

# AGENDA REQUEST FORM CITY OF DANIA BEACH

**Date:** September 19, 2013

**Agenda Item #:**

**Title: Request for Abatement**

**Requested Action:**

Approval of the Settlement Received for: Aurora Ramentol, 5201 SW 27 Terrace, Case # 08-0787, 08-1252, & 10-1453

**Summary Explanation & Background:**

For case #08-0787: This was originally cited on 8/28/08 for 3 violations, and was given 7 days to comply. This went to the Special Magistrate on 7/10/08 for 3 violations. The Special Magistrate issued an order giving the respondent until 8/19/08 to comply or a fine of \$200.00 per day would be levied. At the 1/8/09 hearing, Special Magistrate Mark Berman confirmed the fine as a lien. The property was brought into compliance on 1/5/09. The fines ran from 8/19/08 through 1/5/09, 139 days @ \$200.00 per day = \$27,800.00 plus admin fees of \$149.50 for a total of \$27,949.50.

For case #08-1252: This was originally cited on 7/1/08 for 3 violations, and was given 30 days to comply. This went to the Special Magistrate on 12/4/08 for 2 violations. The Special Magistrate issued an order giving the respondent until 2/12/09 to comply or a fine of \$75.00 per day would be levied. At the 8/6/09 hearing, Special Magistrate Gordon Linn confirmed the fine as a lien. The property was brought into compliance on 4/11/13. The fines ran from 2/12/09 through 4/11/13, 1,519 days @ \$75.00 per day = \$113,925.00 plus admin fees of \$141.00 for a total of \$114,066.00.

For case #10-1453: This was originally cited on 10/8/10 for 2 violations, and was given 10 days to comply. This went to the Special Magistrate on 2/3/11 for 2 violations. The Special Magistrate issued an order giving the respondent until 3/15/11 to comply or a fine of \$200.00 per day would be levied. At the 8/4/11 hearing, Special Magistrate Mark Berman confirmed the fine as a lien. The property was brought into compliance on 4/8/13. The fines ran from 3/15/11 through 4/8/13, 755 days @ \$200.00 per day = \$151,000.00 plus admin fees of \$254.00 for a total of \$151,254.00.

This is a motion to accept the settlement offer received by the City due to foreclosure. The City received \$1,294.50 (administrative and recording fees) as settlement for the code cases.

**Exhibits (List):**

- (1) Copy of the history report.
- (2) Copy of the lien sheet.

**Purchasing Approval:**

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

**Recommended for Approval By:**

This is a motion to accept the settlement offer received by the City due to foreclosure. The City received \$1,294.50 (administrative and recording fees) as settlement for the code cases.

**Commission Action:**

Passed  Failed  Continued  Other

**Comment:**

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

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



### Case Violations

1	CE013034001001 - DBCC 13-34(a) Nuisance Accumulation	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.	ACTIVE	04/28/2008
2	CE013034002001 - DBCC 13-34(b) Property & R/W Maintenance	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.	ACTIVE	04/28/2008
3	CE013034003001 - DBCC 13-34(c) Untended Vegetation	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.	ACTIVE	04/28/2008



REINSPECTION - REINSPECTION	07-31-2008
HISTORICAL - DMS Affidavit of Service	11-18-2008
POST HEARING - POST BOARD	02-12-2009
F-TITLE SEARCH - TITLE SEARCH	02-18-2009
FORECLOSURE - FORECLOSURE REINSPECTION	11-06-2009
F-TITLE SEARCH - TITLE SEARCH	11-25-2009
FORECLOSURE - FORECLOSURE REINSPECTION	02-22-2010

### Case Violations

1	CE008021141001 - DBCC 8-21(a)(4)(a) Building Condition	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.	ACTIVE	07/01/2008
2	CE008021151101 - DBCC 8-21(a)(5)(a)(1) Building Maintenance	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.	ACTIVE	07/01/2008
3	CE014002001001 - DBCC 14-2(a) Junk/Abandoned Vehicles	DBCC 14-2(a) states it is unlawful to park, store, have, or permit parking or storage of any junked and abandoned vehicle of any kind or parts thereof upon any private property unless the vehicle is completely enclosed within a building or is in connection with an approved business and licensed as such.	ACTIVE	07/01/2008



HISTORICAL - DMS Affidavit of Service	01-18-2011
POST HEARING - POST BOARD	03-15-2011
F-TITLE SEARCH - TITLE SEARCH	04-15-2011
FORECLOSURE - FORECLOSURE REINSPECTION	11-14-2011
F-TITLE SEARCH - TITLE SEARCH	12-22-2011
F-FOLLOW UP - UPDATE	05-29-2012

### Case Violations

1	CE013034002001 - DBCC 13-34(b) Property & R/W Maintenance	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.	ACTIVE	10/05/2010
2	CE013034003001 - DBCC 13-34(c) Untended Vegetation	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.	ACTIVE	10/05/2010



# City of Dania Beach

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

OWNER: RAMENTOL,AURORA  
 FOLIO: 0232-11-0150  
 LEGAL: STEVENS HOMESITES NO 3 41-48 B LOT 6 BLK 9  
 ADDRESS: 5201 SW 27 TERRACE

CODE ENFORCEMENT ORDER LIEN				CEB 08-0787		RECORDED		RELEASED	
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK	PAGE	BOOK	PAGE
8/19/2008	1/5/2009	\$200.00	139	\$27,800.00	\$149.50	46741	1737-1743	49808	278
					Total				
					\$27,949.50				
									5/20/2013

Compiled 1/5/09

## ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
3	PAGES	FINAL ORDER	25.50
3	PAGES	ORDER IMPOSING FINE	25.50
2	PAGES	RELEASE OF LIEN	18.50
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
			<b>149.50</b>

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**OWNER:** RAMENTOL,AURORA  
**FOLIO:** 0232-11-0150  
**LEGAL:** STEVENS HOMESITES NO 3 41-48 B LOT 6 BLK 9  
**ADDRESS:** 5201 SW 27 TERRACE

CODE ENFORCEMENT ORDER LIEN				CEB 08-1252		RECORDED		RELEASED	
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK	PAGE	BOOK	PAGE
2/12/2009	4/11/2013	\$75.00	1,519	\$113,925.00	\$141.00	46580	1952-1957	49808	278
					Total				
					\$114,066.00				
						DATE	DATE	DATE	DATE
							10/9/2009		5/20/2013

Complied 4/11/13

ESTIMATED COST OF RECORDING FEES		
1	PAGES CERTIFIED COPY COVER	10.00
3	PAGES FINAL ORDER	25.50
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>141.00</b>

# City of Dania Beach

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

OWNER: AURORA RAMENTOL  
 FOLIO: 0232-11-0150  
 LEGAL: STEVENS HOMESITES NO 3 41-48 B LOT 6 BLK 9  
 ADDRESS: 5201 SW 27 TERRACE

CODE ENFORCEMENT ORDER LIEN				CEB 10-1453		RECORDED		RELEASED	
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK	PAGE	BOOK	PAGE
3/15/2011	4/8/2013	\$200.00	755	\$151,000.00	\$254.00	48145	1106-1111	49808	278
				Total	\$151,254.00				
									DATE
									DATE
									5/20/2013

Case compiled 4/8/13

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	25.00
	ADM. FEE RECORDING LIEN	40.00
	ADM. FEE RECORDING RELEASE	30.00
	ADM. FEE - SPECIAL MAGISTRATE FINE	100.00
		<b>254.00</b>