

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

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

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

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

IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

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

1. CALL TO ORDER

2. ROLL CALL

3. ABATEMENT REQUESTS

- 1. Abatement Request from Isela Gonzalez, 2 SW 6 Avenue, Case# 08-0473 (Folio #0234-01-2560)
- 2. Abatement Request from Berthum & Carolyn Knight, 227 NW 8 Avenue, Case #2014-1023 (Folio #0234 20 0040)
- 3. Abatement Request from Inval LC % Geoffrey Wayne, VAC LOT E of 4032 SW 52 Street, Case #14-0858 (Folio #0136 02 0971)
- 4. Abatement Request from 4214 Building LLC, 42 SW 14 Street, Case #14-1982 (Folio #1203 10 5980)
- 5. Abatement Request from Floridian Costal Properties LLC, 417 SW 7 Terrace, Case #15-0854 (Folio #1203 35 0100)
- 6. Approval of the Settlement Received for David Quillen, 813 NW 6 Avenue, Case#14-0942, for \$3,500.00 due to sale of property

7. Approval of the Settlement Received for Scott Cory Hamilton Est., 224 NW 8 Avenue, Case #14-1049, for \$6,000.00 as settlement for release of lien
8. Approval of the Settlement Received for Pasquale M Riccitelli, 4236 SW 49 Street, Case #14-2055, for \$2,800.00 due to sale of property
9. Approval of the Settlement Received for Alfred Corneallus Beason, 4407 SW 25 Terrace, Case #12-0159 and #15-1065, for \$8,500.00 due to sale of property
10. Approval of the Settlement Received for Jose Bencosme, 3040 SW 44 Court, Case #11-1115 and #16-0615, for \$6,500.00 due to sale of property
11. Approval of the Settlement Received for Armaury Dominguez, 4932 SW 45 Avenue, Case #11-0597 and #15-1611, for \$1,400.00 to release lien on property
12. Approval of the Settlement Received for Ferframar LLC, 711 SW 9 Street, Case #15-1747, for \$2,100.00 due to sale of property
13. Approval of the Settlement Received for Rochelle Jackson, 4530 SW 43 Avenue, Case #08-2020 and #15-0572, for \$21,000.00 due to sale of property
14. Approval of the Settlement Received for Joyce Loftus, 4676 SW 37 Avenue, Case #14-1590, for \$2,500.00 for release of lien on property
15. Approval of the Settlement Received for Johnny Sorensen Trstee, 5320 SW 30 Terrace, Case #15-1639, for \$3,000.00 to release lien on property
16. Approval of the Settlement Received for Wilbur & Gloria Fernander, 112 SW 7 Avenue, Case #12-0105 and #13-1639, for \$4,350.65 due to sale of property
17. Approval of the Settlement Received for Jason Schaffer, 109 NE 2 Place, Case #14-0520, for \$554.00 for release of lien on property
18. Approval of the Settlement Received for Catherine Weston, 4584 SW 24 Avenue, Case #94-0208, for \$168.00 for release lien on property
19. Approval of the Settlement Received for Bank of New York Mellon Trstee MS 005,

4851 SW 44 Avenue, Case #15-1668, for \$1,500.00 for release of lien on property

20. Approval of the Settlement Received for Ray & Ester Rex, 4940 SW 45 Avenue, Case #11-0598 and #16-0591, for \$8,500.00 due to sale of property

4. ADJOURNMENT

AGENDA REQUEST FORM

CITY OF DANIA BEACH

Date: July 1, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Isela Millan, 2 SW 6 AVE, Case #08-0473.

Summary Explanation & Background:

For Case #08-0473: This was originally cited on 3/19/08 for 14 violations. This went to the Special Magistrate on 6/5/08 for 12 violations. The Special Magistrate issued an order giving the respondent until 7/15/08 to comply the violations or a fine of \$250.00 per day would be levied. At the 12/4/08 hearing, the Special Magistrate confirmed the fine as a lien. The property was brought into compliance on 11/12/15. The fines ran from 7/15/08 through 11/12/15, 2,676 days @ \$250.00 per day = \$669,000.00 plus recording/admin fees of \$149.50 totaling \$669,149.50. At the 2/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$66,900.00 to the City Commission. At the March 2, 2016 Commission Abatement Hearing the fine was abated to \$20,000.00 payable by May 30, 2016. On May 27, 2016 respondent Isela Gonzalez submitted a written request asking the Commission to reconsider her case for fine reduction and approve a payment plan. **The out of pocket costs to the City are \$2,200.**

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of all Final Orders and Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 6/5/08, 12/4/08, 12/12/13 and 2/4/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

Source of Additional Information: (Name & Phone)

Recommended for Approval By:

At the 2/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$66,900.00 to the City Commission.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk

Lunkins, Angel

From: Eric Abend <eabend@ryanlawfl.com>
Sent: Wednesday, June 01, 2016 11:18 AM
To: Lunkins, Angel
Cc: Isela Gonzalez
Subject: FW: Abatement of Fine- Code Case 08-0473
Attachments: Isela Gonzalez FKA Isela Millan Property Folio 5042-34-01-2560 Fine Abatement.pdf

The referenced letter was not attached to my previous email below. Please find it attached.

Thanks,

Eric W. Abend, Esq.
Ryan & Ryan, LLC
700 East Dania Beach Boulevard, Third Floor
Dania Beach, FL 33004
Tel: 954-920-2921
Fax: 954-921-1247
eabend@ryanlawfl.com

ATTENTION: THE INFORMATION CONTAINED IN THIS E-MAIL MESSAGE IS ATTORNEY-PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL(S) NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY CONTACT THE SENDER BY REPLY E-MAIL AND DESTROY ALL COPIES OF THE ORIGINAL MESSAGE. THANK YOU.

From: Eric Abend [<mailto:eabend@ryanlawfl.com>]
Sent: Wednesday, June 01, 2016 10:55 AM
To: 'Lunkins, Angel'
Cc: 'Isela Gonzalez'
Subject: Abatement of Fine- Code Case 08-0473

Good morning Angel,

Pursuant to my conversation with Isela Gonzalez and her letter to the City (attached), please place Code Case 08-0473 on the next available Commission Abatement Hearing (I believe it is September 7th). Ms. Gonzalez was unable to pay the reduced fine amount of \$20,000 within 90 days, as was ordered at the March 2, 2016 hearing. She is requesting that the City Commission reconsider the fine reduction and approve a payment plan comparable to what is proposed in her letter. Please contact me with any questions or concerns.

Best regards,

Eric W. Abend, Esq.
Ryan & Ryan, LLC
700 East Dania Beach Boulevard, Third Floor
Dania Beach, FL 33004
Tel: 954-920-2921
Fax: 954-921-1247
eabend@ryanlawfl.com

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May 27, 2016

RECEIVED

City of Dania Beach

100 W. Dania Beach Blvd.

Dania Beach, Florida 33004

RE: Isela Gonzalez FKA Isela Millan Property Polio 5042-34-01-2560

Fine Abatement

I am writing in reference to the above property and the recent abatement of the imposed fines. I recently had our family attorney attend an abatement hearing at the city in which certain fines were abated to an amount of \$20,000.00. Although, these fines are well beyond my ability to pay I was told by an attorney at the city attorney's office that there is no further ability for me to appeal or additional process to reduce these fines further. It was explained to us that the abatement was "not a hearing" it was merely an abatement granted under "discretionary decision authority", and therefore was "not appealable". With that said we are apparently left with no choice but to accept, if this information was given to us erroneously we ask the city to provide the corrected information, if indeed it is legally not appealable then I must advise that I am hereby requesting a hardship consideration for a payment plan of the \$20,000.00 abated fines, 90 days was simply not enough time for me to accumulate \$20000.00.

I am unable to pay \$20,000.00 in a lump sum. Due to my bankruptcy in the recent past I do not have the credit to borrow this sum of money in order to pay the City these fines. I currently have \$5000.00 available to pay the city for these fines and can pay an amount of \$750.00 monthly for a total of 20 payments. Should my financial situation change I would be willing to payoff the balance in a more expeditious manner as I am eager to put this behind me.

I ask the city to look at my payment history with the 50/50 sidewalk program which I opted for when replacing the sidewalk and take note that I did not miss a signal payment and showed good faith. Additionally, I request that the city take note that once notice of violations was posted on my property I in good faith and diligently worked to bring the property up the code, although it did take me a year from beginning to end to finish all repairs again due to certain financial hardships.

I have worked very hard to bring my life back to financial stability after my bankruptcy and look forward to finalizing this final stage. I also realize and believe that the City's ultimate goal is not to take away or seize through the use of fines properties belonging residents or investors, to the contrary the city is simply trying to better the community for all residents and investors; therefore, I ask the city to consider my fine payment arrangement. If acceptable please let me know if a simple acknowledgment will suffice

or if a more formal agreement must be put in place. Also, if it is possible to wire funds please provide wire instructions as I feel this would be the fastest way to get the initial \$5000 payment to the city, within the due date as I once again I wish to show good faith.

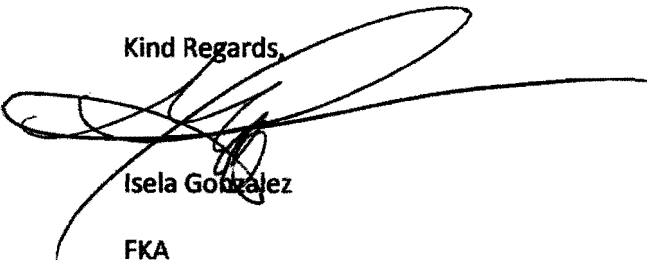
I may be reached directly at 305-525-6005, or by mail at:

8317 Balgowan Road

Miami Lakes, Florida 33016

I thank you for the time and consideration.

Kind Regards,



Isela Gonzalez

FKA

Isela Millan

City of Dania Beach

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

ABATEMENT HEARING DATE: March 2, 2016

PROPERTY OWNER: ISELA MILLAN

PROPERTY FOLIO # 5042-34-01-2560

On this date the referenced case has been heard by the City Commission of the City of Dania Beach, Florida for an opportunity to have the lien(s) abated against the above named property owner and/or their interests in the above described property. The following decision has been made.

CODE ENFORCEMENT ORDER(S) OR LOT MOWING LIEN(S): CASE # 2008-0473

HAS BEEN ABATED TO THE AMOUNT OF: \$ 20,000.00

THIS AMOUNT IS DUE WITHIN: 90 **DAYS FROM THIS HEARING DATE ABOVE.**

If this abated amount is not paid by the property owner within the time designated above to the City of Dania Beach, the Code Enforcement Order against the subject property will revert back to the original enforced order and the property owner will forfeit the right to come before the Commission again for lien abatement.

I, the property owner or representative, sign this agreement with the full understanding of the information stated herein.

Property Owner/Representative _____
Signature

PRINT NAME

WITNESS: Angela

ALL PAYMENTS MUST BE IN THE FORM OF A CASHIERS CHECK OR MONEY ORDER, AND MADE PAYABLE TO THE CITY OF DANIA BEACH. THIS OFFER TO ABATE THE ABOVE REFERENCED LIEN(S) IS EXTENDED TO AND MAY ONLY BE ACCEPTED BY THE PROPERTY OWNER LISTED ABOVE.

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: July 1, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Berthum & Carolyn Knight, 227 NW 8 AVE,
Case #2014-1023.

Summary Explanation & Background:

For Case #14-1023: This was originally cited on 6/6/14 for 6 violations. This case went to the Special Magistrate on 10/9/14 for 1 violation. Special Magistrate Mark Berman issued an order giving the respondent until 1/17/15 to comply the violations or a fine of \$100.00 per day would be levied. At the 8/6/15 hearing, the Special Magistrate Judith Secher confirmed the fine as a lien. The property was brought into compliance on 12/17/15. The fines ran from 1/17/15 through 12/17/15, 334 days @ \$100.00 per day = \$33,400.00 plus recording/admin fees of \$207.50 totaling \$41,407.50. At the 5/5/16 hearing, Special Magistrate Harry Hipler recommended an abatement of the fine to \$3,400.00 to the City Commission.

City out of pocket cost is \$1,200.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of the Final Order, Supplemental Order & Order of Abatement issued by the Special Magistrate.
- (3) Copy of the minutes from 10/9/14, 8/6/15, and 5/5/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

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

Recommended for Approval By:

At the 5/5/16 hearing, Special Magistrate Harry Hipler recommended an abatement of the fine to \$3,400.00 to the City Commission.

Commission Action:

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

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

6/11/2014

Berthum & Carolyn Knight
227 NW 8 AVE
Dania Beach, FL 33004-2734

Case Number: 2014-00001023
Location: 227 NW 8 AVE
Folio: 5042-34-20-0040
Legal Description: See Attached Detail

Dear Berthum & Carolyn Knight:

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 07/06/2014. 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. 3648.

Sincerely,

Frank Austin
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 DETAIL

Legal Description

A K WIXON SUB 16-1 B LOT 8

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
CE008021141001 - DBCC 8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.	Obtain any and all permits and approvals required to repair any foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and/or other building parts to insure they are structurally sound, weather proof, water tight, rodent proof, and in a state of good repair.
CE008021145001 - DBCC 8-21(a)(4)(e) Electrical Condition	DBCC 8-21(a)(4)(e) requires all electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition.	Insure all electrical wiring and accessories are maintained in good, safe working condition, are adequately insulated and protected, and that no wiring, outlets, or connections are exposed so as to create a hazardous condition.
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.

CE015001000001 -
DBCC 15-1 BTR/License
Required

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

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



Notice of Violation

Address 227 NW 8 AVE
Folio # 5042 34 20 0040

Date: 6/6/2014
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
☐	CE008021151301	8-21(a)(5)(a)(3)	All off street parking must be paved and in good repair
☐	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 an approved hard surface & kept in repair
☐	CE290050004001	290-50(D)	Dumpsters must be closed and no debris located around them
☐	CE505030040201	505-30(D)(2)	All signs & structures must be kept in good condition and neat appearance
☐	CE105001000001	FBC 105.1	Permits required for any construction/building activities

Remove all Trash & Debris off Property
Exterior Walls needs to be Repaired and Painted
Comments: Roof is in Disrepair - Repair Roof and obtain all necessary Permits
Repair all exterior electrical sockets and wiring that is in disrepair
Repair all Fascia and Soffit that is in Disrepair
Obtain Business Tax Receipt for Rental Property

☐ Posted Notice
☒ Hand Delivered
Received by: AKANT K1416HT
Print: AKANT K1416HT
Inspector: F. Austin ID # 1717
Contact # 954.974.6810 v. 3648

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2014-1023

PETITIONER,

vs.

BERTHUM & CAROLYN KNIGHT,

RESPONDENTS.

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

This proceeding came on for Formal Hearing on October 9, 2014, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

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

and

b. Respondents, Berthum & Carolyn Knight, did allow the following code violation to exist at property Respondents own, located at 227 NW 8 Avenue 1-2, Dania Beach, Florida, which property is legally described as: A K WIXON SUB 16-1 B LOT 8: (0234 20 0040).

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

Upon consideration thereof, it is thereupon ORDERED:

1. Respondents, Berthum & Carolyn Knight:

(a) has been found to be in violation of the above described code section listed in paragraph b.(1), and a fine of \$100.00 per day will begin running on January 17, 2015 for this violation.

FINAL ORDER
2014-1023
PAGE 2

(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.

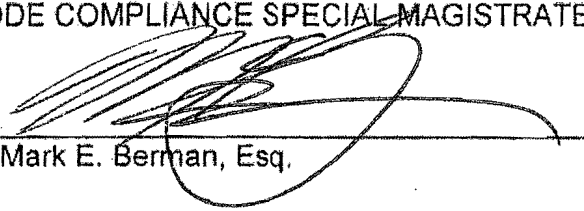
The fine shall continue until said violation comes into compliance with said section of the City Code upon requested inspection. Upon complying, the Respondents MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate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

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 17 day of October, 2014.

CODE COMPLIANCE SPECIAL MAGISTRATE

By:


Mark E. Berman, Esq.

Notary Seal:

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


NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

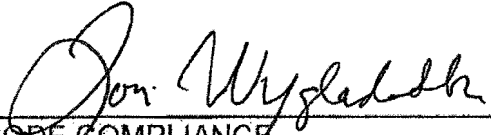


FINAL ORDER
2014-1023
PAGE 3

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondents, Berthum & Carolyn Knight, this 17 day of October, 2014.

CERTIFIED MAIL # 2014 1200 0001 7282 5330



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CITY OF DANIA BEACH, FLORIDA

CASE # 2014-1023

vs.

RESPONDENTS.

Upon complying, the Respondents must notify the City's Code Compliance Department

and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondents have complied.

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

DONE and ORDERED at Dania Beach, Broward County, Florida, this 24 day of August, 2015.

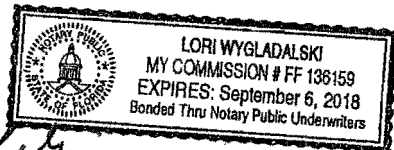
CODE COMPLIANCE SPECIAL MAGISTRATE

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

Notary Seal:

Sworn and subscribed before me this
24 day of August, 2015.

Lori Wygladalski
NOTARY PUBLIC STATE OF FLORIDA



Judith E. Secher is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondents, Berthum & Carolyn Knight, this ____ day of August, 2015.

CERTIFIED MAIL # 7614 3490 0001 9549 3443

Lori Wygladalski
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CITY OF DANIA BEACH, FLORIDA

PETITIONER,

VS.

RESPONDENTS. :

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on May 5, 2016, having heard testimony on Respondents request for abatement of fine, and being otherwise advised in the premises, states as follows:

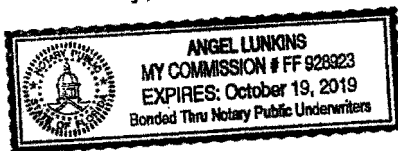
1. A Final Order in the above-captioned case was rendered on October 17, 2014 by the Code Compliance Special Magistrate finding the Respondents, Berthum & Carolyn Knight, in violation of the city code section as specified in said Final Order and imposing a fine in the amount of \$100.00 per day, beginning January 17, 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 227 NW 8 Avenue 1-2, Dania Beach, Florida, and legally described as: A K WIXON SUB 16-1 B LOT 8: (0234 20 0040).
3. The Special Magistrate entered a Supplemental Order/Claim of Lien in this case on August 24, 2015. The Final Order and Supplemental Order/Claim of Lien were recorded on October 19, 2015, Instrument No. 113295028, Broward County Public Records.
4. Respondents, Berthum & Carolyn Knight, complied with the Final Order on December 17, 2015.
5. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from January 17, 2015 to December 17, 2015.
6. The fine accrued for a period of 334 days at \$100.00 per day for a total fine of \$33,400.00.

7. The Special Magistrate hereby recommends abatement of the fine to \$3,400.00. 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.

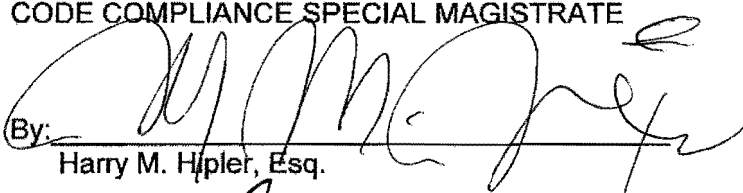
8. This abatement of fine recommendation is directed only to the Respondents. This order does not waive or compromise the City's lien rights against prior property owners or the City's rights to surplus tax proceeds.

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

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



CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Harry M. Hipler, Esq.

Notary Seal:

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


NOTARY PUBLIC STATE OF FLORIDA

Harry M. Hipler is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondents, Berthum & Carolyn Knight, this 18 day of May, 2016.

CERTIFIED MAIL # 9590940215245362309464


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
am

City of Dania Beach

Case #	Name	Address	Results	
2013-1359	Franklin Belle	314 SW 13 St	Case continued to December 4, 2014 hearing.	P
2013-1210	Redmond Jay Manning	4415 SW 28 Ter	Fine Confirmed. Hold recording of lien for 30 days. Schedule for December 4, 2014 hearing.	P
2013-0143	N & D Holding Inc	4800 SW 28 Ter	Abatement recommended to the City Commission of \$9,000.00	P
2014-1139	N & D Holding Inc	4291 Griffin Rd	Compliance by November 18, 2014 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
2013-0858	Tamara Youel	4343 SW 49 Ct	Extension granted until December 18, 2014	P
2014-1032	Mesad Shehadeh	790 NW 1 St	Finding of Fact Issued. \$150.00 admin fee assessed	P
2014-1023	Berthum & Carolyn Knight	227 NW 8 Ave	Compliance by January 17, 2015 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
2014-0299	One 1 LLC	4565 SW 35 Ave	Compliance by February 16, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
2014-1363	Meadowbrook Lakes View Assn A	SE 3 St	Compliance by November 18, 2014 or \$200.00 per day fine. \$100.00 administrative fee assessed.	P
2014-0622	Doris Chapman	5291 SW 22 Ave	Continued to December 4, 2014 hearing	P
2013-0258	Lyne Simard	5180 SW 26 Ave	Fine abated to \$2,850.00 payable within 30 days	P
2014-0286	Veronique Fleurimont	309 SW 14 St	Extension granted to January 17, 2015	P
2012-1348	Brian Richard Mathiasen	4500 SW 35 Ave	Continued to December 4, 2014 hearing	P
2012-1070	Blanchie Johnson Est	33 SW 6 Ave	Continued to December 4, 2014 hearing	P
2014-1517	Lesly S Cutler	809 NW 6 Ave	Compliance by November 18, 2014 or \$100.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris, cutting the overgrowth, securing the building, and repairing the gate on the fence around the pool after November 18, 2014 granted in the interest of public health and safety. Administrative fee waived.	P
2014-0084	Jennifer & Stephen Zapp; Julie Zapp	380 S Federal Hwy	Extension granted to September 14, 2014. Case is complied	NP
2013-0825	FDG Flagler Station II LLC	97 Park Ave	Fine confirmed	NP
2014-1248	Trust No ALM503700 c/o Action Loss Mitigation LLC Trstee	37 NW 7 Ave #2	Compliance by November 18, 2014 or \$250.00 per day fine. \$200.00 administrative fee assessed.	NP
2014-1261	Pompee Uppal	228 NW 13 Ct	Compliance by November 18, 2014 or a \$150.00 per day fine. Obtain BTR by 11/18/14 or a one time fine of \$250.00. \$150.00 administrative fee assessed.	NP
2014-1037	George Alfred Sickler Est	4091 SW 51 St	Compliance by November 18, 2014 or a \$200.00 per day fine. \$150.00 administrative fee assessed.	NP
2014-1359	HBS Investment LLC	4032 SW 52 St	Continued to December 4, 2014 hearing	NP
08-1181	Dorene C Darling c/o Live Cheap LLC	210 NW 9 Ave	Abatement request denied. Respondent not present	NP
10-0589	Dorene C Darling c/o Live Cheap LLC	210 NW 9 Ave	Abatement request denied. Respondent not present	NP
2013-0250	Karmi Ella c/o Ruhamar Sahar	4681 SW 33 Ave	Extension granted to December 18, 2014	NP
2013-1409	Cynthia Kellerhouse	2605 SW 54 St	Fine confirmed. Order Imposing fine - \$41,700.00	NP
2013-1899	Edward Gonzalez	4751 SW 42 Ter	Fine confirmed. Order Imposing fine - \$18,000.00	NP

Case #	Name	Address	Results	
2014-0582	US Mortgage Finance III LLC	3241 SW 44 St	Compliance by November 18, 2014 or \$250.00 per day fine. \$200.00 administrative fee assessed.	NP
2014-1190	J Glezelis Plaza LLC	SW 34 Ter	Compliance by November 18, 2014 or \$250.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris after November 18, 2014 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	NP
2014-1196	Dennis R Cerny Est	4549 SW 35 Ave	Compliance by October 29, 2014 or \$250.00 per day fine. \$200.00 administrative fee assessed.	NP
2014-1260	Karen Wright	4700 SW 34 Ter	Compliance by October 29, 2014 or \$200.00 per day fine. Authorization to abatement the nuisances by removing the bee hive after October 29, 2014 is granted in the interest of public health and safety. \$150.00 administrative fee assessed.	NP

City of Dania Beach

Order	Case #	Name	Address	Results	
	2014-2448	Mary Johnson	733 Phippen Road	Extension granted to October 15, 2015	P
	2012-1026	Joseph J. Herold	4542 SW 25 Ave	Case continued to October 1, 2015 Hearing	P
	2014-1357	Federal National Mortgage Assn	247 SW 5 St	Abatement of \$3,726 recommended to the City Commission	P
	2014-1425	Southeast Ventures LLC	4171 SW 49 Ct	Fine confirmed. Fine abated to \$1,000 payable by September 5, 2015 (30 days)	P
	2014-0523	Barbara Arutt	610 NE 3 St	Fine Confirmed. Hold recording for change of title October 15, 2015	P
	2015-0342	Tropical Paradise Resorts LLC	2440 State Road 84	Compliance by October 15, 2015 or a \$150.00 per day fine. \$150.00 administrative fee assessed.	P
	2015-0541	Sherine C Nelson-Blake	4670 SW 27 Ave	Compliance by September 15, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
	2015-0659	Parkash Kour	105-107 NW 1 Ave	Repeat Violator. Property not in compliance for 32 days. 32 days @\$50/day = \$1,600.00. Abated to \$800.00 payable by September 5, 2015. \$100.00	P
	10-0983	Jackie & Pamela Watson (Frank West Prop)	149 NW 14 Ave	Abatement of \$17,505.00 recommended to the City Commission	P
	2014-1023	Berthum & Carolyn Knight	227 NW 8 Ave	Fine confirmed. Hold recording for 60 days. (October 5, 2015)	P
	2014-1206	Ashley T. Taylor REV TR	4305 Stirling Rd	Fine confirmed	NP
	2014-1248	Trust No ALM503700 c/o Actin Loss Mitigatin LLC Trste	37 NW 7 Ave 2	Fine confirmed	NP
	2015-0572	Bank of America NA	4530 SW 43 Ave	Compliance by September 15, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
	2014-1367	Cookies & Crackers Corp	223 SW 8 St	Fine confirmed	NP
	2015-0419	Desiree Middleton & Robin E Taylor	709 SW 4 St	Case continued to October 1, 2015 Hearing	NP
	2015-0690	Yuri Kadashev & Juliette Kadashev	425 SE 3 Pl	Compliance by September 15, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
	2015-0715	Shreeji Investments LLC	701 S Federal Hwy	Compliance by September 15, 2015 or \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
	2015-0778	Irving M Kirsch	400 S Federal Hwy	Compliance by September 15, 2015 or a \$1000.00 one-time fine \$100.00 administrative fee assessed.	NP
	2014-1190	J Glezelis Plaza LLC	SW 34 Ter	Fine Confirmed	NP
	2015-0555	Belinda Poplin	2970 SW 45 St	Compliance by September 15, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

Order	Case #	Name	Address	Results	
	2016-0157	Matilde Patricia Magliocca	317 SE 4 TER	Fine Confirmed. \$250 fine payable by July 14, 2016 (2 days) \$100 administrative fee assessed.	P
	2016-0141	Joseph D & Matilda P Magliocca	317 SE 6 ST	Finding of Fact	P
	2014-1023	Berthum & Carolyn Knight	227 NW 8 AVE	Money Judgement authorization granted. Abatement of \$3,400 to recommended City Commission	P
	2013-0250	Kami Ella C/O Ruhamar Sahar	4861 SW 33 AVE	Extension date granted until May 5, 2016	P
	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
	2015-1224	Magin Del Toro	500 Stirling Rd	Extension granted until July 14, 2016	P
	2014-1824	Skyland Plaza LLC	118 N Federal HWY	Extension date granted until May 5, 2016	P
	2012-1126	Vincent Ireland	257 SW 4 ST	Fine Confirmed. Abatement of \$ 2,500 payable by July 14, 2016	P
	2013-1114	Oscar S & Ana Maria Leiva	2881 Marina Dr	Money Judgement authorization granted. Hold recording until August 3, 2016	P
	2011-0711	Rocio Zamora	719 SW 5 ST	Fine Confirmed	P
	2011-1006	Rocio Zamora	719 SW 5 ST	Fine Confirmed	P
	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
	2015-1428	Mile Marker 55 LLC	801 E Dania Beach Blvd	Extension date granted until May 5, 2016	P
	2014-1982	4214 Building LLC	42 SW 14 ST	Authorization to foreclose granted. Hold recording to August 3, 2016	P
	2015-0240	Georgios Vihos	3019 Ravenswood Rd #103	Extension date granted until May 5, 2016	P
	2015-1122	Andre Nelson	606 Phippen Rd	Fine Confirmed	P
	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
	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
	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
	2016-0185	Park Street Apartments INC	50 SE 3 AVE	Finding of Fact	NP
	2015-0555	Belinda Poplin	2970 SW 45 ST	Fine Confirmed	NP
	2016-0012	Discount Auto Parts INC % Advance STORES CO INC #9183	1750 Stirling RD	Continued to June 9, 2016 SM Hearing	NP
	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
	2015-1106	Jose P Font	838 NW 8 AVE	Extension date granted until May 5, 2016	NP
	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
	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

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

OWNER: KNIGHT, BERTHUM & CAROLYN
FOLIO: 0234 20 0040
LEGAL: A K WIXON SUB 16-1 B LOT 8
ADDRESS: 227 NW 8 AVENUE 1-2, DANIA BEACH

CODE ENFORCEMENT ORDER LIEN							CEB 2014-1023	RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record			BOOK/INSTRUMENTAL	PAGE	DATE	BOOK/INSTRUMENTAL	PAGE
Date	Date	Amount	Days	FINE	Fee	Total						
1/17/2015	12/17/2015	\$100.00	334	\$33,400.00	\$254.00	\$33,654.00		113295028	Page 1 to 6	10/19/2015		

Case Complied 12/17/15

REVISED 7/1/2016

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: 08/15/2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: INVALID LC % Geoffrey Wayne, VAC LOT E of 4032 SW 52 ST, Case #14-0858.

Summary Explanation & Background:

For Case #14-0858: This case was originally cited on 5/22/14 for 3 code violations. This case went before Special Magistrate Mark Berman on 8/7/14 for 1 violation. The Special Magistrate issued an order giving the respondent until 8/27/14 to comply the violations or a fine of \$100.00 per day would be levied. At the 10/1/13 hearing, the Special Magistrate Bruce Jolly confirmed the fine as a lien. The property was brought into compliance on 7/22/16. The fines ran from 8/27/14 through 7/22/16, 695 days @ \$100.00 per day = \$69,500.00 plus recording/admin fees of \$254.00 totaling \$69,754.00. At the 8/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$6,950.00 to the City Commission

The out of pocket costs to the City are \$1,200.

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 8/7/14, 10/1/15, and 8/4/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

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

Recommended for Approval By:

At the 8/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$6,950.00 to the City Commission.

Commission Action:

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

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

5/27/2014

INVAL LC
% Geoffrey Wayne
1201 Brickell Avenue, Ste 220
Miami, FL 33131-3207

Case Number: 2014-00000858
Location: Vac Lot E of 4032 SW 52 ST
Folio: 5041-36-02-0971
Legal Description: See Attached Detail

Dear INVAL LC
% Geoffrey Wayne:

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 06/05/2014. 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. 3649.

Sincerely,

George White
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7013 2250 0002 2074 5682 by JC

Also sent regular mail

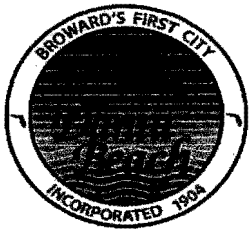
LEGAL DESCRIPTION DETAIL

Legal Description

BROWARD GARDENS 21-48 B LOT
14 LESS W 40 OF N 110 & E 20 OF
W 60 OF N 100 BLK 6

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
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.



Notice of Violation

Address VAC LOT E OF 4032 SW 52ST
Folio # 5041 36 02 0971

Date: 5-22-14

DAYS TO COMPLY: 14

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 paved and in good repair
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 an approved hard surface & kept in repair
CE290050004001	290-50(D)	Dumpsters must be closed and no debris located around them
CE505030040201	505-30(D)(2)	All signs & structures must be kept in good condition and neat appearance
CE105001000001	FBC 105.1	Permits required for any construction/building activities
CE		
CE		

Comments: ① YOU MUST REMOVE ALL TRASH & DEBRIS FROM YOUR PROPERTY AND SWALE

② YOU MUST MOW YOUR PROPERTY AND SWALE.

☒ Posted Notice

☐ Hand Delivered
Received by :

Inspector

G. WHITE

ID # 1790

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

:

CASE # 2014-0858

PETITIONER,

:

vs.

:

INVAL LC % GEOFFREY WAYNE,

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 October 1, 2015, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Code Compliance Special Magistrate did render on August 25, 2014, a Final Order in the above-captioned case commanding the Respondent, Inval LC % Geoffrey Wayne, to bring the violation specified in said Final Order into compliance on or before August 27, 2014, or pay a fine in the amount of \$100.00 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 vacant lot at SW 52 Street, Dania Beach, Florida and legally described as: BROWARD GARDENS 21-48 B LOT 14 LESS W 40 OF N 110 & E 20 OF W 60 OF N 100 BLK 6: (0136 02 0971).
3. Respondent, Inval LC % Geoffrey Wayne, did not comply with the Final Order on or before the compliance date stated above. The violation stated in the Final Order still exists on the property.
4. The fine imposed in the Final Order for the violation specified in the Final Order is hereby confirmed and ratified and accrues at \$100.00 per day from August 27, 2014 until

Supplemental Order/Claim of Lien
2014-0858
Page 2

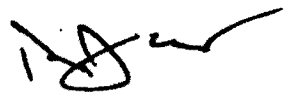
such time as the Respondent, Inval LC % Geoffrey Wayne, has complied with said Final Order.

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

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

DONE and ORDERED at Dania Beach, Broward County, Florida, this 1st day of October, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

Bruce W. Jolly, Esq.

Notary Seal:

Sworn and subscribed before me this 1st day of October, 2015.

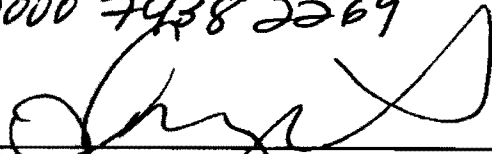

NOTARY PUBLIC STATE OF FLORIDA

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, Inval LC % Geoffrey Wayne, this 1st day of October, 2015.

CERTIFIED MAIL # 7013 0000 0000 7438 2269


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2014-0858

PETITIONER,

vs.

INVAL LC % GEOFFREY WAYNE,

RESPONDENT.

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

This proceeding came on for Formal Hearing on August 7, 2014, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

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

b. Respondent, Inval LC % Geoffrey Wayne, did allow the following code violation to exist at property Respondent owns, located at SW 52 Street, Dania Beach, Florida, which property is legally described as: BROWARD GARDENS 21-48 B LOT 14 LESS W 40 OF N 110 & E 20 OF W 60 OF N 100 BLK 6: (0136 02 0971).

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

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Inval LC % Geoffrey Wayne:

FINAL ORDER
2014-0858
PAGE 2

paragraph b.(1), and a fine of \$100.00 per day will begin running on August 27, 2014 for this violation.

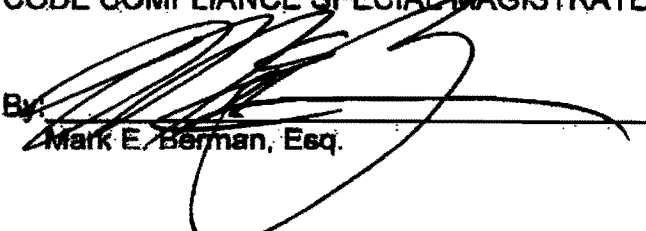
(b) In addition, there is also assessed \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute a lien against the above referenced property 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 25 day of August, 2014.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

Mark E. Berman, Esq.

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

:

CASE # 2014-0858

PETITIONER,

:

vs.

:

INVAL LC,

RESPONDENT.

:

ORDER ON ABATEMENT OF FINE RECOMMENDATION

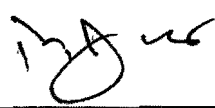
The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on August 4, 2016, having heard testimony on Respondent's request for abatement of fine, and being otherwise advised in the premises, states as follows:

1. A Final Order in the above-captioned case was rendered on August 25, 2014 by the Code Compliance Special Magistrate finding the Respondent, Inval LC, in violation of the city code section as specified in said Final Order and imposing a fine in the amount of \$100.00 per day, beginning August 27, 2014 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 vacant lot at SW 52 Street, Dania Beach, Florida, and legally described as: BROWARD GARDENS 21-48 B LOT 14 LESS W 40 OF N 110 & E 20 OF W 60 OF N 100 BLK 6: (0136 02 0971).
3. The Special Magistrate entered a Supplemental Order/Claim of Lien in this case on October 19, 2015. The Final Order and Supplemental Order/Claim of Lien were recorded on October 27, 2015, Instrument No. 113312030, Broward County Public Records.
4. Respondent, Inval LC, complied with the Final Order on July 22, 2016.

5. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from August 27, 2014 to July 22, 2016.
6. The fine accrued for a period of 695 days at \$100.00 per day for a total fine of \$69,500.00.
7. The Special Magistrate hereby recommends abatement of the fine to \$6,950.00. 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 August 25, 2014, shall remain in full force and effect.

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

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

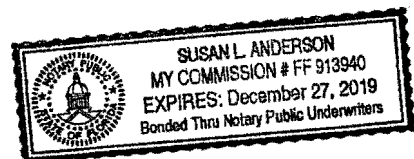
Bruce W. Jolly, Esq.

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.



Order on Abatement of Fine Recommendation
2014-0858
Page 3

CERTIFICATE OF SERVICE

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

CERTIFIED MAIL # 70161370 0000 1505 9638


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
David Vega, Esq., 999 Ponce de Leon Boulevard, Penthouse 1135, Coral
Gables, Florida 33134

am Certified Mail # 70161370 0000 1505 9645

Case Order	Case #	Name	Address	Results
1	2013-0055	Ramon & Vivian P Garcia c/o Santiago Alvarez	SW 47 Ct	Abatement recommended to the City Commission of \$4,500.00
2	11-1478	My Darling LLC	4433 Stirling Rd	Extension granted to November 15, 2014
3	11-1554	My Darling LLC	4433 Stirling Rd	Extension granted to November 15, 2014
4	2013-0855	My Darling LLC	4417 Stirling Rd	Extension granted to November 15, 2014
5	2013-1856	BFF 101 Management LLC	129 NW 4 Ave	Extension granted to August 27, 2014
6	2014-0228	JRJD LLC	501 Stirling Rd	Extension granted to August 7, 2014. Case is now in compliance and closed
7	2013-1359	Franklin Belle	314 SW 13 St	Continued to next available hearing (10/9/2014)
8	2014-0739	N & D Holding Inc	4800 SW 28 Ter	Compliance by October 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
9	2014-0744	N & D Holding Inc	2822 Griffin Rd	Compliance by October 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
10	2013-0026	TOP US Investement LLC	720 SW 6 St	Extension granted to August 7, 2014. Case is now in compliance and closed
11	2014-0613	CLMIA LLC	4470 Ravenswood Rd	Compliance by September 16, 2014 or a \$150.00 per day fine. \$150.00 administrative fee assessed.
12	2013-0964	DMKM LLC c/o Corazon B James	5519 SW 24 Ave	Fine Confirmed (\$350)
13	2014-0623	David Bar	4212 SW 50 St	Compliance by September 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
14	2014-0751	Citibank NA Trstee	5417 SW 44 Ter	Compliance by August 27, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
15	2014-0844	Eduardo J Almora; Jose L Sotomayor & Beimar Patino	4599 SW 29 Ter	Compliance by September 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
16	2014-0622	Doris Chapman	5291 SW 22 Ave	Continued to next available hearing (10/9/2014)
17	2012-1092	T S Property Management c/o AJM Capital LLC	Vacant Lot @ NE Corner of NW 5 Ave & NW 2 St	Abatement recommended to the City Commission of \$7,000.00
18	2013-1132	Wells Fargo Bank NA Trstee c/o Waterfront809 LLC	809 NW 13 Ave	Abatement recommended to the City Commission of \$3,500.00
19	2014-0371	Marina Industrial Park LLC	SW 31 St	Compliance by September 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
20	2014-0341	Russ Kodner	19 SW 14 St	Compliance by September 16, 2014 or \$250.00 per day fine. \$150.00 administrative fee assessed.
21	2014-0909	HRC Dania LLC	37 SW 14 St	Stipulated Agreement. For Violation #1 - Compliance by September 16, 2014 or \$200.00 per day fine. For Violation #2 - Compliance by September 16, 2014 or a one time fine of \$250.00. \$100.00 administrative fee assessed.
22	2013-0389	DRE (2012) (FL) LLC	275 SW 8 St	Extension granted to October 16, 2014
23	2013-1309	Dalland Properties LP	113 NW 13 Ave	No order for Nuisance Abatement. Property is in compliance
24	2014-0683	Ruby Cheeks Est	151 NW 7 Ave	Compliance by August 27, 2014 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
25	2014-0858	INVAL LC c/o Geoffrey Wayne	SW 52 St	Compliance by August 27, 2014 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
26	2012-1026	Joseph J Herold	4542 SW 25 Ave	Fine Confirmed
27	2012-1029	Gabriela Engels	4736 SW 24 Ave	Record Order Confirming Fine

Case Order	Case #	Name	Address	Results
28	2013-1639	Wilbur Fernander	112 SW 7 Ave	Fine Confirmed

Case Order	Case #	Name	Address	Results
1	2015-0772	Park N Go of Fort Lauderdale LLC	1101 ELLER DR	Case continued to November 5, 2015 Hearing -To be heard with Case # 2015-1153. NOV to be Ammended
2	2015-0958	Christine A O'Donnell	5544 PARK RD	Compliance by December 10, 2015 or a \$100.00 per day fine. \$50.00 administrative fee assessed.
3	2012-1026	Joseph J Herold	4542 SW 25 AVE	Case continued to December 3, 2015 Hearing
4	2015-0419	Desiree Middleton & Robin E Taylor	709 SW 4 ST	Compliance by November 10, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
5	2015-0175	N & D Holding Inc	3325 GRIFFIN RD	Extension granted to November 10, 2015
6	2013-1568	Dalland Properties LP	113 NW 13 AVE	Abatement of \$8,400 recommended to the City Commission
7	2013-1309	Dalland Properties LP	113 NW 13 AVE	Abatement of \$10,900 recommended to the City Commission
8	2014-0980	Kimberly Lynch	5091 SW 26 AVE	Case to be withdrawn for Nuisance Abatement.
9	2015-0093	Robert P Scally Robert P Scally Rev Trust	37 SW 10 ST	Extension granted to December 10, 2015
10	2015-0909	Arthur S Kachel	4448 SW 51 ST	Compliance by January 9, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed
11	2014-1543	Rotem Hen	4933 SW 32 TER	Fine confirmed. Fine Abated to \$2,500 payable by November 10, 2015 (4 days)
12	2013-0517	Micheline Etienne	418 PHIPPEN RD	Fine confirmed. Hold recording to next hearing. (November 5, 2015)
13	2015-0640	Jose P Font	838 NW 8 AVE	Case continued to December 3, 2015 Hearing
14	2015-0858	INVAL LC % Geoffrey Wayne	SW 52 ST	Fine Confirmed.
15	2015-0873	Deutsche Bank National Tr Co % Aldridge Connors	4700 SW 34 TER	Compliance by November 10, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
16	2015-1009	Live Cheap LLC	101 SW 5 CT	Compliance by November 10, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
17	2014-2072	BH-NV Dania Properties	5430 SW 25 AVE	Fines confirmed on both split orders
18	2014-2336	Action Loss Mitigation Inc	2200 SW 46 CT	Fine Confirmed.
19	2015-0913	Dania PS LLC	1106 NW 2 ST	Compliance by November 10, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed
20	2015-0933	99-31 Holdings LLC	126 NW 8 AVE	Compliance by December 10, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
21	2015-0957	Wells Fargo Bank NA % Aldridge Connors	4930 SW 29 AVE	Compliance by November 10, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.

Case Order	Case #	Name	Address	Results
1	2016-0591	US Bank National Assn Trstee % Select Portfolio Servicing INC	4940 SW 45 AVE	Compliance by October 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
2	2015-1060	My Darling LLC	4433 STIRLING RD	Fine Confirmed. Holding 30 days (9/3/16)
3	2014-0858	INVAL LC % Geoffrey Wayne	SW 52 ST	Abated to \$6,950 recommended to City Commission
4	2016-0720	Sophia Ouhilal	50 SE 10 TER	Compliance by October 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
5	2013-1487	4417 SW 34 Trrace Land TR Ernest Lee Trstee	4417 SW 34 TER	Authorization to foreclose granted. Holding 100 days (11/12/16)
6	2016-0519	Norris Thompson Orzie Lene Thompson	737 SW 2 ST	Compliance by September 13, 2016 or a \$100.00 per day fine. \$75.00 administrative fee assessed.
7	2014-0242	2080 Griffin Holdings LLC	2080 GRIFFIN HOLDINGS LLC	Split order First -Authorization to Foreclose holding Second-Abatement \$3,810 to the City Commission
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.
9	2014-1982	4214 Building LLC	42 SW 14 ST	Abated to \$7,750 recommended to City Commission
10	2015-0688	4214 Building LLC	42 SW 14 ST	Fine Confirmed.
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.
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.
13	2016-0654	Richard Balistreri	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.
14	2016-0215	726 Pippen Waiters Rd Land TR Raul Bolufe Trstee	726 Phippen D	Extension denied.
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.
16	2016-0508	US Bank NA Trstee	4720 SW 34 AVE	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
17	2015-0854	Floridian Costal Properties LLC	417 SW 7 TER	Abated to \$5,325 recommended to City Commission
18	2012-0183	Nathan Marsh & Fredricka Marsh	35 NW 6 AVE	Fine Confirmed. Abated to \$1,500 payable by October 3, 2016
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.
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.
21	2014-1366	Scott E & Elianne Sims / 5861 HOUSE LLC	5861 SW 36 TER	Abated/Settled to \$2000 payable by September 13, 2016
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.
23	2015-1205	Josephine M Callahan	5020 SW 29 WAY	Fine Confirmed
24	2015-0772	Park N GO of Fort Lauderdale LLC	1101 Eller Dr	Continued to October 6, 2016 SM Hearing
25	2016-0563	Enrique Rafael Alterto CID	4523 SW 26 TER	Compliance by September 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.

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.
27	2014-1603	Lois H Jackson	206 NW 5 AVE	Foreclosure authorization granted
28	2015-1320	Greeidy Gonzalez	1460 PHIPPEN RD	Fine Confirmed
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.
30	2016-0508	Heather Cameron	248 SW 1 AVE	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
31	2015-1778	5950 Ravenswood Plaza LLC	5950 Ravenswood Rd	Split Order-First #4 Compliance by October 13, 2016 or a \$250.00 per day fine #7 Compliance by September 13, 2016 or a \$20.00 per day fine
32	2016-0711	Christian Boariu	3019 Ravenswood Rd 103	Finding of Fact
33	2016-0831	Bank of New York Mellon	2275 SW 44 ST	Compliance by September 13, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed.

City of Dania Beach

100 W. Dania Beach
Dania Beach, FL 33444
954-924-4000

OWNER: INVAL LC % GEOFFREY WAYNE
FOLIO: 0136 02 0971
LEGAL: BROWARD GARDENS 21-48 B LOT 14 LESS W 40 OF N 110 & E 20 OF W 60 OF N 100 BLK 6
ADDRESS: SW 52 STREET, DANIA BEACH

CODE ENFORCEMENT ORDER LIEN					CEB 14-0858		RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK/INSTRUMENTAL	PAGE	DATE	BOOK/INSTRUMENTAL	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
8/27/2014	7/22/2016	\$100.00	695	\$69,500.00	\$254.00	\$69,754.00	113312030	113312030	10/27/2015		

Case Complied 7/22/16

REVISED 8/18/2016

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: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: 4214 Building LLC, 42 SW 14 ST, Case #14-1982

Summary Explanation & Background:

This property was originally cited on 9/24/14 for 3 violations. This went to the Special Magistrate hearing on 12/4/14 for 3 violations. Special Magistrate Mark Berman issued an order giving the respondent until 1/13/15 to comply the violations or a fine of \$250.00 per day would be levied. At the 7/9/15 hearing Special Magistrate Judith Secher confirmed the fine as a lien. At the 5/5/16 hearing, Authorization to Foreclose was granted by Special Magistrate Harry Hipler. The property was brought into compliance on 6/13/16. The fines ran from 1/13/15 through 6/13/16, 517 days @ \$250.00 per day = \$129,250.00 plus recording/admin fees of \$304.00 totaling \$129,554.00. At the 8/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$7,755.00 to the City Commission. **The out of pocket costs to the City are \$1,500.**

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

At the 8/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$7,755.00 to the City Commission.

Commission Action:

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

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

10/6/2014

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

Case Number: 2014-00001982
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 10/01/2014. 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 # 7014 1200 0001 7282 5132 by JC

Also sent regular mail
XC: Snyder Groisman PA
20801 Biscayne BLVD, 403
Aventura, FL 33180

Certified Mail# 70141200 0001 7282 5149

LEGAL DESCRIPTION DETAIL

Legal Description

NORTH HOLLYWOOD 4-1 B LOT 4
BLK 45

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
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.
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.



Notice of Violation

Address 42 SW 14 STREET
Folio # 5142 0310 5980

Date: 09/24/2014
DAYS TO COMPLY: 7

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
X CE013034001001	13-34(a)	Unpermitted nuisance/trash/junk/debris/stagnant water accumulation
CE013034002001	13-34(b)	Property AND right of way require maintenance/cleaning
X 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: REMOVE ALL TRASH/DEBRIS FROM ALL AREAS OF PROPERTY
AND CUT OVERGROWTH ON PROPERTY; SWALE AND ALLEYWAY
REPAIR POT HOLES IN DRIVEWAY APRON.

☒ Posted Notice

☐ Hand Delivered
Received by :

Inspector: R. ALI ID # 1809

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2014-1982

PETITIONER, :

vs. :

4214 BUILDING LLC,

RESPONDENT. :

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

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

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

b. Respondent, 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, FL, which property is legally described as: NORTH HOLLYWOOD 4-1 B LOT 4 BLK 45: (1203 10 5980).

1. 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 must be removed.

2. 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. Untended

FINAL ORDER
2014-1982
PAGE 2

vegetation includes all grass, weeds, and underbrush in excess of eight (8) inches in height from the ground, and any overgrown vines and similar vegetation. There is untended vegetation on the property. All untended vegetation must be cut.

3. 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 surface area has potholes and is 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) through b.(3), and a fine of \$250.00 per day will begin running on January 13, 2015 for these violations.

(b) In addition, there is also assessed \$150.00 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.

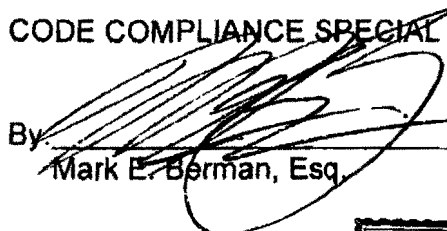
The fine shall continue until said violations come into compliance with said sections of the City Code upon requested inspection. Upon complying, the Respondent MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate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

FINAL ORDER
2014-1982
PAGE 3

ORDERED at Dania Beach, Broward County, Florida, this 18 day of December, 2014.

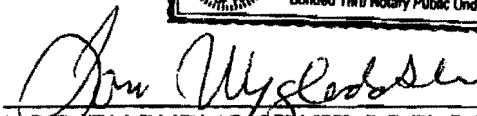
CODE COMPLIANCE SPECIAL MAGISTRATE

By 
Mark E. Berman, Esq.

Notary Seal:

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



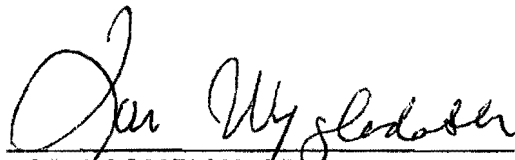

NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, 4214 Building LLC, this 18 day of December, 2014.

CERTIFIED MAIL # 7014 1200 6001 72826924


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2014-1982

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 July 9, 2015, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Code Compliance Special Magistrate did render on December 18, 2014, 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 January 13, 2015, or pay a fine in the amount of \$250.00 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 \$250.00 per day from January 13, 2015 until such time as the Respondent, 4214 Building LLC, has complied with said Final Order.

Supplemental Order/Claim of Lien
2014-1982
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.

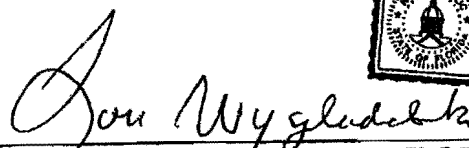
DONE and ORDERED at Dania Beach, Broward County, Florida, this 27 day of July, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Judith E. Secher, Esq.

Notary Seal:

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


NOTARY PUBLIC STATE OF FLORIDA

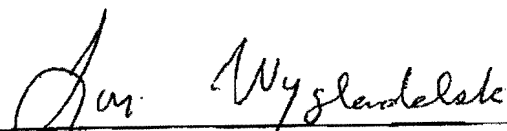


Judith E. Secher is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, 4214 Building LLC, this 27 day of July, 2015.

CERTIFIED MAIL # 7014 3490 0001 9549 3054


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CITY OF DANIA BEACH, FLORIDA

CASE # 2014-1982

VS.

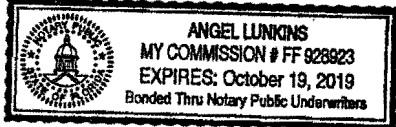
RESPONDENT. :

This proceeding came on for hearing for Authorization to Foreclose Lien on May 5, 2016, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

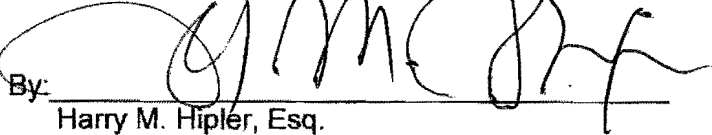
1. The Code Compliance Special Magistrate did render on December 18, 2014, a Final Order in the above-captioned case commanding the Respondent, 4214 Building LLC, to bring the violations specified in said Final Order into compliance on or before January 13, 2015, or pay a fine in the amount of \$250.00 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. A Supplemental Order/Claim of Lien entered July 27, 2015 confirmed the violations still exist on the property.
4. The Final Order and Supplemental Order/Claim of Lien were recorded on July 29, 2015, Instrument No. 113140678, Broward County Public Records.
5. The City's request for authorization to foreclose the recorded code lien is hereby granted.

Order Authorizing Foreclosure
2014-1982
Page 2

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



CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Harry M. Hipler, Esq.

Notary Seal:

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


NOTARY PUBLIC STATE OF FLORIDA

Harry M. Hipler is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order Authorizing Foreclosure was mailed
to the Respondent, 4214 Building LLC, this 18 day of May, 2016.

CERTIFIED MAIL # 9590940211825246585838


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
Rafi Anac, 2645 Northeast 207 Street, Aventura, FL 33180

am CERT MAIL # 9590940211825246585852

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2014-1982

PETITIONER,

vs.

4214 BUILDING LLC,

RESPONDENT.

ORDER ON ABATEMENT OF FINE RECOMMENDATION

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

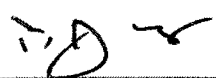
1. A Final Order in the above-captioned case was rendered on December 18, 2014 by the Code Compliance Special Magistrate finding the Respondent, 4214 Building LLC, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$250.00 per day, beginning January 13, 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 July 27, 2015. The Final Order and Supplemental Order/Claim of Lien were recorded on July 29, 2015, Instrument No. 113140678, Broward County Public Records.
4. Respondent, 4214 Building LLC, complied with the Final Order on June 13, 2016.
5. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from January 13, 2015 to June 13, 2016.

Order on Abatement of Fine Recommendation
2014-1982
Page 2

6. The fine accrued for a period of 517 days at \$250.00 per day for a total fine of \$129,250.00.
7. The Special Magistrate hereby recommends abatement of the fine to \$7,755.00. 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 December 18, 2014, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 23rd 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.

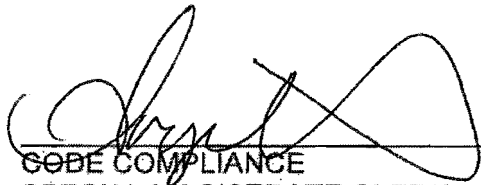


Order on Abatement of Fine Recommendation
2014-1982
Page 3

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 23rd day of August, 2016.

CERTIFIED MAIL # 70161370 00001505 9614


GOBE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

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

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.
2	2014-1903	Holocaust Documentation & education Cntr Inc.	303 N Federal Hwy	Extension granted to September 17, 2015
2	2014-2162	1554 S Federal Highway LLC	1554 S Federal Hwy	Extension granted to August 18, 2015
3	2015-0633	DS Realty Inc; % Scott Daiagi	2800 S Federal Hwy	Repeat Violator. Property not in compliance 5/8/15-5/13/15. Five days @ \$250/day = \$1,250.00 payable by August 18, 2015. \$100.00 administrative fee assessed.
5	2014-1824	Skyland Plaza LLC	118 N Federal Hwy	Extension granted to October 17, 2015
6	2014-0242	2080 Griffin Holdings LLC	2080 Griffin Rd	Fine confirmed. Hold recording for 70 days (September 17, 2015)
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.
8	2014-1982	4214 Building LLC	42 SW 14 St	Fine confirmed
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.
10	2014-2275	BGDJ Capital LLC	250 SW 7 St	Extension granted to August 18, 2015
11	2015-0240	Christian N Boariu	3019 Ravenswood Rad 103	Compliance by October 17, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
12	2014-1603	Lois H Jackson	206 NW 5 Ave	Fine confirmed
13	2014-1421	Michal Chenor LLC	290 SW 9 St	Extension granted to July 9, 2015. Case is complied
14	2014-2354	Attilio Est & Mary Mancusi % California Dream Inn	123 E Dania Beach Blvd	Extension granted to August 18, 2015
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.
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.
17	2015-0595	Georgios Vihos	242 SW 7 St	Compliance by August 18, 2015 or \$150.00 per day fine. Authorization to abate the nuisances by removing the beehive(s) after August 18, 2015 granted in the interest of public health and safety. \$100.00 administrative fee assessed.
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.
19	2014-1362	Green Tree Servicing LLC	4437 SW 24 Ave	Fine Confirmed
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.
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.

Case Order	Case #	Name	Address	Results
1	2016-0157	Matilde Patricia Magliocca	317 SE 4 TER	Fine Confirmed. \$250 fine payable by July 14, 2016 (2 days) \$100 administrative fee assessed.
2	2016-0141	Joseph D & Matilda P Magliocca	317 SE 6 ST	Finding of Fact
3	2014-1023	Berthum & Carolyn Knight	227 NW 8 AVE	Money Judgement authorization granted. Abatement of \$3,400 to recommended City Commission
4	2013-0250	Karmi Ella C/O Ruhamar Sahar	4861 SW 33 AVE	Extension date granted until May 5, 2016
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.
6	2015-1224	Magin Del Toro	500 Stirling Rd	Extension granted until July 14, 2016
7	2014-1824	Skyland Plaza LLC	118 N Federal HWY	Extension date granted until May 5, 2016
8	2012-1126	Vincent Ireland	257 SW 4 ST	Fine Confirmed. Abatement of \$ 2,500 payable by July 14, 2016
9	2013-1114	Oscar S & Ana Maria Leiva	2881 Marina Dr	Money Judgement authorization granted. Hold recording until August 3, 2016
10	2011-0711	Rocio Zamora	719 SW 5 ST	Fine Confirmed
11	2011-1006	Rocio Zamora	719 SW 5 ST	Fine Confirmed
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.
13	2015-1428	Mile Marker 55 LLC	801 E Dania Beach Blvd	Extension date granted until May 5, 2016
14	2014-1982	4214 Building LLC	42 SW 14 ST	Authorization to foreclose granted. Hold recording to August 3, 2016
15	2015-0240	Georgios Vihos	3019 Ravenswood Rd #103	Extension date granted until May 5, 2016
16	2015-1122	Andre Nelson	606 Phippen Rd	Fine Confirmed
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
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
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.
20	2016-0185	Park Street Apartments INC	50 SE 3 AVE	Finding of Fact
21	2015-0555	Belinda Poplin	2970 SW 45 ST	Fine Confirmed
22	2016-0012	Discount Auto Parts INC % Advance STORES CO INC #9183	1750 Stirling RD	Continued to June 9, 2016 SM Hearing
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.
24	2015-1106	Jose P Font	838 NW 8 AVE	Extension date granted until May 5, 2016
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.
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.

Case Order	Case #	Name	Address	Results
1	2016-0591	US Bank National Assn Trstee % Select Portfolio Servicing INC	4940 SW 45 AVE	Compliance by October 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
2	2015-1060	My Darling LLC	4433 STIRLING RD	Fine Confirmed. Holding 30 days (9/3/16)
3	2014-0858	INVAL LC % Geoffrey Wayne	SW 52 ST	Abated to \$6,650 recommended to City Commission
4	2016-0720	Sophia Ouhilal	50 SE 10 TER	Compliance by October 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
5	2013-1487	4417 SW 34 Trrace Land TR Ernest Lee Trstee	4417 SW 34 TER	Authorization to foreclose granted. Holding 100 days (11/12/16)
6	2016-0519	Norris Thompson Orzie Lene Thompson	737 SW 2 ST	Compliance by September 13, 2016 or a \$100.00 per day fine. \$75.00 administrative fee assessed.
7	2014-0242	2080 Griffin Holdings LLC	2080 GRIFFIN HOLDINGS LLC	Split order First -Authorization to Foreclose holding Second-Abatement \$3,810 to the City Commission
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.
9	2014-1982	4214 Building LLC	42 SW 14 ST	Abated to \$7,750 recommended to City Commission
10	2015-0688	4214 Building LLC	42 SW 14 ST	Fine Confirmed.
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.
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.
13	2016-0654	Richard Balistreri	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.
14	2016-0215	726 Phippen Waiters Rd Land TR Raul Bolufe Trstee	726 Phippen D	Extension denied.
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.
16	2016-0508	US Bank NA Trstee	4720 SW 34 AVE	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
17	2015-0854	Floridian Costal Properties LLC	417 SW 7 TER	Abated to \$5,325 recommended to City Commission
18	2012-0183	Nathan Marsh & Fredricka Marsh	35 NW 6 AVE	Fine Confirmed. Abated to \$1,500 payable by October 3, 2016
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.
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.
21	2014-1366	Scott E & Elianne Sims / 5861 HOUSE LLC	5861 SW 36 TER	Abated/Settled to \$2000 payable by September 13, 2016
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.
23	2015-1205	Josephine M Callahan	5020 SW 29 WAY	Fine Confirmed
24	2015-0772	Park N GO of Fort Lauderdale LLC	1101 Eller Dr	Continued to October 6, 2016 SM Hearing
25	2016-0563	Enrique Rafael Alterto CID	4523 SW 26 TER	Compliance by September 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.

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.
27	2014-1603	Lois H Jackson	206 NW 5 AVE	Foreclosure authorization granted
28	2015-1320	Greeidy Gonzalez	1460 PHIPPEN RD	Fine Confirmed
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.
30	2016-0508	Heather Cameron	248 SW 1 AVE	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
31	2015-1778	5950 Ravenswood Plaza LLC	5950 Ravenswood Rd	Split Order-First #4 Compliance by October 13, 2016 or a \$250.00 per day fine #7 Compliance by September 13, 2016 or a \$20.00 per day fine
32	2016-0711	Christian Boariu	3019 Ravenswood Rd 103	Finding of Fact
33	2016-0831	Bank of New York Mellon	2275 SW 44 ST	Compliance by September 13, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed.

City of Dania Beach

100 W. Dania Beach I
Dania Beach, FL 33
954-924-4

OWNER: 4214 BUILDING LLC

FOLIO: 1203 10 5980

LEGAL: NORTH HOLLYWOOD 4-1 B LOT 4 BLK 45

ADDRESS: 42 SW 14 Street 1-8, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN						CEB 2014-1982	RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK/INSTRUMENT	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
1/13/2015	6/13/2016	\$250.00	517	\$129,250.00	\$304.00	\$129,554.00	113140678	Page 1 to 6	7/29/2015		

Case Complied 6/13/16

REVISED 8/19/2016

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		150.00
			304.00

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: 08/15/2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Floridian Coastal Properties LLC, 417 SW 7 TER, Case #15-0854.

Summary Explanation & Background:

For Case #15-0854: This case was originally cited on 6/17/15 for 4 code violations. The case went before Special Magistrate Judith Secher on 9/3/15 for 4 violations. The Special Magistrate issued an order giving the respondent until 10/13/15 to comply the violations or a fine of \$250.00 per day would be levied. At the 4/7/16 hearing, Special Magistrate Bruce Jolly confirmed the fine as a lien. The property was brought into compliance on 5/13/16. The fines ran from 10/13/15 through 5/13/16, 213 days @ \$250.00 per day = \$53,250.00 plus recording/admin fees of \$262.50 totaling \$53,512.50. At the 8/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$5,325.00 to the City Commission

The out of pocket costs to the City are \$1,800.

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 9/3/15, 4/7/16, and 8/4/16.
- (4) Copy of the lien total sheet.

Purchasing Approval:

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

Recommended for Approval By:

At the 8/4/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$5,325.00 to the City Commission.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

6/22/2015

Floridian Coastal Properties LLC
25 N Albany AVE, 2 Flr
Atlantic City, NJ 08401

Case Number: 2015-00000854
Location: 417 SW 7 TER
Folio: 5142-03-35-0100
Legal Description: See Attached Detail

Dear Floridian Coastal Properties 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 06/27/2015. Failure to comply will result in proceedings against you by the Code Enforcement Special Magistrate, as provided by law. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Code Enforcement Special Magistrate for imposition of a fine and lien against the property even if the violation has been corrected prior to the hearing.

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

Sincerely,

Barbara Urow
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7014 3490 0001 9549 2675 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

COLLEGE TRACT FIRST ADD 22-10
B LOT 9 BLK 2

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
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.
CE017086001001 - DBCC 17-85 Excessive noise prohibited generally	DBCC 17-85 No person shall make, continue or cause to be made or continued any loud unnecessary or excessive noise which unreasonably interferes with the comfort and repose of others within the jurisdiction of the city.	DBCC 17-85 No person shall make, continue or cause to be made or continued any loud unnecessary or excessive noise which unreasonably interferes with the comfort and repose of others within the jurisdiction of the city. Cease excessive noise making.
CE022021000001 - DBCC 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.	Insure all sidewalks are maintained and in uniform repair, and construct or reconstruct the sidewalks to meet code specifications. Obtain any and all permits and approvals as necessary or required.
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 417 SW 7 Ter
Folio # 5142 03 35 0100

Date: 6/17/15
DAYS TO COMPLY: 10

- | | | | |
|-------------------------------------|----------------|------------------|---|
| ☐ | 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 <u>Selling food at Residence</u> |
| ☐ | 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 | 17-85 | <u>Excessive noise at property</u> |

Comments:

Cease selling food at property. Repair sidewalk (Public Services offer a \$0.50 program for repair) Cease excessive noise at property. Replace missing sod on yard

☒ Posted Notice

☐ Hand Delivered - Received by:

Inspector: B Urow ID # 1754

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2015-0854

PETITIONER,

vs.

FLORIDIAN COASTAL PROPERTIES
LLC,

RESPONDENT.

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

This proceeding came on for Formal Hearing on September 3, 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, Floridian Coastal Properties LLC, did allow the following code violations to exist at property Respondent owns, located at 417 SW 7 Terrace, Dania Beach, Florida, which property is legally described as: COLLEGE TRACT FIRST ADD 22-10 B LOT 9 BLK 2: (1203 35 0100).

1. DBCC 8-21 (a) (5) (d) Vegetative Material Required. 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. There are portions of the yard that lack live vegetative material.

2. DBCC 22-21 Sidewalk Maintenance. It is the responsibility of the owner of abutting property to construct or reconstruct, and to maintain and keep in uniform repair sidewalks in front of or abutting upon the owner's property. The sidewalk is broken and in disrepair.

FINAL ORDER

2015-0854

PAGE 2

3. DBCC 17-85 Excessive Noise Prohibited Generally. No person shall make, continue or cause to be made or continued any loud unnecessary or excessive noise which unreasonably interferes with the comfort and repose of others within the jurisdiction of the city. There are block parties being held at the property with live music and large crowd noise which is interfering with the comfort of neighboring residents.

4. 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. Food and drinks are being sold and offered for sale on the property. Selling food and drinks is a prohibited use in the subject property's zoning district.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Floridian Coastal Properties LLC:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(4), and a fine of \$250.00 per day will begin running on October 13, 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

FINAL ORDER
2015-0854
PAGE 3

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.

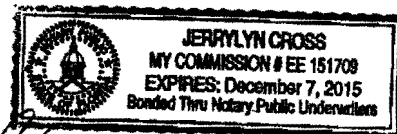
ORDERED at Dania Beach, Broward County, Florida, this 18 day of September, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Judith E. Secher, Esq.

Notary Seal:

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




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, Floridian Coastal Properties LLC, this 18 day of September, 2015.

CERTIFIED MAIL # 70143490 0019549 3832


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation,

CASE # 2015-0854

PETITIONER,

vs.

FLORIDIAN COASTAL PROPERTIES
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 April 7, 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 September 18, 2015, a Final Order in the above-captioned case commanding the Respondent, Floridian Coastal Properties LLC, to bring the violations specified in said Final Order into compliance on or before October 13, 2015, or pay a fine in the amount of \$250.00 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 417 SW 7 Terrace, Dania Beach, Florida and legally described as: COLLEGE TRACT FIRST ADD 22-10 B LOT 9 BLK 2: (1203 35 0100).
3. Respondent, Floridian Coastal Properties LLC, did not comply with the Final Order on or before the compliance date stated above. There are violations stated in the Final Order that still exist on the property.
4. The fine imposed in the Final Order for the violations specified in the Final Order is hereby confirmed and ratified and accrues at \$250.00 per day from October 13, 2015 until such time as the Respondent, Floridian Coastal Properties LLC, has complied with said Final Order.

Supplemental Order/Claim of Lien
2015-0854
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 27 day of April, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: Bruce W. Jolly, Esq.

Notary Seal:

Sworn and subscribed before me this 27th day of April, 2016.

Susan L. Anderson
NOTARY PUBLIC STATE OF FLORIDA

Bruce W. Jolly is personally known to me.

CERTIFICATE OF SERVICE



I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, Floridian Coastal Properties LLC, this 27 day of April, 2016.

CERTIFIED MAIL # 9590 9402 1182 5246 5854 63

[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
Municipal Corporation,

:

CASE # 2015-0854

PETITIONER,

:

vs.

:

FLORIDIAN COASTAL PROPERTIES
LLC,

RESPONDENT.

:

ORDER ON ABATEMENT OF FINE RECOMMENDATION

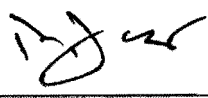
The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on August 4, 2016, having heard testimony on Respondent's request for abatement of fine, and being otherwise advised in the premises, states as follows:

1. A Final Order in the above-captioned case was rendered on September 18, 2015 by the Code Compliance Special Magistrate finding the Respondent, Floridian Coastal Properties 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 October 13, 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 417 SW 7 Terrace, Dania Beach, Florida, and legally described as: COLLEGE TRACT FIRST ADD 22-10 B LOT 9 BLK 2: (1203 35 0100).
3. The Special Magistrate entered a Supplemental Order/Claim of Lien in this case on April 27, 2016. The Final Order and Supplemental Order/Claim of Lien were recorded on May 13, 2016, Instrument No. 113693113, Broward County Public Records.
4. Respondent, Floridian Coastal Properties LLC, complied with the Final Order on May 13, 2016.

5. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from October 13, 2015 to May 13, 2016.
6. The fine accrued for a period of 213 days at \$250.00 per day for a total fine of \$53,250.00.
7. The Special Magistrate hereby recommends abatement of the fine to \$5,325.00. 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 September 18, 2015, shall remain in full force and effect.

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.

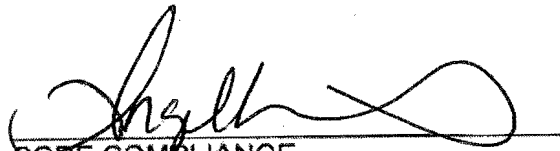


Order on Abatement of Fine Recommendation
2015-0854
Page 3

CERTIFICATE OF SERVICE

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

CERTIFIED MAIL # 7016 1370 0000 1505 9621


GODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

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

Case Order	Case #	Name	Address	Results
1	2011-1215	ALJJ Holdings LLC	4896 SW 28 TER	Foreclosure granted. Differed to July 6, 2016. Abatement of \$30,300 to Commission
2	2015-1123	Isaac Bechor	4433 SW 52 ST	Extension granted until July 16, 2016
3	2013-0583	SDS Development	2632 W GRIFFIN RD	Foreclosure granted. Differed to August 5, 2016. Abatement of \$10,600 City Commission
4	2015-0486	M Sterling Collins Rev Tr	6 SW 5 AVE	Extension granted until April 7, 2016
5	2015-1764	Jose Vivero	3905 SW 58 ST	Compliance by June 16, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
6	2015-0778	Irving Kirsch	400 S Federal Hwy SP/SY	Fine Confirmed. Abatement of \$ 1,330 payable by May 7, 2016
7	2015-1328	Lowitz Fam TR Stephen Lowitz Trstee Etal	2450 Griffin Rd	Compliance by June 16, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
8	2015-0491	New Life 2014 LLC	9 SW 6 AVE	Fine Confirmed. Abatement of \$ 1,500 payable by May 7, 2016
9	2016-0027	Josephine M Callahan	5020 SW 29 WAY	Compliance by June 16, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed
10	2016-0002	Annette B Brown Josue Seraphin	812 Phippen RD	Compliance by June 16, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed
11	2014-1605	Angie Yuk Ngan Wong	4601 SW 29 TER	Abatement of \$ 1,245 payable by May 7, 2016
12	2014-0942	David Quillen	813 NW 6 AVE	Authorization to Foreclose granted.
13	2015-0854	Floridian Coastal Properties LLC	417 SW 7 TER	Fine Confirmed
14	2015-0572	Bank Of America NA	4530 SW 43 AVE	Fine Confirmed
15	2015-0595	Georgios Vihos	242 SW 7 ST	Fine Confirmed
16	2015-1066	Black Marlin Realty	320 SHERIDAN ST	Compliance by May 17, 2016 or a \$250.00 one time fine. \$100.00 administrative fee assessed
17	2015-1522	All US Investments Corp	3730 SW 47 CT	Stipulated Agreement: Compliance by June 16, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed
18	2016-0028	Abdel Aldick	SW 28 TER	Compliance by May 17, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed
19	2015-0108	Andre Nelson	606 Phippen Rd	Fine Confirmed
20	2015-1746	Julia Primus	762 SW 3 ST	Compliance by June 16, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.

Case Order	Case #	Name	Address	Results
1	2016-0591	US Bank National Assn Trstee % Select Portfolio Servicing INC	4940 SW 45 AVE	Compliance by October 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
2	2015-1060	My Darling LLC	4433 STIRLING RD	Fine Confirmed. Holding 30 days (9/3/16)
3	2014-0858	INVAL LC % Geoffrey Wayne	SW 52 ST	Abated to \$6,650 recommended to City Commission
4	2016-0720	Sophia Ouhilal	50 SE 10 TER	Compliance by October 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
5	2013-1487	4417 SW 34 Trrace Land TR Ernest Lee Trstee	4417 SW 34 TER	Authorization to foreclose granted. Holding 100 days (11/12/16)
6	2016-0519	Norris Thompson Orzie Lene Thompson	737 SW 2 ST	Compliance by September 13, 2016 or a \$100.00 per day fine. \$75.00 administrative fee assessed.
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
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.
9	2014-1982	4214 Building LLC	42 SW 14 ST	Abated to \$7,750 recommended to City Commission
10	2015-0688	4214 Building LLC	42 SW 14 ST	Fine Confirmed.
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.
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.
13	2016-0654	Richard Balistreri	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.
14	2016-0215	726 Phippen Waiters Rd Land TR Raul Bolufe Trstee	726 Phippen D	Extension denied.
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.
16	2016-0508	US Bank NA Trstee	4720 SW 34 AVE	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
17	2015-0854	Floridian Costal Properties LLC	417 SW 7 TER	Abated to \$5,325 recommended to City Commission
18	2012-0183	Nathan Marsh & Fredricka Marsh	35 NW 6 AVE	Fine Confirmed. Abated to \$1,500 payable by October 3, 2016
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.
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.
21	2014-1366	Scott E & Elianne Sims / 5861 HOUSE LLC	5861 SW 36 TER	Abated/Settled to \$2000 payable by September 13, 2016
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.
23	2015-1205	Josephine M Callahan	5020 SW 29 WAY	Fine Confirmed
24	2015-0772	Park N GO of Fort Lauderdale LLC	1101 Eller Dr	Continued to October 6, 2016 SM Hearing
25	2016-0563	Enrique Rafael Alterto CID	4523 SW 26 TER	Compliance by September 13, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.

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.
27	2014-1603	Lois H Jackson	206 NW 5 AVE	Foreclosure authorization granted
28	2015-1320	Greeidy Gonzalez	1460 PHIPPEN RD	Fine Confirmed
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.
30	2016-0508	Heather Cameron	248 SW 1 AVE	Compliance by September 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
31	2015-1778	5950 Ravenswood Plaza LLC	5950 Ravenswood Rd	Split Order-First #4 Compliance by October 13, 2016 or a \$250.00 per day fine #7 Compliance by September 13, 2016 or a \$20.00 per day fine
32	2016-0711	Christian Boariu	3019 Ravenswood Rd 103	Finding of Fact
33	2016-0831	Bank of New York Mellon	2275 SW 44 ST	Compliance by September 13, 2016 or a \$250.00 per day fine. \$100.00 administrative fee assessed.

City of Dania Beach

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

OWNER: FLORIDIAN COASTAL PROPERTIES LLC
FOLIO: 1203-35-0100
LEGAL: COLLEGE TRACT FIRST ADD 22-10 B LOT 9 BLK 2
ADDRESS: 417 SW 7 TERRACE, DANIA BEACH

CODE ENFORCEMENT ORDER LIEN							CEB 2015-0854		RECORDED			RELEASED		
Start	Through	Lien	# of	TOTAL	Record		BOOK/INSTRUMENT	PAGE	DATE	BOOK/INSTRUMENT	PAGE			
Date	Date	Amount	Days	FINE	Fee	Total								
10/13/2015	5/13/2016	\$250.00	213	\$53,250.00	\$262.50	\$53,512.50	113693113	1 TO 6	5/13/2016					

Case Complied 5/13/16

REVISED 8/19/2016

ESTIMATED COST OF RECORDING FEES

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

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: David Quillen, 813 NW 6 AVE,
Case #14-0942

Summary Explanation & Background:

This case was originally cited on 6/4/14 for 3 violations. This case went before Special Magistrate Mark Berman 9/11/14 for 3 violations. The Special Magistrate issued an order giving the respondent until 10/21/14 to comply the violations or a fine of \$200.00 per day would be levied. At the 4/2/15 hearing, the Special Magistrate Mark Berman confirmed the fine as a lien. At the 4/7/16 hearing Special Magistrate Bruce Jolly granted authorization to foreclose on the property. The fine ran from 10/21/14 through 5/23/16, 580 days @ \$200.00 per day = \$116,000.00 plus recording fees 362.50 totaling \$116,362.50. This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$3,500.00 as settlement for the fines.

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$3,500.00 as settlement for the fines.

Commission Action:

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

Comment:

City Manager

City Clerk

Case Number: 2014-00000942

Case Type:
Notice of Violation

Case Description:
Initial case

Case Start Date:
06-04-2014

Status:
Active

Status Date:

Default Inspector:
Barbara Urow

Cited Address:
813 NW 6 AVE

Folio Number:
5042-34-25-0280

Cited Party:
David L Quillen

Note Type

Case Notes

Date

CASE INSPECTION NOTES	CASE INSPECTION NOTES	06-05-2014
CASE ACTIVITY NOTES	CASE ACTIVITY NOTES	06-05-2014
CASE ACTIVITY NOTES	Per Insp Austin: NOV posted on 6/4/14. JC 6/5/14	06-05-2014
CASE INSPECTION NOTES	Per Insp. Austin: Case failed re-inspection 6/19/14. Send to next available hearing. LW 6/24/14	06-24-2014
CASE HEARING NOTES	CASE HEARING NOTES	09-12-2014
CASE HEARING NOTES	Per Special Magistrate Mark Berman at the 9/11/14 hearing, the following was ordered: Compliance by October 21, 2014 or a \$200.00 per day fine. \$100.00 administrative fee assessed. LW 9/12/14	09-12-2014
CASE INSPECTION NOTES	Per Insp. Austin: Case failed post-board inspection 10/28/14. Send to T/S for confirmation of fines LW 11/4/14	11-04-2014
CASE INSPECTION NOTES	Per T/S results received from Tim Ryan's office 2/2/15, send to next available hearing for confirmation of fine. LW 2/12/15	02-12-2015
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly at the 4/2/15 hearing, the following was ordered: Fine confirmed. LW 4/3/15	04-03-2015
CASE INSPECTION NOTES	Per Insp. Urow: Case failed foreclosure inspection 7/24/15. Send to T/S for authorization to foreclose or money judgment LW 7/28/15	07-28-2015
CASE INSPECTION NOTES	Per Title search received from Ryan Law Office, set case for 4/7/16 SM hearing for Money Judgment. AL 2/2/16	12-10-2015
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly, at the April 7, 2016 hearing the flowing was ordered: Authorization to Foreclose granted. AL 4/11/16	04-11-2016
CASE ACTIVITY NOTES	Received \$3,500 check for settlement from Ryan Law office case added to the 9/7/16 Commission Abatement hearing. AL 7/6/16	07-06-2016

Case Activity Comments

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.		06/04/2014
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.		06/04/2014
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.		06/04/2014

City of Dania Beach

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

OWNER: DAVID L QUILLEN

FOLIO: 0234-25-0280

LEGAL: MELALEUCA GARDENS RESUB 25-10 B LOT 18 BLK 2

ADDRESS: 813 NW 6 Avenue, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN							CEB 2014-0942	RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record			BOOK/ INSTRUMENT	PAGE	DATE	BOOK/ INSTRUMENT	PAGE
Date	Date	Amount	Days	FINE	Fee	Total						
10/21/2014	5/23/2016	\$200.00	580	\$116,000.00	\$362.50	\$116,362.50		112957410	Page 1 to 6	4/29/2015	113716944	1 of 1

REVISED 7/6/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	40.00
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
			362.50

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Scott Cory Hamilton Est., 224 NW 8 AVE,
Case #14-1049

Summary Explanation & Background:

This case was originally cited on 6/10/14 for 9 violations. This case went before Special Magistrate Mark Berman 9/11/14 for 9 violations. The Special Magistrate issued an order giving the respondent until 10/21/14 to comply the violations or a fine of \$200.00 per day would be levied. At the 4/2/15 hearing, the Special Magistrate Bruce Jolly confirmed the fine as a lien. At the 2/4/16 hearing Special Magistrate Bruce Jolly granted authorization to foreclose on the property. The total amount due on the lien is \$109,562.50. The property's current value is \$47,140. This is a motion to accept the settlement offer received by the City due to release of lien on property. The City received \$6,000.00 as settlement for the fine.

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to release property of lien. The City received \$6,000.00 as settlement for the fine.

Commission Action:

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

Comment:

City Manager

City Clerk

Case Number: 2014-00001049

Case Type:
Notice of Violation

Case Description:
Initial case

Case Start Date:
06-10-2014

Status:
Active

Status Date

Default Inspector:
Barbara Urow

Cited Address:
224 NW 8 AVE REAR

Folio Number:
5042-34-01-4290

Cited Party:
Scott Cory Hamilton Est

Note Type

Case Notes

Date

CASE ACTIVITY NOTES	CASE ACTIVITY NOTES	06-13-2014
CASE INSPECTION NOTES	CASE INSPECTION NOTES	06-13-2014
CASE HEARING NOTES	CASE HEARING NOTES	06-13-2014
CASE ACTIVITY NOTES	Per Insp Austin: NOV posted on 6/10/14. JC 6/13/14	06-13-2014
CASE INSPECTION NOTES	Per Insp. Austin: Case failed re-inspection 6/25/14. Send to next available hearing LW 6/27/14	06-27-2014
CASE HEARING NOTES	Per Special Magistrate Mark Berman at the 9/11/14 hearing, the following was ordered: Compliance by October 21, 2014 or a \$200.00 per day fine \$100 administrative fee assessed. LW 9/12/14	09-12-2014
CASE INSPECTION NOTES	Per Insp. Austin: Case failed post-board inspection 10/28/14, Send to T/S for confirmation of fines LW 12/10/14	12-10-2014
CASE INSPECTION NOTES	Per T/S results from Tim Ryan's office received 2/2/15, send to next available hearing for confirmation of fine LW 2/13/15	02-13-2015
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly at the 4/2/15 hearing, the following was ordered: Fine confirmed. LW 4/3/15	04-03-2015
CASE INSPECTION NOTES	Per Insp. Urow: Case failed foreclosure inspection 7/24/15. Send to T/S for authorization to foreclose or money judgment. LW 7/28/15	07-28-2015
CASE INSPECTION NOTES	Per Title Search received from Ryan Law office, set case for SM hearing 2/4/16 for Foreclosure. AL 12/10/15	12-10-2015
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly, at the 2/4/16 SM Hearing the following was ordered: Authorization to Foreclose. AL 2/8/16	02-08-2016
CASE ACTIVITY NOTES	Settlement release of \$6,000 received from T. Ryan 5/26/16. Case added to the 9/7/16 Commission Abatement Hearing. AL 6/1/16	06-01-2016

Case Activity Comments

Case Violations

1	8-21(a)(2)(g) Window/Door Maint./ Equip.	DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.		06/10/2014
2	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.		06/10/2014
3	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.		06/10/2014
4	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.		06/10/2014
5	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.		06/10/2014
6	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.		06/10/2014
7	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.		06/10/2014
8	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.		06/10/2014
9	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.		06/10/2014

City of Dania Beach

100 W. Dania Beach
Dania Beach, FL 33444
954-924-4000

OWNER: SCOTT CORY HAMILTON EST

FOLIO:0234-01-4290

LEGAL: TOWN OF MODELO(DANIA) B-49 D PT OF LOT 11 DESC AS BEG AT SW COR, RUN NELY ALONG W/L 5, ELY 107.79 TO PT ON E/L 2 N OF SE COR, SLY TO SE COR, W 108.5 TO POB, LOT 11

ADDRESS:222 NW 8 Avenue, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN							CEB 2014-1049			RECORDED			RELEASED		
Start	Through	Lien	# of	TOTAL	Record		BOOK/ INSTRUMENT	PAGE	DATE	BOOK/ INSTRUMENT	PAGE	DATE	BOOK/ INSTRUMENT	PAGE	DATE
Date	Date	Amount	Days	FINE	Fee	Total									
10/21/2014	6/7/2016	\$200.00	595	\$119,000.00	\$362.50	\$119,362.50	112957409	Page 1 to 7	4/29/2015	113740123	Page 1 of 1	6/7/2016			

REVISED 8/29/2016

ESTIMATED COST OF RECORDING FEES

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

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Pasquale M Riccitelli, 4236 SW 49 ST,
Case #14-2055

Summary Explanation & Background:

This case was originally cited on 10/10/14 for 2 violations. This case went before Special Magistrate Mark Berman 2/5/15 for 2 violations. The Special Magistrate issued an order giving the respondent until 3/17/15 to comply the violations or a fine of \$150.00 per day would be levied. At the 11/5/15 hearing, Special Magistrate Judith Secher confirmed the fine as a lien. On 2/16/16 the case complied, fines ran from 3/17/15 through 2/16/16, 336 days @ \$150.00 per day = \$50,400.00 plus recording fees \$262.50 totaling \$50,662.50. This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$2,800.00 as settlement for the fines.

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$2,800.00 as settlement for the fines.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk

Case Number: 2014-00002055

Case Type:
Notice of Violation

Case Description:
Initial case

Case Start Date:
10-10-2014

Status:
Active

Status Date

Default Inspector:
George White

Cited Address:
4236 SW 49 ST

Folio Number:
5041-36-06-2110

Cited Party:
Pasquale M Riccitelli

Note Type

Case Notes

Date

CASE HEARING NOTES	CASE HEARING NOTES	10-14-2014
CASE INSPECTION NOTES	CASE INSPECTION NOTES	10-14-2014
CASE ACTIVITY NOTES	Per Insp White: NOV posted on 10/10/14. JC 10/14/14	10-14-2014
CASE INSPECTION NOTES	Per Insp. White: Case failed re-inspection 12/5/14. Send to next available hearing LW 12/9/14	12-09-2014
CASE HEARING NOTES	Per Special Magistrate Mark Berman at the 2/5/15 hearing, the following was ordered: Compliance by March 17, 2015 or a \$150 per day fine. \$100.00 administrative fee assessed. LW 2/6/15	02-06-2015
CASE INSPECTION NOTES	Per Insp. White: Case failed post board 3/20/15. Send to T/S for confirmation of fines LW 3/26/15	03-26-2015
CASE INSPECTION NOTES	Per T/S received from the Ryan office 8/19/15. Send to SM 11/5/15 for Confirmation of fines. AL 8/26/15	08-26-2015
CASE HEARING NOTES	Per Special Magistrate Judith Secher, at the 11/5/15 hearing the following was ordered. Fine Confirmed. AL 11/9/15	11-09-2015
CASE INSPECTION NOTES	Per Insp. White: Case failed foreclosure re-inspection on 2/11/16. Send to T/S for authorization for money judgment. AL 2/11/16	02-11-2016
CASE HEARING NOTES	Special Magistrate's Court Cost of \$100.00 paid by Shari Carpenter/ Real Property Executives, LLC JC 5/6/16	05-06-2016
CASE INSPECTION NOTES	Per Insp. White case complied. 2-16-16. AL 5/10/2016	05-10-2016
CASE ACTIVITY NOTES	Received \$2,800 to release code enforcement lien, settlement added to 9/7/16 Commission Abatement Hearing. AL 6/1/16	06-01-2016

Case Activity Comments

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Case Violations

1	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.		10/10/2014
2	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.		10/10/2014

City of Dania Beach

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

OWNER: PASQUALE RICCITELLI
FOLIO: 0136 06 2110
LEGAL: PLAYLAND ISLES 37-14 B LOT 19 BLK 10
ADDRESS: 4236 SW 49 STREET, DANIA BEACH

CODE ENFORCEMENT ORDER LIEN							CEB 2014-2055	RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record			INSTRUMENT	PAGE	DATE	INSTRUMENT	PAGE
Date	Date	Amount	Days	FINE	Fee	Total						
3/17/2015	2/16/2016	\$150.00	336	\$50,400.00	\$262.50	\$50,662.50		113446062	PAGE 1 TO 6	1/8/2016	113716954	Page 1 of

Case Complied 2/16/16

REVISED 7/6/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	40.00
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
			262.50

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: July 6, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: Alfred Corneallus Beason, 4407 SW 25 TER,
Case # 12-0159 & 15-1065

Summary Explanation & Background:

Case 12-0159 was originally cited on 3/8/12 for 11 violations. This went to the Special Magistrate on 7/12/12 for 10 violations. The Special Magistrate Gordon Linn issued an order giving the respondent until 8/1/12 to comply violations # 1, 4, 7, 8, & 9 or a fine of \$250.00 per day would be levied. Violations #3, 5, 6, 11, & 12, Special Magistrate gave the order to comply by 9/20/12 or a \$250 per day fine would be levied. At the 6/6/13 hearing, the Special Magistrate Mark Berman confirmed the fine as a lien. This property complied on 4/23/16. On the first order the fines ran from 8/1/12 through 4/23/16, 1,361 days @ \$250.00 per day = \$340,250.00 plus recording/admin fees of \$321.00, for a total of \$340,571.00. On the second order fines totaled \$327,750.00. Grand totaling \$680,821.00

Case 15-1065 was originally cited on 8/4/15 for 5 violations. This case went to the Special Magistrate on 11/5/15 for 4 violations. Special Magistrate Judith Secher issued an order giving the respondent until 12/15/15 to comply violations or a \$200 per day fine would be levied. The case complied on 4/23/16. At the 6/9/16 hearing Special Magistrate Bruce Jolly confirmed the fine total of \$6,000.00

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

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 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

Cited Party:
BEASON, ALFRED
CORNEALLUS

Page 1 of 3

CASE HEARING NOTES	Per Special Magistrate Bruce Jolly at the 5/7/15 hearing, the following was ordered: Compliance by June 16, 2015 or City authorized to abate the nuisance by boarding unsecured door LW 5/8/15	05-08-2015
Case Inspections Text	Per Insp. Ostrofsky: Case failed nuisance abatement inspection 6/17/15. BU to submit WO to PS LW 6/18/15	06-18-2015
Case Inspections Text	Per Insp. Urow: Submitted WO #5067 to PS on 6/18/15 -board up open door/windows. Follow up inspection for Insp. Ostrofsky scheduled for two weeks from today's date. LW 6/18/15	06-18-2015
Case Inspections Text	Per Insp. Ostrofsky: property complied 4/23/16. AL 5/12/16	05-12-2016
Case Inspections Text	Received settlement from Ryan Law office for \$8,500. Case added to 9/7/16 Commission Abatement hearing. AL 7/6/16	07-06-2016

Case Activity Comments

INITIAL - INITIAL INSPECTION	03-03-2012
HISTORICAL - DMS Violation Letter	03-08-2012
REINSPECTION - REINSPECTION	03-22-2012

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	03/03/2012
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.	ACTIVE	03/03/2012
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.	ACTIVE	03/03/2012
4	8-21(a)(4)(e) Electrical Condition	DBCC 8-21(a)(4)(e) requires all electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition.	ACTIVE	03/03/2012
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.	ACTIVE	03/03/2012
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.	ACTIVE	03/03/2012

7	8-186(2) Storm Shutters Commercial	DBCC 8-186(2) Storm shutters are used as a method of securing commercially zoned buildings and structures and their contents from theft or other illicit acts, provided that: The shutters shall be employed only during nonbusiness hours, which must be clearly posted and visible on the exterior of the structure, whether or not the shutters are in the closed or open position, and must contain a contact phone number in cases of emergency, except as provided in subparagraph b., below. Shutters shall not be employed upon building or structure façades that are visible from any arterial or collector street designated in section 510-20 (principal arterial commercial design standards) of the Land Development Code.	ACTIVE	03/03/2012
8	13-29 Stagnant Water/Mosquitoes	DBCC 13-29 states it is unlawful for any person to have, keep, maintain, cause or permit within the city any collection of standing or flowing water in which mosquitoes breed or are likely to breed, unless such collection of water is treated so as effectually to prevent such breeding.	ACTIVE	03/03/2012
9	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	03/03/2012
10	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).	ACTIVE	03/03/2012
11	105-60(F) Required Pool Enclosure	DBLDC 105-60(F) requires swimming pools to be enclosed with either a fence, screen enclosure, or wall. All gates or other means of entrance through the enclosure shall be self-closing and self-latching, and all such gates shall be maintained in a locked condition when the swimming pool is not in use.	ACTIVE	03/03/2012
12	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.	ACTIVE	03/03/2012

Case Number: 2015-00001065

Case Type:
Notice of Violation**Case Description:**
Initial case**Case Start Date:**
08-04-2015**Status:**
Active**Status Date:****Default Inspector:**
Warren Ostrofsky**Cited Address:**
4407 SW 25 TER**Folio Number:**
5042-29-02-0050**Cited Party:**
Federal National Mortgage Assn
% McCalla Raymer LLC**Note Type****Case Notes****Date**

CASE INSPECTION NOTES	CASE INSPECTION NOTES	08-07-2015
CASE HEARING NOTES	CASE HEARING NOTES	08-07-2015
CASE ACTIVITY NOTES	Per Insp Ostrofsky: NOV posted on 8/4/15, also mailed. JC 8/7/15	08-07-2015
CASE INSPECTION NOTES	Per Insp. Ostrofsky: Case failed re-inspection on 8/26/15. Send to 11/5/15 SM hearing. AL 8/27/15	08-27-2015
CASE HEARING NOTES	Per Special Magistrate Judith Secher, at the 11/5/15 hearing the following was ordered: Compliance by December 15, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed. AL 11/9/15	11-09-2015
CASE INSPECTION NOTES	Per Insp. Ostrofsky: Case failed post hearing re-inspection. Send to T/S for Confirmation of Fines. AL 12/28/15	12-28-2015
CASE INSPECTION NOTES	Per T/S received from Tim Ryan's office 2/29/16 set case for 6/9/16 SM Hearing for confirmation of fine. AL 3/2/16	03-02-2016
CASE INSPECTION NOTES	Per Insp. Ostrofsky: case complied on 4/23/16 prior to the 6/9/16 SM Hearing. AL 4/25/16	04-25-2016
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly at the 6/9/16 SM hearing the following was ordered: Fine Confirmed. AL 6/16/16	06-10-2016
CASE ACTIVITY NOTES	Received settlement from Ryan Law office in the amount of \$8,500 case added to 9/7/16 Commission Abatement hearing. AL 7/6/16	07-06-2016

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.		08/04/2015
2	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.		08/04/2015
3	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.		08/04/2015
4	8-21(a)(5)(a)(2) Paint Maintenance	DBCC 8-21(a)(5)(a)(2) states all surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration.		08/04/2015
5	13-29 Stagnant Water/Mosquitoes	DBCC 13-29 states it is unlawful for any person to have, keep, maintain, cause or permit within the city any collection of standing or flowing water in which mosquitoes breed or are likely to breed, unless such collection of water is treated so as effectually to prevent such breeding.		08/04/2015

City of Dania Beach

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

OWNER: ALFRED CORNEALLUS BEASON

FOLIO: 0229-02-0050

LEGAL: MARSHALLS EVERGLADE SUB 2-32 D 29-50-42 LOT 10 N 60 OF S 490 OF E 165 BLK 4-AKA LOT 7 MP

ADDRESS: 4407 Southwest 25 Terrace, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN						CEB 12-0159	RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK/INSTRUMENT	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
8/1/2012	4/23/2016	\$250.00	1,361	\$340,250.00	\$321.00	\$340,571.00	49910	1631-1638	6/20/2013	113755962	Page 1 of 1
9/20/2012	4/23/2016	\$250.00	1,311	\$327,750.00		\$327,750.00	49910	1631-1638	6/20/2013		

Case Complied 4/23/16

REVISED 7/6/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
5	PAGES	FINAL ORDER	49.00
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		150.00
			321.00

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: Jose Bencosme, 3040 SW 44 CT,
Case #11-1115 & 16-0615

Summary Explanation & Background:

Case 11-1115 was originally cited on 7/14/11 for 1 violation. This went to the Special Magistrate on 4/4/13 for 1 violation. The Special Magistrate Mark Berman issued an order giving the respondent until 5/14/13 to comply or a fine of \$200.00 per day would be levied.

Case 16-0615 was originally cited on 4/6/16 for 1 violation. This case was dismissed, & inspected after 8/8/16 per settlement agreement.

The City received a total settlement of \$6,500.00 for code fines on both cases.

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 \$6,500.00 for code fines.

Commission Action:

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

Comment:

City Manager

City Clerk

Status Date
06-15-2016

Cited Party:
JOSE BENCOSME,

Case Number: 2016-00000615

Case Type:
Notice of Violation**Case Description:**
Initial case**Case Start Date:**
04-06-2016**Status:**
Inactive**Status Date:**
06-17-2016**Default Inspector:**
George White**Cited Address:**
3040 SW 44 CT**Folio Number:**
5042-29-49-0050**Cited Party:**
NATIONSTAR MORTGAGE LLC
% NATIONSTAR MORTGAGE
LLC**Note Type****Case Notes****Date**

CASE INSPECTION NOTES	CASE INSPECTION NOTES	04-13-2016
CASE HEARING NOTES	CASE HEARING NOTES	04-13-2016
CASE ACTIVITY NOTES	Per Insp White: NOV posted on 4/6/16, also mailed. JC 4/13/16	04-13-2016
CASE INSPECTION NOTES	Per Insp. White: case failed re-inspection on 5/16/16. Set case for 9/1/16 SM Hearing. AL 5/17/16	05-17-2016
CASE ACTIVITY NOTES	Case dismissed per settlement agreement from Tim Ryan's office 6/15/16. Property to be re inspected on or after 8/8/16 to ensure compliance. AL 6/17/16	06-17-2016

Case Activity Comments

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Case Violations

1	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).	04/06/2016
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AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: Amaury Dominguwz, 4932 SW 45 AVE,
Case # 11-0597 & 15-1611

Summary Explanation & Background:

Case 11-0597 was originally cited on 4/29/11 for 6 violations. This case went to the Special Magistrate on 10/6/11 for 6 violations. Special Magistrate Mark Berman issued an order giving the respondent until 1/14/12 to comply or a fine of \$150.00 per day would be levied. At the 7/12/12 hearing, the Special Magistrate Mark Berman confirmed the fine as a lien. The total amount due on this lien is \$241,154.00.

Case 15-1611 was originally cited on 11/4/15 for 5 violations. This case went to the Special Magistrate on 2/4/16 for 2 violations. Special Magistrate Bruce Jolly issued an order giving the respondent until 3/15/16 to comply violations or a \$150 per day fine would be levied. The case complied on 5/19/16 and dismissed per settlement agreement.

The City received a total settlement of \$1,400.00 for code fines on both cases.

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 release the lien property. The City received a total settlement of \$1,400.00 for code fines.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk

Case Number: 11-0597

Case Type:
Notice of Violation

Case Description:
MINIMUM STANDARDS

Case Start Date:
04-26-2011

Status:
Active

Status Date

Default Inspector:
Lori Mobley

Cited Address:
4932 SW 45 AVE

Folio Number:
5041-36-06-0210

Cited Party:
AMAURY DOMINGUEZ

Note Type

Case Notes

Date

INSPECTOR NAME	LORI MOBLEY	04-26-2011
INSPECTOR NAME	TUCHETTE TORRES	04-26-2011
INSPECTOR NAME	WARREN OSTROFSKY	04-26-2011
Case Narrative	vio. let. 8-21(a)(2)(g),8-21(a)(2)(g),13-34(a),15-1,100-40(D), FBC 105.1	04-29-2011
Case Inspections Text	Extension granted to 6.6.11 per Inspector Lori Mobley. May 23, 2011 11:04:26 AM DANITXT.	05-23-2011
Case Inspections Text	Extension granted to 7.14.11 per Inspector Lori Mobley. June 9, 2011 2:14:38 PM DANITXT.	06-09-2011
Case Inspections Text	Extension granted to 7.25.11 per Inspector Lori Mobley. July 14, 2011 8:37:54 AM danitxt.	07-14-2011
Case Inspections Text	Extension granted to 8.25.11 per Inspector Lori Mobley. July 26, 2011 8:58:04 AM danitxt.	07-26-2011
Case Inspections Text	Property failed reinspection on 8.25.11 per Inspector Lori Mobley. August 26, 2011 9:45:09 AM danitxt.	08-26-2011
Case Board Meetings	Compliance by January 14, 2012 or \$150.00 per day fine per Special Magistrate Mark Berman at the October 6, 2011 Special Magistrate hearing. \$100.00 administrative fee is assessed. October 11, 2011 3:04:24 PM danitxt.	10-11-2011
Case Inspections Text	CASE FAILED REINSPECTION ON 1/28/12 PER INSP OSTROFSKY, AND WILL BE SENT TO TITLE SEARCH. February 13, 2012 6:22:33 PM daninxl.	02-13-2012
Case Board Meetings	Per Special Magistrate Gordon Linn, at the 7/12/12 hearing, the following was ordered: Fine confirmed. 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 Inspections Text	Per Insp Ostrofsky: case failed foreclosure reinspection on 1/24/13. Send to T/S for further action. KM 1/25/13	01-25-2013
Case Narrative	Per T/S results received on 2/6/13: set for next availale hearing for authorization to foreclose. KM 2/6/13	02-06-2013
Case Board Meetings	Per Special Magistrate Mark Berman, at the 4/4/13 hearing, the following was ordered: Authorization to foreclose granted. Hold on filing until July 13, 2013. KM 4/5/13	04-05-2013

Case Activity Comments

INITIAL - INITIAL INSPECTION	04-26-2011
HISTORICAL - DMS Violation Letter	04-29-2011
REINSPECTION - REINSPECTION	05-26-2011
REINSPECTION - REINSPECTION	06-06-2011
REINSPECTION - REINSPECTION	07-14-2011
REINSPECTION - REINSPECTION	07-25-2011
REINSPECTION - REINSPECTION	08-25-2011
HISTORICAL - DMS Affidavit of Service	09-21-2011
POST HEARING - POST BOARD	01-14-2012
F-TITLE SEARCH - TITLE SEARCH	04-11-2012

Case Violations

1	8-21(a)(2)(g) Window/Door Maint./ Equip.	DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.	ACTIVE	04/26/2011
2	8-21(a)(2)(g) Windows must fully operate	DBCC 8-21(a)(2)(g) states all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.	ACTIVE	04/26/2011
3	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	04/26/2011
4	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	04/26/2011
5	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.	ACTIVE	04/26/2011
6	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).	ACTIVE	04/26/2011

Case Number: 2015-00001611

Case Type:
Notice of Violation**Case Description:**
Initial case**Case Start Date:**
11-04-2015**Status:**
Active**Status Date****Default Inspector:**
George White**Cited Address:**
4932 SW 45 AVE**Folio Number:**
5041-36-06-0210**Cited Party:**
AMAURY DOMINGUEZ

Note Type	Case Notes	Date
CASE INSPECTION NOTES	CASE INSPECTION NOTES	11-19-2015
CASE HEARING NOTES	CASE HEARING NOTES	11-19-2015
CASE ACTIVITY NOTES	Per Insp. White: NOV posted on 11/4/15, also mailed. JC 11/19/15	11-19-2015
CASE INSPECTION NOTES	Per Insp. White: Case failed re-inspection on 12/1/15. Send to 02/04/16 SM Hearing. AL 12/10/15	12-10-2015
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly, at the 2/4/16 SM Hearing the following was ordered: Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed. AL 2/8/16	02-08-2016
CASE INSPECTION NOTES	Per Insp. White: case failed post hearing inspection on 3/15/16 send to T/S for confirmation of fines. AL 3/16/16	03-16-2016
CASE INSPECTION NOTES	Case complied 5/19/16. AL 5/26/16	05-26-2016
CASE INSPECTION NOTES	Per Insp. White: case complied 5/19/16. AL 5/27/16	05-27-2016
CASE ACTIVITY NOTES	Per Settlement received from Ryan Law office case dismissed. AL 6/27/16	06-27-2016

Case Activity Comments

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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.		11/04/2015
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.		11/04/2015

City of Dania Beach

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

OWNER: AMAURY DOMINGUEZ
FOLIO: 0136-06-0210
LEGAL: PLAYLAND ISLES 37-14 B LOT 12 BLK 3
ADDRESS: 4932 SW 45 AVENUE

CODE ENFORCEMENT ORDER LIEN						CEB 11-0597		RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record			BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total						
1/14/2012	8/28/2016	\$150.00	1,688	\$253,200.00	\$254.00	\$253,454.00		49021	1442-1448	8/23/2012		

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: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Ferframmar LLC, 711 SW 9 ST,
Case #15-1747

Summary Explanation & Background:

This case was originally cited on 12/11/15 for 5 violations. This case went before Special Magistrate Judith Secher 3/3/16 for 3 violations. The Special Magistrate issued an order giving the respondent until 4/12/16 to comply the violations or a fine of \$200.00 per day would be levied. This case complied on 5/3/16. Fines ran from 4/12/16 to 5/3/16 totaling \$4,200. The City received \$2,100.00 as settlement for the fines.

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$2,100.00 as settlement for the fines.

Commission Action:

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

Comment:

City Manager

City Clerk

Case Number: 2015-00001747

Case Type:
Notice of Violation**Case Description:**
Initial case**Case Start Date:**
12-11-2015**Status:**
Active**Status Date:****Default Inspector:**
Windy Damis**Cited Address:**
711 SW 9 ST**Folio Number:**
5142-03-34-0150**Cited Party:**
FERFRAMAR LLC**Note Type****Case Notes****Date**

CASE INSPECTION NOTES	CASE INSPECTION NOTES	12-16-2015
CASE HEARING NOTES	CASE HEARING NOTES	12-16-2015
CASE ACTIVITY NOTES	Per Insp Damis: NOV posted on 12/11/15, also mailed. JC 12/16/15	12-16-2015
CASE INSPECTION NOTES	Per Insp. Damis: case failed re-inspection on 1/5/16. Send case to 3/3/16 SM Hearing. AL 1/13/16	01-13-2016
CASE HEARING NOTES	Per Special Magistrate Judith Secher, at the 3/3/16 SM Hearing the following was ordered: Compliance by April 12, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed. AL 4/12/16	03-04-2016
CASE INSPECTION NOTES	Per Insp. Damis: case failed post hearing re-inspection on 4/12/16. Send case to T/S for confirmation of fine. AL 4/14/16	04-14-2016
CASE ACTIVITY NOTES	\$100 administrative fee paid. AL 5/3/16	05-03-2016
CASE INSPECTION NOTES	Per Insp. Damis: case complied 5/3/16. Set case for 8/4/16 SM Hearing. AL 5/10/16	05-10-2016
CASE INSPECTION NOTES	Per Agreement received from Tim Ryan's office settlement received in the amount of \$2,100 for 15-1747-case to be dismissed. Send to 9/1/16 Commission Abatement Hearing. AL 7/7/16	08-02-2016

Case Activity Comments

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Case Violations

1	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.		12/11/2015
2	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.		12/11/2015
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.		12/11/2015
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.		12/11/2015
5	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.		12/11/2015

AGENDA REQUEST FORM

CITY OF DANIA BEACH

Date: August 4, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Rochelle Jackson, 4530 SW 43 AVE,
Case #08-2020 #15-0572

Summary Explanation & Background:

For case #08-2020: This property was originally cited on 11/10/08 for 7 violations. Special Magistrate Mitch Kraft issued an order giving the respondent until 4/14/09 to comply or a fine of \$200.00 per day would be levied. At the 9/3/09 hearing, Special Magistrate Mitch Kraft confirmed the fine as a lien. The fines ran from 4/14/09 through 6/18/14 1,891 days @ \$200.00 per day = \$378,200 in addition admin fees of \$141.00 for a grand total of \$378,341.00

For case #15-0572: This property was originally cited on 4/23/15 for 4 violations. This went to the Special Magistrate on 8/6/15 for 3 violations. Special Magistrate Judith Secher issued an order giving the respondent until 9/15/15 to comply or a fine of \$150.00 per day would be levied. At the 4/7/16 hearing, Special Magistrate Bruce Jolly confirmed the fine as a lien. The fines ran from 9/15/15 through 5/12/16, 240 days @ \$150 per day = \$40,012.50

This is a motion to accept the settlement offer received by the City due to sale of property. The City received \$21,000.00 as settlement for 2 code cases.

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 \$21,000.00 as settlement for the code cases.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk

Case Number: 08-2020

Case Type:
Notice of Violation

Case Description:
MINIMUM STANDARDS

Case Start Date:
11-10-2008

Status:
Active

Status Date

Default Inspector:
HISTORICAL CE
INSPECTOR

Cited Address:
4530 SW 43 AVE

Folio Number:

Cited Party:
ROCHELLE JACKSON

Note Type

Case Notes

Date

INSPECTOR NAME	MICHAEL RINALDI	11-10-2008
INSPECTOR NAME	TUCHETTE TORRES	11-10-2008
Case Narrative	Vio letter-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); 22-5(i)(5)(d)	11-12-2008
Case Inspections Text	Property is being extended reinspection from 12/12/08 to 1/5/08 per Insp. Rinaldi. December 22, 2008 8:44:03 AM daniszp	12-22-2008
Case Inspections Text	Property failed reinspection per inspector Mike Rinaldi. January 6, 2009 12:28:39 PM danilxg	01-06-2009
Case Inspections Text	Property failed reinspection per inspector Mike Rinaldi. April 15, 2009 9:29:46 AM danilxg	04-15-2009
Case Other Actions	Sent to Tim Ryan's office for title search.	04-17-2009
Case Board Meetings	Compliance by April 14, 2009 or \$200.00 per day per Special Case is continued to the September 3, 2009 hearing. August 20, 2009 12:12:27 PM danilxg Magistrate Mitch Kraft at the March 5, 2009 hearing. March 25, 2009 10:45:42 AM daniszp	09-02-2009
Case Board Meetings	Fine confirmed per Special Magistrate Mitch Kraft at the September 3, 2009 hearing. September 17, 2009 8:23:13 AM daniszp	12-31-2009
Case Inspections Text	Property failed reinspection on 12.30.09 per Inspector Mike Rinaldi. December 31, 2009 9:46:12 AM DANITXT	12-31-2009
Case Inspections Text	check for status of case	03-31-2011
Case Inspections Text	Per Victoria in Tim Ryan's office a foreclosure sale was scheduled for December 8, 2010 but was cancelled due to Plaintiff's Ex-Parte Motion to cancel foreclosure sale on December 7, 2010, which was granted in an Order on 12/7/10. On December 14, 2010, a re-open fee was paid by Plaintiff's attorney. March 31, 2011 9:47:07 AM DANITXT.	06-06-2011
Case Inspections Text	Emailed Victoria(Tim Ryan's ofc). June 6, 2011 11:50:54 AM DANITXT.	08-19-2011
Case Inspections Text	Per Insp. White: Fines stopped running on the lien on this case on 6/18/2014 due to change of ownership. LW 4/27/15	04-27-2015

Case Activity Comments

INITIAL - INITIAL INSPECTION	11-10-2008
HISTORICAL - DMS Violation Letter	11-12-2008
REINSPECTION - REINSPECTION	12-12-2008
REINSPECTION - REINSPECTION	01-05-2009
HISTORICAL - DMS Affidavit of Service	02-19-2009
POST HEARING - POST BOARD	04-14-2009
F-TITLE SEARCH - TITLE SEARCH	04-15-2009
HISTORICAL - DMS Affidavit of Service	08-20-2009
FORECLOSURE - FORECLOSURE REINSPECTION	12-03-2009
F-TITLE SEARCH - TITLE SEARCH	12-31-2009
REINSPECTION - REINSPECTION	03-28-2011
REINSPECTION - REINSPECTION	05-30-2011

Case Violations

1	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	11/12/2008
2	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	11/12/2008
3	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	11/12/2008
4	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	11/12/2008
5	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	11/12/2008
6	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	11/12/2008

7	22-5(i)(5)(d) Tree Height Maintenance	DBCC 22-5(i)(5)(d) states all trees shall be kept trimmed by the abutting property owner or tenant and shall have a clearance of at least eight (8) feet above the sidewalk and fourteen (14) feet above the street level so as to permit pedestrian and vehicular traffic beneath them without interference.	ACTIVE	11/12/2008
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Case Number: 2015-00000572

Case Type:
Notice of Violation**Case Description:**
Initial case**Case Start Date:**
04-23-2015**Status:**
Active**Status Date:****Default Inspector:**
George White**Cited Address:**
4530 SW 43 AVE**Folio Number:**
5041-25-04-0210**Cited Party:**
Bank of America NA**Note Type****Case Notes****Date**

CASE INSPECTION NOTES	CASE INSPECTION NOTES	04-28-2015
CASE HEARING NOTES	CASE HEARING NOTES	04-28-2015
CASE ACTIVITY NOTES	Per Insp White: NOV posted on 4/23/15, also mailed. JC 4/28/15	04-28-2015
CASE INSPECTION NOTES	Per Insp. White: Case failed re-inspection 6/15/15. Send to 8/6/15 hearing LW 6/16/15	06-16-2015
CASE HEARING NOTES	Per Special Magistrate Judith Secher at the 8/6/15 hearing, the following was ordered: Compliance by September 15, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed. LW 8/7/15	08-07-2015
CASE INSPECTION NOTES	Per Insp. White: case failed post hearing re-inspection. Send to T/S for Confirmation of Fines. AL 9/24/15	09-24-2015
CASE INSPECTION NOTES	Per T/S received set case for 4/7/16 SM Hearing for Confirmation of Fine. AL 2/3/16	02-03-2016
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly, at the April 7, 2016 hearing the flowing was ordered: Fine Confirmed. AL 4/11/16 	04-11-2016
CASE INSPECTION NOTES	Per Insp. White: case complied 5/12/16. AL 5/19/16	05-19-2016

Case Activity Comments

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Case Violations

1	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.		04/23/2015
2	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.		04/23/2015
3	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.		04/23/2015

City of Dania Beach

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

OWNER: ROCHELLE JACKSON
FOLIO: 0125-04-0210
LEGAL: TROPICAL HAVEN 42-5 B LOT 21
ADDRESS: 4530 SW 43 AVENUE

CODE ENFORCEMENT ORDER LIEN						CEB 08-2020		RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record			BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total						
4/14/2009	6/18/2014	\$200.00	1,891	\$378,200.00	\$141.00	\$378,341.00		46580	1926-1931	10/9/2009	113833090	Page 1 of 7

REVISED 8/23/2016
Cherrie-Ann Browne
Accts. Receivable & Liens

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
3	PAGES	FINAL ORDER	25.50
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
			141.00

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Joyce Loftus., 4676 SW 37 AVE,
Case #14-1590

Summary Explanation & Background:

This case was originally cited on 8/15/14 for 1 violation. This case went before Special Magistrate Mark Berman 2/5/15 for 1 violation. The Special Magistrate issued an order giving the respondent until 2/25/15 to comply the violations or a fine of \$150.00 per day would be levied. The case complied on 10/6/15, although change of ownership occurred 6/23/15. This is a motion to accept the settlement offer received by the City due to release of lien on property. The City received \$2,500.00 as settlement for the fine.

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to release of property. The City received \$2,500.00 as settlement for the fine.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk

Case Number: 2014-00001590

Case Type:
Notice of Violation**Case Description:**
Initial case**Case Start Date:**
08-15-2014**Status:**
Active**Status Date:****Default Inspector:**
George White**Cited Address:**
4676 SW 37 AVE**Folio Number:**
5042-30-07-0410**Cited Party:**
Joyce Loftus**Note Type****Case Notes****Date**

CASE INSPECTION NOTES	CASE INSPECTION NOTES	08-20-2014
CASE HEARING NOTES	CASE HEARING NOTES	08-20-2014
CASE ACTIVITY NOTES	Per Insp White: NOV posted on 8/15/14. JC 8/20/14	08-20-2014
CASE INSPECTION NOTES	Per Insp. White: Case failed re-inspection 12/5/14. Send to next available hearing LW 12/9/14	12-09-2014
CASE HEARING NOTES	Per Special Magistrate Mark Berman at the 2/5/15 hearing, the following was ordered: Compliance by February 25, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed. LW 2/6/15	02-06-2015
CASE INSPECTION NOTES	Per Insp. White: Case failed post-board 3/6/15. Send to T/S for confirmation of fines LW 3/13/15	03-13-2015
CASE INSPECTION NOTES	Per Insp. White: Case complied on 10/6/15. AL 10/9/2015	10-09-2015
CASE INSPECTION NOTES	Change of ownership 6/23/15, case will remain open until sale of property/fines owed. AL 6/3/16	06-03-2016
CASE ACTIVITY NOTES	2nd attempt to collect admin fee of \$100 mailed. AL 6/15/16	06-15-2016

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.		08/15/2014
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AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Johnny Sorensen Trstee, 5320 SW 30 TER,
Case #15-1639

Summary Explanation & Background:

This case was originally cited on 11/17/15 for 6 violations. This case went before Special Magistrate Bruce Jolly 2/4/16 for 4 violations. The Special Magistrate issued an order giving the respondent until 3/15/16 to comply the violations or a fine of \$150.00 per day would be levied. The case complied on 5/24/16. The fines ran from 3/15/16 through 5/24/16, 70 days @ \$150 = \$10,500.00. This is a motion to accept the settlement offer received by the City due to release of lien on property. The City received \$3,000.00 as settlement for the fine.

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to release of lien. The City received \$3,000.00 as settlement for the fine.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk

Case Number: 2015-00001639

Case Type:
Notice of Violation**Case Description:**
Initial case**Case Start Date:**
11-17-2015**Status:**
Active**Status Date:****Default Inspector:**
Warren Ostrofsky**Cited Address:**
5320 SW 30 TER**Folio Number:**
5042-32-34-3420**Cited Party:**
JOHNNY SORENSEN TRSTEE

Note Type

Case Notes

Date

CASE INSPECTION NOTES	CASE INSPECTION NOTES	11-24-2015
CASE HEARING NOTES	CASE HEARING NOTES	11-24-2015
CASE ACTIVITY NOTES	Per Insp Ostrofsky: NOV posted on 11/17/15, also mailed. JC 11/24/15	11-24-2015
CASE INSPECTION NOTES	Per Insp. Ostrofsky: Case failed re-inspection on 12/4/15. Send 2/4/16 SM Hearing. AL 12/10/15	12-10-2015
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly, at the 2/4/16 SM Hearing the following was ordered: Compliance by March 15, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed. AL 2/8/16	02-08-2016
CASE INSPECTION NOTES	Per Insp. Ostrofsky: failed post board re-inspection on 3/15/16 Send to T/S for confirmation of fines. AL 3/22/16	03-22-2016
CASE INSPECTION NOTES	Per Insp. Ostrofsky: case failed post hearing re-inspection on 3/15/16. Send to T/S for confirmation of fines. AL 3/22/16	03-22-2016
CASE INSPECTION NOTES	Per Insp. Ostrofsky: case complied 5/24/16. AL 5/25/16	05-26-2016
CASE ACTIVITY NOTES	Administrative fee of \$100 paid. AL 5/26/16	05-26-2016

Case Activity Comments

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Case Violations

1	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.		11/17/2015
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.		11/17/2015
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.		11/17/2015
4	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.		11/17/2015

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: Wilbur & Gloria Fernander, 112 SW 7 AVE,
Case # 12-0105 & 13-1639

Summary Explanation & Background:

Case 12-0105 was originally cited on 2/7/12 for 7 violations. This case went to the Special Magistrate on 7/12/12 for 7 violations. Special Magistrate Gordon Linn issued an order giving the respondent until 8/1/12 to comply or a fine of \$250.00 per day would be levied. At the 6/6/13 hearing, the Special Magistrate Mark Berman confirmed the fine as a lien. The total amount of the lien is \$355,304.00.

Case 13-1639 was originally cited on 10/24/13 for 1 violation. This case went to the Special Magistrate on 12/12/13 for 1 violation. Special Magistrate Mark Berman issued an order giving the respondent until 1/1/14 to comply violations or a \$200 per day fine would be levied. At the 8/7/14 hearing Special Magistrate Mark Berman confirmed the fine. Total amount of lien is \$139,854.00

The City received a total settlement of \$4,350.65 for code fines on 2 cases and one public service nuisance lien.

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 \$4,350.65 for code fines.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk

Status:	Status Date
Active	

Cited Party:
FERNANDER, WILBUR &
GLORIA

Page 1 of 2

Case Narrative	Per Tim Ryan's office 7/21/15: Accepted settlement for Cases 12-0105 and 2013/1639 in the amount of \$1,500.00 for partial release of liens. Send to 9/2/15 Commission Abatement Hearing LW 7/23/15	07-23-2015
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Case Activity Comments

INITIAL - INITIAL INSPECTION	02-07-2012
HISTORICAL - DMS Violation Letter	02-24-2012
REINSPECTION - REINSPECTION	03-16-2012

Case Violations

1	8-21(a)(2)(g) Window/Door Maint./ Equip.	DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.	ACTIVE	02/07/2012
2	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.	ACTIVE	02/07/2012
3	8-21(a)(4)(e) Electrical Condition	DBCC 8-21(a)(4)(e) requires all electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition.	ACTIVE	02/07/2012
4	8-21(a)(5)(a)(1) Building Maintenance	DBCC 8-21(a)(5)(a)(1) states the exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing, or other holes or breaks.	ACTIVE	02/07/2012
5	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	02/07/2012
6	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	02/07/2012
7	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	02/07/2012
8	13-74(c) Garbage/Trash receptacles in R/W	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.	ACTIVE	02/07/2012
9	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	02/07/2012

City of Dania Beach

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

OWNER: WILBUR FERNANDER
FOLIO: 0234-05-0140
LEGAL: GEO M PHIPPENS SUB 2-90 D LOT 9 BLK B
ADDRESS: 112 Southwest 7 Avenue, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN							CEB 12-0105		RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK/INSTRUMENT	PAGE	DATE
Date	Date	Amount	Days	FINE	Fee	Total						
8/1/2012	7/27/2016	\$250.00	1,456	\$364,000.00	\$304.00	\$364,304.00	49907	588-594	6/20/2013	11310593	Page 1 of 1	7/29/20
										113837213	Page 1 to 2	7/27/20

This fine is still active and accruing at daily rate.

To calculate additional daily amount (x) \$250.00 by the # of days after 7/27/2016

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

REVISED 8/23/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
3	PAGES	FINAL ORDER	32.00
2	PAGES	SUPPLEMENTAL ORDER	17.00
1	PAGES	RELEASE OF LIEN	25.00
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	150.00
			304.00

Status:	Status Date
Active	

Cited Party:
Wilbur Fernander

Page 1 of 2

CASE HEARING NOTES	Per Special Magistrate Judith Secher, at the 12/3/15 hearing the following was ordered: Authorization to Foreclose. AL 12/7/15	12-07-2015
CASE INSPECTION NOTES	Per Insp. Ostrofsky: case complied 11/30/15. AL 6/16/16	06-16-2016

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.		10/24/2013
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City of Dania Beach

100 W. Dania Beach
Dania Beach, FL 33427
954-924-1111

OWNER: WILBUR FERNANDER
FOLIO: 0234-05-0140
LEGAL: GEO M PHIPPENS SUB 2-90 D LOT 9 BLK B
ADDRESS: 112 Southwest 7 Avenue, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN							CEB 2013-1639			RECORDED			RELEASED		
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK/INSTRUMENT	PAGE	DATE			
Date	Date	Amount	Days	FINE	Fee	Total									
1/1/2014	7/27/2016	\$200.00	938	\$187,600.00	\$254.00	\$187,854.00	51051	36-41	8/28/2014	113140593	Page 1 of 1	7/29/2014			
										113837195	Page 1 to 2	7/30/2014			

REVISED 8/23/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
3	PAGES	FINAL ORDER	32.00
2	PAGES	SUPPLEMENTAL ORDER	17.00
1	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: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Jason Schaffer, 109 NE 2 PL,
Case #14-0520

Summary Explanation & Background:

This case was originally cited on 4/10/14 for 4 violations. This case went before Special Magistrate Mark Berman 6/5/14 for 4 violations. The Special Magistrate issued an order giving the respondent until 7/15/14 to comply the violations or a fine of \$250.00 per day would be levied. In addition onetime fines of \$250 for failure obtain a business tax receipt. At the 1/8/15 hearing, the Special Magistrate Mark Berman confirmed the fine as a lien. This is a motion to accept the settlement offer received by the City due to release lien. The City received \$554.00 as settlement for the fines.

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to release of lien
The City received \$554.00 as settlement for the fines.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk

Case Number: 2014-00000520

Case Type:
Notice of Violation**Case Description:**
Initial case**Case Start Date:**
04-10-2014**Status:**
Active**Status Date****Default Inspector:**
Frank Austin**Cited Address:**
109 NE 2 PL**Folio Number:**
5042-34-07-0210**Cited Party:**
Jason D Schaffer**Note Type****Case Notes****Date**

CASE ACTIVITY NOTES	CASE ACTIVITY NOTES	04-14-2014
CASE INSPECTION NOTES	CASE INSPECTION NOTES	04-14-2014
CASE HEARING NOTES	CASE HEARING NOTES	04-14-2014
CASE ACTIVITY NOTES	Per Insp Austin: NOV posted on 4/10/14. JC 4/14/14	04-14-2014
CASE INSPECTION NOTES	Per Insp. Austin: Case failed re-inspection 4/21/14. Send to next available hearing. LW 4/22/14	04-22-2014
CASE HEARING NOTES	Per Special Magistrate Mark Berman at the 6/5/14 hearing, the following was ordered: Compliance by July 15, 2014 or a \$250.00 per day fine. Also one time fine of \$250 for BTR \$150.00 administrative fee assessed. LW 6/6/14	06-06-2014
CASE INSPECTION NOTES	Per Insp, Austin: Violation for BTR complied 8/14/14. All other violations complied 8/22/14. FO Comply date was 7/15/14. Send to T/S for Confirmation of Fine LW 8/28/14	08-28-2014
CASE INSPECTION NOTES	Per T/S results from Tim Ryan's office received 11/12/14, send to next available hearing for confirmation of fines. LW 11/18/14	11-18-2014
CASE HEARING NOTES	Per Mark Berman at the 1/8/2015 Special Magistrate hearing, the following was ordered: Fine confirmed. LW 1/9/15	01-09-2015
CASE INSPECTION NOTES	Per Insp. Austin: Case failed foreclosure inspection 4/24/15. Send to T/S for authorization to foreclose or money judgment LW 4/29/15	04-29-2015

Case Activity Comments

--	--

Case Violations

1	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.		04/10/2014
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.		04/10/2014
3	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.		04/10/2014
4	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.		04/10/2014

City of Dania Beach

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

OWNER: JASON D SCHAFER

FOLIO:0234 070 0210

LEGAL: POINCIANA PARK 5-17 B LOT 19 W 37.5, 20 E 25 BLK 2

ADDRESS: 109 NE 2 Place, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN							CEB 2014-0520		RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record				BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total							
6/17/2014	8/3/2016	\$250.00	0	\$250.00	\$150.00	\$400.00			112764129	1 to 6	1/23/2015	113851600	Page 1 of

REVISED 8/23/2016

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
			304.00

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Catherine Weston, 4584 SW 24 AVE,
Case #94-0208

Summary Explanation & Background:

This case was originally cited on 4/16/94 for 2 violations. The code enforcement lien was recorded December 20, 1994. The City's lien was subject to a foreclosure action in Broward County Court Case #COCE 95-4330. This is a motion to accept the settlement offer received by the City due to release lien. The City received \$168.00 as settlement for the fines.

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to release of lien
The City received \$168.00 as settlement for the fines.

Commission Action:

Passed ☐ Failed ☐ Continued ☐ Other ☐

Comment:

City Manager

City Clerk

LAW OFFICES
RYAN & RYAN, LLC
THIRD FLOOR
700 EAST DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA 33004-3090

ARCHIE J. RYAN III
TIMOTHY M. RYAN
CHRISTOPHER J. RYAN*
ERIC W. ABEND

**Board Certified City,
County and Local
Government Lawyer*

TELEPHONE 954.920.2921
FACSIMILE 954.921.1247
WEBSITE www.ryanlawfl.com

July 29, 2016

Mr. Eric Walton, Code Compliance Manager
City of Dania Beach
100 West Dania Beach Boulevard
Dania Beach, Florida 33004

Re: Dania Beach vs. Catherine Weston
Case No. CEB 94-0208
Property Address: 4584 SW 24 Avenue, Dania Beach

Dear Eric:

Enclosed is a Money Order from Randy Stryker, payable to the City of Dania Beach in the amount of \$168.00 to release and satisfy the lien against the property at 4584 SW 24 Avenue, Dania Beach, Florida pursuant to the attached July 28, 2016 settlement offer.

Please deposit the check and confirm with the City's finance department that the deposited check is cleared funds. After you confirm the check is cleared funds, then have the Release and Satisfaction signed, recorded and forward a copy of the recorded release to my office. Please contact my office with any questions regarding this matter.

Sincerely,



TIMOTHY M. RYAN

TMR/ea

Encl.

cc: Tom Ansbro, Esq., Marc LaFerrier, Angel Lunkins(via email)

LAW OFFICES
RYAN & RYAN, LLC
THIRD FLOOR
700 EAST DANIA BEACH BOULEVARD
DANIA BEACH, FLORIDA 33004-3090

ARCHIE J. RYAN III
TIMOTHY M. RYAN
CHRISTOPHER J. RYAN*
ERIC W. ABEND

**Board Certified City
County and Local
Government*

TELEPHONE 954.920.2921
FACSIMILE 954.921.1247
WEBSITE www.ryanlawfl.com

July 28, 2016

Sent via E-mail at stryker357@gmail.com

Mr. Randy Stryker
4584 SW 24 Avenue
Dania Beach, FL 33312

Re: Dania Beach vs. Catherine Weston
Dania Beach Code Case No.: 94-0208
Property Address: 4584 SW 24 Avenue, Dania Beach

Dear Mr. Stryker:

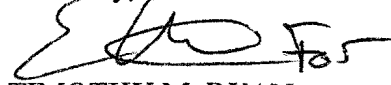
This law firm represents the City of Dania Beach regarding Code Enforcement matters. You contacted the City requesting a release of the City Code Enforcement lien in case number 94-0208 against property at 4584 SW 24 Avenue, Dania Beach, Florida in connection with your application for airport expansion/renovation assistance.

The subject code enforcement lien was recorded December 20, 1994 in OR Book 22954, Page 376. The City's lien was subject to a foreclosure action in Broward County Court Case No. COCE 95-4330.

The City agrees to release the above referenced lien for \$168.00, which represents the City's recording costs for the lien. To accept this offer, please issue a check in the amount of \$168.00, payable to the City of Dania Beach and deliver payment to my office. Upon receipt of the payment, the City will prepare a release of the above referenced lien and have it recorded in the Broward County Public Records. This offer is open for a period of 30 days after which it is expressly withdrawn.

Please contact my office if you require further information on this matter.

Sincerely,



TIMOTHY M. RYAN

cc: Tom Ansbro, Marc LaFerrier, Eric Walton (via email)

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016

Agenda Item #:

Title: Request for Abatement

Requested Action:

Approval of the Settlement Received for: Bank of New York Mellon Trstee MS 005, 4851 SW 44 AVE, Case #15-1668

Summary Explanation & Background:

This case was originally cited on 11/20/15 for 7 violations. This case went before Special Magistrate Judith Secher 3/3/16 for 4 violations. The Special Magistrate issued an order giving the respondent until 4/12/16 to comply the violations or a fine of \$200.00 per day would be levied. The case complied on 6/24/16. The fines ran from 4/12/16 through 6/24/16, 104 days @ \$200 =\$20,800.00. This is a motion to accept the settlement offer received by the City due to release of lien on property. The City received \$1,500.00 as settlement for the fine.

Exhibits (List):

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

Purchasing Approval:

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

Recommended for Approval By:

This is a motion to accept the settlement offer received by the City due to release of lien. The City received \$1,500.00 as settlement for the fine.

Commission Action:

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

Comment:

City Manager

City Clerk

Case Number: 2015-00001668

Case Type:
Notice of Violation

Case Description:
Initial case

Case Start Date:
11-20-2015

Status:
Active

Status Date:

Default Inspector:
George White

Cited Address:
4851 SW 44 AVE

Folio Number:
5041-36-06-0630

Cited Party:
BANK OF NEW YORK MELLON
TRSTEE MS 005

Note Type

Case Notes

Date

CASE HEARING NOTES	CASE HEARING NOTES	12-02-2015
CASE INSPECTION NOTES	CASE INSPECTION NOTES	12-02-2015
CASE ACTIVITY NOTES	Per Insp White: NOV posted on 11/20/15, also mailed. JC 12/2/15	12-02-2015
CASE INSPECTION NOTES	Per Insp. White: Case failed re-inspection on 12/28/15. Send case to 3/3/16 SM Hearing. AL 1/13/16	01-13-2016
CASE HEARING NOTES	Per Special Magistrate Judith Secher, at the 3/3/16 SM Hearing the following was ordered: Compliance by April 12, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed. AL 3/4/16	03-04-2016
CASE ACTIVITY NOTES	Administrative fee of \$100 paid by charge. AL 4/11/16	04-11-2016
CASE INSPECTION NOTES	Per Insp. White: Extension request requested. Send case to 7/14/16 SM Hearing. AL 4/11/16	04-11-2016
CASE INSPECTION NOTES	Per Insp. White case complied 6/24/16. NOH mailed to new owner 6/27/16. AL 6/27/16	06-27-2016
CASE HEARING NOTES	Per Special Magistrate Judith Secher, at the 7/14/16 Special Magistrate hearing the following was ordered: Extension denied. Case to be set for 8/4/16 hearing confirmation of fine. AL 7/19/16	07-19-2016
CASE INSPECTION NOTES	Per Tim Ryan's office-Settlement received in the amount of \$1.500. Send to 9/7/16 Commission Abatement Hearing. AL 8/3/16	08-03-2016

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.		11/20/2015
2	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.		11/20/2015
3	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.		11/20/2015
4	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.		11/20/2015
5	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.		11/20/2015
6	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.		11/20/2015
7	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.		11/20/2015

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: August 15, 2016 **Agenda Item #:**

Title: Request for Abatement

Requested Action:

Approval of the settlement received for: Ray & Ester Rex, 4940 SW 45 AVE,
Case # 11-0598 & #16-0591

Summary Explanation & Background:

Case 11-0598 was originally cited on 4/26/11 for 12 violations. This case went to the Special Magistrate hearing on 8/4/11 for 8 violations. Special Magistrate Mark Berman issued an order giving the respondent until 11/12/11 to comply or a fine of \$100.00 per day would be levied. At the 3/7/13 hearing, the Special Magistrate Gordon Linn confirmed the fine as a lien. Fines ran from 7/12/12 through 6/23/15 1,076 days @ \$100 a day = \$107,855.00 plus recording fees of \$255.00. Grand total fine of \$107,855.00.

Case 16-0591 was originally cited on 4/5/16 for 9 violations. This case went to the Special Magistrate hearing on 8/4/16 for 9 violations. Special Magistrate Bruce Jolly issued an order giving the respondent until 10/13/16 to comply violations or a \$200 per day fine would be levied. Case was dismissed per settlement agreement

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

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

Status:	Status Date
Active	

Cited Party:
RAY & ESTER REX

Page 1 of 3

Case Inspections Text	Per Chief Insp Lupo's administrative decision: hold off on recording lien for another 30 days. KM 5/20/13	05-20-2013
Case Inspections Text	Per Insp. Ostrofsky: Case failed foreclosure inspection 1/23/15. Send to T/S for authorization to foreclose or money judgment. LW 1/30/15	01-30-2015
Case Inspections Text	Per E. Abend stop date on fine added to case due to change of ownership 6/23/15. AL 4/5/16	06-17-2016

Case Activity Comments

INITIAL - INITIAL INSPECTION	04-26-2011
HISTORICAL - DMS Violation Letter	04-29-2011
REINSPECTION - REINSPECTION	05-26-2011
HISTORICAL - DMS Affidavit of Service	07-20-2011
POST HEARING - POST BOARD	11-12-2011
HISTORICAL - DMS Affidavit of Service	11-22-2011
POST HEARING - POST BOARD	03-17-2012

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	04/26/2011
2	8-21(a)(2)(g) Windows must fully operate	DBCC 8-21(a)(2)(g) states all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.	ACTIVE	04/26/2011
3	8-21(a)(4)(e) Electrical Condition	DBCC 8-21(a)(4)(e) requires all electrical wiring and accessories to be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition.	ACTIVE	04/26/2011
4	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	04/26/2011
5	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	04/26/2011
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	04/26/2011
7	13-74(c) Garbage/Trash receptacles in R/W	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.	ACTIVE	04/26/2011

8	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	04/26/2011
9	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	04/26/2011
10	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.	ACTIVE	04/26/2011
11	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).	ACTIVE	04/26/2011
12	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.	ACTIVE	04/26/2011

Case Number: 2016-00000591

Case Type:
Notice of Violation**Case Description:**
Initial case**Case Start Date:**
04-05-2016**Status:**
Active**Status Date:****Default Inspector:**
Warren Ostrofsky**Cited Address:**
4940 SW 45 AVE**Folio Number:**
5041-36-06-0220**Cited Party:**
US BANK NATIONAL ASSN
TRSTEE
% SELECT PORTFOLIO
SERVICING INC**Note Type****Case Notes****Date**

CASE ACTIVITY NOTES	CASE ACTIVITY NOTES	05-02-2016
CASE INSPECTION NOTES	CASE INSPECTION NOTES	05-02-2016
CASE HEARING NOTES	CASE HEARING NOTES	05-02-2016
CASE INSPECTION NOTES	Per Insp. Ostrofsky: property failed re-inspection on 4/27/16. Set case for 8/4/16 SM Hearing. AL 5/2/16	05-02-2016
CASE HEARING NOTES	Per Special Magistrate Bruce Jolly, at the 8/4/16 hearing the following was ordered: Compliance by October 13, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed. AL 8/10/16	08-10-2016

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.	04/05/2016
2	8-21(a)(4)(a) Building Condition	DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.	04/05/2016

3	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.		04/05/2016
4	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.		04/05/2016
5	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.		04/05/2016
6	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.		04/05/2016
7	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.		04/05/2016
8	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).		04/05/2016
9	8-186(2) Storm Shutters Commercial	DBCC 8-186(2) Storm shutters are used as a method of securing commercially zoned buildings and structures and their contents from theft or other illicit acts, provided that: The shutters shall be employed only during nonbusiness hours, which must be clearly posted and visible on the exterior of the structure, whether or not the shutters are in the closed or open position, and must contain a contact phone number in cases of emergency, except as provided in subparagraph b., below. Shutters shall not be employed upon building or structure façades that are visible from any arterial or collector street designated in section 510-20 (principal arterial commercial design standards) of the Land Development Code.		04/05/2016

City of Dania Beach

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

OWNER: ESTER & RAY REX
FOLIO: 0136-06-0220
LEGAL: PLAYLAND ISLES 37-14 B LOT 13 BLK 3
ADDRESS: 4940 Southwest 45 Avenue, Dania Beach, Fl

CODE ENFORCEMENT ORDER LIEN						CEB 11-0598		RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record			BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total						
7/12/2012	6/23/2015	\$100.00	1,076	\$107,600.00	\$255.00	\$107,855.00		49991	154-165	7/17/2013		

REVISED 8/23/2016

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	40.50
7	PAGES	SUPPLEMENTAL ORDER	59.50
2	PAGES	RELEASE OF LIEN	25.00
	ADM. FEE RECORDING LIEN		40.00
	ADM. FEE RECORDING RELEASE		30.00
	ADM. FEE - SPECIAL MAGISTRATE FINE		50.00
			255.00