	Hiraga LLC	369 PHIPPEN RD	Compliance by October 11, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
25	2016-0707	Sormi Inc	320 E Dania Beach Blvd	Compliance by November 10, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
26	2016-0884	Ronald A Hollinger Duane E Hollinger	21 SE 13 TER	Compliance by October 11, 2016 or a \$250.00 one time fine. \$100.00 administrative fee assessed.

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
2	2015-1325	BH-NV Dania Properties LLC	129 NW 4 AVE	Extension granted to November 3, 2016
3	2014-2102	Dynamic F B Holdings Inc	1317 S FEDERAL HWY	Holding Foreclosure abatement of \$6,960 recommended to the City Commission
4	2016-0270	Ravenswood Warehouses LLC	5937 Ravenswood RD H 17	Extension granted to January 12, 2017
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.
6	2015-0104	Richard Judge	112 NW 4 AVE	Abatement of \$3,050 recommended to the City Commission
7	2016-0583	Anna Denisse CukierKorn Jacques Cukiekorn ETAL	525 SW 1 ST	Compliance date extended to 11/3/16 granted
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.
9	2016-0654	Richard Balistreri	3000 Lakeshore Dr.	Extension granted to 1/12/17
10	2015-1634	US BANK NA TRSTEE % Shapiro & Fishman LLP	241 NW 5 AVE	Fine Confirmed. Holding recording for 90 days 1/1/17
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
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
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
15	2016-0397	Project USA LLC	150 S BRYAN RD	Fine Confirmed
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
17	2011-0711	Rocio Zamora	719 SW 5 ST	Abatement of \$12,000 recommended to the City Commission
18	2011-1006	Rocio Zamora	719 SW 5 ST	Abatement of \$4,000 recommended to the City Commission
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
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
21	2015-1553	Ruth Thompson	4601 SW 29 TER	Fine Confirmed. Abatement of \$400 payable by December 3, 2016
22	2015-1608	First Chase	312 Phippen Rd	Abatement of \$3,000 payable by December 3, 2016
23	2015-1154	Ruther Mae Carter LE Ronald Carter SOUTH FLORIDA HAITIAN EVANGELICAL BAPTIST CHURCH INC	45 NW 5 AVE	Compliance date extended to 11/3/16
24	2016-0277		23 NW 1 ST	Extension granted to 1/12/17
25	2016-0563	Enrique Rafael Alterto	4523 SW 26 TER	Extension granted to 1/12/17

Case Order	Case #	Name	Address	Results
26	2016-0774	Clifford J & Barbara Iacino	802 NW 12 AVE	Compliance date extended to 11/3/16 Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00
27	2016-1153	Sofia Panagiotopoulos	4621 SW 43 AVE	administrative fee assessed Compliance by December 13, 2016 or a \$150.00 per day fine. \$100.00
28	2016-1178	Christine Testerman	3371 SW 44 ST	administrative fee assessed.
29	2015-0690	Yuri Kadashev & Juliette Kadashev	425 SE 3 PL	Abatement Denied

City of Dania Beach

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

OWNER: FIRST CHASE LLC
 FOLIO: 1203-00-0451
 LEGAL: 3-51-42 PAR IN NW1/4 OF NW1/4 LYING W OF CO RD,S OF SW 3 ST & BOUNDED ON W & S BY BLK 11 COLLEGE TR SECOND ADD
 ADDRESS: 312 PHIPPEN RD

CODE ENFORCEMENT ORDER LIEN				CEB 2015-1608		RECORDED	RELEASED	PAGE	DATE
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK/INSTRUMENTAL	BOOK/INSTRUMENTAL	PAGE	DATE
4/14/2016	7/19/2016	\$200.00	96	\$19,200.00	\$242.50				
					Total				
					\$19,442.50				

Case Complied 7/19/16

REVISED 2/17/2017

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
2	PAGES	FINAL ORDER	23.50
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
			242.50

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 14, 2017

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 due on the 21st of each month, 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.

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 due on the 21st of each month, 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

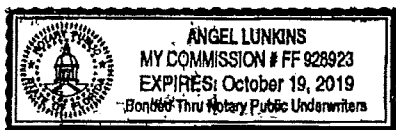
The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on May 5, 2016, having heard testimony on the Hearing to Confirm Fine, and being otherwise advised in the premises, states as follows:

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.

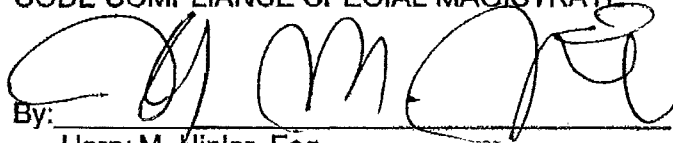
Order Confirming Fine
2012-1126
Page 2

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


By: _____
Harry M. Hipler, Esq.

Notary Seal:

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

523
319
NOTARY


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 # ~~95909402~~ 11825246585807

523
319
NOTARY


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
am

523
319
NOTARY

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

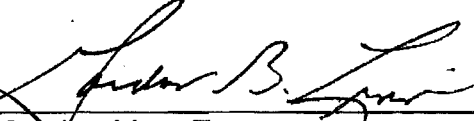
prior to the compliance date as ordered. If not paid, this cost assessment may also constitute a lien against the above referenced property which may also be actionable by law.

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.

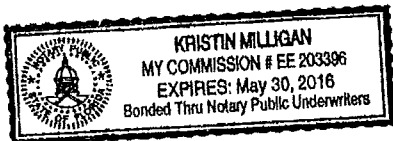
ORDERED at Dania Beach, Broward County, Florida, this 28 day of January 2013.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Gordon Linn, Esq.

Notary Seal:

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




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

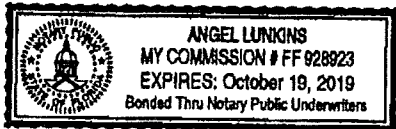
Order Abating Fine
2012-1126
Page 2

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 Eller 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 202 SW 2 TER	Compliance by March 21, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
9	2012-1072	Alphawave Holdings LLC	481 S Federal HWY	Compliance by March 21, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
10	2012-1153	Alphawave Holdings LLC	485 S Federal HWY	No violations found, case dismissed.	P
11	2012-1154	Gaston Moreno	1445 NW 10 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
12	2012-1089	Karen Valdes & Daniel S Mann 2006 Revocable Trust	409 SE 5 ST	Compliance by March 21, 2013 or \$200.00 per day fine. \$125.00 administrative fee assessed.	P
13	12-0179	Richard Edward Sparkman Federal National Mortgage Assn % Citimortgage Inc	45 SE 6 ST 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
14	2012-0924	Joseph Dobson Dorothea B Dobson Trust Gary Nenni Maksim Nemirovsky	231 SW 9 ST 30 NW 13 AVE	Compliance by March 21, 2013 or \$150.00 per day fine. Administrative fee waived by Special Magistrate.	P
15	2012-1130	Marco F Osorio	127 SE 1 AVE	Compliance by March 21, 2013 or \$125.00 per day fine. \$50.00 administrative fee assessed.	P
16	2012-0985	Vincent Ireland*	257 SW 4 ST	Compliance by April 20, 2013 or \$150.00 per day fine. \$50.00 administrative fee assessed.	P
17	2012-1086	Cookies & Crackers Corp	223 SW 8 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
18	2012-1095	Terrence Leigh Schaul Tr Terrence Leigh Schaul Trustee Elaine Law	329 NE 2 CT 250 SW 7 ST	Compliance by February 19, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed. Extension request denied.	NP
19	2012-1126				NP
20	2012-1075				NP
21	2012-1081				NP
22	12-0133				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.
24	2012-1108	Lornie 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.
25	11-0980	Elizabeth Gonzalez	3730 SW 47 CT	Extension granted to March 21, 2013.
26	2012-1084	Ciarice Conti Melody M Combs	407 SE 6 ST	Compliance by February 19, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.
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.
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. \$100.00 administrative fee assessed.
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.
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.
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.
32	11-0820	Gentlemen Crepe Makers Inc f/k/a Never on Sunday Inc	129 N Federal HWY	Extension granted to March 21, 2013.
33	11-1102	Nate Benner	26 NW 6 AVE	Authorization to foreclose granted.
34	11-1429	Myra Thea Davis	29 NW 4 AVE	Fine confirmed.
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.
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.
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.
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.

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2016-0157	Matiide 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	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

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 Cukiekorn Jacques Cukiekorn 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 Ballstret	3000 Lakeshore Dr.	Extension granted to 1/12/17	P
10	2015-1634	US BANK NA TRSTEE % Shapiro & Fishman LLP	241 NW 5 AVE	Fire Confirmed. Holding recording for 90 days 1/11/17	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 Mee Carter LE Ronald Carter	45 NW 5 AVE	Compliance date extended to 11/3/16	NIP
24	2016-0277	SOUTH FLORIDA HAITIAN EVANGELICAL BAPTIST CHURCH INC	23 NW 1 ST	Extension granted to 1/12/17	NIP
25	2016-0563	Enrique Rafael Alento	4523 SW 26 TER	Extension granted to 1/12/17	NIP

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 Kadashev & Juliette Kadashev	425 SE 3 PL	Apartment 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: February 14, 2017

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. Fines ran from 10/5/01 through 9/04/09, 2,891 days @ \$50 per day = \$144,650 for item #2. Grand Totalling \$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, in addition authorize a payment plan scheduling of \$50 a month due on the 21st of each month.

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 the fine order of \$ 2,000 and authorize a payment plan of \$50 a month, with the payment due on the 21st of each month 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

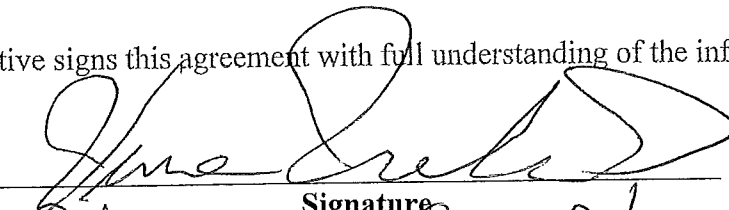
HAS BEEN ABATED TO THE AMOUNT OF: \$ 2,000.00

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



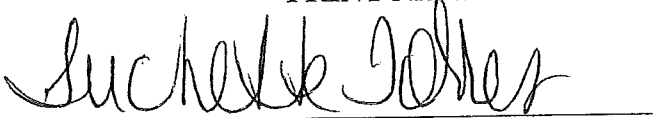
Signature

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 33004-3834

Case# 1169

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 must be out
and maintained. All Trash & Misc. Debris must be
removed.
SPAC 2000 - back installed w/o 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- 3649

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.

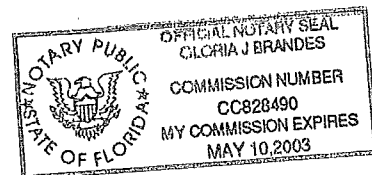
DANIA BEACH CODE ENFORCEMENT BOARD

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

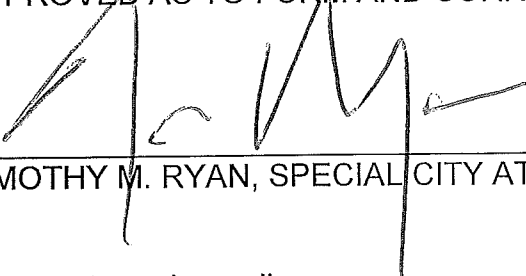
I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien
was mailed to the Defendant, Vincent Ireland, this 21 day of
February, 2002.

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

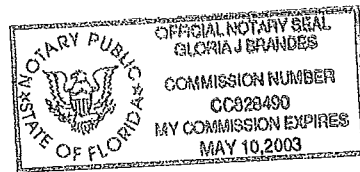
Notary Seal:

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: February 18, 2017 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: Edward Gonzalez, 245 NW 6 AVE, Case #10-0802

Summary Explanation & Background:

Case 2010-0802 was originally cited on 6/11/10 for 7 violations. This case went to the Special Magistrate hearing on 8/5/10 for 6 violations. Special Magistrate Gordon Linn issued an order giving the respondent until 8/26/10 to comply or a fine of \$250.00 per day would be levied. At the 5/5/11 hearing, the Special Magistrate Richard Conner confirmed the fine as a lien. Fines ran from 8/26/10 through 11/1/16, 2,259 days @ \$250 a day = \$564,750.00 plus recording fees of \$254.00 totaling \$565,004.00.

The City received a total settlement of \$4,028.35 for code fines.

Exhibits (List):

- (1) Copy of the history report.
- (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 \$4,028.35 for code fines.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Number: 10-0802

Case Type:
Notice of Violation

Case Description:
MINIMUM STANDARDS

Case Start Date:
06-11-2010

Status:
Active

Status Date

Default Inspector:
Warren Ostrofsky

Cited Address:
245 NW 6 AVE

Folio Number:

Cited Party:
RAMESH JAMES

Note Type	Case Notes	Date
INSPECTOR NAME	NICHOLAS LUPO	06-11-2010
INSPECTOR NAME	TUCHETTE TORRES	06-11-2010
INSPECTOR NAME	WARREN OSTROFSKY	06-11-2010
Case Narrative	Vio.Let. - 8-21a2g win/door; 8-21a2g window equip; 8-21a4a; 8-21a4e; 8-21a5a1; 13-34a; 13-34b	06-15-2010
Case Inspections Text	Property failed reinspection on 6.29.10 per Inspector Warren Ostrfosky. June 29, 2010 3:54:15 PM DANITXT.	07-13-2010
Case Inspections Text	Property failed reinspection on 8.26.10 per Inspector Warren Ostrofsky. August 26, 2010 4:32:03 PM DANITXT.	08-26-2010
Case Board Meetings	Compliance by August 25, 2010 or \$250.00 per day fine. Authorization to abate nuisances by cutting and cleaning the overgrowth and debris and securing the property after August 25, 2010 granted in the interest of public health and safety per Special Magistrate Gordon Linn at the August 5, 2010 Special Magistrate hearing. \$100.00 administrative fee is assessed.	09-07-2010
Case Board Meetings	Fine confirmed per Special Magistrate Richard Conner at the May 5, 2011 Special Magistrate hearing. May 12, 2011 12:40:10 PM DANITXT.	10-13-2011
Case Inspections Text	Property failed reinspection on 9.1.11 per Inspector Warren Ostrofsky. September 2, 2011 9:12:51 AM danitxt.	10-13-2011
Case Inspections Text	Per title search: hold on any further action due to pending foreclosure litigation. January 24, 2012 8:27:59 PM daninxl. Check on status of foreclosure.	01-24-2012
Case Inspections Text	Settlement payment of \$4,028.35 received 11/28/16. Case added to the next Commission Abatement hearing for settlement approval. AL 2/18/17	02-20-2017

Case Activity Comments

INITIAL - INITIAL INSPECTION	06-11-2010
HISTORICAL - DMS Violation Letter	06-15-2010

REINSPECTION - REINSPECTION	06-29-2010
NUISANCE ABATE - NUISANCE ABATEMENT REINSPECT	08-25-2010
F-TITLE SEARCH - TITLE SEARCH	01-06-2011
FORECLOSURE - FORECLOSURE REINSPECTION	09-01-2011
F-TITLE SEARCH - TITLE SEARCH	11-28-2011
F-FOLLOW UP - UPDATE	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	06/11/2010
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	06/11/2010
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	06/11/2010
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	06/11/2010
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	06/11/2010
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.	ACTIVE	06/11/2010
7	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.	ACTIVE	06/11/2010

City of Dania Beach

100 W. Dania Beach B
 Dania Beach, FL 331
 954-924-6800 Ext. 31

OWNER: JAMES, RAMESH
FOLIO: 0234-01-0540
LEGAL: TOWN OF MODELO (DANIA) B-49 D LOT 1 BLK 5
ADDRESS: 245 NW 6 AVENUE

CODE ENFORCEMENT ORDER LIEN					CEB 10-0802		RECORDED		RELEASED		
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
8/26/2010	11/1/2016	\$250.00	2,259	\$564,750.00	\$254.00	\$565,004.00	47947	1347-1354	6/1/2011		

This fine is still active and accruing at daily rate.

To calculate additional daily amount (x) **\$250.00** by the # of days after **11/1/2016**

This property must be brought into compliance & paid before the lien will be released.

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
			254.00

City of Dania Beach

OWNER: RAMESH JAMES
 FOLIO: 0234-01-0540
 LEGAL: TOWN OF MODELO (DANIA) B-49 D LOT 1 BLK 5
 ADDRESS: 245 NW 6 AVENUE

NUISANCE ABATEMENT LIEN						CASE # 10-0802		RECORDED			RELEASED		
Interest Start	Through Date	Lien Amount	# of Days	Interest Amount	Per Diem	Interest Amount	Record Fee	Total	BOOK	PAGE	DATE	BOOK	PAGE
6/28/2010	11/1/2011	\$129.00	491	0.00032900	\$0.042441	\$20.84	\$90.00	\$239.84	47241	829	7/21/2010		
6/28/2010	11/1/2011	\$1,061.83	491	0.00032900	\$0.349342	\$171.53	\$90.00	\$1,323.36	47241	830	7/21/2010		
8/30/2010	11/1/2011	\$91.49	428	0.00032900	\$0.030100	\$12.88	\$90.00	\$194.37	47358	1302	9/7/2010		
TOTAL								\$1,757.57					

This lien is accruing interest daily. To calculate additional interest amount, multiple the per diem amount (X) the number of days after: 11/1/2011

REVISED 2/20/2017

ESTIMATED COST OF RECORDING FEES

1	PAGE(S) CLAIM OF LIEN	10.00
	ADM. FEE RECORDING LIEN	40.00
1	PAGE(S) RELEASE OF LIEN	10.00
	ADM. FEE RECORDING RELEASE	30.00
		<u>90.00</u>

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 18, 2017 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: Lillian M Young EST, 55 SW 7 AVE, Case #09-2121

Summary Explanation & Background:

Case 2009-2121 was originally cited on 11/9/09 for 4 violations. This case went to the Special Magistrate hearing on 4/8/10 for 4 violations. Special Magistrate Mark Berman issued an order giving the respondent until 6/17/10 to comply or a fine of \$100.00 per day would be levied. At the 9/2/10 hearing, the Special Magistrate Mitch Kraft confirmed the fine as a lien. Fines ran from 6/17/10 through 12/11/12, 908 days @ \$100 a day = \$90,800.00 plus recording fees of \$258.00 totaling \$66,296.51.

The City received a total settlement of \$3,500.00 for code fines.

Exhibits (List):

- (1) Copy of the history report.
- (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 \$3,500.00 for code fines.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Narrative	Settlement payment of \$3,500 for case 2009-2121 received 11/28/16. Case scheduled for the next Commission Abatement Hearing for settlement approval. AL 2/18/17	02-20-2017
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Case Activity Comments

INITIAL - INITIAL INSPECTION	11-09-2009
HISTORICAL - DMS Violation Letter	11-12-2009
REINSPECTION - REINSPECTION	12-12-2009
REINSPECTION - REINSPECTION	01-14-2010
REINSPECTION - REINSPECTION	02-14-2010
POST HEARING - POST BOARD	06-17-2010
F-TITLE SEARCH - TITLE SEARCH	06-25-2010
HISTORICAL - DMS Affidavit of Service	08-17-2010
FORECLOSURE - FORECLOSURE REINSPECTION	12-01-2010
F-TITLE SEARCH - TITLE SEARCH	12-22-2010

Case Violations

1	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.	ACTIVE	11/09/2009
2	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.	ACTIVE	11/09/2009
3	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.	ACTIVE	11/09/2009
4	33-211 Parking Surface	DBCC 33-211 states all areas reserved for off street parking shall be hard surfaced in accordance with the specifications of the city.	ACTIVE	11/09/2009

City of Dania Beach

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

OWNER: LILLIAN M. YOUNG
FOLIO: 0234-01-2690
LEGAL: TOWN OF MODEL (DANIA) B-49 D LOT 19 BLK 18
ADDRESS: 55 SW 7 AVENUE

CODE ENFORCEMENT ORDER LIEN					CEB 09-2121.		RECORDED		RELEASED		
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
6/17/2010	12/11/2012	\$100.00	908	\$90,800.00	\$258.00	\$66,296.51	47713	2000-2005	2/11/2011	114115604	Page 1 to 1
6/17/2010	12/11/2012	\$100.00	908				47302	1432-1436	9/17/2010		

12/23/2014 Received Check #01469991 of \$24,761.49. Cleared 12/29/14. Credit included in total.

Case Complied 12/11/12

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	34.00
3	PAGES	SUPPLEMENTAL ORDER	25.50
2	PAGES	RELEASE OF LIEN	18.50
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	100.00
			258.00

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 18, 2017 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: Harold A. Davis & Audrey Council, 608 SW 12 AVE,
Case #09-2063

Summary Explanation & Background:

Case 2009-2063 was originally cited on 10/15/09 for 2 violations. This case went to the Special Magistrate hearing on 1/7/10 for 2 violations. Special Magistrate Mark Berman issued an order giving the respondent until 1/27/10 to comply or a fine of \$250.00 per day would be levied. At the 12/2/10 hearing, the Special Magistrate Mark Berman confirmed the fine as a lien. Fines ran from 1/27/10 through 8/30/16, 2,407 days @ \$250 a day = \$601,750.00 plus recording fees of \$262.50 totaling \$602,012.50.

The City received a total settlement of \$8,500.00 for code fines.

Exhibits (List):

- (1) Copy of the history report.
- (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 \$8,500.00 for code fines.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Number: 09-2063

Case Type:
Notice of Violation

Case Description:
MINIMUM STANDARDS

Case Start Date:
10-15-2009

Status: Active
Status Date:

Default Inspector:
Eric Walton

Cited Address:
608 SW 12 AVE

Folio Number:

Cited Party:
HAROLD A DAVIS &

Note Type	Case Notes	Date
INSPECTOR NAME	ERIC WALTON	10-15-2009
INSPECTOR NAME	TUCHETTE TORRES	10-15-2009
Case Narrative	Vio.Let. - 13-34a; 15-1	10-28-2009
Case Inspections Text	Property failed reinspection on 11.13.09 per Inspector Eric Walton. November 17, 2009 9:48:07 AM DANITXT	11-17-2009
Case Inspections Text	Property failed reinspection on 1.29.10 per Inspector Eric Walton. February 3, 2010 8:44:00 AM DANITXT	04-01-2010
Case Board Meetings	Compliance by January 27, 2010 or \$250.00 per day fine. Authorization to abate nuisances by removing the bee infestation after January 27,2010 in regards to charge # in the interest of public health and safety by Special Magistrate Mark Berman at the January 7, 2010 Special Magistrate hearing. \$100.00 administrative fee is assessed. January 19, 2010 12:43:45 PM DANITXT	12-10-2010
Case Board Meetings	Fine confirmed per Special Magistrate Mark Berman at the December 2, 2010 Special Magistrate hearing. December 9, 2010 10:14:52 AM DANITXT.	12-29-2010
Case Inspections Text	Property failed reinspection on 5.13.11 per Inspector Eric Walton. May 20, 2011 4:34:36 PM DANITXT.	05-20-2011
Case Inspections Text	Received title search from Tim Ryan's ofc for authorization to foreclose. Case will be scheduled for 8.4.11 hearing. June 23, 2011 9:16:30 AM DANITXT.	06-23-2011
Case Board Meetings	Authorization to foreclose granted per Special Magistrate Mark Berman at the August 4, 2011 Special Magistrate hearing. August 9, 2011 10:58:29 AM danitxt.	08-25-2011
Case Inspections Text	Settlement payment of \$8,500 received for case #2009-2063. Case added to the next Commission Abatement Hearing for settlement approval. AL 2/18/17	02-20-2017

Case Activity Comments

INITIAL - INITIAL INSPECTION	10-15-2009
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HISTORICAL - DMS Violation Letter	10-28-2009
REINSPECTION - REINSPECTION	11-07-2009
HISTORICAL - DMS Affidavit of Service	12-17-2009
POST HEARING - POST BOARD	01-27-2010
F-TITLE SEARCH - TITLE SEARCH	06-24-2010
FORECLOSURE - FORECLOSURE REINSPECTION	05-11-2011
F-TITLE SEARCH - TITLE SEARCH	05-24-2011

Case Violations

1	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.	ACTIVE	10/15/2009
2	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.	ACTIVE	10/15/2009

City of Dania Beach

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

OWNER: HAROLD A. DAVIS & AUDREY COUNCIL
FOLIO: 1203-34-0720
LEGAL: COLLEGE TRACT 19-9 B LOT 4 BLK 6
ADDRESS: 608 SW 12 AVENUE

CODE ENFORCEMENT ORDER LIEN							CEB 09-2063.			RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE		
Date	Date	Amount	Days	FINE	Fee	Total							
1/27/2010	8/30/2016	\$250.00	2,407	\$601,750.00	\$262.50	\$602,012.50	47713	1634-1639	2/11/2011				

ceived Surplus funds of \$8,162.77 as of 2/9/15

This fine is still active and accruing at daily rate.

To calculate additional daily amount (x) \$250.00 by the # of days after 8/30/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
3	PAGES	FINAL ORDER	32.00
3	PAGES	SUPPLEMENTAL ORDER	25.50
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: February 18, 2017 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: US BANK NA TRSTEE, 4729 SW 34 AVE,
Case #16-0580 & #16-0856

Summary Explanation & Background:

Case 16-0598 was originally cited on 3/30/16 for 4 violations. This case went to the Special Magistrate hearing on 8/4/16 for 3 violations. Special Magistrate Bruce Jolly issued an order giving the respondent until 9/13/16 to comply or a fine of \$200.00 per day would be levied. Fines ran from 9/13/16 through 11/10/16 58 days @ \$200 a day = \$11,700.00.

Case 16-0856 was originally cited on 5/23/16 for 1 violation. This case went to the Special Magistrate hearing on 9/1/16 for 1 violation. Special Magistrate Judith Secher issued an order giving the respondent until 10/11/16 to comply or a fine of \$200.00 per day would be levied. Fines ran from 10/11/16 through 11/10/16 30 days @ \$200 a day = \$6,100.00

Cases were dismissed per settlement agreement, and the city received a total settlement of \$6,500.00 for code fines on both cases.

Exhibits (List):

- (1) Copy of the history report.

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 \$6,500.00 for code fines.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Number: 2016-00000580

Case Type:
Notice of Violation

Case Description:
Initial case

Case Start Date:
03-30-2016

Status:
Inactive

Status Date:
01-17-2017

Default Inspector:
George White

Cited Address:
4720 SW 34 AVE

Folio Number:
5042-30-08-0820

Cited Party:
US BANK NA TRSTEE

Note Type	Case Notes	Date
CASE INSPECTION NOTES	CASE INSPECTION NOTES	04-07-2016
CASE HEARING NOTES	CASE HEARING NOTES	04-07-2016
CASE ACTIVITY NOTES	Per Insp White: NOV posted on 3/30/16, also mailed. JC 4/7/16	04-07-2016
CASE INSPECTION NOTES	Per Insp. White: case failed re-inspection on 5/11/16. Set case for 8/4/16 SM Hearing. AL 5/12/16	05-12-2016
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly, at the 8/4/16 hearing the following was ordered: Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed. AL 8/12/16 	08-12-2016
CASE INSPECTION NOTES	Per Insp. White: Case failed post hearing inspection on 11/1/16. Send case to T/S 11/15/16. AL 11/15/16	11-15-2016
CASE ACTIVITY NOTES	Settlement payment of \$6,500 for cases 2016-0580 & 2016-0856 received on 11/29/16. Cases scheduled for the next Commission Abatement Hearing for Settlement approval. AL 1/17/17	01-17-2017

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.	03/30/2016
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.	03/30/2016

3	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.		03/30/2016
4	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.		03/30/2016

Case Number: 2016-00000856

Case Type:
Notice of Violation

Case Description:
Initial case

Case Start Date:
05-23-2016

Status:
Inactive

Status Date:
01-17-2017

Default Inspector:
George White

Cited Address:
4720 SW 34 AVE

Folio Number:
5042-30-08-0820

Cited Party:
US BANK NA TRSTEE

Note Type	Case Notes	Date
CASE ACTIVITY NOTES	Per Insp White: NOV posted on 5/23/16, also mailed. JC 6/3/16	06-03-2016
CASE INSPECTION NOTES	CASE INSPECTION NOTES	06-03-2016
CASE HEARING NOTES	CASE HEARING NOTES	06-03-2016
CASE INSPECTION NOTES	Per Insp. White: case failed re-inspection on 6/15/16. Set case for 9/1/16 SM hearing. AL 6/16/16	06-16-2016
CASE HEARING NOTES	Per Special Magistrate Judith Secher, at the 9/1/16 SM Hearing the following was ordered: Compliance by October 11, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed. AL 9/7/16	09-07-2016
CASE INSPECTION NOTES	Per Insp. White: Case failed post hearing inspection on 10/24/16, send to T/S for confirmation of fine. AL 10/26/16	10-26-2016
CASE INSPECTION NOTES	Per Insp. White: Case compiled 11/14/16. AL 11/15/16	11-22-2016
CASE ACTIVITY NOTES	Settlement payment of \$6,500 for cases 2016-0580 & 2016-0856 received on 11/29/16. Cases scheduled for the next Commission Abatement Hearing for Settlement approval. AL 1/17/17	01-17-2017

Case Activity Comments

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Case Violations

1	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.		05/23/2016
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AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 18, 2017

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Cookies & Crackers, 9906 NW 6 Place, Plantation, Cases #2011-1606 & #2012-1075

Summary Explanation & Background:

For case #11-1606: This property was originally cited on 12/8/11 for 9 violations. Special Magistrate Mark Berman issued an order giving the respondent until 1/17/12 to comply or a fine of \$250.00 per day would be levied. At the 7/12/12 hearing, Special Magistrate Gordon Linn confirmed the fine as a lien. On 7/16/12 payment received for \$3,156.97 from previous an owner on nuisance abatement liens. On 9/11/13 Magistrate Gordon Linn authorized foreclosure. The case complied 9/20/13. On 11/17/15 payment received for \$1,500 for a previous partial release.

For case #12-1075: This property was originally cited on 10/10/12 for 11 violations. This went before Special Magistrate Gordon Linn on 1/10/13 for 11 violations. Magistrate Gordon Linn issued an order giving the respondent until 3/21/13 to comply or a fine of \$250.00 per day would be levied. At the 8/1/13 hearing, Special Magistrate Mark Berman confirmed the fine as a lien. The case complied 9/20/13. On 5/17/16 payment received for \$9,108.06 for a previous partial release settlement.

This is a motion to accept the settlement offer received by the City for \$3,000.00 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 \$3,000.00 as settlement.

Commission Action:

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

Comment:

City Manager

City Clerk

Case Number: 2012-00001075

Case Type:
Notice of Violation

Case Description:
Initial Case

Case Start Date:
10-10-2012

Status:
Inactive **Status Date**
01-05-2016

Default Inspector:
Barbara Urow

Cited Address:
223 SW 8 ST

Folio Number:
5142-03-21-0250

Cited Party:
Cookies & Crackers Corp

Note Type	Case Notes	Date
CASE ACTIVITY NOTES	CASE ACTIVITY NOTES	11-05-2012
CASE INSPECTION NOTES	CASE INSPECTION NOTES	11-05-2012
CASE HEARING NOTES	CASE HEARING NOTES	11-05-2012
CASE ACTIVITY NOTES	Initial inspection of site completed 6/4/12. JC 11/5/12	11-05-2012
CASE ACTIVITY NOTES	NOV approved and mailed on 11/7/12. KM 11/6/12	11-06-2012
CASE INSPECTION NOTES	Per Insp Urow: case failed reinspection on 11/21/12. Send to next available hearing. KM 11/26/12	11-26-2012
CASE HEARING NOTES	Per Special Magistrate Gordon Linn, at the 1/10/13 hearing, the following was ordered: 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. KM 1/24/13	01-24-2013
CASE INSPECTION NOTES	Per Insp Urow: case failed nuisance abatement reinspection on 1/30/13. KM 1/30/13	01-30-2013
CASE ACTIVITY NOTES	Payment of \$200.00 for Special Magistrate costs received on 2/1/13. KM 2/1/13	02-01-2013
CASE INSPECTION NOTES	Per Insp Urow: charges 1, 8, 9, and 10 complied on 2/8/13. KM 2/26/13	02-26-2013
CASE INSPECTION NOTES	Per Insp Urow: extension request received on 3/12/13. Send to next available hearing for extension. KM 3/13/13	03-13-2013
CASE HEARING NOTES	Per Special Magistrate Gordon Linn, at the 5/2/13 hearing, the following was ordered: Extension request denied. KM 5/3/13	05-03-2013
CASE ACTIVITY NOTES	Per T/S results received: set case for next available hearing for confirmation. KM 6/13/13	06-13-2013

CASE HEARING NOTES	Per Special Magistrate Mark Berman, at the 8/1/13 hearing, the following was ordered: Fine confirmed. KM 8/7/13	08-07-2013
CASE INSPECTION NOTES	Per Insp. Urow: Case failed foreclosure inspection 1/24/14. Send toT/S for authorization to foreclose. LW 1/27/14	01-27-2014
CASE ACTIVITY NOTES	Received settlement in the amount of \$9,108.06 from Ryan Law office. AL 1/5/16	05-17-2016

Case Activity Comments

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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)(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.	10/10/2012
4	8-21(a)(4)(f) Fence / Wall / in disrepair	DBCC 8-21(a)(4)(f) states all fences, walls, and similar enclosures shall be maintained in a state of good repair.	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	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.	10/10/2012
8	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
9	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
10	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

11	22-21 Sidewalk Maintenance	DBCC 22-21 states it is the duty of each owner of abutting property to construct or reconstruct, and to maintain and keep in uniform repair sidewalks in front of or abutting upon the property.	10/10/2012
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RETURN TO:
Nicki Satterfield
Finance Director
City of Dania Beach
100 West Dania Beach Blvd.
Dania Beach, Florida 33004

PREPARED BY:
Timothy M. Ryan, Esq.
Ryan & Ryan, LLC
700 East Dania Beach Boulevard
Third Floor
Dania Beach, Florida 33004

PARTIAL RELEASE AND SATISFACTION OF MUNICIPAL LIENS

The City of Dania Beach, a Florida municipal corporation, does hereby release only the subject property hereinafter described from the municipal liens recorded by the City of Dania Beach on September 10, 2012, in OR Book 49062, Page 437 and September 30, 2013, in OR Book 50214, Page 386, in the Public Records of Broward County, Florida. The subject property being released is described as follows:

Legal Description: JACARANDA PARCEL 610 130-33 B POR DESC AS COMM AT SE COR TR 10 NELY ALG E/L 442.56, NW 215.52, S 160.33 TO P/C, CONT ALG CUR ARC DIST 31.22, SW 127.05, NWLY 120.73 SW 70.97 TO POB, CONT SW 37.25, SELY 31.25, NE 37.25, NWLY 31.25 TO POB AKA: UNIT 9906 BLDG 46 WCJ AT CENTRAL PARK
Property ID: 5041 05 21 0464

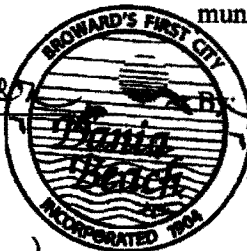
Except as expressly stated herein, the above referenced Liens remain in full force and effect.

IN WITNESS WHEREOF, the City of Dania Beach has caused this Partial Release and Satisfaction of Municipal Liens to be executed this 10 day of January, 2017.

Signed, sealed and delivered
In the presence of:

CITY OF DANIA BEACH, a Florida
municipal corporation

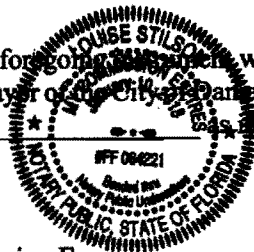
Attest: Louise Stilson
LOUISE STILSON, CMC
City Clerk



Tamara James
TAMARA JAMES
Mayor

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing was acknowledged before me on January 10, 2017, by TAMARA JAMES, Mayor of the City of Dania Beach, who is [] personally known to me or who has [] produced [] identification.



Louise Stilson
Notary Public

My Commission Expires:

Case Number: 11-1606

Case Type:
Notice of Violation

Case Description:
MINIMUM STANDARDS

Case Start Date:
09-28-2011

Status: Active
Status Date:

Default Inspector:
Eric Walton

Cited Address:
730 SW 7 ST

Folio Number:
5142-03-34-0590

Cited Party:
COOKIES & CRACKERS CORP

Note Type	Case Notes	Date
Case Narrative	VIO. LET. 8-21(a)(2)(g),8-21(a)(2)(g),8-21(a)(4)(a),8-21(a)(4)(f),8-21(a)(5)(a)(1),8-21(a)(5)(a)(2), 13-34(a),13-34(b),13-34(c)	09-28-2011
INSPECTOR NAME	ERIC WALTON	09-28-2011
INSPECTOR NAME	TUCHETTE TORRES	09-28-2011
Case Inspections Text	Property failed reinspection on 10/14/11 per Inspector Eric Walton. October 17, 2011 4:32:10 PM DANISGA.	10-17-2011
Case Board Meetings	At the December 8, 2011 hearing, Special Magistrate Mark January 17, 2012 or \$250.00 per day fine in regards to charges # 1, # 2, #3, # 4, # 5, and # 6. \$250.00 administrative fee is assessed. December 14, 2011 1:13:34 PM danicjf. Berman ordered: Compliance by December 28, 2011 in regards to charges # 7, # 8, and # 9, or \$250.00 per day fine. Authorization to abate nuisances by cleaning the trash and debris, cutting the overgrowth, and boarding up/securing the abandoned structure after December 28, 2011 in regards to charges # 7, # 8, and # 9 granted in the interest of public health and safety. Compliance by	12-14-2011
Case Inspections Text	PROPERTY FAILED REINSPECTION ON 1/18/12 PER INSP WALTON. WORK ORDER SUBMITTED TO PS TO ABATE NUISANCES. February 11, 2012 12:03:37 PM daninxl. PROPERTY FAILED REINSPECTION ON 1/18/12 PER INSP WALTON. WILL BE SENT FOR TITLE SEARCH. February 11, 2012 12:04:10 PM daninxl.	02-11-2012
Case Board Meetings	Per Special Magistrate Gordon Linn, at the 7/12/12 hearing, the following was ordered: Fine confirmed. Hold until September 10, 2012 on recording the lien if the nuisance abatement liens are paid within 5 days with the administrative fee. KM 8/6/12	08-06-2012
Case Inspections Text	Per title search results received: set for next available Special Magistrate hearing for confirmation of fine. KM 8/6/12	08-06-2012
Case Narrative	Special Magistrate cost of \$250 and fine payment of \$3,156.97 received on 7/16/12. KM 8/6/12	08-06-2012
Case Narrative	Follow-up set to record lien on 9/10/12. KM 8/22/12	08-22-2012
Case Inspections Text	Per Insp Walton: case failed foreclosure inspection on 5/1/13. Send to T/S for further action.	05-01-2013
Case Narrative	Per T/S results received on 6/4/13: send to next available hearing for authorization to foreclose. KM 6/5/13	06-05-2013

4	8-21(a)(4)(f) Fence / Wall / in disrepair	DBCC 8-21(a)(4)(f) states all fences, walls, and similar enclosures shall be maintained in a state of good repair.	ACTIVE	09/28/2011
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	09/28/2011
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.	ACTIVE	09/28/2011
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.	ACTIVE	09/28/2011
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.	ACTIVE	09/28/2011
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.	ACTIVE	09/28/2011

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 18, 2017 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: David Earl, 2460 SW 50 ST,
Cases #2009-2059 & #2010-0708

Summary Explanation & Background:

Case 09-2059 was originally cited on 10/21/109 for 3 violations. This case went before Special Magistrate Mark Berman on 2/4/10 for 3 violations. Special Magistrate Gordon Linn issued an order giving the respondent until 6/12/10 to comply or a fine of \$100.00 per day would be levied. At the 9/2/10 hearing, Special Magistrate Mitch Kraft confirmed the fine as a lien. At the 6/2/11 hearing Special Magistrate Gordon Linn authorized Foreclosure. Fines ran from 6/12/10 through 12/15/16, 2,378 days @ \$100 per day=\$237,800.00 plus admin fees of \$258.00 for a total of \$238,058.00.

Case 10-0708 was originally cited on 5/25/10 for 3 violations. This case went before Special Magistrate Gordon Linn on 8/5/10 for 2 violations. Special Magistrate Gordon Linn issued an order giving the respondent until 9/14/10 to comply violations or a \$200 per day fine would be levied. At the 5/52/11 hearing, Special Magistrate Richard Conner confirmed the fine as a lien. At the 2/2/12 hearing Special Magistrate Gordon Linn authorized Foreclosure. The case complied 10/14/16. Fines ran from 9/14/10 through 10/14/16, 2,222 days @\$200 per day= \$444,400.00 plus admin fees of \$254.00 for a total of \$444,654.00.

The City received a total settlement of \$3,653.32 for code fines the both 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 \$3,653.32 for code fines.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

HISTORICAL - DMS Violation Letter	10-28-2009
REINSPECTION - REINSPECTION	11-27-2009
HISTORICAL - DMS Affidavit of Service	02-17-2010
POST HEARING - POST BOARD	06-12-2010
F-TITLE SEARCH - TITLE SEARCH	06-24-2010
HISTORICAL - DMS Affidavit of Service	08-17-2010
FORECLOSURE - FORECLOSURE REINSPECTION	12-01-2010
F-TITLE SEARCH - TITLE SEARCH	12-22-2010

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	10/21/2009
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	10/21/2009
3	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.	ACTIVE	10/21/2009

City of Dania Beach

100 W. Dania Beach B
 Dania Beach, FL 33
 954-924-6800 Ext. 30

OWNER: DAVID BRIAN EARL
FOLIO: 0232-34-0990
LEGAL: RAVENSWOOD NORTH 108-45 B LOT 7 BLK 12
ADDRESS: 2460 SW 50 STREET

CODE ENFORCEMENT ORDER LIEN						CEB 09-2059.	RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record	BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total				
6/12/2010	12/15/2016	\$100.00	2,378	\$237,800.00	\$258.00	\$238,058.00	47713	1974-1977	2/11/2011	

This fine is still active and accruing at daily rate.

To calculate additional daily amount (x) **\$100.00** by the # of days after **12/15/2016**

This property must be brought into compliance & paid before the lien will be released.

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	34.00
3	PAGES	SUPPLEMENTAL ORDER	25.50
2	PAGES	RELEASE OF LIEN	18.50
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	100.00
			258.00

Case Number: 10-0708

Case Type:
Notice of Violation

Case Description:
MINIMUM STANDARDS

Case Start Date:
05-25-2010

Status: Active
Status Date:

Default Inspector:
Gary Phaneuf

Cited Address:
2460 SW 50 ST

Folio Number:

Cited Party:
DAVID BRIAN EARL

Note Type	Case Notes	Date
INSPECTOR NAME	GARY PHANEUF	05-25-2010
INSPECTOR NAME	TUCHETTE TORRES	05-25-2010
Case Narrative	Vio.Let. - 13-34c; 22-21; 22-5i5.	05-28-2010
Case Inspections Text	Property failed reinspection on 6.9.10 per Inspector Gary Phaneuf. June 10, 2010 12:59:20 PM DANITXT.	06-10-2010
Case Board Meetings	Compliance by September 14, 2010 or \$200.00 per day fine per Special Magistrate Gordon Linn at the August 5, 2010 Special Magistrate hearing. \$100.00 administrative fee is assessed. August 10, 2010 4:12:47 PM DANITXT.	08-10-2010
Case Inspections Text	Property failed reinspection on 9.14.10 per Inspector Gary Phaneuf. \$100 admin fee still owed. September 16, 2010 9:59:34 AM DANITXT.	11-10-2010
Case Board Meetings	Fine confirmed per Special Magistrate Richard Conner at the May 5, 2011 Special Magistrate hearing. May 12, 2011 12:20:31 PM DANITXT.	07-15-2011
Case Inspections Text	Property failed reinspection on 9.1.11 per Inspector Gary Phaneuf. September 2, 2011 2:48:20 PM danitxt.	09-07-2011
Case Inspections Text	Title search returned - will be set for hearing to authorize foreclosure. January 5, 2012 12:43:04 PM daninxl.	01-05-2012
Case Board Meetings	At the hearing on 2/2/12, the following was ordered by Special Magistrate Gordon Linn: Authorization to foreclose granted. February 25, 2012 12:32:52 PM daninxl.	02-25-2012
Case Inspections Text	Per Insp. Ostrofsky: Case Complied 10/14/16. AL 10/18/16	10-18-2016
Case Inspections Text	Settlement payment of \$3,653.32 for cases 2009-2059 & 2010-0708 received 1/25/17. Cases scheduled for the next Commission Abatement Hearing for settlement approval. AL 2/18/17	02-20-2017

Case Activity Comments

INITIAL - INITIAL INSPECTION	05-25-2010
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HISTORICAL - DMS Violation Letter	05-28-2010
REINSPECTION - REINSPECTION	06-07-2010
POST HEARING - POST BOARD	09-14-2010
F-TITLE SEARCH - TITLE SEARCH	01-06-2011
HISTORICAL - DMS Affidavit of Service	04-19-2011
FORECLOSURE - FORECLOSURE REINSPECTION	09-01-2011
F-TITLE SEARCH - TITLE SEARCH	11-28-2011
HISTORICAL - DMS Affidavit of Service	01-23-2012

Case Violations

1	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.	ACTIVE	05/25/2010
2	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.	ACTIVE	05/25/2010
3	22-5(i)(5) Required Swale Sod	DBCC 22-5(i)(5) requires grass sodding, grass seeding, or vegetative ground cover to be planted in any unpaved swale areas, and both new and existing planted areas shall be maintained and trimmed by the abutting property owner or tenant on a regular basis consistent with all city laws governing lawn and yard maintenance.	ACTIVE	05/25/2010

City of Dania Beach

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

OWNER: EARL, DAVID BRIAN
FOLIO: 0232-34-0990
LEGAL: RAVENSWOOD NORTH 108-45 B LOT 7 BLK 12
ADDRESS: 2460 SW 50 STREET

CODE ENFORCEMENT ORDER LIEN						CEB 10-0708	RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record	BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total				
9/14/2010	10/14/2016	\$200.00	2,222	\$444,400.00	\$254.00	\$444,654.00	47947	1380-1385	6/1/2011	

Case Complied 10/14/16

REVISED 2/20/2017
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
			254.00

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 18, 2017

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Jose Cruz, 2460 SW 53 ST, Case #2009-1797

Summary Explanation & Background:

This case was originally cited on 9/18/09 for 3 violations. The case went before Special Magistrate Mitch Kraft on 12/3/10 for 3 violations. Magistrate Kraft issued an order giving the respondent until 1/12/10 to comply the violations or a fine of \$100.00 per day would be levied. On 10/7/10 Special Magistrate Mark Berman confirmed the fine as a lien. On 8/4/11 the case was sent for title search review for foreclosure authorization. The violations on this case complied 11/15/16. Fines ran from 1/12/10 through 11/15/16, 2,499 days @\$100 per day=\$249,900.00 plus admin fees of \$249.50 for a total of 250,149.50. This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$2,600.00 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 \$2,600.00 as settlement for the fine.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Number: 09-1797

Case Type:
Notice of Violation

Case Description:
MINIMUM STANDARDS

Case Start Date:
09-18-2009

Status:
Active

Status Date

Default Inspector:
Gary Phaneuf

Cited Address:
2460 SW 53 ST

Folio Number:

Cited Party:
JOSE L CRUZ &

Note Type	Case Notes	Date
INSPECTOR NAME	GARY PHANEUF	09-18-2009
INSPECTOR NAME	TUCHETTE TORRES	09-18-2009
Case Narrative	Vio.Let. - 13-34b; 13-34c; 15-1	09-22-2009
Case Inspections Text	Property failed reinspection per Inspector Gary Phaneuf. October 12, 2009 12:41:09 PM DANITXT	10-12-2009
Case Inspections Text	Property failed reinspection on 1.14.10 per Inspector Gary Phaneuf. January 20, 2010 4:33:31 PM DANITXT	01-20-2010
Case Board Meetings	Fine confirmed per Special Magistrate Mark Berman at the October 7, 2010 Special Magistrate hearing. October 12, 2010 11:29:13 AM DANITXT.	10-12-2010
Case Board Meetings	Compliance by January 12, 2010 or \$100.00 per day fine per Special Magistrate Mitch Kraft at the December 3, 2010 Special Magistrate hearing. \$100.00 administrative fee is assessed. December 8, 2009 10:07:03 AM DANITXT	10-13-2010
Case Inspections Text	Property failed reinspection on 1.7.11 per Inspector Gary Phaneuf. January 12, 2011 3:01:48 PM DANITXT.	01-12-2011
Case Inspections Text	LIEN RERECORDED 90 DAYS SEND TO TITLE SEARCH	04-11-2011
Case Inspections Text	pending being sent to title search July 21, 2011 8:44:23 AM danitxt.	07-21-2011
Case Inspections Text	Sent to Title search for authorization to foreclose. August 4, 2011 11:43:01 AM danitxt. per Tim Ryan's office pending foreclosure. Will monitor. Case in postboard. September 15, 2011 12:24:21 PM danitxt.	09-15-2011
Case Inspections Text	Per Insp. Ostrofsky: Case complied 11/15/16. Fine's remain outstanding. AL 11/17/16	11-17-2016
Case Inspections Text	Settlement payment of \$2,600 for case #2009-1797 received 1/25/17. Case scheduled for next Commission Abatement Hearing for settlement approval. AL 2/18/17 	02-20-2017

Case Activity Comments

INITIAL - INITIAL INSPECTION	09-18-2009
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HISTORICAL - DMS Violation Letter	09-22-2009
REINSPECTION - REINSPECTION	10-06-2009
POST HEARING - POST BOARD	01-12-2010
F-TITLE SEARCH - TITLE SEARCH	06-24-2010
FORECLOSURE - FORECLOSURE REINSPECTION	01-05-2011
REINSPECTION - REINSPECTION	07-12-2011
F-TITLE SEARCH - TITLE SEARCH	08-04-2011

Case Violations

1	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.	ACTIVE	09/18/2009
2	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.	ACTIVE	09/18/2009
3	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.	ACTIVE	09/18/2009

City of Dania Beach

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

OWNER: CRUZ, JOSE J. & QUICENO, MARIA C.
FOLIO: 0232-34-1470
LEGAL: RAVENSWOOD NORTH 108-45 B LOT 7 BLK 15
ADDRESS: 2460 SW 53 STREET

CODE ENFORCEMENT ORDER LIEN						CEB 09-1797	RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total	47458	946-950	10/19/2010		
1/12/2010	11/15/2016	\$100.00	2,499	\$249,900.00	\$249.50	\$250,149.50	47846	383-388	4/13/2011		

Case Complied 11/15/16

REVISED 2/20/2017
CORI MAYO
Accts. Receivable & Liens

ESTIMATED COST OF RECORDING FEES			
1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	34.00
2	PAGES	SUPPLEMENTAL ORDER	17.00
2	PAGES	RELEASE OF LIEN	18.50
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	100.00
			249.50

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: February 18, 2017

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Richard Borghi H/E, 3291-5 SW 44 ST,
Case #2012-0773

Summary Explanation & Background:

This case was originally cited on 8/31/12 for 2 violations. The case went before Special Magistrate Gordon Linn 11/1/12 for 2 violations. Special Magistrate Linn issued an order giving the respondent until 11/21/12 to comply the violations or a fine of \$200.00 per day would be levied. On 5/2/13 Special Magistrate Gordon Linn confirmed the fine as a lien. On 10/22/13 this case was sent for title search review for money judgement. On 10/25/13 property changed ownership. This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$2,000.00 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 \$2,000.00 as settlement for the fine.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk

Case Number: 2012-00000773

Case Type:
Notice of Violation

Case Description:
Initial Case

Case Start Date:
08-31-2012

Status:
Active

Status Date

Default Inspector:
Warren Ostrofsky

Cited Address:
3291-5 SW 44 ST

Folio Number:
5042-30-01-0371

Cited Party:
Richard Borghi H/E

Note Type	Case Notes	Date
CASE ACTIVITY NOTES	CASE ACTIVITY NOTES	08-31-2012
CASE HEARING NOTES	CASE HEARING NOTES	08-31-2012
CASE INSPECTION NOTES	CASE INSPECTION NOTES	08-31-2012
CASE ACTIVITY NOTES	NOV approved and mailed out on 8/31/12. KM 8/31/12	08-31-2012
CASE INSPECTION NOTES	Per Insp Ostrofsky: case failed reinspection on 9/19/12. Send to next available hearing. KM 9/20/12	09-20-2012
CASE HEARING NOTES	Per Special Magistrate Gordon Linn, at the 11/1/12 hearing, the following was ordered: Compliance by November 21, 2012 or \$200.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris, and cutting the overgrowth after November 21, 2012 granted in the interest of public health and safety.\$200.00 administrative fee assessed. KM 11/2/12	11-02-2012
CASE INSPECTION NOTES	Nuisance abatement inspection is also post-hearing inspection. KM 11/2/12	11-02-2012
CASE INSPECTION NOTES	Per Insp Ostrofsky: case failed nuisance abatement/post-hearing inspection on 11/21/12. Will be sent to title search for confirmation. KM 11/26/12	11-26-2012
CASE ACTIVITY NOTES	Per T/S results received on 12/1/12: do not set case for confirmation of fine due to notice issues. After review of notice issues with Victoria, case will be scheduled for confirmation at Chief Insp Lupo's direction. KM 2/26/13	02-26-2013
CASE HEARING NOTES	Per Special Magistrate Gordon Linn, at the 5/2/13 hearing, the following was ordered: Fine confirmed. KM 5/3/13	05-03-2013
CASE INSPECTION NOTES	Per Insp. Ostrofsky: Case failed foreclosure inspection 8/19/2013. Send to T/S LW 9/30/2013	09-30-2013
CASE ACTIVITY NOTES	Per T/S results of 10/22/2013, send to next available hearing for authorization for money judgment. LW 10/23/2013	10-23-2013
CASE INSPECTION NOTES	Per Insp. Ostrofsky: Property has changed ownership to US Bank NA Trstee on 10/25/13. Remove from 1/9/14 SM Agenda for Authorization for Money Judgment. Case remains open because of active lien. File in Post Board. LW 12/3/13	12-03-2013

CASE INSPECTION NOTES	Per Insp. Ostrofsky: case complied 12/2/14. AI 1/31/17	01-31-2017
CASE ACTIVITY NOTES	Settlement payment of \$2000 for case 2012-0773 received 2/7/17. Case scheduled for next Commission Abatement Hearing for Settlement approval. AL 2/18/17	02-20-2017

Case Activity Comments

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Case Violations

1	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.		08/31/2012
2	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.		08/31/2012

City of Dania Beach

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

OWNER: RICHARD BORGHI H/E LEANNE BORGHI
FOLIO: 0230-01-0371
LEGAL: CANAL GROVES 22-31 B LOT 16 N 145 BLK 4
ADDRESS: 3291.5 Southwest 44 Street, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN						CEB 2012-0773		RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
11/21/2012	10/25/2013	\$200.00	338	\$67,600.00	\$354.00	\$67,954.00	49799	503-508	5/16/2013		

Case complied 12/2/14

REVISED 2/20/2017

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	200.00
			354.00

