

# 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: Hector & Tina Rodriguez, 2741 Griffin RD, Case # 11-1008

**Summary Explanation & Background:**

This was originally cited on 7/1/11 for 6 violations. This went to the Special Magistrate on 10/6/11 for 5 violations. The Special Magistrate issued an order giving the respondent until 1/14/12 to comply the violations or a fine of \$150.00 per day would be levied. At the 5/3/12 hearing, the Special Magistrate granted an extension until 6/12/12. At the 2/7/13 hearing, the Special Magistrate confirmed the fine as a lien. The Special Magistrate denied the property owner's request for abatement at the 5/2/13 and 8/1/13 hearing due to the property owner or a representative of the property owner not being present. At the 8/1/13 hearing, the Special Magistrate granted the City authorization to foreclose on the property. The property was brought into compliance on 2/28/13. The fines ran from 6/12/12 through 2/28/13, 261 days @ \$150.00 per day = \$39,150.00 plus recording/admin fees of \$174.50 totaling \$39,324.50. At the 5/2/13 and 8/1/13 hearings, Special Magistrates Gordon Linn and Mark Berman denied the request for abatement due to the property owner or a representative of the property owner not being present.

**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 10/6/11, 5/3/12, 2/7/13, 5/2/13, 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 5/2/13 and 8/1/13 hearings, Special Magistrates Gordon Linn and Mark Berman denied the request for abatement due to the property owner or a representative of the property owner not being present.

**Commission Action:**

Passed  Failed  Continued  Other

**Comment:**

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

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



*City of Dania Beach*  
FLORIDA

July 1, 2011

HECTOR & TINA RODRIGUEZ  
5094 MADISON LAKES CIR  
COOPER CITY, FL 33328

Case Number: 11-00001008

Location: 2741 GRIFFIN RD  
Folio: 5042-29-14-0080-  
Legal Description:  
AVON HEIGHTS 38-38 B LOT 8 LESS S 40 FOR RD BLK 1

Dear HECTOR & TINA RODRIGUEZ:

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 July 15, 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 # 7010 3090 0001 3261 9071 by SGA

Also sent regular mail

FILE NUMBER 11-00001008  
 PROPERTY ADDRESS 2741 GRIFFIN RD

VIOLATION: CE008021127001 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(2)(g) Win/Door Mn DATE: 7/01/11  
 LOCATION:

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

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

VIOLATION: CE008021127002 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(2)(g) Window Equi DATE: 7/01/11  
 LOCATION:

ORDINANCE DESCRIPTION :  
 DBCC 8-21(a)(2)(g) states all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.

CORRECTIVE ACTION REQUIRED :  
 Insure all windows intended for ventilation are equipped with fully operable hardware and fitted with screens. Obtain any and all permits and approvals as necessary or required.

VIOLATION: CE008021145001 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(4)(e) Elec Cond DATE: 7/01/11  
 LOCATION:

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

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

VIOLATION: CE008021151101 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(5)(a)(1) Bldg Mnt DATE: 7/01/11  
 LOCATION:

ORDINANCE DESCRIPTION :

CONTINUED

CE NUMBER 11-00001008  
 PROPERTY ADDRESS 2741 GRIFFIN RD

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(5)(a)(1) states the exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, ripping, tearing, or other holes or breaks.

CORRECTIVE ACTION REQUIRED :

Insure the exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, is in good condition and does not show evidence of deterioration, weathering, discoloration, ripping, tearing, or other holes or breaks. Obtain any and all permits and approvals as necessary or required.

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 VIOLATION: CE013034001001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-34(a) Nus Accumulation DATE: 7/01/11  
 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.

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 VIOLATION: CE105001000001 QUANTITY: 1  
 DESCRIPTION: FBC 105.1 Permits Required DATE: 7/01/11  
 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

FILE NUMBER 11-00001008  
PROPERTY ADDRESS 2741 GRIFFIN RD

## CORRECTIVE ACTION REQUIRED :

and all construction/building activities on the subject property. Contact the inspector listed for further explanations and/or instructions.



**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida                   :                   CASE # 11-1008  
Municipal Corporation,  
  
      PETITIONER,                                    :  
  
      vs.                                               :  
  
HECTOR RODRIGUEZ &  
TINA RODRIGUEZ  
  
      RESPONDENT(S).                            :

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

This proceeding came on for Formal Hearing on October 6, 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), Hector Rodriguez & Tina Rodriguez, did allow the following code violations to exist at property Respondent(s) owns/own, located at 2741 GRIFFIN ROAD, Dania Beach, Florida, which property is legally described as: AVON HEIGHTS 38-38 B LOT 8,9 W1/2, LESS S 40 FOR RD BLK 1 (# 0229 14 0080):
  - 1. DBCC 8-21 (a) (2) (g) Window and Doors Minimum Standards. Every window and exterior door shall be reasonably weathertight, maintained without cracks and holes and in a state of good repair. The windows on the property are not being maintained.

The windows have broken glass and are taped and screwed shut.

2. DBCC 8-21 (a) (2) (g) Window Equipment Minimum Standards. All windows intended for ventilation must be equipped with fully operational hardware and fitted with screens. The windows on the property are missing screens and not operating as intended.

3. DBCC 8-21 (a) (4) (e) Electrical Condition Minimum Standards. All electrical wiring and accessories must be maintained in good, safe working condition and be adequately insulated and protected. No wiring, outlets, or connections shall be left exposed so as to create a hazardous condition. The wiring to the A/C unit is exposed.

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 a nuisance accumulation of PVC pipes stored outside on the ground.

5. 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). A building permit and all required inspections and approval are needed to put A/C unit in a safe running condition (electrical wiring) and to reinstall an operable window where glass blocks were installed in the window opening.

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 (5). A fine of \$150.00 per day will begin running on January 14, 2012.

The City of Dania Beach shall have and recover from Respondent(s), for the foregoing violations listed above, a fine of \$150.00 per day beginning January 14, 2012.

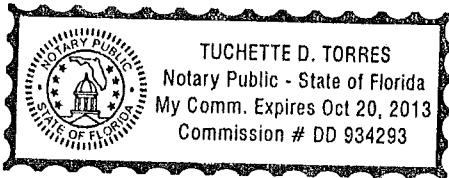
**The fine shall continue until the violations come into compliance with the sections of the City Code upon requested inspection. Upon complying, the**



**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 \$50.00 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 OCTOBER 21, 2011.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: \_\_\_\_\_

A large, stylized handwritten signature in black ink, appearing to read "Mark E. Berman".

Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me on  
OCTOBER 21 2011.

A handwritten signature in black ink, appearing to read "Tuchette Torres".  
\_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

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CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent(s) on OCTOBER 21, 2011.

CERTIFIED MAIL # 7011 1570 0002 7563 5002



\_\_\_\_\_  
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 # 11-1008  
Municipal Corporation,

PETITIONER,                               :

vs.                                               :

HECTOR & TINA RODRIGUEZ,

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 October 6, 2011, the Code Compliance Special Magistrate determined that Respondents, Hector and Tina Rodriguez, did allow the code violations stated in the Final Order dated October 21, 2011, to exist at property Respondents own located at 2741 Griffin Road, Dania Beach, Florida, which property is legally described as: AVON HEIGHTS 38-38 B LOT 8, 9 W1/2, LESS S 40 FOR RD BLK 1: (0229 14 0080).

Upon consideration by the Special Magistrate, it is ORDERED:

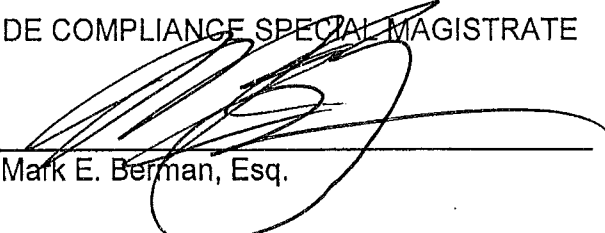
- (a) That Respondents have been found to be in violation of the code sections listed in the Final Order dated October 21, 2011. A fine of \$150.00 per day was scheduled to begin running on January 14, 2012.
- (b) At the Formal Hearing on May 3, 2012, the City of Dania Beach Code Compliance Special Magistrate granted the Respondents request for extension on imposition of the fine until June 12, 2012.
- (c) Except as expressly amended in this Order, the Code Compliance Special

SUPPLEMENTAL ORDER  
# 11-1008  
PAGE 2

Magistrate's Final Order in this case signed October 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.

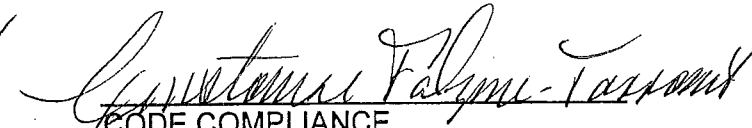
**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Supplemental Order was mailed to the Respondents, Hector Rodriguez and Tina Rodriguez, on May \_\_\_\_, 2012.

CERTIFIED MAIL # 7011 3500 0002 6011 6687

XC: HECTOR & TINA Rodriguez  
4431 HIDDEN HARBOUR TER.  
FL. LAUDERDALE FL 33312-3549

CERTIFIED MAIL # 7011 3500 0002 6011 6687

  
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 # 11-1008  
Municipal Corporation,

PETITIONER,                                   :

vs.                                               :

HECTOR & TINA RODRIGUEZ,

RESPONDENTS.                               :

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**SUPPLEMENTAL ORDER/CLAIM OF LIEN**

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having considered the City's Motion to Confirm Fine on February 7, 2013, 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 October 21, 2011, a Final Order in the above-captioned case commanding the Respondents, Hector & Tina Rodriguez, to bring the violation specified in said Final Order into compliance on or before January 14, 2012, or pay a fine in the amount of \$150.00 per day for each day of non-compliance thereafter.
2. The fine specified in said Final Order was amended on May 29, 2012, and was not scheduled to finally commence until June 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 2741 Griffin Road, Dania Beach, Florida and legally described as: AVON HEIGHTS 38-38 B LOT 8,9 W1/2, LESS S 40 FOR RD BLK 1: (0229 14 0080).
4. Respondents, Hector & Tina Rodriguez, did not comply with the Final Order on or before June 12, 2012. The violations stated in the Final Order still exist on the property.
5. The fine imposed in the Final Order rendered October 21, 2011 is hereby confirmed and ratified and shall accrue at \$150.00 per day from June 12, 2012, until such time as the Respondents, Hector & Tina Rodriguez, has complied with said Final Order.

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.

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 Respondents.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 21 day of February 2013.

CODE COMPLIANCE SPECIAL MAGISTRATE

By:

  
Mark Berman, Esq.

Notary Seal:

Sworn and subscribed before me this  
21 day of February 2013.

  
NOTARY PUBLIC STATE OF FLORIDA



Mark Berman is personally known to me.

**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondents, Hector & Tina Rodriguez, this 21 day of February 2013.

CERTIFIED MAIL # 7011 1570 0002 7563 9680

  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

km

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

Xc: Hector + Tina Rodriguez  
4431 Hidden Harbour Ter  
Ft Lauderdale, FL 33312-3549  
Certified Mail: 7011 1570 0002 7563 9697

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 & Angeline 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	
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	4613 SW 33 Ave	Fine confirmed. Reduced to \$500.00 if paid by July 12, 2012.	P
4	11-0907	Tigertail Lake Warehouse LTD c/o J Perry & Associates	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	5925 Ravenswood Rd D 17-19	Fine reduced to \$1,000.00 if paid by June 12, 2012.	P
7	11-0765	US Mortgage Finance LLC c/o A J Stanton III	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 Trustee	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 Bariento	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 Novemeber 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	2012-0713	Ronald J Fleenor	735 SW 5 ST	Extension granted to April 18, 2013.
2	11-1805	Palm Beach Polo Holdings Inc	750 NE 7 AVE	Fine confirmed. Hold until March 9, 2013 on recording the lien.
3	12-0038	Jacques A Gallet Tr	374 SW 4 CT	Extension granted to May 18, 2013.
4	11-1468	CLMIA LLC	4470 Ravenswood RD	Fine confirmed. Reduced to \$4,000.00 if paid by April 18, 2013.
5	11-1469	CLMIA LLC	4470 Ravenswood RD	Fine confirmed. Reduced to \$3,500.00 if paid by April 18, 2013.
6	12-0179	Karen Valdes & Daniel S Mann 2006 Revocable Trust	409 SE 5 ST	Confirmation of fine denied. Final Order amended and case compiled.
7	2012-1309	Struction Inc	3841 Griffin RD	Recurring violation found. Case is now compiled. Finding of fact issued, and \$100.00 administrative fee assessed to be paid by March 19, 2013.
8	11-1004	FDG Flagler Station II LLC f/k/a FDG Rail Holdings 23 LLC	97 Park AVE	Extension granted to April 18, 2013.
9	2012-1147	Battia Dayan	4233 Griffin RD	Compliance by March 19, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.
10	11-1785	Dania Chateau De Ville Condominium Association Inc	421 SE 10 ST	Extension granted to March 19, 2013.
11	2012-1192	Jack R Cox	4312 SW 50 ST	Compliance by May 18, 2013 or \$100.00 per day fine. \$50.00 administrative fee assessed.
12	11-1788	Danians South Condominium Association Inc	501 E Dania Beach BLVD	Extension granted to February 27, 2013.
13	11-0017	Douglas Hammond	357 SE 6 ST	Authorization to foreclose granted.
14	2012-1319	Roberto & Ana Aguilera	274 SW 7 ST	Recurring violation found. Case is now compiled. Finding of fact issued, and administrative fee waived by Special Magistrate.
15	11-0543	34 SW 7 LLC	34 SW 7 AVE	Authorization to foreclose granted. Abatement recommended to the City Commission for \$14,000.00.
16	11-0822	Edward F Gonzalez	219 SW 11 ST	Authorization to foreclose granted.
17	12-0027	Edward Gonzalez	245 NW 6 AVE	Compliance by April 18, 2013 or \$150.00 per day fine. \$100 administrative fee assessed.
18	2012-1077	Shay Sasson	Vacant Lot W of 2500 SW 55 ST	Compliance by March 19, 2013 or \$100.00 per day fine. \$100 administrative fee assessed.
19	2012-1078	Sagit Asulin H/E Shay Sasson	2500 SW 55 ST	Compliance by March 19, 2013 or \$100.00 per day fine. \$100 administrative fee assessed.
20	2012-1139	Carlos V Sanchez & Graham Sanchez	4172 SW 51 ST	Compliance by March 19, 2013 or \$100.00 per day fine. \$100 administrative fee assessed.
21	2012-1278	Salvatore Verrilli	2890 Griffin RD	Compliance by March 19, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.
22	10-0701	Kim F & Timothy Boocher	203 SE 5 ST	Authorization to foreclose granted.
23	2012-1246	Tammie L Williams	221 NW 4 AVE	Compliance by March 19, 2013 for item # 1 or \$250.00 one time assessment. Recurring violation found for item # 2, charge is now compiled, and finding of fact issued. \$200.00 administrative fee assessed.
24	11-0843	Louis Ferrer Est	3460 SW 44 ST	Authorization to foreclose granted.
25	11-1008	Hector & Tina Rodriguez	2741 Griffin RD	Fine confirmed.
26	10-1057	Mosh LLC	303 N Federal HWY	Authorization to foreclose granted.
27	12-0242	Pavel & Julia J Sanchez & Bertha Isabel Sanchez	4270 SW 49 CT	Compliance by March 19, 2013 or \$150.00 per day fine. \$100 administrative fee assessed.
28	12-0243	Salomon Teboul	4437 SW 24 AVE	Compliance by March 19, 2013 or \$100.00 per day fine. \$100 administrative fee assessed.
29	12-0245	Tony Monestine Luckenson Bernadin	1595 SW 3 AVE	Compliance by March 19, 2013 or \$100.00 per day fine. \$100 administrative fee assessed.
30	2012-1044	Lior Peled Est	4841 SW 29 AVE	Compliance by March 19, 2013 or \$100.00 per day fine. \$100 administrative fee assessed.
31	2012-1071	Kathryn & Oswaldo E Robles	4708 SW 29 TER	Compliance by February 27, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.
32	2012-1200	GINNY LEE BENTON	5740 SW 40 AVE	Continued to March 7, 2013 Special Magistrate hearing.

Case Order	Case #	Name	Address	Results	
1	09-0912	Associates Financial Services of America Inc	728 SW 7 ST	Case dismissed per court agreement.	P
2	11-0980	Elizabeth Gonzalez	3730 SW 47 CT	Extension granted until July 11, 2013.	P
3	11-1201	Robert Periberg	235 NE 2 PL	Abatement recommended to the City Commission for \$3,000.00.	P
4	2013-0141	Nicholas Herff	4990 SW 28 TER	Compliance by July 11, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
5	12-0070	DS Realty Inc % Scott Dalagi	2800 S Federal HWY	Fine confirmed. Fine reduced to \$1,000.00 if paid by June 1, 2013.	P
6	09-2029	Vandrea & Kirk White	4710 SW 34 TER	Abatement recommended to the City Commission for \$5,000.00.	P
7	11-1856	Maria C Greenidge	48 SW 12 ST	Fine confirmed. Fine reduced to \$500.00 if paid by June 1, 2013.	P
8	2012-1075	Cookies & Crackers Corp	223 SW 8 ST	Extension request denied.	NP
9	2013-0048	Scott B Stuart Est	4131 SW 54 CT	Compliance by June 11, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.	NP
10	2012-1097	Lottie Austin Est	1106 NW 2 ST	Fine confirmed.	NP
11	2012-1101	Kristen Burke	43 SW 13 ST	Fine confirmed.	NP
12	2012-1153	Alphawave Holdings LLC	481 S Federal HWY	Extension granted until 5/2/13. Case is completed.	NP
13	2012-1154	Alphawave Holdings LLC	485 S Federal HWY	Extension granted until 5/2/13. Case is completed.	NP
14	11-1008	Hector & Tina Rodriguez	2741 Griffin RD	Abatement request denied without prejudice.	NP
15	10-1871	Lan Acre Investment Inc	46 SW 7 AVE	Authorization to foreclose granted.	NP
16	11-0484	Stanely D Grundy	237 NW 5 AVE	Authorization to abate the nuisance by securing the property granted in the interest of public health and safety.	NP
17	11-1805	Palm Beach Polo Holdings Inc	750 NE 7 AVE	Continued to June 6, 2013 Special Magistrate Hearing.	NP
18	12-0242	Pavel & Julia J Sanchez & Bertha Isabel Sanchez	4270 SW 49 CT	Extension request denied.	NP
19	12-0289	Karen Wright	4700 SW 24 TER	Fine confirmed.	NP
20	2012-0773	Richard Borghi H/E Leanne Borghi	3291.5 SW 44 ST	Fine confirmed.	NP
21	2012-1043	The Palms at Dania Beach Condominium Association Inc	3265 Griffin RD Common Area	Compliance by July 11, 2013 or \$200.00 per day fine. \$125.00 administrative fee assessed.	NP
22	2012-1054	Mary Johnson	733 Phippen RD	Fine confirmed.	NP
23	2012-1060	Dafna Israel	5620 Park RD	Compliance by July 11, 2013 or \$200.00 per day fine. \$125.00 administrative fee assessed.	NP
24	2013-0063	N & D Holding Inc	2822 Griffin RD	Compliance by July 11, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	NP
25	2013-0259	Scott B Stuart Est	5431 SW 44 AVE	Compliance by May 22, 2013 for items #1, 3, & 4 or \$200.00 per day fine. Compliance by July 11, 2013 for items # 2 & 5 or \$150.00 per day fine. Authorization to abate the nuisances by securing the pool/spa, removing any stagnant water, and cleaning the trash & debris after May 22, 2013 granted in the interest of public health and safety. \$200.00 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	Eiliane 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 compiled.	NP
21	2012-1108	Lonnie Wright Est	134 NW 11 AVE	Fine confirmed.	NP
22	2012-1129	Southeast Propert Ventures LLC	338 SW 4 CT	Compliance by September 10, 2013 or \$150.00 per day fine. \$150.00 administrative fee assessed.	NP
23	2013-0389	DRE (2012) (FL) 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	FDG Flagler Station II LLC	97 Park AVE	Compliance by October 10, 2013 or \$200.00 per day fine. \$150.00 administrative fee assessed.	NP
25	2013-0921	Eugenia Morales Randolph Garay	414 SE 5 ST	Finding of fact issued for recurring violation. \$50.00 administrative fee assessed.	NP
26	11-1008	Hector & Tina Rodriguez	2741 Griffin RD	Abatement request denied. Authorization to foreclose granted.	NP
27	10-1919	Neil F Cuever Est	254 SW 12 ST	Authorization to foreclose granted.	NP
28	11-1429	Myra Thea Davis	29 NW 4 AVE	Authorization to foreclose granted.	NP
29	2012-1067	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	Gary 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:** HECTOR RODRIGUEZ & TINA RODRIGUEZ  
**FOLIO:** 0229-14-0080  
**LEGAL:** AVON HEIGHTS 38-38 B LOT 8,9 W 1/2, LESS S 40 FOR RD BLK 1  
**ADDRESS:** 2741 GRIFFIN ROAD, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN				CEB 11-1008		RECORDED		RELEASED	
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK	PAGE	BOOK	DATE
6/12/2012	2/28/2013	\$150.00	261	\$39,150.00	\$174.50	49534	584-592		2/22/2013
					Total				
					\$39,324.50				

Case Completed 2/28/13

ESTIMATED COST OF RECORDING FEES		
1	PAGES CERTIFIED COPY COVER	10.00
4	PAGES FINAL ORDER	40.50
4	PAGES SUPPLEMENTAL ORDER	34.00
0	PAGES RELEASE OF LIEN	0.00
	ADM. FEE RECORDING LIEN	40.00
	ADM. FEE RECORDING RELEASE	0.00
	ADM. FEE - SPECIAL MAGISTRATE FINE	50.00
		<b>174.50</b>