

# AGENDA REQUEST FORM CITY OF DANIA

**Date:** January 3, 2011

**Agenda Item #:**

**Title:** Request for Abatement

**Requested Action:**

Consideration of the Abatement Request for: Thomas Flannery & Mario Perez, 502 SW 2 Avenue, CASE # 07-0368

**Summary Explanation & Background:**

This was originally cited on February 20, 2007 for 6 violations. This went to the Special Magistrate on 5/07/07 for 6 violations. The Special Magistrate issued an order giving the respondent until 6/06/07 to comply or a fine of \$250.00 per day would be levied. At the 9/10/07 hearing, the fine was confirmed. The property was brought into compliance on 12/04/07. The fine ran from 6/06/07 through 12/04/07 at \$250.00 per day for 181 days = \$45,250.00 total. A recommendation of \$2,500.00 to the City Commission per Special Magistrate Mitch Kraft was made at the June 3, 2010 Special Magistrate hearing. The respondent asked for a continuance from the September 16, 2010 Commission Abatement hearing. The respondent again asked for a continuance from the November 18, 2010 Commission hearing.

**Exhibits (List):**

- (1) Copy of the original violation letter issued.
- (2) Copy of the Final Order issued and the Supplemental Order issued by the Special Magistrate.
- (3) Copy of the minutes from the 5/07/07, 9/10/07 and 6/03/10 Special Magistrate hearings.
- (4) Copy of the lien total sheet.

**Purchasing Approval:**

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

**Recommended for Approval By:**

A recommendation of \$2,500.00 to the City Commission per Special Magistrate Mitch Kraft was made at the June 3, 2010 Special Magistrate hearing. The respondent asked for a continuance from the September 16, 2010 Commission Abatement hearing. The respondent again asked for a continuance from the November 18, 2010 Commission hearing.

**Commission Action:**

Passed  Failed  Continued  Other

**Comment:**

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
City Clerk



# City of Dania Beach

FLORIDA

February 20, 2007

THOMAS FLANNERY &  
MARIO PEREZ  
805 NE 20 DR  
WILTON MANORS, FL 333052028

Case Number: 07-00000368

Location: 502 SW 2 AVE  
Folio: 5142-03-04-0311-  
Legal Description:  
DANIA HEIGHTS 3-22 B LOT 1 LESS S 50 BLK 4 DANIA HEIGHTS 3-22 B  
LOT 1 LESS S 50 BLK 4

Dear THOMAS FLANNERY &  
MARIO PEREZ:

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

You are required to correct the violation(s) and call for a re-inspection by March 21, 2007. 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 954 924-3703.

Sincerely,

*Eric Walton*

ERIC WALTON  
CODE INSPECTOR

I certify that an original hereof was furnished to the above named addressee by:  
Certified Mail # 7006 2760 0004 7017 7051 by SHARIANN MARCHAN

Also sent regular mail

**"Broward's First City"**

100 West Dania Beach Boulevard, Dania Beach, Florida 33004 Phone: (954) 924-3600 [www.daniabeachfl.gov](http://www.daniabeachfl.gov)

BASE NUMBER 07-00000368  
 PROPERTY ADDRESS 502 SW 2 AVE

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 VIOLATION: CE008021141001 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(4)(a) Bldg Cond DATE: 2/20/07  
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

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 VIOLATION: CE008021151101 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(5)(a)(1) Bldg Mnt DATE: 2/20/07  
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

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 VIOLATION: CE008021151201 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(5)(a)(2) Paint DATE: 2/20/07  
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

CASE NUMBER 07-00000368  
 PROPERTY ADDRESS 502 SW 2 AVE

## CORRECTIVE ACTION REQUIRED :

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

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 VIOLATION: CE008021151301 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(5)(a)(3) Parking DATE: 2/20/07  
 LOCATION:

## ORDINANCE DESCRIPTION :

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

## CORRECTIVE ACTION REQUIRED :

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

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 VIOLATION: CE015001000001 QUANTITY: 1  
 DESCRIPTION: DBCC 15-1 License Required DATE: 2/20/07  
 LOCATION:

## ORDINANCE DESCRIPTION :

DBCC 15-1 states it is unlawful for any person to engage in or manage any business in the city without having a license from the city.

## CORRECTIVE ACTION REQUIRED :

Cease all unlawful activities and obtain all required licenses and approvals before resuming business operations.

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 VIOLATION: CE022005009501 QUANTITY: 1  
 DESCRIPTION: DBCC 22-5(i)(5) Req Swale Sod DATE: 2/20/07  
 LOCATION:

## ORDINANCE DESCRIPTION :

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

## CORRECTIVE ACTION REQUIRED :

Insure any and all unpaved swale areas are covered by grass sodding, grass seeding, or vegetative ground cover, and insure both new and existing planted areas are maintained and trimmed on a regular basis consistent with all city

CASE NUMBER 07-00000368  
PROPERTY ADDRESS 502 SW 2 AVE

CORRECTIVE ACTION REQUIRED :  
laws governing lawn and yard maintenance.

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 07-368  
Municipal Corporation

PETITIONER, :

vs. :

Thomas Flannery & Mario Perez

RESPONDENT(S) :

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

This proceeding came on for Formal Hearing on May 7, 2007, 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(s) and the subject matter of this action;

And

b. Respondent(s), Thomas Flannery & Mario Perez, did allow the following code violation(s) to exist at property Respondent(s) own(s), located at 502 SW 2 Avenue, Dania Beach, Florida, which property is legally described as: DANIA HEIGHTS 3-22 B LOT 1 LESS S 50 BLK 4 (#1203-04-0311):

1. DBCC 8-21 A4A Building condition. Foundations, floors and other building parts must be structurally sound and kept in good state of repair. The building is in disrepair.
2. DBCC 8-21 A5A1 Building Maintenance. The exterior of all premises where exposed to public view shall be maintained in good condition and not show evidence of deterioration. The building exterior surface is discolored.
3. DBCC 8-21 A5A2 Paint. All surfaces requiring paint shall be kept free of graffiti or evidence of deterioration. The building exterior surface is deteriorated and must be painted.
4. DBCC 15-1 License Required. It is unlawful for any person to engage in or manage any business without having a license from the building. The property is being used for rental purposes without an occupational license.
5. DBCC 22-5 i5 Swale Sod. Grass sodding or vegetative ground must be planted in any unpaved swale areas. The swale is missing sod or other vegetative cover.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent(s), Thomas Flannery & Mario Perez :
  - (a) has/have been found to be in violation of the above described code section(s) listed in paragraphs b. (1) through b.(5). A fine of \$ 250.00 per day will begin running June 6, 2007.

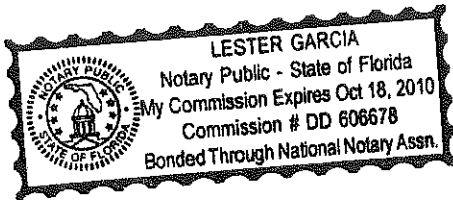
The City of Dania Beach shall have and recover from Respondent(s), Thomas Flannery & Mario Perez for the foregoing violation(s) listed in paragraphs b. (1) through b.(5), a fine of \$250.00 per day, to begin running June 6, 2007.

**The fine shall continue until said violation(s) comes/come into compliance with said section(s) of the City Code upon requested inspection. Upon complying, the Respondent(s) must notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent(s) has/have complied. If the Respondent(s) does/do not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be**

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

in compliance with this order. Said fine shall constitute a lien upon the real property and personal property of the Respondent(s).

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 29 day of MAY, 2007.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: [Signature]  
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this 29 day of MAY, 2007.

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent(s), Thomas Flannery & Mario Perez, this 29 day of MAY, 2007.

CERTIFIED MAIL #7001 1940 0002 6631 8813

[Signature]  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

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



FINAL ORDER  
#07-368  
PAGE 4

Also sent regular mail

amr

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

**CODE COMPLIANCE SPECIAL MAGISTRATE  
CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida  
Municipal Corporation

CASE # 07-0368

PETITIONER,

FINAL ORDER

vs.

THOMAS FLANNERY & MARIO PEREZ

RESPONDENT(S)

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**SUPPLEMENTAL ORDER/ CLAIM OF LIEN**

The City of Dania Beach Code Compliance Special Magistrate, 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, having received the testimony and affidavit of Code Officer Eric Walton on the City's Motion to Confirm Fine held on the 10<sup>th</sup> day of September 2007, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. That the Code Compliance Special Magistrate did enter on the 29<sup>th</sup> day of May 2007, a Final Order in the above captioned case commanding the Respondent(s), Thomas Flannery & Mario Perez, to bring the violation(s) specified in said Final Order into compliance on or before the 6<sup>th</sup> day of June

2007, or pay a fine in the amount of \$250.00 per day for each day of non compliance thereafter.

2. That said violation(s) occurred on the following described real property situate, lying and being in Broward County, Florida, to wit: DANIA HEIGHTS 3-22 B LOT 1 LESS S 50 BLK 4 (#1203 04 0311).
3. That the Respondent(s), Thomas Flannery & Mario Perez, did not comply with the Final Order on or before the date specified therein.
4. It is the order of this Code Compliance Special Magistrate that the fine specified in said Final Order is hereby confirmed and ratified and shall accrue at the per diem specified until such time as the Respondent(s), Thomas Flannery & Mario Perez, shall comply with said Final Order. Upon complying, the Respondent(s) shall notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent(s) has/have complied.
5. It is the order of this Code Compliance Special Magistrate that 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(s).

ORDERED at Dania Beach, Broward County, Florida, this 16  
Day of OCTOBER, 2007.

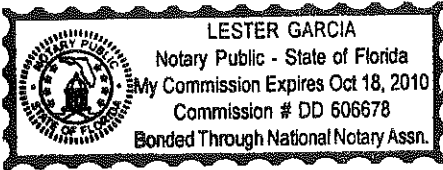
DANIA BEACH CODE COMPLIANCE  
SPECIAL MAGISTRATE

By: \_\_\_\_\_

Mitch Kraft, Esq.

Return to: Patricia Varney  
Finance Director  
City of Dania Beach  
100 West Dania Beach Blvd.  
Dania Beach, Fl 33004

Sworn to and subscribed before me this 16 day of OCTOBER, 2007,  
by Mitch Kraft, who is personally known to me.



  
\_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien  
was mailed to the Respondent(s), Thomas Flannery & Mario Perez,  
this 16 day of OCTOBER, 2007.

CERTIFIED MAIL # 7004 1350 0005 2993 6303

  
\_\_\_\_\_  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

Also sent regular mail

/sm

Return to: Patricia Varney  
Finance Director  
City of Dania Beach  
100 West Dania Beach Blvd.  
Dania Beach, Fl 33004

Case Order	Case #	Name	Address	Results
31	07-0191	R B & NECIA D MONTGOMERY	4661 SW 37 AVE	Stipulation approved. Comply by June 7, 2007 or \$200.00 a day fine.
32	07-0362	N & D HOLDING INC	4551 SW 43 AVE	Stipulation approved. Comply by June 7, 2007 or \$100.00 a day fine.
33	07-0059	MILTON J & PATRICIA WALLACE	940 ELLER DR	Stipulation approved. Comply by July 6, 2007 or \$250.00 a day fine.
34	07-0061	MILTON J & PATRICIA WALLACE	950 ELLER DR	Stipulation approved. Comply by July 6, 2007 or \$250.00 a day fine.
35	07-0064	JORGE M FALLAD & MARIA A VELEZ	102 N FEDERAL HWY	Stipulation approved. Comply by August 5, 2007 or \$250.00 a day fine.
36	07-0079	H E & GENE R BURGESS	109 NE 1 AVE	Stipulation approved. Comply by June 8, 2007 or \$150.00 a day fine.
37	07-0101	JAMES L SMITH	401 SE 2 AVE	Comply by June 6, 2007 or \$150.00 a day fine.
38	07-0169	DOROTHY J COOK	357 PHIPPEN RD	Stipulation approved. Comply by July 24, 2006 of \$100.00 a day fine.
39	07-0194	CHRISTINA HART % MRS. ROSALEE DELANCY	VAC LOT E OF 707 SW 9 ST	Comply by June 6, 2007 or \$200.00 a day fine.
40	07-0196	JACK BESNER	990 PHIPPEN RD	Comply by June 6, 2007 or \$200.00 a day fine.
41	07-0232	TRANEISE L THOMAS	684 SW 7 TERR	Comply by June 6, 2007 or \$250.00 a day fine.
42	07-0324	MARLENE L GENESTIN &	291 SW 8 ST A	Stipulation approved. Comply by July 2, 2007 or \$150.00 a day fine.
43	07-0333	MARIE F FRITZ MATHURIN	218 SW 14 ST	Comply by June 6, 2007 or \$200.00 a day fine.
44	07-0368	THOMAS FLANNERY &	502 SW 2 AVE	Comply by June 6, 2007 or \$250.00 a day fine.
45	06-0476	THEANA FILS-AIME	4700 SW 34 TERR	Fine was reconfirmed.
46	06-1211	GEORGETTE S PRINCE	2870 W MARINA DR	Fine was confirmed.
47	06-1576	RBP INVESTMENTS LLC	2450 SW 54 ST	Fine was confirmed.
48	07-0162	RICHARD L WEINSTEIN	5080 SW 26 AVE	Stipulation approved. Comply by June 7, 2007 or \$150.00 a day fine.
49	07-0222	VENETIAN BEACH LLC	4430 SW 32 AVE	Comply by June 6, 2007 or \$250.00 a day fine.
50	07-0327	KATHRYN FRITZ	4750 SW 27 AVE	Comply by June 6, 2007 or \$250.00 a day fine.
51	07-0380	KATHRYN ROBLES	4708 SW 29 TERR	Stipulation approved for June 6, 2007 or \$150.00 a day fine.
52	06-1126	CHARLES CHERRY	301 SW 12 AVE	Fine was confirmed.
53	06-1247	JUAN C GONZALEZ	715 SW 10 ST	Fine was confirmed.
54	06-1251	JADE GARDENS LLC	855 NW 3 TERR	Fine was reconfirmed.
55	06-1575	CUBA LAND TR	60 SW 15 ST	Fine was confirmed.
56	06-1617	ANNA FLEURINOR	331 SW 12 AVE	Comply by July 7, 2007 or \$150.00 a day fine.

Case Order	Case #	Name	Address	Results
1	07-1061	Miami Showmens Assn	3391 Griffin Rd	Extension granted until October 10, 2007.
2	07-0657	Golden Communications Inc	2580 SW 32 Ct	Compliance by January 8, 2008 or \$250.00 per day fine. Repeat violation found. Fine confirmed at \$3,500.00 due by October 10, 2007.
3	07-2176	Ramgoh Sales Co Inc	4500 S SR7	Continuance granted until October 1, 2007.
4	07-0805	Broward Casting Foundry Inc	2240 SW 34 St	Continuance granted until October 1, 2007.
5	07-0842	Ronald J Gatto Jr	Parking Lt E of 2345 SW 34 St	Continuance granted until October 1, 2007.
6	07-0275	C & Mary La Fauci	4433 SW 52 St	Compliance by December 9, 2007 or \$75.00 per day fine.
7	07-0516	JAMR Holdings	4500 SW 42 Terr	Abated to \$500.00 if paid by October 10, 2007.
8	06-1323	Johnson Tech Supply Inc	325 NE 5 Ct	Abated to \$500.00 if paid by October 10, 2007.
9	07-1725	Mary B Nielsen	202 SE 3 PI	Compliance by December 9, 2007 or \$100.00 per day fine Stipulation approved. Compliance by December 9, 2007 or \$150.00 per day fine.
10	07-0638	Joseph C & Esmonda C Scuncio	2870 SW 57 Ct	Compliance by December 9, 2007 or \$100.00 per day fine
11	07-1541	Andre A & Rollande L Levesque	4853 SW 44 Terr	Final extension granted until November 9, 2007.
12	07-0765	Mark Calzaretta	2661 SW 54 PL	Compliance by November 9, 2007 or \$250.00 per day fine.
13	07-1078	Seabord Warehouse Terminals	701 N Federal Hwy	Compliance by October 9, 2007 or \$150.00 per day fine.
14	07-1840	Robert Ruditz	Vac lot S of 222 NW 14 Way	Compliance by October 9, 2007 or \$150.00 per day fine.
15	07-0806	Dennis H Brooks	4546 SW 51 St	Extension granted until December 9, 2007.
16	06-1499	Edwin A & Joyce M Stanley	141 SW 5 Ct	Abated to \$1,500.00 if paid by October 10, 2007.
17	07-0064	Jorge M Failad & Maria A Velez	102 N Federal Hwy	Extension granted until December 9, 2007.
18	05-1491	Bayard W Spector	1540 Griffin Rd	Recommended Abatement to \$50,000.00.
19	07-1379	Forrest Clive	4813 SW 44 Terr	Continuance granted until October 1, 2007. Vacate all previous orders. Compliance by December 9, 2007 or \$200.00 per day fine.
20	06-1243	Robert Perlberg	117 SE 2 Ave	Compliance by December 9, 2007 or \$250.00 per day fine.
21	07-1131	Jodini Development LLC	4400 SW 42 Terr	Compliance by November 9, 2007 or \$250.00 per day fine.
22	07-1080	Albert Hernandez	4132 SW 52 St	Compliance by November 9, 2007 or \$250.00 per day fine.
23	07-1503	Wendy Weeks 1/2 INT	4248 SW 52 St	Compliance by December 9, 2007 or \$150.00 per day fine.
24	07-0722	Pearl B Douglas	2601 SW 31 St	Compliance by November 9, 2007 or \$250.00 per day fine.
25	07-1534	Consult Group International	2231 Griffin Rd	Compliance by November 9, 2007 or \$250.00 per day fine.
26	07-0368	Thomas Flannery	502 SW 2 Ave	Fine Confirmed.
27	07-1360	Luz E Macias	201 SW 2 Ave	Compliance by October 10, 2007 or \$200.00 per day fine.
28	07-1546	Anna L Darling	703 SW 6 St	Compliance by October 10, 2007 or \$200.00 per day fine.
29	07-1615	Ronald L Tomecek Rv Tr	19 SE 4 Terr	Stipulation approved. Compliance by November 9, 2007 or \$100.00 per day fine.
30	07-1616	Paula J Anderson	23 SE 4 Terr	Stipulation approved. Compliance by October 10, 2007 or \$150.00 per day fine.
31	07-1624	Brain D Silver	104 SE 4 Terr	Compliance by October 10, 2007 or \$250.00 per day fine.
32	07-1796	Patricia A Palmer	809 SW 12 Ave	Compliance by October 10, 2007 or \$250.00 per day fine.
33	07-1798	Marc A Victoria	711 SW 9 St	Stipulation approved. Compliance by December 9, 2007 or \$200.00 per day fine.

Case Order	Case #	Name	Address	Results
1	09-2291	James C Juranitch	325 NE 5 Ct	Compliance by August 12, 2010 or \$150.00 per day fine. Charge # 8 dismissed without prejudice. \$100.00 administrative fee is assessed.
2	07-0368	Thomas Flannery & Mario Perez	502 SW 2 Ave	Recommendation of \$2,500.00 to City Commission.
3	10-0404	Abdul Haq	714 SW 3 Pl	Compliance by July 13, 2010 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
4	10-0360	Charles Coldiron & Dawnaa Smith	4581 SW 25 Ave	Compliance by September 11, 2010 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
5	09-2280	Jeanne M Towne	4598 SW 35 Ave	Compliance by August 12, 2010 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
6	09-2097	Dana Chownen	317 Phippen Rd	Fine confirmed. Reduced to \$1,250.00 if paid by July 3, 2010.
7	07-2481	Sharon Nielsen	4326 SW 48 Ct	Payment extension granted of \$50.00 per month until paid in full.
8	09-1924	Port Property LTD	1101 Eller Dr West	Extension granted to October 11, 2010.
9	09-1925	Port Property LTD c/o Stiles C	1101 Eller Dr East	Extension granted to October 11, 2010.
10	10-0034	Marc Vaillancourt & Pauline Vaillancourt	5851 SW 29 Ave	Compliance by October 11, 2010 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
11	10-0295	Emerald Lake Village Inc	5551 Ravenswood Rd	Compliance by September 11, 2010 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
12	09-2288	Louis Labarbera	200 SE 7 St	Compliance by July 13, 2010 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
13	10-0431	Colette O'Hanlon	42 SE 12 St	Compliance by July 13, 2010 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
14	09-0073	Violet M Klatt Rev Tr % Dania Shopping Plaza	100 S Federal Hwy	Authorization to foreclose granted.
15	09-2320	Import-Export Livestock Corp	236 N Federal Hwy	Compliance by September 11, 2010 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
16	10-0297	Kathleen K Graham	833 Argonaut Isle	Compliance by September 11, 2010 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
17	10-0405	David Zinn	114 NW 7 Ave	Compliance by August 12, 2010 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
18	09-2281	Bernard R & Carmen M Feinberg	4400 SW 43 Ave	Extension granted to September 11, 2010.
19	10-0184	Richard Dwyer	4621 SW 42 Ter	Compliance by August 12, 2010 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
20	08-2114	Robert Liauw	31 SW 10 St	Extension granted to September 11, 2010.
21	09-2192	Rhiana Barrero & Myriam Barrero	215-213 SW 11 St	Compliance by July 13, 2010 or \$200.00 per day fine. \$100.00 administrative fee is assessed.
22	10-0379	Shamsideen Obafermi Laguda	715 SW 6 St #1	Continuance granted to July 8, 2010 hearing.
23	09-2363	Alison Werner Weinstein & Ronald M Weinstein	4961 SW 28 Ter	Compliance by September 11, 2010 or \$200.00 per day fine. \$100.00 administrative fee is assessed.
24	10-0375	Essel Corp	Vacant Lot W of 3047 SW 50 St	Compliance by July 13, 2010 or \$200.00 per day fine. \$100.00 administrative fee is assessed.
25	10-0434	Kwok Keung Lai	2320 SW 44 St	Compliance by July 13, 2010 or \$250.00 per day fine. \$100.00 administrative fee is assessed.
26	08-1771	Jerry Bass	4731 SW 33 Ave	Authorization to foreclose granted.

# City of Dania Beach

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

**OWNER:** FLANNERY, THOMAS & PEREZ, MARIO  
**FOLIO:** 1203-04-0311  
**LEGAL:** DANIA HEIGHTS 3-22 B LOT 1 LESS S 50 BLK 4  
**ADDRESS:** 502 SW 2 AVENUE

CODE ENFORCEMENT ORDER LIEN										CEB 07-0368		
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	Total	RECORDED BOOK	RECORDED PAGE	DATE	RELEASED BOOK	RELEASED PAGE	DATE
6/6/2007	12/4/2007	\$250.00	181	\$45,250.00	\$158.00	\$45,408.00	44781	1698-1705	11/2/2007			

This property is in compliance as of 12/4/2007.

REVISED 9/8/2010

ESTIMATED COST OF RECORDING FEES	
1	PAGES CERTIFIED COPY COVER
4	PAGES FINAL ORDER
3	PAGES CLAIM OF LIEN
2	PAGES RELEASE OF LIEN
	ADM. FEE RECORDING LIEN
	ADM. FEE RECORDING RELEASE
	<b>158.00</b>