

AGENDA REQUEST FORM CITY OF DANIA BEACH

Date: November 21, 2013

Agenda Item #:

Title: Request for Abatement

Requested Action:

Consideration of the Abatement Request for: MOSH LLC, c/o Holocaust Documentation and Education Center, 303 N Federal Hwy, Case # 10-1057

Summary Explanation & Background:

This was originally cited on 7/27/10 for 11 violations. This went to the Special Magistrate on 2/3/11 for 4 violations. The Special Magistrate issued an order giving the respondent until 5/14/11 to comply the violations or a fine of \$200.00 per day would be levied. At the 7/7/11 hearing, the Special Magistrate granted an extension to 9/15/11. At the 1/5/12 hearing, the Special Magistrate confirmed the fine as a lien. At the 2/7/13 hearing, the Special Magistrate granted the authorization to foreclose. The property was brought into compliance on 6/24/13. The fines ran from 9/15/11 through 6/24/13, 648 days @ \$200.00 per day = \$129,600.00 plus recording/admin fees of \$254.00 totaling \$129,854.00. At the 11/7/13 hearing, Special Magistrate Gordon Linn recommended an abatement of the fine to \$12,960.00 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 2/3/11, 7/7/11, 1/5/12, 2/7/13, 11/7/13.
- (4) Copy of the lien total sheet.

Purchasing Approval:

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

Recommended for Approval By:

At the 11/7/13 hearing, Special Magistrate Gordon Linn recommended an abatement of the fine to \$12,960.00 to the City Commission.

Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach

FLORIDA

July 27, 2010

MOSH LLC
1710 W CYPRESS CREEK ROAD
FT LAUDERDALE, FL 33309

Case Number: 10-00001057

Location: 303 N FEDERAL HWY
Folio: 5042-34-06-0730-
Legal Description:
HANSEN & NELSON SUB 3-76 D ALL LOTS 1,2,3,4, LESS ST RD BLK G

Dear MOSH 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 August 17, 2010. 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.3706.

Sincerely,

WARREN OSTROFSKY
CODE INSPECTOR

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

Certified Mail # 7010 0290 0003 6192 2291 by SM

Also sent regular mail

BASE NUMBER 10-00001057
PROPERTY ADDRESS 303 N FEDERAL HWY

VIOLATION: CE008022110001 QUANTITY: 1
DESCRIPTION: DBCC 8-22(a)(1) Comm Maint DATE: 7/27/10
LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-22(a)(1) states the exterior of the buildings and structures shall be kept free of all nuisances, unsanitary conditions, and any hazards to the safety of the occupants, customers, pedestrians and other persons utilizing the premises.

CORRECTIVE ACTION REQUIRED :

Insure the exterior of the buildings and structures are free of all nuisances, unsanitary conditions, and any hazards to the safety of the occupants, customers, pedestrians and other persons utilizing the premises. Obtain any and all permits and approvals as necessary or required.

VIOLATION: CE008022130001 QUANTITY: 1
DESCRIPTION: DBCC 8-22(a)(3) Comm Min Std 1 DATE: 7/27/10
LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-22(a)(3) states the exterior of every building or structure shall be maintained in a state of good repair and all surfaces thereof shall be kept painted or whitewashed where necessary.

CORRECTIVE ACTION REQUIRED :

Insure the exterior of every building or structure is maintained in a state of good repair and all surfaces thereof are kept painted or whitewashed where necessary. Obtain any and all permits and approvals as necessary or required.

VIOLATION: CE008022130002 QUANTITY: 1
DESCRIPTION: DBCC 8-22(a)(3) Comm Min Std 2 DATE: 7/27/10
LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-22(a)(3) states all exterior surfaces of every building or structure shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint and/or any other condition reflective of deterioration or inadequate maintenance.

CORRECTIVE ACTION REQUIRED :

Insure all exterior surfaces of every building or structure are maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, excessive peeling paint

FILE NUMBER 10-00001057
 PROPERTY ADDRESS 303 N FEDERAL HWY

CORRECTIVE ACTION REQUIRED :

and/or any other condition reflective of deterioration or inadequate maintenance. Obtain any and all permits and approvals as necessary or required.

 VIOLATION: CE013034001001 QUANTITY: 1
 DESCRIPTION: DBCC 13-34(a) Nus Accumulation DATE: 7/27/10
 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: 7/27/10
 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: 7/27/10
 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

SE NUMBER 10-00001057
 PROPERTY ADDRESS 303 N FEDERAL HWY

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: CE013075310001 QUANTITY: 1
 DESCRIPTION: DBCC 13-75(c)(10) Dumpster Vio DATE: 7/27/10
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 13-75(c)(10) requires all dumpsters to include a top-loaded cover which shall remain closed at all times except when in use. No garbage, refuse, or waste may be located anywhere on the site except in a dumpster designed and approved for such temporary storage purpose.

CORRECTIVE ACTION REQUIRED :

Insure all dumpster(s) have a top-loaded cover which is closed at all times except when in use. In addition, insure that there is no garbage, refuse, or waste located anywhere on the site except in the dumpster(s).

VIOLATION: CE022021000001 QUANTITY: 1
 DESCRIPTION: DBCC 22-21 Sidewalk Maint DATE: 7/27/10
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 22-21 states it is the duty of each owner of abutting property to construct or reconstruct, and to maintain and keep in uniform repair sidewalks in front of or abutting upon the property.

CORRECTIVE ACTION REQUIRED :

Insure all sidewalks are maintained and in uniform repair, and construct or reconstruct the sidewalks to meet code specifications. Obtain any and all permits and approvals as necessary or required.

VIOLATION: CE028004020101 QUANTITY: 1
 DESCRIPTION: DBCC 28-4.20(a) Appl of Regs DATE: 7/27/10
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 28-4.20(a) states no building shall be erected, added on to, reconstructed or structurally altered, nor shall any building or land be used which does not comply with all the regulations established by this chapter for the district in which the building or land is located.

SE NUMBER 10-00001057
 PROPERTY ADDRESS 303 N FEDERAL HWY

CORRECTIVE ACTION REQUIRED :

Insure the building or land is in compliance with all requirements of Chapter 28, and that any required permits and/or approvals are obtained for the subject property prior to occupancy and/or use. Contact the inspector listed for further explanations and/or instructions.

 VIOLATION: CE105001000001 QUANTITY: 1
 DESCRIPTION: FBC 105.1 Permits Required DATE: 7/27/10
 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 (2004), 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.

 VIOLATION: CE013075002001 QUANTITY: 1
 DESCRIPTION: DBCC 13-75(b)(1) Dumpster Encl DATE: 7/27/10
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 13-75(b)(1) requires all dumpsters to be placed within an approved enclosure as required in subsection 13-75(c).

CORRECTIVE ACTION REQUIRED :

Insure all dumpsters on site have their required and approved enclosures, and that any and all Zoning and Building approvals, permits, and inspections are obtained.

DETAILED INSPECTION REPORT

DATE : 07-22-10
CASE # :
FOLIO-5042-34-06-0730
ADDRESS -303 N FEDEAL HWY
OWNER-MOSH LLC
THE SIDEWALK AND ASPHALT NEEDS REPAIR.THE SIDEWALK WILL REQUIRE A PERMIT OR USE THE CITY'S 50/50PROGRAM.
THE REAR FENCE ON THE SOUTH-WEST SIDE OF BUILDING THAT WAS INSTALLED NEEDS A PERMIT.
THE ELECTRICAL PERMIT 007-1866 NEEDS TO BE CLOSED, VOIDED OR ISSUED THEN INSPECTED.
PERMIT 008-330 IS STILL OPENED AND NEEDS TO BE FINILIZED .

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 10-1057
Municipal Corporation,

 PETITIONER, :

 vs. :

MOSH LLC

 RESPONDENT(S). :

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

This proceeding came on for Formal Hearing on February 3, 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), Mosh LLC, did allow the following code violations to exist at property Respondent(s) owns/own, located at 303 N Federal Highway, Dania Beach, Florida, which property is legally described as: HANSEN & NELSON SUB 3-76 D ALL LOTS 1,2,3,4, LESS ST RD BLK G (#0234 06 0730):
 - 1. DBCC 8-22 (a) (1) Commercial Maintenance Minimum Standards. The exterior of the buildings and structures shall be kept free of all nuisances, and any hazards to the

safety of the occupants, customers, pedestrians and other persons utilizing the premises, and free of unsanitary conditions. The asphalt on the property is in disrepair.

2. DBCC 8-22 (a) (3) Commercial Minimum Standards 1. The exterior of every building or structure shall be maintained in a state of good repair and all surfaces thereof shall be kept painted or whitewashed where necessary. The docking platform and the rear of the building have holes in them.

3. 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). The fence needs inspections.

4. DBCC 13-75 (b) (1) Dumpster Enclosure. Requires all dumpsters to be placed within an approved enclosure as required in subsection 13-75(c). Dumpster needs to be in an approved dumpster enclosure.

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 paragraph(s) c.(1) through c.(4). A fine of \$200.00 per day will begin running on May 14, 2011.

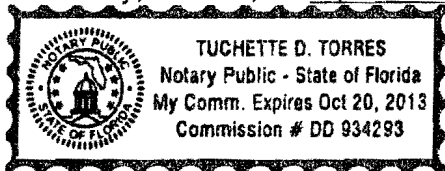
The City of Dania Beach shall have and recover from Respondent(s), for the foregoing violations listed above, a fine of \$200.00 per day beginning May 14, 2011.

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 FEBRUARY 15, 2011.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: [Signature]
Mark Berman, Esq.

Notary Seal:

Sworn and subscribed before me on FEBRUARY 15 2011.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Mark Berman 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 FEBRUARY 15, 2011.

CERTIFIED MAIL #

7010 1060 0000 1437 7074

Michelle Jones

CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

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CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida Municipal Corporation, :

CASE # 10-1057

PETITIONER, :

FINAL ORDER

vs. :

MOSH LLC

RESPONDENT(S). :

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

This proceeding came on for Formal Hearing on July 7, 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 February 3, 2011, the Code Compliance Special Magistrate determined that Respondent(s), Mosh LLC, did allow the code violations stated in the Final Order dated February 15, 2011, to exist at property Respondent(s) owns/own located at 303 N FEDERAL HIGHWAY, Dania Beach, Florida, which property is legally described as: HANSEN & NELSON SUB 3-76 D ALL LOTS 1,2,3,4, LESS ST RD BLK G (# 0234 34 06 0730).

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 February 15, 2011. A fine of \$200.00 per day was scheduled to begin running on May 14, 2011.

(b) At the Formal Hearing on July 7, 2011, the City of Dania Beach Code Compliance Special Magistrate granted the Respondent(s) request for extension on imposition of the fine until September 15, 2011. No fines have accrued or will be levied based upon this extension.

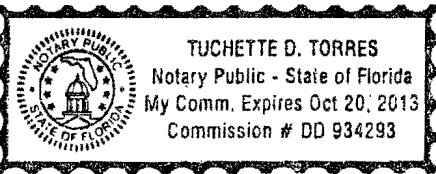
(c) Except as expressly amended in this document, the Code Compliance Special Magistrate's Final Order in this case signed February 15, 2011, shall remain in full force and effect.

ORDERED at Dania Beach, Broward County, Florida, on

July 26, 2011.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: [Signature]
Gordon Linn, Esq.



Notary Seal:

Sworn and subscribed before me on July 26 2011.

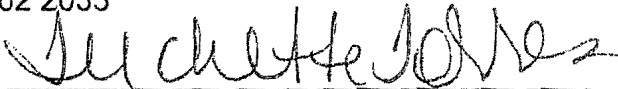
[Signature]
NOTARY PUBLIC STATE OF FLORIDA

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(s) on July 26, 2011.

CERTIFIED MAIL # 7010 3090 0001 3262 2033



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

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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 # 10-1057
Municipal Corporation,

PETITIONER, :

vs. :

MOSH, LLC,

RESPONDENT :

SUPPLEMENTAL ORDER/CLAIM OF LIEN

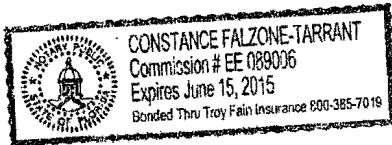
The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having considered the City's Motion to Confirm Fine on January 5, 2012, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Code Compliance Special Magistrate did render on February 15, 2011, a Final Order in the above-captioned case commanding the Respondent, Mosh, LLC, to bring the violations specified in said Final Order into compliance on or before May 14, 2011, or pay a fine in the amount of \$200.00 per day for each day of non-compliance thereafter. The Special Magistrate rendered a Supplemental Order dated July 26, 2011, that extended the compliance date to September 15, 2011.
2. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 303 North Federal Highway, Dania Beach, Florida and legally described as: HANSEN & NELSON SUB 3-76 D ALL LOTS 1, 2, 3, 4, LESS ST RD BLK G: (0234 06 0730).
4. The fine stated in the Final Order is hereby confirmed and ratified and shall accrue at \$200.00 per day from September 15, 2011, until such time as the Respondent shall comply 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.


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 Respondent.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 25th day of January, 2012.



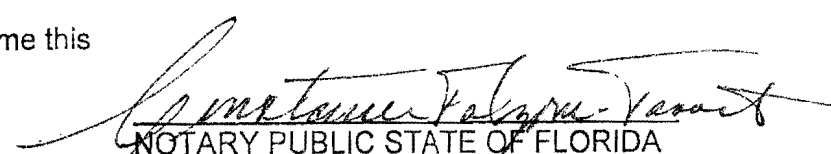
CODE COMPLIANCE SPECIAL MAGISTRATE

By


Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me this
25th day of January, 2012.


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, Mosh, LLC, this 25th day of January, 2012.


CERTIFIED MAIL # 7011 1570 0002 7563 4614


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

Case #	Name	Address	Results	
10-1740	Chase Home Finance LLC % Michael Gelety	2320 SW 44 St	Compliance by May 14, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
08-1850	Tauric L Reed	113 NW 13 Ave	Extension granted to May 14, 2011.	P
09-2076	Julia M Primus	762 SW 3 St	Fine confirmed. Reduced to \$400.00 plus \$100.00 administrative fee if paid by May 14, 2011.	P
10-1335	Adam Reckert & Clare Austin	529 NW 8 St	Compliance by May 14, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
10-1757	Tigertail Lake Warehouse Ltd % J Perry & Associates	2040 Tigertail Blvd E	Continuance granted to April 7, 2011 hearing.	P
10-0728	Zvi H Segall	5933 Ravenswood Rd	Extension granted to February 3, 2011. Case is complied.	P
10-1134	Zvi H Segall	2129 Stirling Rd	Extension granted to April 14, 2011.	P
10-1057	* Mosh LLC	303 N Federal Hwy	Compliance by May 14, 2011 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	P
10-1523	Anne R Poole	4493 SW 49 Ct	Compliance by March 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
10-1277	Park Street Apartments Inc	50 SE 3 Ave	Compliance by April 14, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
10-1699	Federal National Mortgage Assn % David J Stern PA	4161 SW 48 Ct	Compliance by April 14, 2011 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	P
10-1142	800 Marine Technical Center Inc	800 Old Griffin Rd	Compliance by May 14, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
10-1184	800 Marine Technical Center Inc	Vacant Lot South of 800 Old Griffin Rd	Compliance by May 14, 2011 or \$150.00 per day fine. \$50.00 administrative fee is assessed.	P
09-2320	IELC Land Tr Arael Medina & Connie Medina Trs	236 N Federal Hwy	Extension granted to March 15, 2011.	P
10-1754	Marjorie Elnora Atkins	708 SW 7 St	Compliance by May 14, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	P
10-0075	Sakara Chin	270 SW 14 St	Extension granted to May 14, 2011.	P
10-0924	F & F Real Estate LLC	101 SW 5 Ct	Extension granted to May 14, 2011.	P
10-0925	F & F Real Estate LLC	105 SW 5 Ct	Extension granted to May 14, 2011.	P
10-0927	Feldman Real Estate LLC	109 SW 5 Ct	Extension granted to May 14, 2011.	P
10-0928	F & F Real Estate LLC	113 SW 5 Ct	Extension granted to May 14, 2011.	P
10-0929	F & F Real Estate LLC	145 SW 5 Ct	Extension granted to May 14, 2011.	P
10-0930	F & F Real Estate LLC	117 SW 5 Ct	Extension granted to May 14, 2011.	P
10-0555	Praim Nanan	4875 SW 28 Ave	Extension granted to April 14, 2011.	P
10-0430	Aldina M Valentino	26 SE 3 Ter	Compliance by April 14, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
10-0812	Katie Grizha	202 SE 10 St 205	Continuance granted to March 3, 2011 hearing.	NP
10-0963	Gladys Guzman	1025 SE 2 Ave 405	Continuance granted to March 3, 2011 hearing.	NP
10-1286	Amoco Oil Co-Lesse % Ernst & Young LLP	1000 SE 28 St	Continuance granted to March 3, 2011 hearing.	NP
10-1413	John Sala	414 SE 10 St 206	Continuance granted to March 3, 2011 hearing.	NP
10-1578	Paul Thompson	314 SE 10 St 105	Compliance by April 14, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	NP
10-1877	Bank of New York Mellon Trstee % Back Home Loans Servicing LLP	240 SW 15 St	Compliance by March 15, 2011 or \$250.00 per day fine. \$125.00 administrative fee is assessed.	NP

10-1925	Davie Property Group LLC	4485 Stirling Rd	Continuance granted to August 4, 2011 hearing.	P
10-1185	John & Angeline Jerrytone	3120 SW 58 Pl	Extension granted to September 15, 2011.	P
10-1853	Cosac Homeless Assistance Center Inc	301 NW 4 Ave	Continuance granted to September 8, 2011 hearing.	P
11-0831	Willie J Gant Jr	Vac Lot E of 615 NW 3 Ter	Repeat violation found. Compliance by July 17, 2011 or \$200.00 per day fine. \$250.00 administrative fee is assessed.	P
11-0171	1040 South Federal Highway LLC	1040 S Federal Hwy	Compliance by October 15, 2011 or \$125.00 per day fine. \$150.00 administrative fee is assessed.	P
09-0405	Thunderboat Center Marina Inc	2050 Griffin Rd	Extension granted to October 15, 2011.	P
10-1057	* Mosh LLC	303 N Federal Hwy	Extension granted to September 15, 2011.	P
09-0089	Elisabeta Patriche	200 SE 4 Ter	Fine confirmed. Reduced to \$2,500.00 if paid by October 5, 2011.	P
10-0929	F & F Real Estate LLC	145 SW 5 Ct	Fine confirmed. Reduced to \$1,500.00 if paid by August 6, 2011.	P
09-1255	Frank Frowiss	281 SW 7 St	Fine reduced to \$2,500.00 if paid by August 6, 2011.	P
10-1236	Rubens & Maria Onofrio	325 SE 11 Ter 305	Fine confirmed. Reduced to \$500.00 if paid by September 5, 2011.	P
10-1161	Stirling Station Inc	4051 Stirling Rd	Continuance granted August 4, 2011 hearing.	P
10-0962	Jacques A Verne	1025 SE 2 Ave 302	Extension granted to September 15, 2011 with the stipulation that the \$100.00 administrative fee is paid by August 6, 2011.	P
11-0163	Soghra Hemat	3010 Ravenswood Rd Bld B 3-B	Compliance by September 15, 2011 or \$150.00 per day fine. \$150.00 administrative fee is assessed.	P
11-0541	Stamfika Glarentzos	18-22 SW 11 St	Compliance by October 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
11-0537	Han Ying Chiang Chien Chao	230 SE Park St	Compliance by August 16, 2011 or \$150.00 per day fine. \$150.00 administrative fee is assessed.	P
11-0301	Denanauth Singh	4919 SW 28 Ave	Compliance by October 15, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
11-0362	Sandra Cuomo	2210 SW 46 Ct	Continuance granted to September 8, 2011 hearing.	P
11-0361	Sandra Cuomo	2200 SW 46 Ct	Continuance granted to September 8, 2011 hearing.	P
11-0363	Sandra Cuomo William W Cuomo	2220 SW 46 Ct	Continuance granted to September 8, 2011 hearing.	P
10-1279	Robert E Rock	225 SW 15 St	Fine confirmed. Reduced to \$750.00 plus \$100.00 administrative fee if paid by August 6, 2011.	P
11-0758	Richard Edward Sparkman	45 SE 6 St	Repeat violation found. \$500.00 penalty plus \$100.00 administrative fee is assessed.	P
10-1842	Marco F Osorio	127 SE 1 Ave	Extension granted to September 15, 2011.	P
10-0075	Sakara Chin	270 SW 14 St	Extension granted to September 15, 2011.	P
08-1470	Rosa L Davis	710 SW 4 Ter	Payment extension granted to October 15, 2011.	NP
10-0817	Jacques A Gallet Tr Jacques A Gallet Trstee	374 SW 4 Ct	Extension granted to September 15, 2011 with the stipulation that the \$125.00 administrative fee is paid by August 6, 2011.	NP
10-1434	Patricia J Reno	424 SE 10 St 103	Compliance by September 15, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	NP
10-1877	Bank of New York Mellon Trstee % Back Home Loans Servicing LLP	240 SW 15 St	Fine confirmed.	NP
10-1887	Cohen Boaz & Vered Cohen	1410 S Federal Hwy	Compliance by August 16, 2011 or \$150.00 per day fine. \$150.00 administrative fee is assessed.	NP
11-0396	Kazi Foods of Louisiana Inc	506 S Federal Hwy	Compliance by August 16, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	NP
10-1159	Brett Their	4720 SW 42 Ter	Compliance by August 16, 2011 or \$250.00 fine (one time assessment). \$100.00 administrative fee is assessed.	NP
10-1189	Frank Muniz	5011 SW 25 Ave	Fine confirmed.	NP
10-1193	Hanna Thaller	5611 SW 24 Ave	Fine confirmed.	NP

Case #	Name	Address	Results	
11-1297	American Cranes Inc	720 SW 4 Ct	Compliance by March 15, 2012 or \$150.00 fine per day. \$50.00 administrative fee is assessed.	P
10-0299	Michele Patterson	263 SW 3 PI	Fine reduced to \$1,500.00 if paid before February 4, 2012.	P
10-1362	HWMG Investments LLC	1540 Griffin Rd	Extension granted to February 14, 2012.	P
10-1858	JP Morgan Chase Bank NA	701 SW 1 St	Abatement of \$57,375.00 recommended to City Commission	P
09-0148	Jason T Capozziello	2320 Anchor Ct #2801	Continued to the February 2012 Special Magistrate Hearing.	P
10-1562	Winifred Bramley	1025 SE 4 Ave #206	Fine confirmed.	P
10-1783	Jenny Min Ng	1402 SW 2 Ave	Extension granted to January 5, 2012. Case is complied.	P
11-1468	CLMIA LLC	4470 Ravenswood Rd	Compliance by April 14, 2012 or \$150.00 fine per day. \$125.00 administrative fee is assessed.	P
11-1469	CLMIA LLC	4470 Ravenswood Rd	Compliance by April 14, 2012 or \$150.00 fine per day. \$125.00 administrative fee is assessed.	P
11-0831	Willie J Gant Jr.	Vacant lot E of 615 NW 3 Ter	Fine confirmed. Reduced to \$2,500.00 if paid by March 5, 2012.	P
07-1503	Wendy Weeks 1/2 int. Christopher R Weeks	4248 SW 52 St	Fine Confirmed.	P
11-1685	Odessa Owens Est.	389 Phippen Rd	Compliance by March 15, 2012 in regards to charges # 1, # 4, and # 5 or \$200.00 fine per day. Compliance by February 14, 2012, in regards to charge # 6 or \$200.00 fine per day. Compliance by February 14, 2012 in regards to charge # 7 to have a required electrical safety inspection and March 15, 2012 to obtain the required permit or \$200.00 fine per day. \$100.00 administrative fee is assessed.	P
11-0630	Collins M Sterling Rev Tr c/o Anita Collins	6 SW 5 Ave	Extension request to March 15, 2012.	P
11-0353	STARR Properties Inc.	1409 S Federal Hwy	Extension request to April 14, 2012.	P
10-0545	Joan Leto Rev Liv Tr Joan Leto Trstee	Vacant lot S of 141 SW 19 Ct	Continued to the March 2012 Special Magistrate Hearing.	P
10-1754	Marjorie Elnora Atkins	708 SW 7 St	Fine confirmed. Reduced to \$500.00 if paid by March 5, 2012.	P
08-2114	Robert Liauw	31 SW 10 St	Extension granted to April 14, 2012. Final extension.	NP
10-0817	Jacques A Gallet Tr Jacques A Gallet Trstee	374 SW 4 Ct	Fine Confirmed.	NP
11-0171	1040 South Federal Highway LLC	1040 S Federal Hwy	Extension granted to January 5, 2012. Case is complied.	NP
11-1789	Eleanor G Zenobia Est	238 SE 3 PI	Compliance by January 25, 2012 or \$250.00 fine per day. Authorization to abate the nuisances by cutting the overgrowth and cleaning the trash and debris after January 25, 2012 granted in the interest of public health and safety. \$200.00 administrative fee is assessed.	NP
11-0907	Tigertail Lake Warehouse LTD c/o J Perry & Associates	2040 Tigertail Blvd	Compliance by March 15, 2012 or \$150.00 per day fine. \$125.00 administrative fee is assessed.	NP
11-1616	Yitzchok Grossman	2471 SW 58 Manor East	Compliance by March 15, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	NP
11-0068	Thomas Hart	5117 SW 28 Ter	Compliance by January 25, 2012 to correctively prune the trees or \$150.00 per day fine. Follow up arborist report on tree conditions and health must be submitted by July 25, 2012. \$100.00 administrative fee is assessed.	NP
11-1558	Robin Mary Bushell	3337 SW 44 Ct	Compliance by February 14, 2012 or \$250.00 one time assesment. \$100.00 administrative fee is assessed.	NP
11-1555	Tropical Paradise Resorts	2440 W State Road 84	Stipulated agreement. Compliance by April 14, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	NP
10-1057	 MOSH LLC	303 N Federal Hwy	Fine Confirmed.	NP
10-1770	DRORE I LLC	306 SW 16 St	Extension granted to February 14, 2012	NP

Case Order	Case #	Name	Address	Results	
1	2012-0713	Ronald J Fleenor	735 SW 5 ST	Extension granted to April 18, 2013.	P
2	11-1805	Palm Beach Polo Holdings Inc	750 NE 7 AVE	Fine confirmed. Hold until March 9, 2013 on recording the lien.	P
3	12-0038	Jacques A Gallet Tr	374 SW 4 CT	Extension granted to May 18, 2013.	P
4	11-1468	CLMIA LLC	4470 Ravenswood RD	Fine confirmed. Reduced to \$4,000.00 if paid by April 18, 2013.	P
5	11-1469	CLMIA LLC	4470 Ravenswood RD	Fine confirmed. Reduced to \$3,500.00 if paid by April 18, 2013.	P
6	12-0179	Karen Valdes & Daniel S Mann 2006 Revocable Trust	409 SE 5 ST	Confirmation of fine denied. Final Order amended and case complied.	P
7	2012-1309	Struction Inc	3841 Griffin RD	Recurring violation found. Case is now complied. Finding of fact issued, and \$100.00 administrative fee assessed to be paid by March 19, 2013.	P
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.	P
9	2012-1147	Batia Dayan	4233 Griffin RD	Compliance by March 19, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
10	11-1785	Dania Chateau De Ville Condominium Association Inc	421 SE 10 ST	Extension granted to March 19, 2013.	P
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.	P
12	11-1788	Danians South Condominium Association Inc	501 E Dania Beach BLVD	Extension granted to February 27, 2013.	P
13	11-0017	Douglas Hammond	357 SE 6 ST	Authorization to foreclose granted.	P
14	2012-1319	Roberto & Ana Aguilera	274 SW 7 ST	Recurring violation found. Case is now complied. Finding of fact issued, and administrative fee waived by Special Magistrate.	P
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.	P
16	11-0822	Edward F Gonzalez	219 SW 11 ST	Authorization to foreclose granted.	P
17	12-0027	Edward Gonzalez	245 NW 6 AVE	Compliance by April 18, 2013 or \$150.00 per day fine. \$100 administrative fee assessed.	P
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.	NP
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.	NP
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.	NP
21	2012-1278	Salvatore Verrilli	2890 Griffin RD	Compliance by March 19, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.	NP
22	10-0701	Kim F & Timothy Boocher	203 SE 5 ST	Authorization to foreclose granted.	NP
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 complied, and finding of fact issued. \$200.00 administrative fee assessed.	NP
24	11-0843	Louis Ferrer Est	3460 SW 44 ST	Authorization to foreclose granted.	NP
25	11-1008	Hector & Tina Rodriguez	2741 Griffin RD	Fine confirmed.	NP
26	10-1057	Mosh LLC	303 N Federal HWY	Authorization to foreclose granted.	NP
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.	NP
28	12-0243	Salomon Teboul	4437 SW 24 AVE	Compliance by March 19, 2013 or \$100.00 per day fine. \$100 administrative fee assessed.	NP
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.	NP
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.	NP
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.	NP
32	2012-1200	Ginny Lee Benton	5740 SW 40 AVE	Continued to March 7, 2013 Special Magistrate hearing.	NP

Case #	Name	Address	Results
2013-1129	K J & M Rev Tr, John Contini Trstee	715 SW 6 St	Compliance by January 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed
2013-0026	Top Us Investment LLC	720 SW 6 St	Extension granted to January 16, 2014.
2014-0854	Cynthia W Levitt-Shealy & Carl T Shealy	5101 SW 40 Ave	Compliance by January 16, 2014 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
10-1057	* MOSH LLC c/o Holocaust Documentation and Education Center Inc.	303 N Federal Hwy	Abatement recommended to \$12,960.00
2012-1064	Avisar LLC	75 NW 13 Ave	Fine confirmed. In compliance, hold recording lien until January 6, 2014
2013-0924	Jerry Unawich	117 NW 13 Ave	Compliance by December 12, 2013 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
2013-1264	Karl P & Rosemarie Clerie	970 Nautilus Isle	Compliance by November 27, 2013 for Item #1 or \$250.00 per day fine. Authorization to abate the nuisances by removing the bee hive after November 27, 2013 granted in the interest of public health and safety. Compliance by December 17, 2013 for Item #2 or a \$250.00 one time assessment. Compliance by December 17, 2013 for Item #3 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
2013-1062	Robert Cannarozzi	4025 Ravenswood Rd	Stipulated Agreement. Compliance by February 15, 2014 or a \$200 per day fine. \$100.00 administrative fee assessed.
2013-1102	Samuel Weiss	130 Park Ave	Stipulated Agreement. Compliance by January 16, 2014 or a \$250.00 one time assessment. \$50.00 administrative fee assessed.
2013-1246	Todd O McDuffie	745 SW 3 St	Compliance by December 17, 2013 or \$200.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris and cutting the overgrowth after December 17, 2013 granted in the interest of public health and safety. \$100.00 administrative fee assessed.
2013-1054	Snowdon Fund	4565 SW 35 Ave	Compliance by January 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed
2013-1265	Ricardo Zapata	2331 SW 45 St	Continued to the next Special Magistrate Hearing
2013-1350	Charles & Gloria Halbesma	2709 SW 46 Ct	Compliance by November 27, 2013 for Items #3 and #4 or \$250.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris and cutting the overgrowth after November 27, 2013 granted in the interest of public health and safety. Compliance by December 17, 2013 for Items #1 and #2 or a \$150.00 per day fine. \$100.00 administrative fee assessed.

City of Dania Beach

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

DEBTOR: MOSH LLC
 PHONE: 0234-06-0730
 SUBJECT: HANSEN & NELSON SUB 3-76 D ALL LOTS 1,2,3,4, LESS ST RD BLK G
 ADDRESS: 303 NORTH FEDERAL HIGHWAY

DEBT ENFORCEMENT ORDER LIEN						CEB 10-1057			RECORDED			RELEASED		
Start	Through	Lien	# of	TOTAL	Record	BOOK	PAGE	DATE	BOOK	PAGE	DATE			
Date	Date	Amount	Days	FINE	Fee	Total								
6/24/2011	6/24/2013	\$200.00	648	\$129,600.00	\$254.00	\$129,854.00	49103	220-229	9/24/2012					

COMPLIED 6/24/2013

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
			254.00