

# AGENDA REQUEST FORM CITY OF DANIA

**Date:** March 6, 2012

**Agenda Item #:**

**Title:** Request for Abatement

**Requested Action:**

Consideration of the Abatement Request for: Haralambides Properties LLLP & Hermitage Partners LLC, 209 SW 12 ST, Case #07-1978

**Summary Explanation & Background:**

This was originally cited on 7/30/07 for 16 violations. This went to the Special Magistrate on 3/3/08 for 13 violations. The Special Magistrate issued orders giving the respondent until 9/18/08 to comply or a fine of \$150.00 per day would be levied. At the 4/2/09 hearing the Special Magistrate confirmed the fine as a lien. The property was brought into compliance on 5/14/10. The fine ran from 9/18/08 through 5/14/10, 603 days @ \$150.00 per day = \$90,450.00 plus recording/admin fees of \$158.00, for a total of \$90,608.00. At the 2/2/12 hearing Special Magistrate Gordon Linn recommended an abatement of the fine to \$22,612.50 to the City Commission.

**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 the 3/3/08, 7/10/08, 4/2/09, and 2/2/12 Special Magistrate hearings.
- (4) Copy of the lien total sheet.

**Purchasing Approval:**

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

**Recommended for Approval By:**

At the 2/2/12 hearing Special Magistrate Gordon Linn recommended an abatement of the fine to \$22,612.50 to the City Commission.

**Commission Action:**

Passed  Failed  Continued  Other

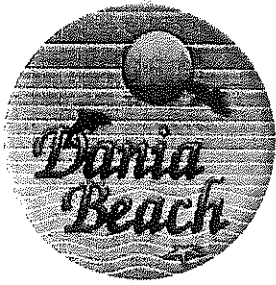
**Comment:**

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City Manager

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City Clerk



*City of Dania Beach*  
FLORIDA

July 30, 2007

HARALAMBIDES PROPERTIES LLLP  
PAULA DE ROSA ETAL  
3135 SW 3 AVE  
MIAMI, FL 33129-271

Case Number: 07-00001978

Location: 209 SW 12 ST  
Folio: 5142-03-10-2500-  
Legal Description:  
NORTH HOLLYWOOD 4-1 B LOT 13, 14 BLK 23

Dear HARALAMBIDES PROPERTIES LLLP PAULA DE ROSA ETAL:

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 August 29, 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 954-924-3718.

Sincerely,



MICHAEL RINALDI  
CODE INSPECTOR

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

Certified Mail # 91 7108 2133 3934 2227 2791 by HC

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)

CASE NUMBER 07-00001978  
PROPERTY ADDRESS 209 SW 12 ST

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VIOLATION: CE008021127001 QUANTITY: 1  
DESCRIPTION: DBCC 8-21(a)(2)(g) Win/Door Mn DATE: 7/30/07  
LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

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VIOLATION: CE008021127002 QUANTITY: 1  
DESCRIPTION: DBCC 8-21(a)(2)(g) Window Equi DATE: 7/30/07  
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.

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VIOLATION: CE008021141001 QUANTITY: 1  
DESCRIPTION: DBCC 8-21(a)(4)(a) Bldg Cond DATE: 7/30/07  
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: CE008021145001 QUANTITY: 1  
DESCRIPTION: DBCC 8-21(a)(4)(e) Elec Cond DATE: 7/30/07  
LOCATION:

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 07-00001978  
PROPERTY ADDRESS 209 SW 12 ST

## ORDINANCE DESCRIPTION :

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

## CORRECTIVE ACTION REQUIRED :

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

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VIOLATION: CE008021146002 QUANTITY: 1  
DESCRIPTION: DBCC 8-21(a)(4)(f) Fences/Wall DATE: 7/30/07  
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.

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VIOLATION: CE008021151101 QUANTITY: 1  
DESCRIPTION: DBCC 8-21(a)(5)(a)(1) Bldg Mnt DATE: 7/30/07  
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: 7/30/07  
LOCATION:

## ORDINANCE DESCRIPTION :

CASE NUMBER 07-00001978  
 PROPERTY ADDRESS 209 SW 12 ST

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.

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 VIOLATION: CE008021151301 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(5)(a)(3) Parking DATE: 7/30/07  
 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: CE013034001001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-34(a) Nus Accumulation DATE: 7/30/07  
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

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 VIOLATION: CE013034002001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-34(b) Prop & RW Maint DATE: 7/30/07  
 LOCATION:

ORDINANCE DESCRIPTION :

CASE NUMBER 07-00001978  
 PROPERTY ADDRESS 209 SW 12 ST

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.

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 VIOLATION: CE013034003001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-34(c) Untended Veg DATE: 7/30/07  
 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.

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 VIOLATION: CE015001000001 QUANTITY: 1  
 DESCRIPTION: DBCC 15-1 License Required DATE: 7/30/07  
 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: CE025125006001 QUANTITY: 1  
 DESCRIPTION: DBCC 25-125(f) RV/Trl Parking DATE: 7/30/07  
 LOCATION:

ORDINANCE DESCRIPTION :

CASE NUMBER 07-00001978  
 PROPERTY ADDRESS 209 SW 12 ST

ORDINANCE DESCRIPTION :

DBCC 25-125(f) states no more than one utility trailer and one recreational vehicle and one boat shall be parked or stored on residential property, unless such others are within a completely enclosed permanent structure.

CORRECTIVE ACTION REQUIRED :

Remove or properly enclose the excess utility trailer(s), recreational vehicle(s), and/or boat(s).

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 VIOLATION: CE028004020101 QUANTITY: 1  
 DESCRIPTION: DBCC 28-4.20(a) Appl of Regs DATE: 7/30/07  
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 28-4.20(a) states no building shall be erected, added on to, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all the regulations established by this chapter for the district in which the building or land is located.

CORRECTIVE ACTION REQUIRED :

Insure the building or land is in compliance with all requirements of Chapter 28, and that any required permits and/or approvals are obtained for the subject property prior to occupancy and/or use. Contact the inspector listed for further explanations and/or instructions.

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 VIOLATION: CE033211000001 QUANTITY: 1  
 DESCRIPTION: DBCC 33-211 Parking Surface DATE: 7/30/07  
 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 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.

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 VIOLATION: CE105001000001 QUANTITY: 1  
 DESCRIPTION: FBC 105.1 Permits Required DATE: 7/30/07  
 LOCATION:

ORDINANCE DESCRIPTION :

FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or

CASE NUMBER 07-00001978  
PROPERTY ADDRESS 209 SW 12 ST

ORDINANCE DESCRIPTION :

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 (2004), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).

CORRECTIVE ACTION REQUIRED :

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



07-1978

## DETAILED INSPECTION REPORT

<b>DATE</b> : 7-26-07
<b>CASE #</b> :
<b>FOLIO #</b> : 5142 03 10 2500
<b>ADDRESS</b> : 209 SW 12 ST
<b>OWNER</b> : HARALAMBIDES PORPERTIES LLLP, PAULA E. DE ROSA
<b>CH. 28-4.20(a) &amp; F.B.C 105.1</b>

### **VIOLATION-**

1- BUILDING HAS BEEN ALTERED WITHOUT REQUIRED PERMIT(S) AND INSPECTION(S) (REAR ROOF EXTENSION/OVERHANG).

### **CORRECTIVE ACTION-**

OBTAIN ANY AND ALL PERMIT(S) AND INSPECTION(S) REQUIRED FOR THIS STRUCTURE WHICH HAD BEEN ADDED TO THE REAR OF THE BUILDING (WESTERN MOST STRUCTURE ON THIS LOT).

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida                :                CASE # 07-1978  
Municipal Corporation,

PETITIONER,    :

vs.    :

HARALAMBIDES PROPERTIES LLLP  
& PAULA DE ROSA, ET AL.,

RESPONDENTS.    :

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

This proceeding came on for Formal Hearing on March 3, 2008, 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;

b. Petitioner, City of Dania Beach, and Respondents, Haralambides Properties LLLP & Paula De Rosa, Et Al., executed a Stipulation which is approved by the Code Compliance Special Magistrate and incorporated into this order by reference;

And

c. Respondents, Haralambides Properties LLLP & Paula De Rosa, Et Al., did allow the following code violations to exist at property Respondents own, located at 209 SW 12 Street, Dania Beach, Florida, which property is legally described as: NORTH HOLLYWOOD 4-1 B LOT 13, 14 BLK 23 (# 1203 10 2500):

1. DBCC 8-21 (a) (2) (g) Window and Doors Minimum Standards. Every window and exterior door shall be reasonably weathertight, maintained without cracks and holes and in a state of good repair. The windows and doors are not weathertight and are in a state of disrepair. Damaged or deteriorated windows and doors must be repaired or replaced. A permit is required for any window replacement.
2. DBCC 8-21 (a) (2) (g) Window Equipment Minimum Standards. All windows intended for ventilation must be equipped with fully operable hardware and fitted with screens. The windows lack fully operational hardware.
3. DBCC 8-21 (a) (4) (a) Building Condition Minimum Standards. Requires foundations, floors, walls, ceilings, roofs, doors and all other building parts to be structurally sound, weather proof, water tight and rodent proof, and kept in a state of good repair. The building exterior wood is rotted and in disrepair.
4. 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.
5. 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.
6. 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.
7. 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 not an approved hard surfaced area. There are vehicles parked on non-approved surfaces. A permit is required to install the hard surfaced parking area.

8. 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, trash, stagnant water, 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 premises. All trash and litter on the premises must be removed.

9. 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.

10. 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 property and the rights of way adjoining the property.

11. DBCC 15-1 Occupational License. It is unlawful for any person to engage in or manage any business in the city without having a license from the city. The property is being used for rental purposes without an occupational license. The business of renting property requires an occupational license.

12. DBCC 28-4.20 (a) Application of Regulations. No building shall be erected, added on to, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all the regulations established by this chapter for the district in which the building or land is located. A structure was structurally altered without building and zoning approval.

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

first make application to the building department and obtain the required permit(s). A structure was repaired or altered without the required building permit. Respondent must obtain the required permit and inspections or the structure must be removed.

Upon consideration thereof, it is thereupon ORDERED:

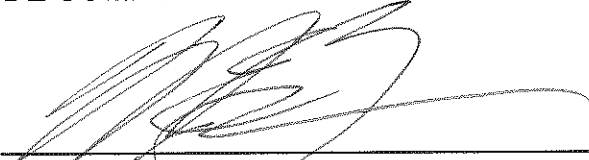
1. Respondents, Haralambides Properties LLLP & Paula De Rosa, Et Al. :  
(a) have been found to be in violation of the above described code sections listed in paragraphs c.(1) through c.(13). A fine of \$150.00 per day will begin running on May 12, 2008.

The City of Dania Beach shall have and recover from Respondents, Haralambides Properties LLLP & Paula De Rosa, Et Al., for the foregoing violations listed in paragraphs c.(1) through c.(13), a fine of \$150 per day beginning on May 12, 2008.

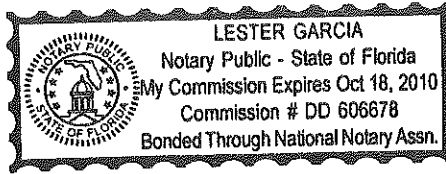
**The fine shall continue until said violations come into compliance with said sections of the City Code upon requested inspection. Upon complying, the Respondents must notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate 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:   
Mark E. Berman, Esq.

FINAL ORDER  
#07-1978  
PAGE 5



Notary Seal:

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

  
\_\_\_\_\_  
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, Haralambides Properties LLLP & Paula De Rosa, Et Al., this 27 day of MARCH, 2008.

CERTIFIED MAIL #

7007-2680 0000 4905710

  
\_\_\_\_\_  
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

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 07-1978  
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

HARALAMBIDES PROPERTIES LLLP,  
PAULA DE ROSA & HERMITAGE  
PARTNERS LLC, ET AL.

RESPONDENTS. :

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**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

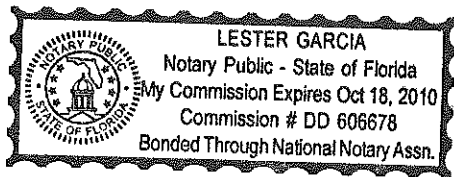
b. At a Formal Hearing on March 3, 2008, the Code Compliance Special Magistrate determined that the code violations stated in the Final Order dated March 27, 2008, exist at property Respondents own located at 213 SW 12 Street, Dania Beach, Florida, which property is legally described as: NORTH HOLLYWOOD 4-1 B LOT 13, 14 BLK 23 (# 1203 10 2500).

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

1. Respondents, Haralambides Properties LLLP, Paula De Rosa & Hermitage Partners LLC, Et Al.:

- (a) are found to be in violation of the code sections listed in the Final Order dated March 27, 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 September 18, 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, Haralambides Properties LLLP, Paula De Rosa & Hermitage Partners LLC, Et Al., this 11 day of August, 2008.

CERTIFIED MAIL # 7008 0150 0003 4945 3562

[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 Municipal Corporation,	:	CASE # 07-1978
PETITIONER,	:	FINAL ORDER
vs.	:	
HARALAMBIDES PROPERTIES LLLP PAULA DE ROSA,		
RESPONDENT(S).	:	

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**SUPPLEMENTAL ORDER /CLAIM OF LIEN**

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having received the notice and testimony of Code Officer Michael Rinaldi, on the City's Motion to Confirm Fine held on April 2, 2009, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

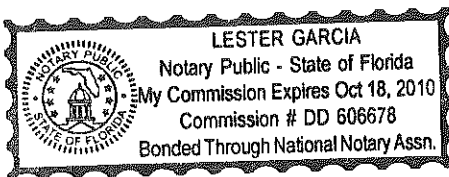
1. The Respondent(s) or a representative for the Respondent(s) was present at the hearing.
2. That the Code Compliance Special Magistrate did issue on March 3, 2008, a Final Order in the above-captioned case commanding the Respondent(s), Haralambides Properties LLLP & Paula De Rosa, to bring the violations 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 209 SW 12 Street, Dania Beach, which property is legally described as: NORTH HOLLYWOOD 4-1 B LOT 13,14 BLK 23 (# 1203 10 2500).
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

APRIL 14, 2009.




CODE COMPLIANCE SPECIAL MAGISTRATE

By:   
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me on  
APRIL 14 2009.

  
\_\_\_\_\_  
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 APRIL 14, 2009.

CERTIFIED MAIL # 7069 0080 0001 9339 2841

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

CC: First Class Standard Mail  
/sm

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

KC: Paula De Rosa  
Stacy Haralambides  
Stephanie Webb  
John Haralambides  
3135 SW 3 Avenue  
Miami, FL 33129  
Certified Mail # 7009 0080 0001 9339 2858

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	HIJU 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 Ptnr	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	Ellen 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
1	07-0064	Jorge M Fallad & Maria A Velez	102 N Federal Hwy	Extension granted to September 18, 2008.
2	07-1837	Ashley T. Taylor Rev. TR., Sally Taylor Trustee.	4305 Stirling Rd	Fine confirmed.
3	07-1503	Wendy Weeks 1/2 Int Christopher R Weeks	4248 SW 52 St	Extension granted to October 18, 2008.
4	07-2558	Ellen Bithell & Linda J Simon	1461 NW 10 St	Extension granted to October 18, 2008.
5	08-0315	Arthur S Kachel	4448 SW 51 St	Continuance to the August 7, 2008 hearing.
6	08-0676	Tigertail Industrial Park LLC	1946 Tigertail Blvd BD-16	Compliance by October 18, 2008 or \$200.00 a day fine.
7	07-1715	Vithleem Le Daglaris, Aristotelis Daglaris ETAL	Vac Lot W of 358 SE 5 St	Extension granted to August 19, 2008.
8	07-1976	Haralambides Properties LLLP Pula De Rosa ETAL	215 SW 12 St	Extension granted to September 18, 2008.
9	07-1978	Haralambides Properties LLLP Pula De Rosa ETAL	209 SW 12 St	Extension granted to September 18, 2008.
10	07-1501	Michael J Garramone	42 SW 16 St	Fine confirmed. Reduced to \$2500.00 if paid by September 8, 2008.
11	07-1919	Frank West	149 NW 14 Ave	Fine confirmed.
12	07-2105	Paul Higgs	3911-3913 SW 51 St	Compliance by September 18, 2008 or \$200.00 a day fine.
13	07-1370	Henry Bowe Jr	4717 SW 35 Ave	Fine confirmed.
14	07-2006	Jose A Canoa	61 SW 12 St	Fine confirmed. Reduced to \$1500.00 if paid by September 8, 2008.
15	07-2865	City First Mortgage Corporation	4911 SW 29 Way	Compliance by August 19, 2008 or \$250.00 a day fine.
16	07-2715	Timothy Ivey	126 NW 5 Ave	Extension granted to August 19, 2008.
17	07-2555	David L Hibbs	838 NW 8 Ave	Extension granted to June 12, 2008. Case is in compliance.
18	07-3057	Arnetta L Bushnell	4449 SW 35 Ave	Compliance by September 2, 2008 or \$150.00 a day fine.
19	07-2216	Kenneth Lowry 1/2 Int Donald E & Rosa K Lowry	4471 SW 34 Ave	Fine confirmed. Reduced to \$1250.00 if paid by September 8, 2008.
20	06-1234	Stanley Warren Rev Tr 45 % Int F Zorovich 45%, C. Gilliam 10%	1921 Stirling Rd	Extension granted to October 18, 2008.
21	07-0902	Stanley Warren Rev Tr 45 % Int F Zorovich 45%, C. Gilliam 10%	1921 Stirling Rd	Extension granted to October 18, 2008.
22	08-0678	Daniel E Bomback	2471 SW 58 Mnr W	Compliance by September 18, 2008 or \$200.00 a day fine.
23	08-0680	Daniel E Bomback	2471 SW 58 Mnr E	Compliance by August 19, 2008 or \$100.00 a day fine.
24	07-2099	Nauman Akhtar	214 NE 5 Ave	Fine confirmed. Reduced to \$100.00 if paid by August 19, 2008.
25	07-1598	Cheryl Westfall & Gary Westfall	226 SW 6 St	Extension granted to August 19, 2008.
26	08-0257	Margarita Otero	2920 SW 58 St	Compliance by October 18, 2008 or \$150.00 a day fine.
27	08-0902	Praim Nanan	4875 SW 28 Ave	Compliance by August 19, 2008 or \$150.00 a day fine.
28	07-2821	Amparo Quintana	10 SE 14 St	Extension granted to October 18, 2008.
29	06-0847	Steven Altland	723 SW 5 St	Recommendation to City Commission of abatement to \$25,000.00.
30	08-0184	Davie Property Group LLC	4485 Stirling Rd	Compliance by September 18, 2008 or \$150.00 a day fine.
31	07-1744	Linda Le Aube 1/2 Int Richard Aube 1/4 Int ETAL	109 SE 2 St	Extension granted to October 18, 2008. Final Extension.
32	08-0622	Sherianne Hickson	288 NW 13 Ct	Compliance by September 18, 2008 or \$100.00 a day fine.
33	07-1379	Clive Forrest & Gertrude Forrest	4813 SW 44 Terr	Fine confirmed.
34	07-2609	Andrew Pardo & Elisie Moreta	4368 SW 50 St	Fine confirmed. Received authorization to abate the nuisances and/or secure the premises in the interest of public health and safety.
35	08-1081	Joanne H Kestler	5511 SW 44 Ave	Compliance by July 24, 2008 or \$250.00 a day fine.
36	07-1303	Jermey Goldstein	54 SW 15 St	Fine confirmed.
37	07-1325	Earl H Burns	19 SW 15 St	Fine confirmed.
38	08-0185	Debra & Steve Kalitan	224 SW 4 St	Stipulated Agreement. Compliance by October 18, 2008 or \$100.00 a day fine.

Case Order	Case #	Name	Address	Results
1	08-1201	Yolanda M Germant	2740 SW 46 Court	Extension granted until July 11, 2009.
2	08-1054	Avelo Mortgage LLC	417 SW 7 Ter	Fine confirmed.
3	07-2186	Fremont Investment & Loan	829 NW 7 Avenue	Authorization to foreclose granted.
4	08-0723	Norman J & Antonia P Labonte & Guillermo Agudelo ETAL	2312 Coral Reef Court 4704	Fine confirmed. Reduced to \$250.00 if paid by May 12, 2009.
5	07-1976	Haralambides Properties LLLP	215 SW 12 Street	Fine confirmed.
6	07-1978	Haralambides Properties LLLP	209 SW 12 Street	Fine confirmed.
7	08-1021	Paula Derosa ETAL	3841 Griffin Road	Fine confirmed. Reduced to \$1,640.00 if paid by May 12, 2009.
8	08-0494	Struction Inc	738 SW 3 Place	Fine confirmed.
9	08-0099	Steve A & Jillian Brown	4741 SW 42 Ter	Extension granted until July 11, 2009.
10	08-1733	Sean Eckhardt 1/2 Int Penny Eckhardt	309 NE 3 Avenue	Continuance granted to the June 4, 2009 hearing.
11	08-0947	Alexander Bineifa 1/2 Int Ea Niurka Arufe	2471 SW 52 Street	Fine confirmed. Hold on recording lien until 5/12/09.
12	08-0355	Renee M Liber 1/2 Int Orlando E. Bueno	702 NW 7 Street	Fine confirmed.
13	08-0643	Florida Sweeping Inc.	4630 SW 44 Ave	Extension granted until June 11, 2009. Final extension.
14	08-1896	Roberta H Hansell	23 SW 3 Street	Compliance by June 11, 2009 or \$150.00 per day fine.
15	08-1880	Wells Fargo Bank NA	231 SW 15 Street	Fine confirmed. Reduced to \$250.00 if paid by May 12, 2009.
16	08-2113	Investment Builders of Florida LTD	2931 Griffin Road	Compliance by May 12, 2009 or \$200.00 per day fine.
17	07-1837	A & Dorothy Taylor	4305 Stirling Road	Continuance granted to the June 4, 2009 hearing.
18	08-1198	Richard M Lucci	119-121 SE 2 Street	Stipulated agreement. Compliance by June 11, 2009 or \$100.00 per day fine.
19	08-0178	A & J Subachan invest Inc	380 S Federal Hwy	Extension request denied. Fine confirmed.
20	06-1452	Al Bartosh	203 SE 2 Street	Abatement of \$7,700.00 recommended to City Commission.
21	08-1850	Tauric L Reed	113 NW 13 Avenue	Compliance by July 11, 2009 or \$100.00 per day fine.
22	08-1170	Juan Bonilla 1/2 Int Danilo Mina & Myriam Bonilla	4850 SW 28 Ter	Extension granted until July 11, 2009.
23	06-1496	Lloyd M Singh & Anastasia Thelsuma	137 SW 5 Court	Authorization to abate nuisances granted after April 24, 2009 in the interest of public health and safety.
24	08-1470	Rosa L Davis	710 SW 4 Ter	Extension granted as follows: Compliance by May 12, 2009 for violation #12, compliance by July 11, 2009 for all of the remaining violations.
25	07-0361	Robert E Rock	225 SW 15 Street	Authorization to sue for money judgment granted.
26	08-0582	Maria M Ortiz	692 SW 7 Ter	Fine confirmed.
27	06-1247	Juan C Gonzalez	715 SW 10 Street	Fine was reconfirmed to show that property is still in violation and accruing fines on a daily basis.
28	08-0595	Robert Roach	242 SW 12 Street	Fine confirmed.
29	08-2088	Patrick Toma	24 SW 13 Street	Compliance by May 12, 2009 or \$200.00 per day fine.
30	08-0676	Tigertail Industrial Park LLC	1946 Tigertail Blvd BD-16	Extension granted until August 10, 2009.
31	08-0678	Daniel E Bomback	2471 SW 58 Mnr West	Fine confirmed.
32	08-1202	Ariel Edelsburg & Susanne Edelsburg	3333 Griffin Road	Extension request denied.
33	08-1349	Ciro Jr & Mary Mestres	4940 SW 27 Ave	Fine confirmed.
34	08-2007	Richard C Dwyer	4701 SW 25 Ave	Stipulated agreement. Compliance by August 10, 2009 or \$150.00 per day fine.



Case Order	Case #	Name	Address	Results
1	10-1363	Ronald R Rogowski	4649 SW 35 Ave	Payment extension granted to March 13, 2012. Compliance by March 13, 2012 or \$150.00 per day fine.
2	11-1807	Roberto & Ana Aguilera Federal National Mortgage Assn c/o Flagstar Bank FSB	274 SW 7 St	\$125.00 administrative fee assessed. Authorization to foreclose granted. Hold for 90 days on filing the complaint.
3	10-1019	Danny Botton	2630 SW 49 Ct	Compliance by May 12, 2012 or 150.00 per day fine. \$125.00 administrative fee assessed.
4	11-1715	My Darling LLC	4408 SW 34 Ter	Authorization to foreclose granted. Hold for 90 days on filing the complaint.
5	07-2287	Yacht Club At Treasure Cove HOA Inc	4433 Stirling Rd	Continued to a future hearing.
6	11-1776	800 Marine Technical Center Inc	Comm area W of 4448 SW 27 Ave	Respondent's motion dismissed, & City's motion approved.
7	10-1142	PPF Industrial 2201-2381 LTD	800 Old Griffin Rd	
8	10-1758	Stirling Road LLC	2301 Stirling Rd	Extension granted to March 13, 2012.
9	11-0541	Stamfika Glarentzos	18-22 SW 11 St	Extension granted to March 13, 2012.
10	11-0142	Etienne Coulobme Sylvie Trudeau	841 NW 9 Ave	Compliance by May 12, 2012 or 150.00 per day fine. \$125.00 administrative fee assessed.
11	11-1790	KOBI Properties LLC	1477 NW 10 St	Compliance by May 12, 2012 or 150.00 per day fine. \$125.00 administrative fee assessed.
12	09-0148	Jason T Capozziello	2320 Anchor Ct #2801	Authorization to foreclose granted. Hold for 90 days on filing the complaint. Abatement recommended to the City Commission of \$1,500.00.
13	10-0541	Joseph Thomas	2921 SW 46 Ct	Authorization to foreclose granted.
14	10-1842	Marco F Osorio	127 SE 1 Ave	Fine confirmed. Hold for 40 days on recording of the lien. Compliance by May 12, 2012 or \$100.00 per day fine.
15	11-1591	Richard E Amann	Vac lot N of 4541 SW 26 Ave	\$100.00 administrative fee assessed.
16	07-1976	Haralambiels Properties LLLP	215 SW 12 St	Authorization to foreclose granted. Hold for 90 days on filing the complaint. Abatement recommended to the City Commission of \$22,612.50.
★ 17	07-1978	Haralambiels Properties LLLP	209 SW 12 St	Authorization to foreclose granted. Hold for 90 days on filing the complaint. Abatement recommended to the City Commission of \$22,612.50.
18	10-0756	Kenneth & Edith Crews	32 SE 4 St	Authorization for money judgment granted. Authorization to abate the nuisances by cutting the overgrowth and cleaning the trash and debris on the right of way and removing any obstructions to the sidewalk after February 22, 2012 granted in the interest of public health and safety.
19	10-0933	Georgios Vihos	242 SW 7 St	Authorization to foreclose granted.
20	09-0688	Edward F Gonzalez	219 SW 11 St	Authorization to foreclose granted.
21	07-1457	Irwin Seeman	2948 SW 54 St	Authorization to foreclose granted.
22	10-0708	David Brian Earl	2460 SW 50 St	Authorization to foreclose granted.
23	11-1007	Hector & Tina Rodriguez	2723 Griffin Rd	Extension granted to March 13, 2012.
24	11-1012	Lloyd Orellano	2788 SW 47 St	Fine confirmed. Authorization to foreclose granted.
25	11-1739	Frederick A Fulchino	2320 SW 51 Pl	Compliance by April 12, 2012 or \$200.00 per day fine. \$125.00 administrative fee assessed.
26	11-1784	2974 Griffin Road LLC	2974 Griffin Rd	Case is complied.
27	09-0996	Randall A Suhr	309 NE 2 Ave	Authorization for money judgment granted.
28	10-0643	Money-Line Mortgage LLC	215 NW 4 Ave	Authorization to foreclose granted.
29	10-0796	Michelle B & Darryl Wilcox	141 NW 4 Ave	Authorization to foreclose granted.
30	10-1054	Nelson Wu	54 SW 16 St	Extension granted to April 12, 2012. Final extension.

# City of Dania Beach

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

OWNER: HARALAMBIDES PROPERTIES LLLP & PAULA DE ROSA, ET AL.  
 FOLIO: 1203-10-2500  
 LEGAL: NORTH HOLLYWOOD 4-1 B LOT 13,14 BLK 23  
 ADDRESS: 213 SW 12 STREET

## CODE ENFORCEMENT ORDER LIEN CEB 07-1978

Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	RECORDED		RELEASED			
						BOOK	PAGE	BOOK	PAGE	DATE	DATE
9/18/2008	5/14/2010	\$150.00	603	\$90,450.00	\$158.00	46439	1260-1267				
					Total						
											8/10/2009

REVISED 3/5/2012

ESTIMATED COST OF RECORDING FEES		
1	PAGES CERTIFIED COPY COVER	10.00
5	PAGES FINAL ORDER	42.50
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
		<b>158.00</b>