

AGENDA REQUEST FORM CITY OF DANIA

Date: October 31, 2011

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Rico R & Rhonda Rowell, Edward & Pocahontas Reynolds, 1411 NW 10 Street, Case #07-2977

Summary Explanation & Background:

This was originally cited on December 7, 2007 for 13 violations, and was given 14 days to comply. This went to the Special Magistrate on 3/03/08 for 13 violations. The Special Magistrate issued an order giving the respondent until 5/12/08 to comply or a fine of \$150.00 per day would be levied. At the 7/10/08 hearing, Special Mark E Berman granted an extension to 8/19/08. Special Magistrate Mark E Berman ordered the fine confirmed at the 1/08/09 hearing. The fines ran from 8/19/08 through 04/8/09, 232 days @ \$150.00 per day = \$34,966.50 including costs. An abatement of \$1,500.00 was recommended to the City Commission per Special Magistrate Gordon Linn at the November 3, 2011 Special Magistrate hearing.

Exhibits (List):

- (1) Copy of the original violation letter issued.
- (2) Copy of the Final Order issued and the Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from the 3/03/08, 7/10/08, 1/8/09 and 11/3/11 Special Magistrate hearings.
- (4) Copy of the lien total sheet.

Purchasing Approval:

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

Recommended for Approval By:

An abatement of \$1,500.00 was recommended to the City Commission per Special Magistrate Gordon Linn at the November 3, 2011 Special Magistrate hearing.

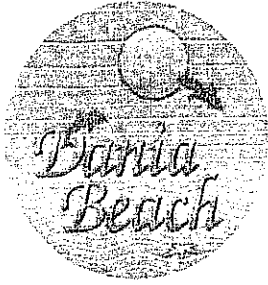
Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach
FLORIDA

December 7, 2007

RICO R & RHONDA ROWELL &
EDWARD & POCAHONTAS REYNOLDS
1411 NW 10 STREET
DANIA BEACH, FL 330042342

Case Number: 07-00002977

Location: 1411 NW 10 ST
Folio: 5042-33-20-0012-

Legal Description:
FLORIAN ISLES 50-17 B A POR OF TR A DESC AS BEG NE C TR A, W 200
FOR POB, W 75, S 100, E 75, N 100 TO POB FLORIAN ISLES 50-17 B

Dear RICO R & RHONDA ROWELL &
EDWARD & POCAHONTAS REYNOLDS:

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 December 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 954 924-6810 ext.3706.

Sincerely,

WARREN OSTROFSKY
CODE INSPECTOR

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

Certified Mail # 7005 0390 0004 9093 9082 by SM

Also sent regular mail

"Broward's First City"

CASE NUMBER 07-00002977
PROPERTY ADDRESS 1411 NW 10 ST

VIOLATION: CE008021127002 QUANTITY: 1
DESCRIPTION: DBCC 8-21(a)(2)(g) Window Equi DATE: 12/07/07
LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: CE008021145001 QUANTITY: 1
DESCRIPTION: DBCC 8-21(a)(4)(e) Elec Cond DATE: 12/07/07
LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: CE008021146002 QUANTITY: 1
DESCRIPTION: DBCC 8-21(a)(4)(f) Fences/Wall DATE: 12/07/07
LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: CE008021151101 QUANTITY: 1
DESCRIPTION: DBCC 8-21(a)(5)(a)(1) Bldg Mnt DATE: 12/07/07
LOCATION:

ORDINANCE DESCRIPTION :

CASE NUMBER 07-00002977
 PROPERTY ADDRESS 1411 NW 10 ST

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

 VIOLATION: CE008021151201 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(5)(a)(2) Paint DATE: 12/07/07
 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 :

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

 VIOLATION: CE008021151301 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(5)(a)(3) Parking DATE: 12/07/07
 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.

 VIOLATION: CE013034001001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(a) Nus Accumulation DATE: 12/07/07
 LOCATION:

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 07-00002977
 PROPERTY ADDRESS 1411 NW 10 ST

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

 VIOLATION: CE013034002001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(b) Prop & RW Maint DATE: 12/07/07
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

 VIOLATION: CE013034003001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(c) Untended Veg DATE: 12/07/07
 LOCATION:

ORDINANCE DESCRIPTION :

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.

CORRECTIVE ACTION REQUIRED :

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

 VIOLATION: CE015001000001 QUANTITY: 1
 DESCRIPTION: DBCC 15-1 License Required DATE: 12/07/07
 LOCATION:

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 07-00002977
PROPERTY ADDRESS 1411 NW 10 ST

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.

VIOLATION: CE022021000001 QUANTITY: 1
DESCRIPTION: DBCC 22-21 Sidewalk Maint DATE: 12/07/07
LOCATION:

ORDINANCE DESCRIPTION :

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.

CORRECTIVE ACTION REQUIRED :

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.

VIOLATION: CE028005036101 QUANTITY: 1
DESCRIPTION: DBCC 28-5.36(a) Max Height (F) DATE: 12/07/07
LOCATION:

ORDINANCE DESCRIPTION :

DBCC 28-5.36(a) states walls, fences, and hedges located between the front building line and the street right of way line shall not exceed four (4) feet in height.

CORRECTIVE ACTION REQUIRED :

Insure any walls, fences, and/or hedges located between the front building line and the street right of way line do not exceed four (4) feet in height. Contact the inspector listed for further explanations and/or instructions.

VIOLATION: CE033211000001 QUANTITY: 1
DESCRIPTION: DBCC 33-211 Parking Surface DATE: 12/07/07
LOCATION:

ORDINANCE DESCRIPTION :

DBCC 33-211 states all areas reserved for off street parking shall be hard surfaced in accordance with the specifications of the city.

CORRECTIVE ACTION REQUIRED :

Insure all parking areas are hard surfaced in accordance

CASE NUMBER 07-00002977
PROPERTY ADDRESS 1411 NW 10 ST

CORRECTIVE ACTION REQUIRED :
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.

1. DBCC 8-21 (a) (2) (g) Window Equipment Minimum Standards. All windows intended for ventilation must be equipped with fully operational hardware and fitted with screens. The windows lack screens.
2. DBCC 8-21 (a) (4) (e) Electrical Condition Minimum Standards. All electrical wiring and accessories must be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition. An electrical outlet is exposed and creating a hazardous condition.
3. DBCC 8-21 (a) (4) (f) Fences/Wall. All fences, walls, and similar enclosures shall be maintained in a state of good repair. The fence is in a state of disrepair. The fence must be repaired, replaced or removed and a permit may be required.
4. DBCC 8-21 (a) (5) (a) (1) Building Maintenance. The exterior of all premises and any 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. The building exterior is deteriorated.
5. DBCC 8-21 (a) (5) (a) (2) Painting Minimum Standards. All surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration. The exterior surface of the structure is deteriorated and must be painted.
6. DBCC 8-21 (a) (5) (a) (3) Parking. All off street parking spaces shall be paved with asphalt or constructed of concrete or block, and shall be of smooth surface and in good repair. The off street parking area is in a state of disrepair.
7. DBCC 13-34 (b) Property and Right of Way Maintenance. Each owner or operator of property within the city shall keep such property, and the adjoining unpaved portions of the public rights-of-way, swales and canal banks, clean and free from any accumulation of garbage, trash, and litter. There is trash and litter on the rights of way adjoining the property. Remove all trash and litter from the property's adjoining rights of way.

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

9. DBCC 22-21 Sidewalk Maintenance Minimum Standard. 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 abutting the property is broken and in disrepair.

10. DBCC 28-5.36 (a) Maximum Height (Front). All walls, fences, and hedges located between the front building line and the street right of way line shall not exceed four (4) feet in height. The front yard fence exceeds four (4) feet in height.

11. DBCC 33-211 Parking Surface. All areas reserved for off street parking shall be hard surfaced in accordance with the specifications of the city. A portion of the property is being used for parking without an approved hard surfaced parking area. A permit is required to install a hard surfaced parking area.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondents, Rico R Rowell, Rhonda Rowell, Edward Reynolds & Pocahontas Reynolds:

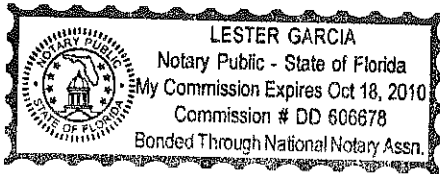
(a) have been found to be in violation of the above described code sections listed in paragraphs c.(1) through c.(11). A fine of \$150.00 per day will begin running on May 12, 2008.

The City of Dania Beach shall have and recover from Respondents, Rico R Rowell, Rhonda Rowell, Edward Reynolds & Pocahontas Reynolds, for the foregoing violations listed in paragraphs c.(1) through c.(11), a fine of \$150 per day beginning on May 12, 2008.

The fine shall continue until said violations come into compliance with said sections 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 27 day of MARCH, 2008.



CODE COMPLIANCE SPECIAL MAGISTRATE

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

Notary Seal:

Sworn and subscribed before me this 27 day of MARCH 2008.

[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 Respondents, Rico R Rowell, Rhonda Rowell, Edward Reynolds & Pocahontas Reynolds this 27 day of MARCH, 2008.

CERTIFIED MAIL # 7008 0150 0003 4943 8317

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
If

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

cc: Reynolds Real Estate Co.
3109 Georgia Avenue N.W.
Washington, DC 20010
Certified Mail # 7008 0150 0003 4943 8317

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 07-2977
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

RICO R. ROWELL, RHONDA ROWELL,
EDWARD REYNOLDS & POCAHONTAS
REYNOLDS,

RESPONDENTS. :

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

This proceeding came on for Formal Hearing on July 10, 2008, after notice. Upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact:

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

And

b. At a Formal Hearing on March 3, 2008, the Code Compliance Special Magistrate determined that Respondents, Rico R. Rowell, Rhonda Rowell, Edward Reynolds & Pocahontas Reynolds, did allow the code violations stated in the Final Order dated March 27, 2008, to exist at property Respondents own located at 1411 NW 10 Street, Dania Beach, Florida, which property is legally described as: FLORIAN ISLES 50-17 B A POR OF TR A DESC AS BEG NE COR TR A, W 200 FOR POB, W 75, S 100, E 75, N 100 TO POB (# 0233 20 0012).

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

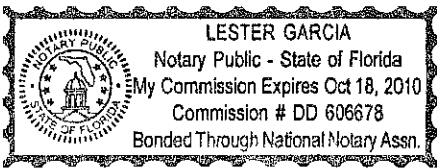
1. Respondents, Rico R. Rowell, Rhonda Rowell, Edward Reynolds & Pocahontas Reynolds:

(a) have been found to be in violation of the code sections listed in the Final Order dated March 27, 2008. A fine of \$150.00 per day was scheduled to begin running on May 12, 2008.

(b) At the Formal Hearing on July 10, 2008, the City of Dania Beach Code Compliance Special Magistrate has granted the Respondents' request for extension on imposition of the fine until August 19, 2008.

(c) Except as expressly amended herein, the Code Compliance Special Magistrate's Final Order in this case signed March 27, 2008, shall remain in full force and effect.

ORDERED at Dania Beach, Broward County, Florida, this 11 day of AUGUST, 2008.



CODE COMPLIANCE SPECIAL MAGISTRATE

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

Notary Seal:

Sworn and subscribed before me this 11 day of AUGUST 2008.

[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 Supplemental Order was mailed to the Respondents, Rico R. Rowell, Rhonda Rowell, Edward Reynolds & Pocahontas Reynolds, this 11 day of AUGUST, 2008.

CERTIFIED MAIL #
7008 1140 0003 1258 1094

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

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

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 07-2977
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

RICO R. ROWELL, RHONDA ROWELL
EDWARD REYNOLDS & POCAHONTAS REYNOLDS,

RESPONDENT(S). :

SUPPLEMENTAL ORDER /CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having received the notice and testimony of Code Officer Warren Ostrofsky, on the City's Motion to Confirm Fine held on January 8, 2009, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

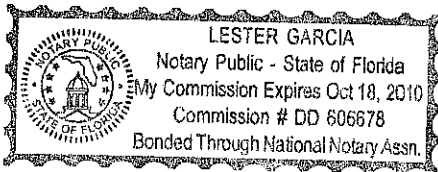
1. The Respondent(s) or a representative for the Respondent(s) was not present at the hearing.
2. The Code Compliance Special Magistrate did issue on March 3, 2008, a Final Order in the above-captioned case commanding the Respondent(s), Rico R. Rowell, Rhonda Rowell, Edward Reynolds & Pocahontas Reynolds, to bring the violations specified in the Final Order into compliance on or before May 12, 2008, or pay a fine in the amount of \$150.00 per day for each day of non-compliance thereafter.
3. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the following described real property located at 1411 NW 10 Street, Dania Beach, which property is legally described as: FLORIAN ISLES 50-17 B A POR OF TR A DESC AS BEG NE C TR A, W 200 FOR POB, W 75, S 100, E 75, N 100 TO POB (# 0233 20 0012).
4. Respondent(s) did not comply with the Final Order on or before May 12, 2008. There are violations stated in the Final Order which still exist on the Property.

5. The fine stated in the Final Order is confirmed and ratified and shall accrue at the per diem rate specified until such time as the Respondent(s) has/have complied with the Final Order. 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.

6. 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).

DONE and ORDERED at Dania Beach, Broward County, Florida, on

January 27, 2009.



CODE COMPLIANCE SPECIAL MAGISTRATE

By:

[Handwritten Signature]
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me on

January 27, 2009.

[Handwritten 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 Supplemental Order/Claim of Lien was mailed to the Respondent(s) on January 27, 2009.

CERTIFIED MAIL # 7008 1300 0000 4135 8073

[Handwritten Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
sm

XC: Reynolds Real Estate Co.
3109 Georgia Avenue NW
Washington DC 20010
Certified Mail # 7008 1300 0000 4135 8073

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
29	07-0785	Jerry Bass	4749 SW 33 Ave	Extension granted until April 12, 2008.
30	07-1598	Cheryl Westfall & Gary Westfall	226 SW 6 St	Extension granted until May 12, 2008.
31	07-1923	Joanel Pierre	326 SW 15 St	Stipulated agreement. Compliance by April 12, 2008 or \$100.00 per day fine.
32	07-1976	Haralambieis Properties LLLP	215 SW 12 St	Stipulated agreement. Compliance by May 12, 2008 or \$150.00 per day fine.
33	07-1978	Haralambieis Properties LLLP	209 SW 12 St	Stipulated agreement. Compliance by May 12, 2008 or \$150.00 per day fine.
34	07-2379	Shirley M Reeves	310 SW 14 St	Stipulated agreement. Compliance by May 12, 2008 or \$100.00 per day fine.
35	07-2468	R L & Mary B Anderson	734 SW 8 St	Stipulated agreement. Compliance by June 11, 2008 or \$100.00 per day fine.
36	07-2486	Paul Toma	327 SW 1 Ave	Compliance by April 12, 2008 or \$150.00 per day fine.
37	07-2503	HJUU Properties I LLC	327 SW 1 Ave	Stipulated agreement. Compliance by April 12, 2008 or \$100.00 per day fine.
38	07-2504	Tom J Naylor	61 SW 11 St	Stipulated agreement. Compliance by April 12, 2008 or \$50.00 per day fine.
39	07-2532	Xia Xiao He & Nai Jen Wu	246 SW 1 Ct	Compliance by April 12, 2008 or \$100.00 per day fine.
40	07-2537	Anna Wu & Nai Jen Wu & Nelson Wu	121 Stirling Rd	Stipulated agreement. Compliance by April 12, 2008 or \$100.00 per day fine.
41	07-2561	Cesar A Gomez	1218 SW 2 Ave	Stipulated agreement. Compliance by April 12, 2008 or \$150.00 per day fine.
42	07-2562	Elizabeth Hewitt & Stephen Hewitt	726 SW 4 Ter	Stipulated agreement. Compliance by April 12, 2008 or \$150.00 per day fine.
43	07-2659	Hugh & Sue Park	3301 SW 44 St	Stipulated agreement. Compliance by June 11, 2008 or \$150.00 per day fine.
44	07-1905	Emerald Palms Apts Ltd Prfmr	4272 SW 52 St	Stipulated agreement. Compliance by April 12, 2008 or \$150.00 per day fine.
45	07-2535	Harold Gonzalez & Sophia Gonzalez	4165 SW 51 St	Stipulated agreement. Compliance by June 11, 2008 or \$100.00 per day fine.
46	07-2782	Darin Podder	4273 SW 51 St	Stipulated agreement. Compliance by April 12, 2008 or \$100.00 per day fine.
47	07-2783	Chris Murray	4287 SW 49 Ct	Stipulated agreement. Compliance by April 12, 2008 or \$150.00 per day fine.
48	07-2842	JM & HM Realty	4251 SW 48 St	Stipulated agreement. Compliance by June 11, 2008 or \$150.00 per day fine.
49	07-0243	CBLB Inc	3489 Griffin Rd	Extension granted until April 12, 2008.
50	07-2204	John B Dorenkott	102 NE 1 Ct	Stipulated agreement. Compliance by May 12, 2008 or \$150.00 per day fine.
51	07-2556	Ashley Toussaint & Moses Toussaint	125 NW 12 Ave	Compliance by May 12, 2008 or \$150.00 per day fine.
52	07-2558	Eileen Bithell & Linda J Simon	1461 NW 10 St	Compliance by May 12, 2008 or \$150.00 per day fine.
53	07-2977	R Rico & Rhonda Rowell & Edward & Pocahontas Reynolds	1411 NW 10 St	Compliance by May 12, 2008 or \$150.00 per day fine.

Case Order	Case #	Name	Address	Results
39	08-0580	Benna Bell	744 SW 5 St	Compliance by August 19, 2008 or \$200.00 a day fine.
40	08-0593	Cammarata Minh	270 SE 7 St	Stipulated Agreement. Compliance by October 18, 2008 or \$100.00 a day fine.
41	08-0776	Fremont Investment & Loan JPMorgan Chase Bank % Homecomings Financial LLC	711 SW 6 St	Compliance by August 19, 2008 or \$200.00 a day fine.
42	08-0782	James Nanan, Christopher Givens	716 SW 9 St	Compliance by August 19, 2008 or \$200.00 a day fine.
43	08-0866	18 Realty LLC	1419 S Federal Hwy	Compliance by August 19, 2008 or \$150.00 a day fine.
44	07-0408	Robert Perilberg	2401 SW 49 Ct	Compliance by August 19, 2008 or \$100.00 a day fine.
45	06-1243	Marcia Lynn Franzese	117-115 SE 2 Ave	Fine confirmed.
46	07-2367	THB Inc	5010 SW 30 Ave	Fine confirmed.
47	07-2375	Martine Charron & Lyne Charron	2510 SW 49 Ct	Fine confirmed.
48	08-0667	Deutsche Bank Natl Tr Co Trustee % Americas Servicing Co.	2891 SW 54 St	Stipulated Agreement. Compliance by October 18, 2008 or \$150.00 a day fine.
49	08-0740	US Bank National Assn Trustee % Home Servicing Co.	4648 SW 34 Terr	Compliance by August 19, 2008 or \$200.00 a day fine.
50	08-0793	Aurora Ramentol	5131 SW 26 Ave	Compliance by August 19, 2008 or \$200.00 a day fine.
51	08-0787	FNMA Federal Natl Mortgage Assn % Countrywide Home Loans Inc.	5201 SW 27 Terr	Compliance by August 19, 2008 or \$200.00 a day fine.
52	08-0789	Secretary of Housing & Urban Dev. % National Home Management Solutions	5300 SW 26 Ave	Compliance by August 19, 2008 or \$150.00 a day fine.
53	08-0790	Robert W Sandstrom	5310 SW 25 Terr	Compliance by August 19, 2008 or \$150.00 a day fine.
54	07-0936	Barrington Blake & Dionne Blake	4421 SW 23 Ave	Fine confirmed.
55	07-1469	Robert Steven Attaway	306 SW 16 St	Fine confirmed.
56	07-1471	George Kostalas & Mary Kostalas	300 SW 16 St	Fine confirmed.
57	07-1782	Nancy Parise	225 SW 3 Terr	Fine confirmed.
58	07-2341	Roberto & Maria Perez & Kenney Gonzalez	237 SW 11 St	Extension granted to September 18, 2008.
59	08-0146	Tropical Paradise Resorts	4909 SW 43 Terr	Compliance by August 19, 2008 or \$150.00 a day fine.
60	07-0838	Performance Enterprise Inc	4533 SW 51 St	Fine confirmed.
61	07-2878	Richard Dwyer	2420 W State Road 84	Extension granted to July 10, 2008. Part I of Final Order (Temporary Signs) is in compliance.
62	08-0632	Orland Douglas	4560 SW 29 Terr	Continuance to the August 7, 2008 hearing.
63	07-0043	Fremont Investment & Loan	714 SW 4 St	Authorization to seek foreclosure granted.
64	07-1260	Rico R & Rhonda Rowell & Edward & Pocahontas Reynolds	47 SW 15 St	Fine confirmed. Received authorization to abate the nuisances and repair the sidewalk in the interest of public health and safety.
65	07-2186	Reconor Miami LLC	829 NW 7 Ave	Fine confirmed.
66	07-2977	Reconor Miami LLC	1411 NW 10 St	Extension granted to August 19, 2008. Final Extension.
67	08-0340	Reconor Miami LLC	117 Phippen-Walters Rd	Compliance by August 19, 2008 or \$200.00 a day fine.
68	08-0342	Reconor Miami LLC	125 Phippen-Walters Rd	Compliance by August 19, 2008 or \$200.00 a day fine.
69	08-0343	Elvina Lubin & Hercule Lubin	121 Phippen-Walters Rd	Compliance by August 19, 2008 or \$200.00 a day fine.
70	08-0475	Sanchez Moreno Real Estate LLC	218 NW 5 Ave	Compliance by August 19, 2008 or \$100.00 a day fine.
71	08-0705	Avelo Mortgage LLC	59 SW 12 Ave 112	Compliance by August 19, 2008 or \$150.00 a day fine.
72	08-0795	Dania Beach Hotel LLP	129 NW 5 Ct	Compliance by August 19, 2008 or \$250.00 a day fine.
73	08-1006	Rosa Harris Davis Est	180 E Dania Beach Blvd	Repeat violation found- \$500.00 per day fine beginning on May 28, 2008 and still in violation.
74	08-1039		26 NW 6 Ave	Compliance by August 19, 2008 or \$250.00 a day fine.

Case Order	Case #	Name	Address	Results	
33	08-1021	Struction Inc	3841 Griffin Rd	Fine confirmed.	NP
34	07-2980	W & O Inc	4331 Ravenswood Rd	Stipulated Agreement. Compliance by April 18, 2009 or \$200.00 per day fine.	NP
35	07-2998	Eleanor Fischer	4265 SW 51 St	Extension granted until March 19, 2009.	NP
36	07-2930	Z & Lillie Parrish	209 NW 6 Ave	Extension granted until February 17, 2009.	NP
37	07-2977	Rico R & Rhonda Rowell & Edward & Pocahontas Reynolds	1411 NW 10 St	Fine confirmed.	NP
38	08-0340	Reconor Miami LLC	117 Phippen-Waiters Rd	Extension granted until February 17, 2009.	NP
39	08-0342	Reconor Miami LLC	125 Phippen-Waiters Rd	Extension granted until February 17, 2009.	NP
40	08-0343	Reconor Miami LLC	121 Phippen-Waiters Rd	Extension granted until February 17, 2009.	NP
41	08-0767	Danians Corp	601 E Dania Beach Blvd	Continuance granted to the February 5, 2009 hearing.	NP
42	08-0795	Avelo Mortgage LLC	129 SW 5 Ct	Fine confirmed.	NP
43	08-1002	DMR Development LLC	17 SE 10 Terr	Fine confirmed.	NP
44	08-1599	Danians Corp	601 E Dania Beach Blvd	Continuance granted to the February 5, 2009 hearing.	NP

Case Order	Case #	Name	Address	Results	
1	11-0068	Thomas Hart	5117 SW 28 Ter	Continuance granted to the January 2012 hearing.	P
2	09-2176	Davie Property Group LLC	4485 Stirling Rd	Abatement of \$16,705.80 recommended to City Commission.	P
3	07-2333	Pierrie & Therese Bernard	287 SW 9 St	Abatement of \$15,000.00 recommended to City Commission.	P
4	11-1482	Lael Baptist Church Inc	Vac lot W of 334 SW 14 St	Compliance by February 11, 2012 or \$150.00 per day fine. No administrative fee is assessed.	P
5	11-0980	Elizabeth Gonzalez	3730 SW 47 Ct	Extension granted to January 12, 2012.	P
6	10-0903	James & Judy Lounsberry	315 SE 11 Ter #206	Compliance by December 13, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
7	11-0289	Anthony Scheffino	4608 SW 29 Ter	Fine confirmed. Reduced to \$180.00 if paid by December 3, 2011.	P
8	09-2212	Rene Morgenstein	4440 SW 28 Ter	Abatement of \$2,600.00 recommended to City Commission.	P
9	10-0440	Rickin Sanchez	224 SW 3 Pl	Fine confirmed. Hold on recording for 70 days.	P
10	10-0876	Harry Looknanan	315 SE 11 Ter #202	Compliance by February 11, 2012 or \$150.00 per day fine. \$50.00 administrative fee is assessed.	P
11	08-0834	Stirling Station Inc	4051 Stirling Rd	Abatement of \$2,500.00 recommended to City Commission.	P
12	10-1161	Stirling Station Inc	4051 Stirling Rd	Abatement of \$3,465.00 recommended to City Commission.	P
13	11-0396	Kazi Foods of Louisiana Inc	506 S Federal Hwy	Fine confirmed. Reduced to \$600.00 if paid by December 3, 2011.	P
14	09-2113	Catherine Egholm & Thomas L Ford III	325 SE 4 Ave	Motion for Foreclosure Authorization rescinded at this time. Continuance granted to the December 2011 hearing.	P
15	11-1563	Stanley R Potter	2800 SW 57 Ct	Compliance by February 11, 2012 or \$150.00 per day fine. \$50.00 administrative fee is assessed.	P
16	11-1392	Moshe Agam	2440 SW 58 Mnr	Compliance by December 13, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
17	10-0838	Lisa Hutchinson	1024 SE 4 Ave #204	Compliance by January 12, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
18	11-0359	Rawson Portnoy Properties LLC	118 NW 7 Ave	Case is complied.	P
19	07-2977	Rico R & Rhonda Rowell & Edward & Pocahontas Reynolds	1411 NW 10 St	Abatement of \$1,500.00 recommended to City Commission.	P
20	11-0025	Edilberto Costafreda & Edila Carmenate	4749 SW 35 Ave	Fine confirmed. Reduced to \$180.00 if paid by December 3, 2011.	P
21	08-0099	Sean Eckhardt & Penny Eckhardt	4741 SW 42 Ter	Authorization to sue for money judgment granted.	P
22	09-1069	Cheryl Clarke	501 W Dania Beach Blvd	Fine confirmed. Reduced to \$2,500.00 if paid by February 1, 2012.	P
23	06-1496	Lloyd M Singh & Anastasia Thelsuma	137 SW 5 Ct	Abatement of \$10,000.00 recommended to City Commission.	P
24	09-1754	Prince Washington Jr	270 NW 14 Way	Authorization to foreclose granted. Hold on filing for 100 days.	P
25	10-0075	Sakara Chin	270 SW 14 St	Extension granted to February 11, 2012.	P
26	11-0695	James Rose	221 SW 6 St	Compliance by February 11, 2012 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	P
27	11-1405	Veronique Fleurimont	309 SW 14 St	Continuance granted to the December 2011 hearing.	P
28	09-1052	Gloria L Thomas	218 SW 16 St	Authorization to foreclose granted.	NP
29	10-1332	Eleanor G Zenobia	238 SE 3 Pl	Fine confirmed.	NP
30	05-0213	Roberta H Hansell	23 SW 3 St	Continuance granted to the December 2011 hearing.	NP
31	11-0123	Jorge Rodriguez	278 SW 9 St	Abatement request denied without prejudice.	NP
32	11-0382	Performance Enterprises LLC	714 SW 4 St	Compliance by February 11, 2012 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	NP
33	11-1109	Dania Chateau De Ville Condominium Association Inc c/o Anthony Brocato	421 SE 10 St - Bldg A	Continuance granted to the January 2012 hearing.	NP

Special Magistrate Minutes
11/3/11

City of Dania Beach

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

OWNER: ROWELL,RICO R & RHONDA & REYNOLDS,EDWARD & POCAHONTAS
 FOLIO: 0233-20-0012
 LEGAL: FLORIAN ISLES 50-17 B A POR OF TR A DESC AS BEG NE COR TR A,W 200 FOR POB,W 75,S 100, E 75,N 100 TO POB
 ADDRESS: 1411 NW 10 STREET

CODE ENFORCEMENT ORDER LIEN

Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee		RECORDED		RELEASED			
					Record	Fee	BOOK	PAGE	BOOK	PAGE	DATE	DATE
8/19/2008	4/8/2009	\$150.00	232	\$34,800.00	\$166.50		46115	158-166			4/7/2009	
					Total	\$34,966.50						

CEB 07-2977

REVISED 10/31/2011

Accts. Receivable & Liens

ESTIMATED COST OF RECORDING FEES		
1	PAGES CERTIFIED COPY COVER	10.00
4	PAGES FINAL ORDER	34.00
4	PAGES SUPPLEMENTAL ORDER	34.00
2	PAGES RELEASE OF LIEN	18.50
	ADM. FEE RECORDING LIEN	40.00
	ADM. FEE RECORDING RELEASE	30.00
		166.50