

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: R H Investments Properties LLC, 60 SW 15 ST,
Case # 11-0238

Summary Explanation & Background:

This was originally cited on 2/28/11 for 7 violations. This went to the Special Magistrate on 5/5/11 for 6 violations. The Special Magistrate issued an order giving the respondent until 8/13/11 to comply the violations or a fine of \$250.00 per day would be levied. The final order was amended at the 10/6/11 and 2/2/12 Special Magistrate hearings and the fine was not scheduled to commence until 5/12/12. At the 11/1/12 hearing, the Special Magistrate confirmed the fine as a lien. The property was brought into compliance on 4/25/13. The fines ran from 5/12/12 through 4/25/13, 348 days @ \$250.00 per day = \$87,000.00 plus recording/admin fees of \$296.50 totaling \$87,296.50. At the 7/11/13 hearing, Special Magistrate Gordon Linn recommended an abatement of the fine to \$8,700.00 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 5/5/11, 10/6/11, 2/2/12, and 7/11/13.
- (4) Copy of the lien total sheet.

Purchasing Approval:

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

Recommended for Approval By:

At the 7/11/13 hearing, Special Magistrate Gordon Linn recommended an abatement of the fine to \$8,700.00 to the City Commission.

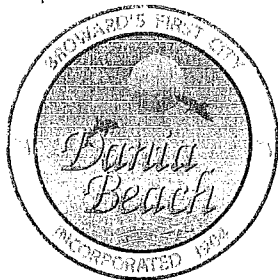
Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach
FLORIDA

February 28, 2011

R H INVESTMENTS PROPERTIES LLC
4085 AUGUSTA AVE
COOPER CITY, FL 33026

Case Number: 11-00000238

Location: 60 SW 15 ST
Folio: 5142-03-10-5770-
Legal Description:
NORTH HOLLYWOOD 4-1 B LOT 1 BLK 44

Dear R H INVESTMENTS PROPERTIES LLC:

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 March 30, 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,

W. Ostrofsky
WARREN OSTROFSKY
CODE INSPECTOR

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

Certified Mail # 7010 1060 0000 1437 8534 by TT

Also sent regular mail

"Broward's First City"

CASE NUMBER 11-00000238
 PROPERTY ADDRESS 60 SW 15 ST

VIOLATION: CE008021141001 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(4)(a) Bldg Cond DATE: 2/28/11
 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.

VIOLATION: CE008021151101 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(5)(a)(1) Bldg Mnt DATE: 2/28/11
 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.

VIOLATION: CE008021151201 QUANTITY: 1
 DESCRIPTION: DBCC 8-21(a)(5)(a)(2) Paint DATE: 2/28/11
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(5)(a)(2) states all surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration.

CORRECTIVE ACTION REQUIRED :

CASE NUMBER 11-00000238
 PROPERTY ADDRESS 60 SW 15 ST

CORRECTIVE ACTION REQUIRED :

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

 VIOLATION: CE013034001001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(a) Nus Accumulation DATE: 2/28/11
 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.

 VIOLATION: CE013034002001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(b) Prop & RW Maint DATE: 2/28/11
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

 VIOLATION: CE013034003001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(c) Untended Veg DATE: 2/28/11
 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

CASE NUMBER 11-00000238
PROPERTY ADDRESS 60 SW 15 ST

ORDINANCE DESCRIPTION :
and similar other vegetation.

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: CE105001000001 QUANTITY: 1
DESCRIPTION: FBC 105.1 Permits Required DATE: 2/28/11
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: 2/18/11
CASE #:
FOLIO #: 5142-03-10-5770
ADDRESS: 60 SW 15 ST
OWNER: RH INVESTMENTS PROPERTIES LLC
ALL WORK DONE ON OR IN THE PROPERTY REQUIRES PERMITS AND CITY'S APPROVAL.
THE FOLLOWING WILL BE NEEDED:
STRUCTURAL
MECH
PLUMBING
ELECTRICAL
CONTACT THE BUILDING DEPT FOR MORE INFO.

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 11-0238
Municipal Corporation,

PETITIONER, :

vs. :

R H INVESTMENTS PROPERTIES LLC

RESPONDENT(S). :

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

This proceeding came on for Formal Hearing on May 5, 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 Respondent(s) and the subject matter of this action.

b. The Respondent(s) or a representative for the Respondent(s) was present at the hearing.

c. Respondent(s), R H Investments Properties LLC, did allow the following code violations to exist at property Respondent(s) owns/own, located at 60 SW 15 STREET, Dania Beach, Florida, which property is legally described as: NORTH HOLLYWOOD 4-1 B LOT 1 BLK 44 (# 1203 10 5770):

1. DBCC 8-21 (a) (4) (a) Building Condition Minimum Standards. 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. There are holes in the walls, and foundation is exposed.

2. 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 needs maintenance.

3. DBCC 8-21 (a) (5) (a) (2) Painting Minimum Standards. All surfaces requiring painting shall be kept painted or protected, maintained free of graffiti, and be of uniform colors devoid of any evidence of deterioration. There are areas of the building that need paint.

4. 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, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. There is vegetation debris on the property.

5. 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 overgrown vegetation on the property.

6. 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, to first make application to the building department and obtain the required permit(s). There is no permit for interior work.

Upon consideration by the Special Magistrate, it is ORDERED:

1. Respondent(s) has/have been found to be in violation of the above described code sections listed in paragraphs c.(1) through c.(6). A fine of \$250.00 per day will begin running on August 13, 2011.

The City of Dania Beach shall have and recover from Respondent(s), for the foregoing violations listed above, a fine of \$250.00 per day beginning August 13, 2011.

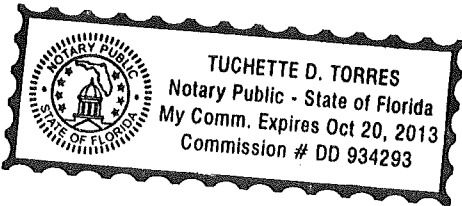
The fine shall continue until the violations come into compliance with the sections of the City Code upon requested inspection. Upon complying, the Respondent(s) MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent(s) has/have complied. If the Respondent(s) does/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. The fine shall constitute a lien upon the real property and personal property of the Respondent(s).

2. 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 an additional lien against the above referenced property which may also be actionable by law.

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, on 18th day of May, 2011.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: [Signature]
Richard Conner, Esq.



Notary Seal:

Sworn and subscribed before me on May 18 2011.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Richard Conner is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent(s) on May 18, 2011.

CERTIFIED MAIL # 7010 2780 0001 4212 8579



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
sga

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 11-0238
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

R H INVESTMENTS PROPERTIES LLC
RESPONDENT(S). :

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

This proceeding came on for Formal Hearing on October 6, 2011, 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 Respondent(s) and the subject matter of this action.
- b. The Respondent(s) or a representative for the Respondent(s) was present at the hearing.
- c. At a Formal Hearing on May 5, 2011, the Code Compliance Special Magistrate determined that Respondent(s), R H Investments Properties LLC, did allow the code violations stated in the Final Order dated May 18, 2011, to exist at property Respondent(s) owns/own located at 60 SW 15 STREET, Dania Beach, Florida, which property is legally described as: NORTH HOLLYWOOD 4-1 B LOT 1 BLK 44 (# 1203 10 5770).

Upon consideration by the Special Magistrate, it is ORDERED:

- (a) That Respondent(s) has/have been found to be in violation of the code sections listed in the Final Order dated May 18, 2011. A fine of \$250.00 per day was scheduled to begin running on August 13, 2011.
- (b) At the Formal Hearing on October 6, 2011, the City of Dania Beach Code

Supplemental Order

#11-0238

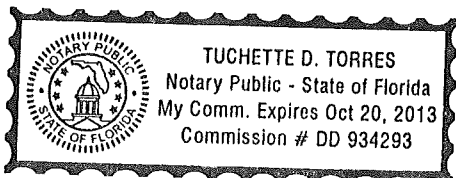
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Compliance Special Magistrate granted the Respondent(s) request for extension on imposition of the fine until December 15, 2011. No fines have accrued or will be levied based upon this extension.

(c) Except as expressly amended in this document, the Code Compliance Special Magistrate's Final Order in this case signed May 18, 2011, shall remain in full force and effect.

ORDERED at Dania Beach, Broward County, Florida, on

October 20, 2011.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: _____

Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me on

October 27, 2011.

Tuchette Torres

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 Respondent(s) on October 27, 2011.

CERTIFIED MAIL # 7011 1150 0000 5497 9846

Tuchette Torres

CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

tt

Return to: Code Compliance
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 # 11-0238
Municipal Corporation,

 PETITIONER, :

 vs. :

R H INVESTMENTS PROPERTIES LLC,

 RESPONDENT. :

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

This proceeding came on for Formal Hearing on February 2, 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 Respondent and the subject matter of this action.
- b. At a Formal Hearing on May 5, 2011, the Code Compliance Special Magistrate determined that Respondent, R H Investments Properties, LLC, did allow the code violations stated in the Final Order dated May 18, 2011, to exist at property Respondent owns located at 60 Southwest 15 Street, Dania Beach, Florida, which property is legally described as: NORTH HOLLYWOOD 4-1 B LOT 1 BLK 44: (1203 10 5770).

Upon consideration by the Special Magistrate, it is ORDERED:

- (a) That Respondent has been found to be in violation of the code sections listed in the Final Order dated May 18, 2011. A fine of \$250.00 per day was scheduled to begin running on August 13, 2011. The Special Magistrate entered a Supplemental Order on October 21, 2011 that extended imposition of the fine until December 15, 2011.
- (b) At the Formal Hearing on February 2, 2012, the City of Dania Beach Code Compliance Special Magistrate granted the Respondents request for extension on

SUPPLEMENTAL ORDER
11-0238
PAGE 2

imposition of the fine until May 12, 2012.

(c) Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case signed May 18, 2011, shall remain in full force and effect.

ORDERED at Dania Beach, Broward County, Florida, on February 27th, 2012.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: *Gordon B. Linn*
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me this
27th day of February, 2012.

Constance Falzone-Tarrant
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 was mailed to the Respondent, R H Investments Properties, LLC, on February 27th, 2012.

CERTIFIED MAIL # 7011 1570 0002 7563 6535

Constance Falzone-Tarrant
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

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 11-0238
Municipal Corporation,

PETITIONER, :

vs. :

R H INVESTMENTS PROPERTIES LLC,

RESPONDENT. :

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having considered the City's Motion to Confirm Fine on November 1, 2012, 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 May 18, 2011, a Final Order in the above-captioned case commanding the Respondent, R H Investments Properties LLC, to bring the violation specified in said Final Order into compliance on or before August 13, 2011, or pay a fine in the amount of \$250.00 per day for each day of non-compliance thereafter.
2. The fine specified in said Final Order was amended on October 27, 2011 and February 27, 2012, and was not scheduled to finally commence until May 12, 2012.
3. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 60 Southwest 15 Street, Dania Beach, Florida and legally described as: NORTH HOLLYWOOD 4-1 B LOT 1 BLK 44: (1203 10 5770).
4. Respondent, R H Investments Properties LLC, did not comply with the Final Order on or before May 12, 2012. The violations stated in the Final Order still exist on the property.
5. The fine imposed in the Final Order rendered May 18, 2011 is hereby

Supplemental Order/Claim of Lien
11-0238
Page 2

confirmed and ratified and shall accrue at \$250.00 per day from May 12, 2012, until such time as the Respondent, R H Investments Properties LLC, has complied with said Final Order. Upon complying, **the Respondent MUST notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has 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.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 15 day of November, 2012.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: *Gordon Linn*
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me this 15 day of November, 2012.

Kristin Milligan
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 Respondent, R H Investments Properties LLC, this 15 day of November, 2012.

CERTIFIED MAIL # 7012 1010 0002 9791 2473

Kristin Milligan
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
km

xc: *Hen Rinat*
2493 Andros Lane
Fort Lauderdale, FL 33312
Certified Mail # 7011 3500 0002 6011 1547

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
1	11-0145	Amtrust Bank % Law Office of Marshall Watson	4407 SW 25 Ter	Continuance granted to July 7, 2011 hearing. Fine confirmed. Reduced to \$855.00 plus \$100.00 administrative fee if paid by July 7, 2011.
2	09-2305	Melba Butler	195 NW 14 Way	Compliance by August 13, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
3	11-0161	Timothy Ivey	126 NW 5 Ave	Compliance by August 13, 2011 or \$250.00 per day fine. \$100.00 administrative fee is assessed.
4	11-0238	R H Investments Properties LLC	60 SW 15 St	Compliance by August 13, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
5	10-0140	La Rive Sud Condo Assoc Inc C/o Green Property Mgmt LLC	3251 SW 44 St Comm	Compliance by August 13, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
6	11-0026	Odyssey Investments LLC	108 NW 13 Ave	Compliance by July 17, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.
7	10-0983	Frank West	149 NW 14 Ave	Fine confirmed.
8	10-1386	The Palms at Dania Beach Condo Assoc Inc	3265 Griffin Rd Comm	Extension granted to May 5, 2011. Case is complied.
9	10-1880	Wilson Hollywood Showroom LLC % CBRE/BB #G2-932-770	1901 Tigertail Blvd	Recurring violation found. Case is in compliance. Finding of fact is ordered and \$100.00 administrative fee is assessed.
10	10-1075	2080 Griffin Holdings LLC	2080 Griffin Rd	Fine confirmed.
11	10-0460	Mary Jane Dwyer H/E Richard Dwyer	5040 SW 27 Ave	Extension granted to August 13, 2011. Final extension.
12	10-0708	David Brian Earl	2460 SW 50 St	Fine confirmed.
13	10-0801	Santiago C Ramirez	3341 SW 44 St	Fine confirmed.
14	10-1011	Ileana Flynn	4661 SW 25 Ave	Fine confirmed.
15	10-1019	Federal National Mortgage Assn % Flagstar Bank FSB	2630 SW 49 Ct	Fine confirmed.
16	10-1186	Jonathan G Falco Tiffany L Kuboske	4649 SW 37 Ave	Fine confirmed.
17	11-0172	Binh Yen Diep	2857 Griffin Rd	Stipulated agreement. Compliance by August 13, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
18	11-0351	Louis Ferrer Est	3448 SW 44 St	Compliance by May 25, 2011 or \$250.00 per day fine. Authorization to abate nuisances by cleaning the trash and debris, cleaning and securing the pool after May 25, 2011 granted in the interest of public health and safety. \$100.00 administrative fee is assessed.
19	11-0352	Louis Ferrer Est	3460 SW 44 St	Compliance by May 25, 2011 or \$250.00 per day fine. Authorization to abate nuisances by cleaning the trash and debris, cleaning and securing the pool after May 25, 2011 granted in the interest of public health and safety. \$100.00 administrative fee is assessed.
20	09-2301	Jorge J Sanchez	4701 SW 34 Ave	Continuance granted to June 2, 2011 hearing.
21	07-0020	Dania Development Group LLC	246 N Federal Hwy	Request granted to amend final order.
22	11-0017	Douglas Hammond	357 SE 6 St	Compliance by June 14, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
23	07-2488	Jeffrey Friel	258 SW 1 Ct	Extension granted to August 13, 2011.
24	09-2280	Jeanne M Towne	4598 SW 35 Ave	Extension granted to August 13, 2011.
25	11-0184	Bruce Livulpi	4730 SW 43 Ave	Continuance granted to July 7, 2011 hearing.
26	11-0195	S & N Realty LLC	2860 State Rd 84 # 118	Compliance by June 14, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.
27	11-0237	First Florida Investors Inc	2830 W State Rd 84 #104	Continuance granted to June 2, 2011 hearing.

Case Order	Case #	Name	Address	Results
1	11-1010	Federal Home Loan Mortgage Corp	2401 SW 49 CT	Compliance by December 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
2	10-0201	2080 Griffin Holdings LLC	2080 Griffin Rd	Abatement of \$7,000.00 recommended to City Commission.
3	10-0257	2080 Griffin Holdings LLC	2080 Griffin Rd	Abatement of \$4,000.00 recommended to City Commission.
4	10-1075	2080 Griffin Holdings LLC	2080 Griffin Rd	Abatement of \$3,000.00 recommended to City Commission.
5	11-0562	Amanda H Tilley	118 NE 1 Ct	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.
6	11-0161	Timothy Ivey	126 NW 5 Ave	Extension granted to December 15, 2011.
7	10-1496	Sharon H Burak	425 SE 11 Ter 203	Compliance by January 14, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.
8	11-1147	J & G Equities	3901 Stirling Rd	Compliance by November 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
9	10-1185	John & Angelina Jerrytone	3120 SW 58 PI	Extension granted to January 14, 2012.
10	11-0351	Louis Ferrer Est	3448 SW 44 St	Fine confirmed. Hold on recording for 30 days.
11	11-0842	Louis Ferrer Est	3448 SW 44 St	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.
12	11-0843	Louis Ferrer Est	3460 SW 44 St	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.
13	11-0630	Collins M Sterling Rev Tr Anita Collins	6 SW 5 Ave	Compliance by December 15, 2011 or \$200.00 per day fine. \$100.00 administrative fee is assessed.
14	10-1363	Ronald R Rogowski	4649 SW 35 Ave	Fine confirmed. Reduced to \$1,900.00 if paid by January 14, 2012.
15	11-0238	R H Investments Properties LLC	60 SW 15 St	Extension granted to December 15, 2011.
16	11-0597	Amaury Dominguez	4932 SW 45 Ave	Compliance by January 14, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
17	11-1214	Mortgage Clinic Inc	499 E Sheridan St #2D	Continuance granted to November 3, 2011 hearing.
18	11-1107	Allen S Greenberg Grace De Los Angeles Yung Li	36 SE 13 St	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.
19	11-0826	Dennis J Perdue 1/2 Int Ida H Mazzucchelli	4684 SW 24 Ave	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.
20	11-0217	550 S Federal Hwy LLC	550 S Federal Hwy	Fine confirmed. Reduced to \$250.00 if paid by November 15, 2011.
21	10-1741	Philippe & Claire Tronel Wilson & Lea Souza	715 SW 9 St	Partial release of names from lien for respondents Philippe & Claire Tronel granted in the amount of \$250.00.
22	11-1151	Denville Daniel	4632 SW 33 Ave Front	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.
23	11-1152	Denville Daniel	4632 SW 33 Ave Rear	Compliance by December 15, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.
24	11-1153	Denville Daniel	4640 SW 33 Ave Front	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.
25	11-1154	Denville Daniel	4640 SW 33 Ave Rear	Compliance by November 15, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.
26	11-1007	Hector Rodriguez Tina Rodriguez	2723 Griffin Rd	Compliance by December 15, 2011 or \$150.00 per day fine. \$50.00 administrative fee is assessed.
27	11-1008	Hector Rodriguez Tina Rodriguez	2741 Griffin Rd	Compliance by January 14, 2012 or \$150.00 per day fine. \$50.00 administrative fee is assessed.
28	11-0711	Rocio Zamora	719 SW 5 St	Compliance by January 14, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.
29	11-1006	Rocio Zamora	719 SW 5 St	Compliance by January 14, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.

Case Order	Case #	Name	Address	Results	
31	10-1055	Roger Scott Helwig	711 NW 8 Ave	Authorization for money judgment granted.	NP
32	10-1240	Nauman Akhtar	214 NE 5 Ave	Authorization to foreclose granted.	NP
* 33	11-0238	R H Investments Properties LLC	60 SW 15 St	Extension granted to May 12, 2012.	NP
34	11-1102	Nate Benner	26 NW 6 Ave	Fine confirmed.	NP
35	11-1119	Yvonne Estevez	125 SW 5 Ct	Compliance by April 12, 2012 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
36	11-1172	Jack & Bonnie Christy	205 NW 1 Ave	Compliance by March 13, 2012 or \$250.00 one time assessment. \$100.00 administrative fee assessed.	NP
37	11-1643	Frances H Rolph Rodney Rolph	218 NW 8 Ave	Compliance by February 22, 2012 on items # 2 & 3 only. No fines or costs are assessed due to ongoing bankruptcy proceedings. Authorization to abate the nuisances by cleaning the trash and debris, cutting the overgrowth, and boarding up/securing the property after February 22, 2012 granted in the interest of public health and safety. Items # 1 & 6 are continued at this time, as they are not related to any life/safety concerns. Items # 4 & 5 have complied.	NP

Case Order	Case #	Name	Address	Results	
1	11-0630	M Sterling Collins REV TR Anita L Collins	6 SW 5 AVE	Confirmation of fine denied. Extension granted to January 10, 2013.	P
2	11-0209	Walgreen Company #03002 Tax Department	202 S Federal HWY	Abatement recommended to the Commission for \$5,000.00.	P
3	11-1515	Sea Fox Marina LLC ATTN Fred Renken	10 Bryan RD	Fine confirmed. Reduced to \$8,000.00 if paid by December 1, 2012.	P
4	10-1741	Lea Souza & Wilson Souza	715 SW 9 ST	Authorization to foreclose granted.	P
5	10-0817	Jacques A Gallet TR Jeff & Laura Clymer & Karen Derris ETAL	374 SW 4 CT	Fine reduced to \$250.00 if paid by December 1, 2012.	P
6	11-1520	Falbor Inc	40 SE 7 ST	Abatement recommended to the Commission for \$5,000.00.	P
7	11-1557	n/k/a New Global Holdings Inc	3951 Stirling RD	Fine confirmed. Reduced to \$300.00 if paid by December 1, 2012.	P
8	11-1471	Eugenia Morales Randolph Garay	414 SE 5 ST	Fine confirmed. Reduced to \$200.00 if paid by December 1, 2012.	P
9	12-0289	Karen Wright	4700 SW 34 TER	Compliance by November 21, 2012 or \$250.00 per day fine. Authorization to abate the nuisance by removing the dock after November 21, 2012 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	P
10	2012-0307	Dania-Auger Inc	645 S Federal HWY	Extension request denied.	P
11	10-1054	Nelson Wu	54 SW 16 ST	Fine confirmed. Reduced to \$3,000.00 if paid by December 1, 2012.	P
12	11-1608	Joshua Levitt	125 NE 2 AVE	Fine confirmed.	NP
13	11-0238	R H Investments Properties LLC	60 SW 15 ST	Fine confirmed.	NP
14	2012-0773	Richard Borghi H/E Leanne Borghi	3291.5 SW 44 ST	Compliance by November 21, 2012 or \$200.00 per day fine. Authorization to abate the nuisances by cleaning the trash & debris and cutting the overgrowth after November 21, 2012 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	NP

Case Order	Case #	Name	Address	Results	
1	12-0038	Jacques A Gallet Tr	374 SW 4 CT	Extension granted until October 19, 2013.	P
2	2013-0708	DCOTA Dev Co Ltd Prtnr % Cohen Brothers Realty	1855 Griffin RD	Recurring violation found. Case is now complied. Finding of fact issued, and \$125.00 administrative fee assessed.	P
3	2012-1192	Jack R Cox	4312 SW 50 ST	Extension granted until September 19, 2013.	P
4	11-0789	All Dunn Investment Group Inc	3310 SW 45 CT	Abatement recommended to the City Commission for \$15,600.00.	P
5	2013-0768	Andranik Itchmelyan	321 SE 4 ST	Recurring violation found. Case is now complied. Finding of fact issued, and \$100.00 administrative fee assessed.	P
6	11-0161	Timothy Ivey	126 NW 5 AVE	Fine Confirmed. Hold until August, 10, 2013 on recording the lien.	P
7	11-0238	R H Investments Properties LLC Southeastern Conference Assn of Seventh Day Adventists Inc	60 SW 15 ST	Abatement recommended to the City Commission for \$8,700.00.	P
8	12-0101		Vac Lot N of 106 NW 12 AVE	Extension granted until August 20, 2013.	P
9	2012-1064	Avisar LLC	75 NW 13 AVE	Compliance by August 20, 2013 for items #1 through 5 or \$200.00 per day fine. Compliance by August 20, 2013 for item # 6 or \$250.00 one time assessment. \$125.00 administrative fee assessed.	P
10	2013-0258	Lyne Simard	5180 SW 26 AVE	Compliance by November 18, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
11	2012-1139	Carlos V Sanchez & Graham Sanchez	4172 SW 51 ST	Fine confirmed.	NP
12	2013-0593	Christine Krist	5201 SW 31 AVE 183	Compliance by August 20, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.	NP
13	2013-0836	David Montgomery	25 SW 5 ST	\$1,000.00 fine for irreversible violation assessed. Compliance by August 20, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
14	2013-0019	Constanza Nino LLC	326 SW 15 ST	Stipulated agreement. Compliance by August 20, 2013 or a \$150.00 per day fine. \$50.00 administrative fee assessed.	NP
15	2012-1106	Christine Boundy	101 NW 13 AVE	Fine confirmed.	NP
16	2012-1115	James H Salvino	601 NW 10 ST	Compliance by October 19, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
17	2013-0431	Wilbur Fernandez	317 NW 5 AVE	Compliance by July 31, 2013 for items #4 through 6 or \$200.00 per day fine. Compliance by August 20, 2013 for items #1, 2, 3, 8 & 9 or \$150.00 per day fine. Authorization to abate the nuisances by cleaning the trash & debris and cutting the overgrowth after July 31, 2013 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	NP
18	2013-0450	Laurence Panadero H/E Denise Panadero	350 SE 6 ST	Recurring violation found for item #1. Item #1 is now complied and finding of fact issued. Compliance by July 31, 2013 for item #2 or \$50.00 per day fine. \$100.00 administrative fee assessed.	NP
19	2013-0868	Camilo Canoa Jose Canoa	1293 SW 2 AVE	Recurring violation found. Case is now complied. Finding of fact issued, and \$100.00 administrative fee assessed.	NP
20	11-1850	Palm Beach Maritime Foundation Inc	4430 SW 32 AVE	Stipulated agreement. Compliance by September 19, 2013 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
21	12-0243	Salomon Teboul	4437 SW 24 AVE	Fine confirmed.	NP
22	12-0245	Tony Monestine	1595 SW 3 AVE	Fine confirmed.	NP
23	2012-1026	Joseph J Herold	4542 SW 25 AVE	Compliance by October 19, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
24	2012-1029	Gabriela Engels	4736 SW 24 AVE	Stipulated agreement. Compliance by October 19, 2013 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
25	2012-1044	Lior Peled Est	4841 SW 29 AVE	Fine confirmed.	NP
26	2012-1055	Demetric S Manley Teonantra P Manley-Smith Etal	2275 SW 44 ST	Compliance by September 19, 2013 or \$150.00 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: R H Investments Properties LLC
FOLIO: 1203-10-5770
LEGAL: NORTH HOLLYWOOD 4-1 B LOT 1 BLK 44
ADDRESS: 60 SW 15 STREET, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN				CEB 11-0238		RECORDED		RELEASED			
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK	PAGE	DATE	BOOK	PAGE	DATE
5/12/2012	4/25/2013	\$250.00	348	\$87,000.00	\$296.50	49472	1038-1048	2/4/2013			
					Total						
					\$87,296.50						

CASE COMPLETED 4/25/13

ESTIMATED COST OF RECORDING FEES	
1 PAGES	CERTIFIED COPY COVER 10.00
4 PAGES	FINAL ORDER 40.50
6 PAGES	SUPPLEMENTAL ORDER 51.00
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
	296.50

NOTE:

PARTIAL RELEASE FOR THE FOLLOWING PROPERTY	
CURRENT OWNER:	RH INVESTMENTS PROPERTIES LLC
FOLIO:	4841-16-11-0050
LEGAL:	RUNNING BROOK HILLS ADDITION 97-30 B LOT 5 BLK A
ADDRESS:	9947 NW 45 STREET, CORAL SPRINGS, FLORIDA

BOOK	PAGE	DATE
49756	413	5/2/2013