

AGENDA REQUEST FORM CITY OF DANIA

Date: March 6, 2012

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: Stanley Warren Rev. Trust, F. Zorovich, & C. Gillam (Aka C. Benz), 1921 Stirling Road, Case #06-1234

Summary Explanation & Background:

This was originally cited on 8/31/06 for 1 violation. This went to the Special Magistrate on 1/3/07 for 1 violation. The Special Magistrate issued orders giving the respondent until 10/18/08 to comply or a fine of \$250.00 per day would be levied. At the 3/5/09 hearing the Special Magistrate confirmed the fine as a lien. The property was brought into compliance on 9/20/10. The fine ran from 10/18/08 through 9/20/10, 702 days @ \$250.00 per day = \$175,500.00 plus recording/admin fees of \$183.50, for a total of \$175,683.50. At the 3/1/12 hearing Special Magistrate Mark Berman recommended a stipulated abatement of the fine to \$15,000.00 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 1/3/07, 7/10/08, 12/4/08, 3/5/09, and 3/1/12 Special Magistrate hearings.
- (4) Copy of the lien total sheet.

Purchasing Approval:

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

Recommended for Approval By:

At the 3/1/12 hearing Special Magistrate Mark Berman recommended a stipulated abatement of the fine to \$15,000.00 to the City Commission.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach
FLORIDA

August 31, 2006

STANLEY WARREN REV TR 45% INT Case Number: 06-00001234
F ZOROVICH 45%, C GILLAM 10%
2850 STIRLING RD STE C
HOLLYWOOD, FL 33020

Location: 1921 STIRLING RD
Folio: 5042-33-28-0020-
Legal Description:
STIRLING CENTER 84-39 B TR 2

Dear STANLEY WARREN REV TR 45% INT, F ZOROVICH 45%, C GILLAM 10%:

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 September 30, 2006. 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.

Sincerely,

NICHOLAS LUPU
CODE INSPECTOR

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7005 0390 0004 9093 8474 by HELEN CEASER

Also sent regular mail

"Broward's First City"

CASE NUMBER 06-00001234
PROPERTY ADDRESS 1921 STIRLING RD

VIOLATION: CE028031040001 QUANTITY: 1
DESCRIPTION: DBCC 28-31.40 Adult Businesses DATE: 8/31/06
LOCATION:

ORDINANCE DESCRIPTION :

DBCC 28-31.40 states regulated uses (as defined in Chapter 28 [ZONING], Article 31 [ADULT ENTERTAINMENT ESTABLISHMENTS], Section 31.10 [DEFINITIONS]) shall be permitted only within the Industrial-Research-Office-Marine (IROM) zoning district, subject to the restrictions as listed in Section 31.40 [LIMITATIONS].

CORRECTIVE ACTION REQUIRED :

Cease and desist any unpermitted regulated uses on the subject property immediately, and permanently remove or relocate the use to the appropriate zoning district and insure compliance with all applicable Dania Beach city codes.



City of Dania Beach
FLORIDA

August 25, 2006

Dear Stanley Warren Rev. Trust; F. Zorovich; & C. Gillam,

In 2001, the City of Dania Beach (the "City") passed Ordinance No. 2001-032 (the "Ordinance") providing that adult use establishments may only be located in the Industrial Research Office Marine ("IROM") zoning districts. Adult use establishments which were located in zoning districts other than IROM were given a period of three (3) years commencing on September 15, 2001, within which to relocate to the appropriate IROM zoning districts. The three (3) year period expired on September 15, 2004.

The City has inspected and determined that there currently exist a business located on the property you own at 1921 Stirling Road (the "Property"), which constitutes an adult use establishment pursuant to the City of Dania Beach Code of Ordinances (the "City Code") as set forth in Section 28-31.10. As such, the Property is in violation of Section 28-31.40 of the City Code as it is located in a zoning district other than IROM.

As the owner of the Property upon which an adult use establishment is located, you have previously been given proper notice under Florida law of the above referenced Ordinance, its applicable zoning restrictions and time frame for compliance.

As stated on the attached Notice of Violation, you have a period of thirty (30) days commencing from the date of this notice to comply with the City Code. Please note that failure to comply by such date will result in the City proceeding with all appropriate legal action, including code enforcement action potentially resulting in fines, as well as the revocation or suspension of the occupational license for the business located on the property.

At the end of the thirty (30) day compliance period the City will re-inspect the Property to ensure compliance with the City Code and note any remedial action you have taken.

Thank you,

Nicholas Lupo
Chief Code Inspector/
Code Enforcement Manager

"Broward's First City"

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida
Municipal Corporation

CASE # 06-1234

Petitioner,

vs.

STANLEY WARREN REV TR 45% INT
F. ZOROVICH 45% C GILLAM 10% and
YOUR A TO X VIDEO OUTLET, INC.

Respondents:

_____ /

FINAL ORDER OF THE DANIA BEACH CODE COMPLIANCE
SPECIAL MAGISTRATE

This matter came before the Special Magistrate of Dania Beach, Florida on January 3, 2007, after proper notice. Having heard testimony and based on the evidence presented, the Special Magistrate makes the following findings of fact, conclusions of law, and Order:

1. The Special Magistrate has jurisdiction of Respondents, STANLEY WARREN REV TR 45% INT F. ZOROVICH 45%, C GILLAM 10% (hereafter WARREN) and YOUR A TO X VIDEO OUTLET, INC. (hereafter A to X), and the subject matter of this action.

2. Respondents, WARREN, own the subject property (the "Subject Property") located at 1921 Stirling Road, Dania Beach, Florida, legally described as STIRLING CENTER 84-39 B TR 2 (#5042-33-28-0020).

3. Respondents, WARREN, lease a portion of the property to its tenant, A to X. A to X petitioned the Special Magistrate to intervene in this proceeding and was granted party status as a Respondent in the action.

4. On August 25, 2006, an inspection was performed by Dania Beach Code Compliance Manager, Nicholas Lupo. Mr. Lupo determined that an adult book store/adult novelty store/adult video store, as defined in Chapter 28, Section 31.10 of the Dania Beach Code, was operating at the subject property. Mr. Lupo testified that the establishment at the subject property displays and sells adult magazines, adult videos and adult novelty items as a substantial portion of its stock in trade.

5. Code Compliance Manager, Nicholas Lupo, also testified that during his August 25, 2006, inspection of the subject property, Mr. Lupo determined that an adult motion picture theater as defined in Article 28, Section 31.10 of the Dania Beach Code was operating at the subject property. Mr. Lupo testified that the establishment at the subject property operates a theater style seating area and viewing booths, which presents adult material for observation by patrons of the establishment within an enclosed building with a capacity of fifty or more persons.

6. Respondents WARREN were issued a Notice of Violation by the City of Dania Beach Code Compliance Department for the following violation at the subject property: Chapter 28, Zoning, Article 31, Adult Entertainment Establishments, Section 31.40. Pursuant to the Dania Beach Code, Adult use establishments may only be located in the Industrial-Research-Office-Marine (IROM) zoning district. The adult use establishment is not a permitted use in the subject property's zoning district.

7. The subject property is located within the City's Industrial-Research-Office-Commercial (IROC) zoning district.

8. The adult bookstore/adult novelty store/adult video store and the adult motion picture theater operating at the subject property are prohibited uses in the Industrial-Research-Office-Commercial (IROC) zoning district.

9. A reinspection by Mr. Lupo on October 2, 2006, revealed that Respondents, WARREN and A to X, have not taken any action to correct the violation.

Upon consideration of the evidence presented, the Code Compliance Special Magistrate finds the Respondents, WARREN and A to X, in violation of Dania Beach Municipal Code, Chapter 28, Article 31, Section 31.40.

It is thereupon ORDERED:

Respondents, WARREN and A to X, have been found to be in violation of the Dania Beach Municipal Code, Chapter 28, Article 31, Section 31.40. A fine of \$250 per day is imposed beginning February 2, 2007, and shall continue to accrue until Respondents, WARREN and A to X, come into compliance.

The CITY OF DANIA BEACH shall have and recover from Respondents, WARREN and A to X, jointly and severally, for the aforesaid violation a fine of \$250 per day to commence on February 2, 2007.

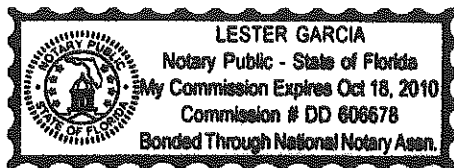
The fine shall continue until said violations come into compliance with said section of the City Code upon requested inspection. Upon complying, the Respondents must notify the City's Code Compliance Department and an officer will inspect the property and notify the Special Magistrate whether Respondents have complied. If Respondents do not notify the City's Code Compliance Department, an officer will not inspect the property and the

FINAL ORDER
#06-1234
PAGE 4

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 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 11 day of January, 2007.



CODE COMPLIANCE, SPECIAL MAGISTRATE

By: [Signature]
Mitchell S. Kraft, Esq.

Notary Seal:

Sworn and subscribed before me this 11 day of January, 2007.

[Signature]
Notary Public State of Florida

Mitchell S. Kraft is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to Respondents, WARREN and A to X, this 11 day of January, 2007.

CERTIFIED MAIL #7006 0810 0003 1060

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

FINAL ORDER

#06-1234

PAGE 5

cc: First Class Standard Mail

FILE COPY

Xc: James S. Benjamin, Esq.
Benjamin & Aronson, P.A.
Attorneys for A to X
One Financial Plaza
Suite 1615
Fort Lauderdale, FL 33394
Certified Mail # 7006 0810 0003 1077

Anthony T. Lepore, Esq., P.A.
Attorney for Warren
P.O. Box 823662
South Florida, Florida 33082-3662
Certified Mail # 7006 0810 0003 1084

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 # 06-1234
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

STANLEY WARREN REV TR 45% INT,
F. ZOROVICH 45% & C. GILLAM 10%,

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. The Code Compliance Special Magistrate determined that Respondents, Stanley Warren Rev Tr 45% Int, F. Zorovich 45% & C. Gillam 10%, did allow the code violation stated in the Final Order dated January 11, 2007, to exist at property Respondent owns located at 1921 Stirling Road, Dania Beach, Florida, which property is legally described as: STIRLING CENTER 84-39 B TR 2 (# 0233 28 0020).

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

1. Respondents, Stanley Warren Rev Tr 45% Int, F. Zorovich 45% & C. Gillam 10%:

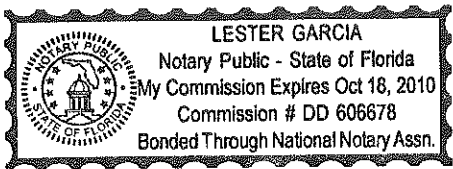
Final Order

(a) have been found to be in violation of the code section listed in the Final Order dated January 11, 2007.

(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 October 18, 2008.

(c) Except as expressly amended herein, the Code Compliance Special Magistrate's Final Order in this case signed January 11, 2007, 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:

Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this

11 day of AUGUST 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 Supplemental Order was mailed to the Respondents, Stanley Warren Rev Tr 45% Int, F. Zorovich 45% & C. Gillam 10%, this

11 day of AUGUST, 2008.

CERTIFIED MAIL # 7008 1140 0003 1257 9084

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 # 06-1234
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

STANLEY WARREN REV TR 45% INT
F. ZOROVICH 45% C. GILLAM 10% and
YOUR A TO X VIDEO OUTLET, INC.,

RESPONDENTS. :

SUPPLEMENTAL ORDER/CONFIRMATION OF FINE

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having received the Affidavit and testimony of Code Officer Nicholas Lupo, on the City's Motion to Confirm Fine held on March 5, 2009, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

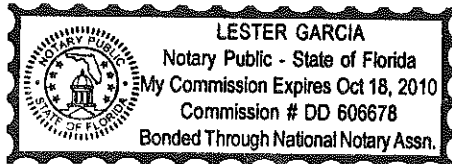
1. The Code Compliance Special Magistrate did render on January 11, 2007, a Final Order in the above-captioned case commanding the Respondents, Stanley Warren Rev Tr 45% Int F. Zorovich 45% C. Gillam 10% and Your A to X Video Outlet, Inc., to bring the violation specified in said Final Order into compliance on or before February 2, 2007, or pay a fine in the amount of \$250.00 per day for each day of non-compliance thereafter. The Special Magistrate granted the Respondents an extension on the date of compliance until October 18, 2008.
2. The violation found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the subject property located at 1921 Stirling Rd., Dania Beach, Florida and legally described as: STIRLING CENTER 84-39 B TR 2 (# 5042 33 28 0020).

3. Respondents, Stanley Warren Rev Tr 45% Int F. Zorovich 45% C. Gillam 10% and Your A to X Video Outlet, Inc., did not comply with the Final Order on or before October 18, 2008. The violation stated in the Final Order still exists on the property.

4. The fine stated in the Final Order is hereby confirmed and ratified and shall accrue at \$250 per day from October 18, 2008 until such time as the Respondents, Stanley Warren Rev Tr 45% Int F. Zorovich 45% C. Gillam 10% and Your A to X Video Outlet, Inc., have complied with said Final Order. Upon complying, the Respondents shall notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondents have complied.

5. The 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 Respondents.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 17 day of March, 2009.



CODE COMPLIANCE SPECIAL MAGISTRATE

By



Mitchell S. Kraft, Esq.

Notary Seal:

Sworn and subscribed before me this
17 day of March, 2009.



NOTARY PUBLIC STATE OF FLORIDA

Mitchell S. Kraft is personally known to me.

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

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Confirmation of Fine was mailed to the Respondents, Stanley Warren Rev Tr 45% Int F. Zorovich 45% C. Gillam 10% and Your A to X Video Outlet, Inc., this 17 day of March, 2009.

CERTIFIED MAIL # 7008 1300 0000 4135 3214



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

cc: First Class Standard Mail
am

Xc: James S. Benjamin, Esq.
Benjamin & Aronson, P.A.
Attorneys for A to X
One Financial Plaza
Suite 1615
Fort Lauderdale, FL 33394
Certified Mail # 7009 0080 0001 9337 0016

Anthony T. Lepore, Esq., P.A.
Attorney for Warren
P.O. Box 823662
South Florida, FL 33082-3662
Certified Mail # 7009 0080 0001 9337 0023

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
1	06-1234	Stanley Warren REV TR 45% INT, F. Zorovich 45% INT, C. Gillam 10%	1921 Stirling Rd.	The Respondent & Tenant were found to be in violation and ordered to comply within 30 days or a fine of \$250.00/day would begin to run against each party. Both parties were represented by legal counsel.

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	Tigerfail Industrial Park LLC	1946 Tigerfail 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 \$250.00 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. Gillam 10%	1921 Stirling Rd	Extension granted to October 18, 2008.
21	07-0902	Stanley Warren Rev Tr 45 % Int F Zorovich 45%, C. Gillam 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 Alliland	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	Sherlanne 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	07-1997	Livio Basso & Claudette Dionne-Basso	2855 SW 58 St	Abatement of \$2,500.00 recommended to City Commission.
2	08-1006	Dania Beach Hotel LLP	180 E Dania Beach Blvd	Abatement of \$35,000.00 recommended to City Commission.
3	08-0563	Ronjean Corporation	475 W Dania Beach Blvd	Extension granted until February 12, 2009.
4	08-1178	Donald E Johnson Trustee % Lisa K Hermann	217 NW 4 Ave	Extension granted until March 14, 2009.
5	07-1370	Henry Bowe Jr	4717 SW 35 Ave	Abatement of \$10,000.00 recommended to City Commission.
6	08-0049	Haralambides Properties LLLP De Rosa Paula ETAL	215 SW 12 St	Fine confirmed.
7	06-1234	Stanley Warren Rev Tr 45% Int F Zorovich 45%, C Gillam 10%	1921 Stirling Rd	Continued to the hearing presided over by Magistrate Mitch Kraft on March 5, 2009.
8	07-0902	Stanley Warren Rev Tr 45% Int F Zorovich 45%, C Gillam 10%	1921 Stirling Rd	Continued to the hearing presided over by Magistrate Mitch Kraft on March 5, 2009.
9	08-1277	Oak Hills Condominium Inc	5150 SW 40 Ave	Compliance by January 13, 2009 or \$100.00 per day fine.
10	08-0421	Michael E Endres	500 NE 2 St 120	Fine confirmed at \$19,350.00. Reduced to \$750.00 if paid by January 4, 2009.
11	07-1503	Wendy Weeks 1/2 Int Christopher R Weeks	4248 SW 52 St	Extension granted until March 14, 2009.
12	07-2088	Thomas & Rosemarie Neuman	402 Phippen Rd Bldg	Fine confirmed at \$36,300.00. Reduced to \$3,600.00 if paid by March 4, 2009.
13	08-1215	Patricia J Halstead	4730 SW 42 Terr	Compliance by April 13, 2009 or \$150.00 per day fine.
14	08-0923	N & D Holdings Inc	3325 Griffin Rd	Compliance by March 14, 2009 or \$100.00 per day fine.
15	06-1676	Joseph Warren Homer IV	4610 SW 26 Terr	Extension granted until January 13, 2009.
16	08-1649	Anne Hubbard Everson Rev Liv Tr	2775 SW 54 St	Compliance by April 13, 2009 or \$150.00 per day fine.
17	07-2956	Banias Realty	3891 Stirling Rd	Fine confirmed at \$21,000.00. Reduced to \$15,750.00 if paid by March 4, 2009.
18	07-2287	My Darling LLC	4433 Stirling Rd	Continued to January 8, 2009 hearing.
19	07-1794	Carlos Jimeno & Keith Thompson	53 SE 11 St	Extension granted until December 4, 2008. Case is in compliance.
20	08-0704	Clyde & Victoria Nanan	602 NW 1 St	Extension granted until February 12, 2009.
21	07-2040	Wayne V Boyce	305 SW 14 St	Fine confirmed at \$23,250.00. Reduced to \$2,500.00 if paid by January 4, 2009.
22	07-1960	Charles Metis & Pierre Mertus, Evelyn Charles	224 SW 13 St	Authorization to foreclose deferred. Fine confirmed at \$54,000.00.
23	08-0538	Jean & Raymond Funeus & Jeannine Funeus	4173 SW 51 St A	Abatement of \$27,000.00 recommended to City Commission.
24	07-2709	Frank & Elisa Alberghina	3990 SW 51 Street	Compliance by April 13, 2009 or \$100.00 per day fine.
25	08-1471	William & Yasmin Mc Intosh	330 Phippen Road	Fine confirmed at \$39,200.00. Reduced to \$3,290.00 if paid by February 4, 2009.
26	07-2558	Ellen Bithel & Linda J Simon	1461 NW 10 St	Compliance by April 13, 2009 or \$125.00 per day fine.
27	08-0150	Allied Mortgage & Financial Corp	850 NW 3 Terr	Extension granted until March 14, 2009.
28	07-2225	Daniel A & Marlen Manter & Danny S Maitlen	118-120 SE 2 Ave	Extension granted until February 12, 2009.
29	08-0355	Renee M Liber 1/2 Int, Orlando E Bueno	702 NW 7 St	Final Order review motion dismissed and challenge of compliance denied.
30	08-0376	Jorge Rodriguez	278 SW 9 St	Extension granted until February 12, 2009.
31	07-2587	Douglas Hammond	3001 SW 45 St	Fine confirmed at \$5,000.00. Reduced to \$500.00 if paid by January 4, 2009.
32	08-1170	Juan Bonilla 1/2 Int, Danilo Mina & Myriam Bonilla	4850 SW 28 Terr	Fine confirmed.
33	08-0657	MORS Properties LLC	128 SW 1 St	Compliance by February 12, 2009 or \$100.00 per day fine.
				Extension granted until January 13, 2009.

Case Order	Case #	Name	Address	Results	
1	07-1265	40-44 NFH LLC	44 N Federal Hwy	Abatement of \$0.00 recommended to City Commission per City Attorney.	P
2	08-2035	Josephine Donna Bowie JP Morgan Chase Bank % Homecomings Financial LLC	4825 SW 26 Terr	Compliance by July 13, 2009 or \$150.00 per day. Final Order to reflect procedure for extension request.	P
3	08-0782	D M R Development LLC	716 SW 9 St	Fine confirmed. Reduce to \$10,000.00 if paid by April 4, 2009.	P
4	06-1436	US Bank National Assn Trustee % Home Serv Corp	945 S Federal Hwy	Authorization to foreclose granted.	P
5	08-0783	Roger & Robin Elkind	5131 SW 26 Ave	Fine confirmed. Reduce to \$7,100.00 if paid by April 4, 2009.	P
6	09-0054		401 SE 7 St	Recurring order issued. Case is compiled.	P
7	08-1021	Struction Inc	3841 Griffin Rd	Fine Confirmed at \$16,400.00. Continued to the April 2, 2009 hearing for abatement.	P
8	08-0996	Mattie Rochelle Clark	117 NW 13 Ave	Extension granted until March 5, 2009. Case is in compliance.	P
9	08-1174	Andrew Osswald	131 SE 2 Ave	Fine confirmed. Reduce to \$500.00 if paid by April 4, 2009.	P
10	08-1159	Kimber-Lee Schwab	4900 SW 28 Terr	Extension granted until June 13, 2009.	P
11	08-1845	Michael J Dunn	4214 SW 49 Ct	Compliance by April 14, 2009 or \$150.00 per day.	P
12	08-1582	Merrill Industrial Center Inc	3406 SW 26 Terr	Compliance by May 14, 2009 or \$100.00 per day.	P
13	08-0112	Robert Allen & Duong Nhi	1327 SE 2 Ave	Extension granted until July 13, 2009.	P
14	07-0696	Richard M Speedman	4336 SW 49 St	Authorization to sue for money judgment granted.	P
15	08-0580	Benna Bell	744 SW 5 St	Payment arrangement authorized as follows, \$300.00 per month for 7 months and \$200.00 due for the final 8th month.	P
16	07-0361	Robert E Rock	225 SW 15 St	Continued to the April 2, 2009 hearing.	P
17	07-2105	Paul Higgs	3911-3913 SW 51 St	Fine confirmed. Reduce to \$250.00 if paid by April 4, 2009.	P
18	07-0043	Performance Enterprise Inc	714 SW 4 St	Abatement of \$10,000.00 recommended to City Commission.	P
19	07-1001	Roberta J Robinson	4632 SW 28 Ave	Extension granted until March 5, 2009. Case is in compliance.	P
20	08-1531	CLMIA LLC	4470 Ravenswood Rd	Compliance by April 14, 2009 or \$100.00 per day.	P
21	07-1837	A & Dorothy Taylor	4305 Stirling Rd	Continued to the April 2, 2009 hearing.	P
22	08-1931	Emerald Plaza Apartments LLC	5970 SW 40 Ave	Compliance by April 14, 2009 or \$200.00 per day.	P
23	08-2088	Patrick Toma	24 SW 13 St	Continued to the April 2, 2009 hearing.	P
24	08-1086	Neil F Cueuer	254 SW 12 St	Extension granted until May 14, 2009.	P
25	08-2090	HSBC Bank USA	711 SW 6 St	Change of ownership. Case closed.	P
26	08-0618	Donald Roy 1/2 INT Linda Faille-Roy	3221 Teakwood Lane	Fine confirmed. Reduce to \$350.00 if paid by April 4, 2009.	P
27	07-1379	Clive Forrest & Gertrude Forrest	4813 SW 44 Terr	Authorization to foreclose granted.	P
28	07-2144	Terry Thomas & Victoria Thomas	301 NW 4 Ave	Abatement of \$2,000.00 recommended to City Commission.	P
29	06-1234	Stanley Warren Rev Tr 45% INT F. Zorovich 45%, C. Gilliam 10%	1921 Stirling Rd	Fine confirmed.	P



Case Order	Case #	Name	Address	Results	
1	11-0916	Coon Holdings Inc	999 Eller Dr	Compliance by June 9, 2012 or \$200.00 per day fine. \$100.00 administrative fee assessed.	P
2	11-0912	Charles Akiba & Ann Francine Akiba	11 N Federal Hwy	Compliance by June 9, 2012 or \$250.00 one time fee. \$100.00 administrative fee assessed.	P
3	10-1012	New Horizon Counseling Center	721 SW 12 Ave	Abatement recommended to the Commission for \$7,500.00.	P
4	11-0980	Elizabeth Gonzalez	3730 SW 47 Ct	Extension granted to May 10, 2012.	P
5	11-1805	Palm Beach Polo Holdings Inc	750 NE 7 Ave	Compliance by June 9, 2012 or \$150.00 per day fine. \$200.00 administrative fee assessed.	P
6	10-1185	John & Angeline Jerrytone	3120 SW 58 PI	Extension granted to May 3, 2012.	P
7	11-1559	Griffin Partners Inc	3300 Griffin Rd	Status hearing set for the May 3, 2012 hearing.	P
8	11-0842	Louis Ferrer Est	3448 SW 44 St	Extension granted to April 10, 2012.	P
9	11-0843	Louis Ferrer Est	3460 SW 44 St	Fine confirmed.	P
10	11-1653	Richard Le Goldenberg Mindy S Runge Estal	30 SW 15 St	Fine confirmed.	P
11	10-0187	Baby Steps Investments LLC	2238 SW 34 St	Compliance by May 10, 2012 or \$100.00 per day fine. \$50.00 administrative fee assessed.	P
12	10-0983	Frank West	149 NW 14 Ave	Fine confirmed.	P
13	11-1651	Paula Peraza & Luc Vidal	401 SE 2 Ave	Hold until May 10, 2012 on recording the lien.	P
14	11-0629	Dania Investments Inc	321 N Federal Hwy	Authorization to foreclose granted.	P
15	11-0218	Braha Dania LLC	255 E Dania Beach Blvd	Compliance by May 10, 2012 or \$75.00 per day fine.	P
16	11-1499	Marcia Ward	314 Phippen Rd	\$75.00 administrative fee assessed.	P
17	09-1069	Cheryl Clarke	501 W Dania Beach Blvd	Extension granted to June 9, 2012.	P
18	06-1234	Stanley Warren Rev Trust, F Zorovich, C Gillam	1921 Stirling Rd	Payment extension granted to June 9, 2012.	P
19	07-0902	Stanley Warren Rev Trust, F Zorovich, C Benz	1921 Stirling Rd	Abatement recommended to the Commission for \$15,000.00. Abatement recommended to the Commission with case 06-1234. City has already received \$35,000.00 from the previous tenant in this case.	P
20	11-1052	Dominick Scotto Rev Tr Dominick Scotto Trstee	1101 S Federal Hwy	Fine confirmed at \$17,000.00.	NP
21	11-1426	M-Six Creditvest II Business T c/o Motel 6 Tax Dept #376	825 E Dania Beach Blvd.	Extension granted to May 10, 2012.	NP
22	11-1608	Joshua Levitt Vojo Nastevski	125 NE 2 Ave	Compliance by April 10, 2012 or \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
23	11-1879	Daniela Nastevska	41-43 SE 3 PI	Recurring violation found. Case is now compiled. Finding of fact issued, and \$100.00 administrative fee assessed.	NP
24	10-1789	Zvi H Segall	5925 Ravenswood Rd D 17-19	Fine confirmed.	NP
25	11-0695	James Rose	221 SW 6 St	Hold until April 10, 2012 on recording the lien.	NP
26	11-0822	Edward F Gonzales	219 SW 11 St	Extension granted to June 9, 2012.	NP
27	11-0920	HSBC Bank USA NA c/o Marshall C Watson PA	720 SW 6 St	Fine confirmed.	NP
28	11-1515	Sea Fox Marina LLC Attn Fred Renken	10 Bryan Rd	Compliance by May 10, 2012 or \$250.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

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

OWNER: WARREN, STANLEY REV TR & ZOROVICH, FRED & BENZ, CAROLYN
 FOLIO: 0233-28-0020
 LEGAL: STIRLING CENTER 84-39 B TR 2
 ADDRESS: 1921 STIRLING ROAD

CODE ENFORCEMENT ORDER LIEN CEB 06-1234

Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	RECORDED		RELEASED	
						BOOK	PAGE	BOOK	PAGE
10/18/2008	9/20/2010	\$250.00	702	\$175,500.00	\$183.50	46115	167-177		4/7/2009
Total									
						46115	167-177		

REVISED 2/29/2012

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
5	PAGES	FINAL ORDER	42.50
5	PAGES	SUPPLEMENTAL ORDER	42.50
2	PAGES	RELEASE OF LIEN	18.50
	ADM. FEE	RECORDING LIEN	40.00
	ADM. FEE	RECORDING RELEASE	30.00
			183.50