

# AGENDA REQUEST FORM CITY OF DANIA BEACH

**Date:** September 19, 2013

**Agenda Item #:**

**Title: Request for Abatement**

**Requested Action:**

Consideration of the Abatement Request for: Eliane Naamad H/E & Ezra Mansur, 2471 SW 58 MNR W, Case # 11-1610

**Summary Explanation & Background:**

This was originally cited on 9/29/11 for 3 violations. This went to the Special Magistrate on 12/8/11 for 2 violations. The Special Magistrate issued an order giving the respondent until 1/17/12 to comply the violations or a fine of \$150.00 per day would be levied. The final order was amended at the 5/3/12 Special Magistrate hearing and the fine was not scheduled to commence until 7/12/12. At the 3/7/13 hearing, the Special Magistrate confirmed the fine as a lien. The property was brought into compliance on 1/2/13. The fines ran from 7/12/12 through 1/2/13, 174 days @ \$150.00 per day = \$26,100.00 plus recording/admin fees of \$256.00 totaling \$26,356.00. At the 8/1/13 hearing, Special Magistrate Gordon Linn recommended an abatement of the fine to \$2,600.00 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 12/8/11, 5/3/12, 3/7/13, and 8/1/13.
- (4) Copy of the lien total sheet.

**Purchasing Approval:**

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

**Recommended for Approval By:**

At the 8/1/13 hearing, Special Magistrate Gordon Linn recommended an abatement of the fine to \$2,600.00 to the City Commission.

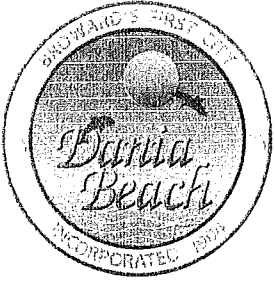
**Commission Action:**

Passed  Failed  Continued  Other

**Comment:**

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

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



*City of Dania Beach*  
FLORIDA

September 29, 2011

ELIANE NAAMAD H/E  
EZRA MANSUR  
2471 SW 58 MNR # W  
DANIA BEACH, FL 33312

Case Number: 11-00001610

Location: 2471 SW 58 MNR WEST  
Folio: 5042-32-21-0090-  
Legal Description:  
LABEAU ACRES UNIT 3 82-11 B LOT 86 LESS:BEG NE COR LOT 86,W  
32.50,S 49.40,E 10.50,S 17.30,W 9.55,S 4.65,W 5.40,S 1.10,W 7.25  
S 17.85,E 11.65,S 34.70,E 32.50 N 125.00 TO POB AKA: LOT 86 W 1/2  
UNIT 2471 WEST

Dear ELIANE NAAMAD H/E & EZRA MANSUR:

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 October 12, 2011. Failure to comply will result in proceedings against you by the Code Enforcement Special Magistrate, as provided by law. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Code Enforcement Special Magistrate for imposition of a fine and lien against the property even if the violation has been corrected prior to the hearing.

If you require further information or have any questions about the attached violation(s), please do not hesitate to contact me at 954-924-6810 ext.3648.

Sincerely,

  
GARY PHANEUF  
CODE INSPECTOR

I certify that an original hereof was furnished to the above named addressee by:  
Certified Mail # 7011 1570 0002 7563 0656 by SGA

Also sent regular mail xc: # 7011 1570 0002 7563 0618  
Ezra Mansur & Eliane Naamad  
4943 SW 35 TER  
Fort Lauderdale, FL 33312

"Broward's First City"

CASE NUMBER 11-00001610  
 PROPERTY ADDRESS 2471 SW 58 MNR WEST

VIOLATION: CE015001000001 QUANTITY: 1  
 DESCRIPTION: DBCC 15-1 BTR/License Required DATE: 9/29/11  
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: CE022001000001 QUANTITY: 1  
 DESCRIPTION: DBCC 22-1 Bldg Numbers (Front) DATE: 9/29/11  
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 22-1 states any building in the city must display the correct street number upon such building.

CORRECTIVE ACTION REQUIRED :

Insure the building has and displays the correct street number upon the building and that it is visible from the right of way.

VIOLATION: CE105001000001 QUANTITY: 1  
 DESCRIPTION: FBC 105.1 Permits Required DATE: 9/29/11  
 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 structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).

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.

DETAILED INSPECTION REPORT

DATE: 09-26-11
CASE #:
FOLIO #: 504232210090
ADDRESS: 2471 SW 58 MANOR W
OWNER: NAAMAD, ELIANE H/E
MANSUR, EZRA
<b>FBC 105.1</b>
<b>INSTALLED A WOOD FENCE WITHOUT A BUILDING PERMIT AND INSPECTION APPROVALS.</b>
<b>CORRECTIVE ACTION;</b>
<b>OBTAIN A VALID BUILDING PERMIT AND ALL REQUIRED INSPECTION APPROVALS FOR THE INSTALLATION OF A WOOD FENCE.</b>

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 11-1610  
Municipal Corporation,  
  
PETITIONER, :  
  
vs. :  
  
ELIANE NAAMAD H/E  
EZRA MANSUR,  
  
RESPONDENTS. :

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

This proceeding came on for Formal Hearing on December 8, 2011, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

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

And

b. Respondents, Eliane Naamad H/E and Ezra Mansur, did allow the following code violations to exist at property Respondents own, located at 2471 Southwest 58 Manor, W, Dania Beach, Florida, which property is legally described as: LABEAU ACRES UNIT 3 82-11 B LOT 86 LESS: BEG NE COR LOT 86, W 32.50, S 49.40, E 10.50, S 17.30, W 9.55, S 4.65, W 5.40, S 1.10, W 7.25 S 17.85, E 11.65, S 34.70, E 32.50 N 125.00 TO POB AKA: LOT 86 W 1/2 UNIT 2471 WEST: (0232 21 0090). ✓

1. DBCC 15-1 BTR/License Required. It is unlawful for any person to engage in, manage or allow anyone on the person's property to engage in or manage any business in the city without having a business tax receipt from the city. The property is being used for rental purposes without a business tax receipt. The business of renting property requires a business tax receipt.

2. 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 wood fence was installed without the required permit.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondents, Eliane Naamad H/E and Ezra Mansur:

(a) have been found to be in violation of the above described code sections listed in paragraphs b.(1) and b.(2), and a fine of \$150.00 per day will begin running on January 17, 2012 for these violations.

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

The fine shall continue until said violations come into compliance with said sections of the City Code upon requested inspection. Upon complying, the 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

FINAL ORDER  
# 11-1610  
PAGE 3

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 21<sup>st</sup> day of December, 2011.

CODE COMPLIANCE SPECIAL MAGISTRATE



Notary Seal:

By:   
Mark E. Berman, Esq.

Sworn and subscribed before me this 21<sup>st</sup> day of December, 2011.

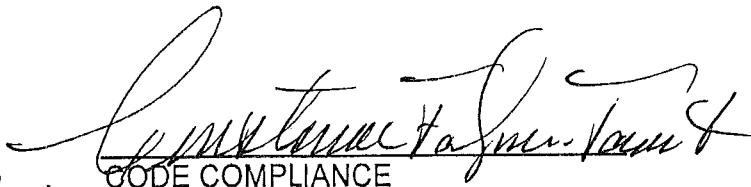
  
NOTARY PUBLIC STATE OF FLORIDA

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, Eliane Naamad H/E and Ezra Mansur, this 21<sup>st</sup> day of December, 2011.

CERTIFIED MAIL #7011 1570 ~~0002~~ 7563 3544

  
Fletting  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
am

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

XC: ELIANE NAAMAD + EZRA MANSUR  
4943 SW 35 TER  
FORT LAUDERDALE, FL 33312  
CERT # 7011 1570 0002 7563 3688

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 11-1610  
Municipal Corporation,

PETITIONER, :

vs. :

ELIANE NAAMAD H/E,  
EZRA MANSUR,

RESPONDENTS. :

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

This proceeding came on for Formal Hearing on May 3, 2012, 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.

b. At a Formal Hearing on December 8, 2011, the Code Compliance Special Magistrate determined that Respondents, Eliane Naamad H/E and Ezra Mansur, did allow the code violations stated in the Final Order dated December 21, 2011, to exist at property Respondents own located at 2471 Southwest 58 Manor W, Dania Beach, Florida, which property is legally described as: LABEAU ACRES UNIT 3 82-11 B LOT 86 LESS: BEG NE COR LOT 86, W 32.50, S 49.40, E 10.50, S 17.30, W 9.55, S 4.65, W 5.40, S 1.10, W 7.25 S 17.85, E 11.65, S 34.70, E 32.50 N 125.00 TO POB AKA: LOT 86 W 1/2 UNIT 2471 WEST: (0232 21 0090).

Upon consideration by the Special Magistrate, it is ORDERED:

(a) That Respondents have been found to be in violation of the code sections listed in the Final Order dated December 21, 2011. A fine of \$150.00 per day was scheduled to begin running on January 17, 2012.

(b) At the Formal Hearing on May 3, 2012, the City of Dania Beach Code Compliance



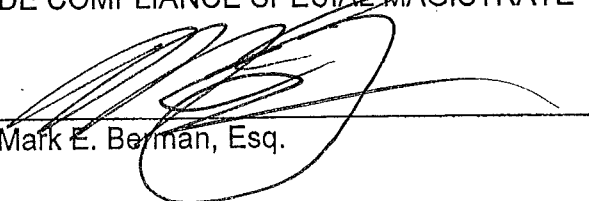
SUPPLEMENTAL ORDER  
# 11-1610  
PAGE 2

Special Magistrate granted the Respondents request for extension on imposition of the fine until July 12, 2012.

(c) Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case signed December 21, 2011, shall remain in full force and effect.

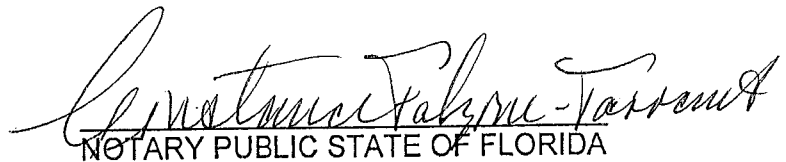
ORDERED at Dania Beach, Broward County, Florida, on May 29<sup>th</sup>, 2012.

CODE COMPLIANCE SPECIAL MAGISTRATE

By:   
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this 29<sup>th</sup> day of May, 2012.

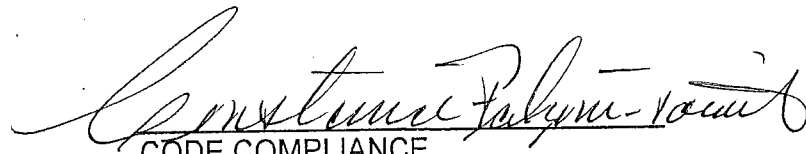
  
NOTARY PUBLIC STATE OF FLORIDA

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, Eliane Naamad H/E Ezra Mansur, on May 30<sup>th</sup>, 2012.

CERTIFIED MAIL # 7011 3500 0002 6011 0571

  
CODE COMPLIANCE  
Acting SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
am

XC: EZRA MANSUR  
ELAINE NAMMAL

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

4947 SW 35 TER.  
FL. LAUDERDALE FL. 33312

CERTIFIED MAIL # 7011 3500 0002 6011 0649

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 11-1610  
Municipal Corporation,

PETITIONER, :

vs. :

ELIANE NAAMAD  
EZRA MANSUR,

RESPONDENTS. :

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**ORDER IMPOSING FINE**

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on March 7, 2013, having heard testimony and otherwise being advised in the premises, and in accordance with Florida Statute, Section 162.09, states as follows:


1. A Final Order in the above-captioned case was rendered on December 21, 2011 by the Code Compliance Special Magistrate finding the Respondents, Eliane Naamad & Ezra Mansur, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$150.00 per day, beginning January 17, 2012 and continuing for each day until the property is brought into compliance.
2. The fine specified in said Final Order was amended on May 30, 2012, and was not scheduled to finally commence until July 12, 2012.
3. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the subject property located at 2471 Southwest 58 Manor W, Dania Beach, Florida and legally described as: LABEAU ACRES UNIT 3 82-11 B LOT 86 LESS:BEG NE COR LOT 86,W 32.50,S 49.40,E 10.50,S 17.30,W 9.55,S 4.65,W 5.40,S 1.10,W 7.25 S 17.85,E 11.65,S 34.70,E 32.50 N 125.00 TO POB AKA: LOT 86 W 1/2 UNIT 2471 WEST: (0232 21 0090).
4. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from July 12, 2012 until January 2, 2013, the date of compliance. The total fine is \$26,100.00.
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.

Order Imposing Fine  
# 11-1610  
Page 2

In the event the Final Order and the Order Imposing Fine are recorded as a lien, a charge will be imposed for recording the lien and any satisfaction.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 27 day of March 2013.

CODE COMPLIANCE SPECIAL MAGISTRATE

By:   
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me this  
27 day of March 2013.

  
NOTARY PUBLIC STATE OF FLORIDA

Gordon Linn is personally known to me.



**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondents, Eliane Naamad & Ezra Mansur, this 27 day of March 2013.

CERTIFIED MAIL # 7012 1010 0002 5510 5183

  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

km

xc: Eliane Naamad  
Ezra Mansur  
4943 SW 35 TER  
Fort Lauderdale, FL 33312  
Certified Mail # 7012 1010 0002 5510 5190

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

Case Order	Case #	Name	Address	Results	
26	11-1390	Alon Elbaz	2456 SW 58 Manor	Compliance by January 17, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	NP
27	11-1559	Griffin Partners Inc	3300 Griffin Rd	Compliance by January 17, 2012 or \$250.00 one time assessment. \$100.00 administrative fee is assessed.	NP
*28	11-1610	Eliane Naamad Ezra Mansur	2471 SW 58 Manor West	Compliance by January 17, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	NP
29	11-1637	Rhoda Tomlin	2939 SW 53 St	Compliance by January 17, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	NP
30	11-0564	Brett Thier	4720 SW 42 Ter	Fine confirmed.	NP
31	11-1604	Wells Fargo Bank	4650 SW 43 Ter	Compliance by January 17, 2012 or \$250.00 per day fine. \$100.00 administrative fee is assessed.	NP
32	11-1652	Reyna Juarez Julian Lizarde	4364 SW 51 St	Compliance by January 17, 2012 or \$250.00 per day fine. \$200.00 administrative fee is assessed.	NP
33	08-1850	Tauric L Reed	113 NW 13 Ave	Payment extension granted to December 13, 2011.	NP
34	09-1687	James Spinella & Renee Spinella	638 NE 3 St	Authorization to sue for money judgment granted.	NP
35	10-1919	Nell F Cueuer Est	254 SW 12 St	Authorization to abate nuisances by removing the bee infestation after December 28, 2011 granted in the interest of public health & safety.	NP
36	11-1104	William Diaz	911 NW 7 St	Compliance by January 17, 2012 or \$100.00 per day fine. \$150.00 administrative fee is assessed.	NP
37	11-1105	GFA Manufacturer LLC	711 SW 10 St	Stipulated agreement. Compliance by February 16, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	NP
38	11-1429	Myra Thea Davis	29 NW 4 Ave	Compliance by February 16, 2012 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	NP

Case Order	Case #	Name	Address	Results	
1	11-1716	Emerald Isles Condominium Assc c/o Unified Property Services	4524 SW 54 St COMM	Compliance by August 11, 2012 or \$200.00 per day fine. \$100.00 administrative fee assessed.	P
2	10-1185	John & Angeline Jerrytone	3120 SW 58 Pl	Extension request denied. Fine confirmed.	P
3	11-0818	Jennifer A Etsubneh Tigertail Lake Warehouse LTD c/o J Perry & Associates	4613 SW 33 Ave	Fine confirmed. Reduced to \$500.00 if paid by July 12, 2012.	P
4	11-0907		2040 Tigertail Blvd F	Extension granted to July 12, 2012.	P
5	11-1610	Eliane Naamad H/E Ezra Mansur	2471 SW 58 Mnr West	Extension granted to July 12, 2012.	P
6	10-1789	Zvi H Segall US Mortgage Finance LLC c/o A J Stanton III	5925 Ravenswood Rd D 17-19	Fine reduced to \$1,000.00 if paid by June 12, 2012.	P
7	11-0765		3241 SW 44 St	Fine confirmed.	P
8	12-0216	Joanne H Kestler	5511 SW 44 Ave	Repeat violation found. Fine confirmed at \$2,800.00. \$100.00 administrative fee assessed.	P
9	11-1052	Dominick Scotto Rev Tr Dominick Scotto Trstee	1101 S Federal Hwy	Fine reduced to \$300.00 if paid by June 12, 2012.	P
10	10-1279	Robert E Rock	225 SW 15 St	Authorization to sue for money judgement granted. Reduced fine reinstated at \$850.00 if paid by June 12, 2012.	P
11	11-1685	Odessa Owens Est	389 Phippen Rd	Extension request denied.	P
12	11-0635	Manuel Gonzalez H/E Marie C Barliento	4229 SW 49 Ct	Extension granted to May 3, 2012. Charge #4 dismissed. Costs to be paid within 10 days, as case is now compiled.	P
13	11-0712	Pastro J Park & Hye Young	4691 SW 43 Ter A	Fine confirmed.	P
14	10-0574	S E Squalls	141 NW 13 Ave	Authorization to foreclose granted.	P
15	11-1008	Hector & Tina Rodriguez	2741 Griffin Rd	Extension granted to June 12, 2012.	P
16	10-0075	Sakara Chin	270 SW 14 St	Extension granted to June 12, 2012. Final extension.	P
17	09-1754	Prince Washington Jr	270 NW 14 Way	Abatement recommended to the Commission for \$2,700.00.	P
18	11-1807	Roberto & Ana Aguilera	274 SW 7 St	Extension granted to May 3, 2012. Case is compiled.	NP
19	10-0701	Kim F Boocher & Timothy Boocher	203 SE 5 St	Authorization to foreclose granted.	NP
20	11-1876	Life Apartments Inc	25 SW 10 St	Stipulated agreement. Compliance by November 9, 2012 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
21	11-0482	New Horizon Counseling Center Inc	4648 SW 24 Ave	Fine confirmed. Hold until June 12, 2012 on recording the lien.	NP
22	11-1616	Yitzchok Grossman	2471 SW 58 Mnr East	Extension granted to May 3, 2012. Case is compiled.	NP
23	11-0598	Ester & Ray Rex	4940 SW 45 Ave	Extension granted to July 12, 2012.	NP
24	11-0789	All Dunn Investment Group Inc	3310-3314 SW 45 Ct	Fine confirmed.	NP
25	10-1743	Roger Scott Helwig	711 NW 8 Ave	Authorization to sue for money judgement granted.	NP
26	10-1871	Lan Acre Investment Inc	46 SW 7 Ave	Fine confirmed.	NP
27	10-1921	Joshua Levitt	125 NE 2 Ave	Authorization to sue for money judgement granted.	NP
28	11-0484	Stanley D Grundy	237 NW 5 Ave	Fine confirmed.	NP
29	11-0847	Mary L Scott	140 NW 14 Ave	Extension granted to May 3, 2012. Case is compiled.	NP
30	11-1199	Stanley D Grundy	237 NW 5 Ave	Fine confirmed.	NP
31	11-1754	Rosa Ward	614 Phippen Rd	Stipulated agreement. Compliance by August 11, 2012 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
32	12-0102	Federal Home Loan Mortgage Corp	4581 SW 25 Ave	Compliance by June 12, 2012 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

Case Order	Case #	Name	Address	Results	
1	08-0492	Rackeish C Boota c/o PPTS V Corp	710 SW 3 PL	Abatement recommended to the City Commission for \$23,730.00.	P
2	11-1607	PPTS V Corp	710 SW 3 PL	Abatement recommended to the City Commission for \$6,720.00.	P
3	2012-1125	Church's Chicken Dania LLC	141 S Federal HWY	Compliance by May 16, 2013 or \$150.00 per day fine. \$150.00 administrative fee assessed.	P
4	11-1716	Emerald Isles Condominium Assn c/o Unified Property Services	4524 SW 54 ST COMM	Fine reduced to \$1,500.00 if paid by April 6, 2013.	P
5	2013-0102	Douglas B Pearl & David S Pearl II & J E Pearl	2601 SW 31 ST	Finding of fact issued and \$250.00 administrative fee assessed to be paid by March 27, 2013.	P
6	08-2114	Robert Liauw	31 SW 10 ST	Extension granted to May 16, 2013.	P
7	2012-1335	SDS Development & Trust LLC	2616 Griffin RD	Compliance by April 16, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.	P
8	12-0101	Southeastern Conference Assn of Seventh Day Adventists Inc	Vacant Lot N of 106 NW 12 AVE	Extension granted to May 16, 2013.	P
9	12-0241	Yale Mortgage Corp	4812 SW 45 AVE	Compliance by May 16, 2013 or \$200.00 per day fine. \$150.00 administrative fee assessed.	P
10	11-1754	Rosa Ward	614 Phippen RD	Extension granted to March 7, 2013. Case is complied.	P
11	11-1296	Cozy Cove Marina Inc	300 N Federal HWY	Compliance by May 16, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
12	11-0598	Ester & Ray Rex	4940 SW 45 AVE	Fine Confirmed. Hold until May, 6, 2013 on recording the lien.	P
13	2012-1085	IELC Land Tr	222 N Federal HWY	Compliance by June 15, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
14	2012-1347	Arael Medina & Connie Medina Trs	813 NW 6 AVE	Compliance by March 27, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
15	2012-1152	David L Quillen	1419 S Federal HWY	Compliance by June 15, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
16	11-0630	18 Realty LLC	6 SW 5 AVE	Continued to April 4, 2013 Special Magistrate hearing.	P
17	2012-1067	M Sterling Collins Rev Tr Anita L Collins	3311 SW 45 CT	Compliance by June 15, 2013 or \$150.00 per day fine. \$100 administrative fee assessed.	P
18	2012-1070	John F Lexa	33 SW 6 AVE	Compliance by July 15, 2013 or \$150.00 per day fine. \$100 administrative fee assessed.	P
19	12-0253	Blanchie Johnson Est 2950 Griffin Road LLC % Angela Sulaymanova	2950 Griffin RD	Fine confirmed.	P
20	2012-1066	Jose H Canoa	49 SW 12 ST	Compliance by April 16, 2013 or \$100.00 per day fine. \$100 administrative fee assessed.	P
21	10-1842	Marco F Osorio	127 SE 1 AVE	Authorization to sue for money judgment granted. Hold on filing until April 6, 2013.	P
22	2012-1330	Ashely T Taylor Rev Tr Ashley Taylor Trste ETAL	4305 Stirling RD	Compliance by April 16, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.	NP
23	2012-1334	Roxanne Yount Arnold	2681 SW 51 ST	Compliance by April 16, 2013 for items # 1, 2, & 4 or \$100.00 per day fine. Compliance by April 16, 2013 for item # 3 or \$250.00 one time assessment. \$100.00 administrative fee assessed.	NP
24	2013-0055	Ramon & Vivian P Garcia	Vacant Lot E of 3730 SW 47 CT	Repeat violation found. \$100.00 per day fine confirmed starting January 17, 2013. \$100.00 administrative fee assessed.	NP
25	12-0133	Elaine Law	250 SW 7 ST	Fine confirmed.	NP
26	12-0223	Michael Sethares	240 SW 3 PL	Extension granted until March 7, 2013. Case is complied.	NP
27	11-1610	Eliane Naamad Ezra Mansur	2471 SW 58 MNR W	Fine confirmed.	NP
28	2012-1200	Ginny Lee Benton	5740 SW 40 AVE	Compliance by March 27, 2013 or \$150.00 per day fine. \$100 administrative fee assessed.	NP
29	2012-1340	Suzanne M Lambert	4331 SW 54 CT	Stipulated agreement. Compliance by May 17, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.	NP



Case Order	Case #	Name	Address	Results	
1	2012-1130	Federal National Mortgage ASSN % Citimortgage Inc	202 SW 4 ST	Fine confirmed.	P
2	10-1142	800 Marine Technical Center Inc	800 Old Griffin RD	Motion for authorization to foreclose withdrawn without prejudice. Abatement recommended to the City Commission for \$12,150.00.	P
3	2013-0583	SDS Development & Trust LLC	2632 W Griffin RD	Compliance by January 8, 2014 or \$200.00 per day fine. \$150 administrative fee assessed.	P
4	11-1478	My Darling LLC	4433 Stirling RD	Compliance by November 9, 2013 for item #3 or \$250.00 one time assessment. Compliance by November 9, 2013 for items #5 & 6 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
5	11-1554	My Darling LLC	4433 Stirling RD	Compliance by November 9, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
6	12-0241	Yale Mortgage Corp	4812 SW 45 AVE	Extension granted to September 10, 2013.	P
7	11-1610	Eilane Naamad Ezra Mansur Bank of America NA	2471 SW 58 MNR W	Abatement recommended to the City Commission for \$2,600.00.	P
8	2012-0308	Lasalle Bank	203 SE 2 ST	Fine confirmed.	P
9	2012-1339	Estates of Ft Laud Property Owners Assoc	SW 54 ST	Extension granted to October 10, 2013.	P
10	11-1105	GFA Manufacturer	711 SW 10 ST	Authorization to foreclose granted. Hold on filing until October 30, 2013.	P
11	11-1591	Richard E Amann	4541 SW 26 AVE	Motion to amend Final Order to reflect updated location information granted. Fine reduced to \$400.00 if paid by September 10, 2013.	P
12	2012-1075	Cookies & Crackers Corp	223 SW 8 ST	Fine confirmed.	P
13	11-1606	Cookies & Crackers Corp	730 SW 7 ST	Continued to the September 11, 2013 Special Magistrate Hearing.	P
14	12-0132	Steve A & Jillian Brown	738 SW 3 PL	Extension granted until November 9, 2013.	P
15	2012-1095	Marco F Osorio	127 SE 1 AVE	Fine confirmed. Fine reduced to \$1,500.00 if paid by November 9, 2013.	P
16	10-1842	Marco F Osorio	127 SE 1 AVE	Abatement recommended to the City Commission for \$5,400.00.	P
17	2012-1330	Ashley T Taylor Rev Tr	4305 Stirling RD	Fine confirmed.	NP
18	2012-1334	Ashley Taylor Trste Etal	2681 SW 51 ST	Fine confirmed.	NP
19	2013-0699	Roxanne Yount Arnold	719 SW 5 ST	Continued to the September 11, 2013 Special Magistrate Hearing.	NP
20	08-2114	Rocio Zamora	31 SW 10 ST	Extension granted until August 1, 2013. Case is completed.	NP
21	2012-1108	Robert Liauw	134 NW 11 AVE	Fine confirmed.	NP
22	2012-1129	Lonnie Wright Est	338 SW 4 CT	Compliance by September 10, 2013 or \$150.00 per day fine. \$150.00 administrative fee assessed.	NP
23	2013-0389	Southeast Proport Ventures LLC	275 SW 8 ST	Stipulated agreement. Compliance by November 9, 2013 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
24	2013-0825	DRE (2012) (FL) LLC	97 Park AVE	Compliance by October 10, 2013 or \$200.00 per day fine. \$150.00 administrative fee assessed.	NP
25	2013-0921	FDG Flagler Station II LLC	414 SE 5 ST	Finding of fact issued for recurring violation. \$50.00 administrative fee assessed.	NP
26	11-1008	Eugenia Morales Randolph Garay	2741 Griffin RD	Abatement request denied. Authorization to foreclose granted.	NP
27	10-1919	Hector & Tina Rodriguez	254 SW 12 ST	Authorization to foreclose granted.	NP
28	11-1429	Nell F Cuever Est	29 NW 4 AVE	Authorization to foreclose granted.	NP
29	2012-1067	Myra Thea Davis John F Lexa	3311 SW 45 CT	Extension granted until October 10, 2013.	NP
30	2012-1079	David Montgomery	25 SW 5 ST	Fine confirmed.	NP
31	2012-1086	Gaty Nemi Maksim Nemirovsky	30 NW 13 AVE	Fine confirmed.	NP
32	2013-0181	Mer/Vac Inc	1008 S Federal HWY	Stipulated agreement. Compliance by October 10, 2013 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
33	09-1476	Christine Hart % Mrs. Rosalee Delaney	Vacant Lot E of 707 SW 9 ST	Authorization to foreclose granted.	NP

# City of Dania Beach

100 W. Dania Beach Blvd.  
 Dania Beach, FL 33004  
 954-924-6810

OWNER: ELIANE NAAMAD, EZRA MANSUR

FOLIO: 0232-21-0090

LEGAL: LABEAU ACRES UNIT 3 82-11 B LOT 86 LESS:BEG NE COR LOT 86,W 32.50,S 49.40,E 10.50,S 17.30,W 9.55,S 4.65,W 5.40,S 1.10,W 7.25 S 17.85,E 11.65,S 34.70,E 32.

ADDRESS: 2471 Southwest 58 Manor W, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN				CEB 11-1610		RECORDED		RELEASED			
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK	PAGE	DATE	BOOK	PAGE	DATE
7/12/2012	1/2/2013	\$150.00	174	\$26,100.00	\$256.00	49644	1351-1358	3/28/2013			
					Total						
					\$26,356.00						

Case Compiled 1/2/13

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
3	PAGES	FINAL ORDER	32.00
2	PAGES	SUPPLEMENTAL ORDER	17.00
2	PAGES	RELEASE OF LIEN	17.00
	ADM. FEE	RECORDING LIEN	40.00
	ADM. FEE	RECORDING RELEASE	40.00
	ADM. FEE	- SPECIAL MAGISTRATE FINE	100.00
			<b>256.00</b>