

# AGENDA REQUEST FORM CITY OF DANIA BEACH

**Date:** March 5, 2014

**Agenda Item #:**

**Title: Request for Abatement**

**Requested Action:**

Consideration of the Abatement Request for: Dania Investments Inc, c/o Realty Group Construction LLC, 321 N Federal Highway, Case # 11-0629

**Summary Explanation & Background:**

This was originally cited on 5/4/11 for 8 violations. This went to the Special Magistrate on 9/8/11 for 7 violations. The Special Magistrate issued an order giving the respondent until 11/17/11 to comply the violations or a fine of \$200.00 per day would be levied. At the 3/1/12 hearing the Special Magistrate confirmed the fine as a lien. At the 9/6/12 hearing the Special Magistrate granted an order to abate the nuisances. The property was brought into compliance on 9/10/13. The fines ran from 11/17/11 through 9/10/13, 663 days @ \$200.00 per day = \$132,600.00 plus recording/admin fees of \$271.50 totaling \$132,871.50. At the 12/12/13 hearing, Special Magistrate Mark Berman recommended an abatement of the fine to \$13,260.00 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 9/8/11, 3/1/12, 9/6/12, 12/12/13
- (4) Copy of the lien total sheet.

**Purchasing Approval:**

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

**Recommended for Approval By:**

At the 12/12/13 hearing, Special Magistrate Mark Berman recommended an abatement of the fine to \$13,260.00 to the City Commission.

**Commission Action:**

Passed  Failed  Continued  Other

**Comment:**

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

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



*City of Dania Beach*  
FLORIDA

May 4, 2011

DANIA INVESTMENTS INC  
4800 N FEDERAL HWY  
SUITE 200E  
BOCA RATON, FL 33431

Case Number: 11-00000629

Location: 321 N FEDERAL HWY  
Folio: 5042-34-06-0740-  
Legal Description:  
HANSEN & NELSON SUB 3-76 D ALL LOTS 5,6,7,8, LESS ST RD BLK G

Dear DANIA INVESTMENTS INC:

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 June 3, 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 945-924-6810 ext. 3706.

Sincerely,

WARREN OSTROFSKY  
CODE INSPECTOR

I certify that an original hereof was furnished to the above named addressee by:  
Certified Mail # 7010 2780 0001 4212 8814 by SGA

Also sent regular mail

"Broward's First City"

VIOLATION DETAIL

PAGE 1

CASE NUMBER 11-00000629  
 PROPERTY ADDRESS 321 N FEDERAL HWY

-----  
 VIOLATION: CE008022110001 QUANTITY: 1  
 DESCRIPTION: DBCC 8-22(a) (1) Comm Maint DATE: 5/04/11  
 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: 5/04/11  
 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: 5/04/11  
 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

VIOLATION DETAIL

ASE NUMBER 11-00000629  
 PROPERTY ADDRESS 321 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: 5/04/11  
 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: CE013034003001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-34(c) Untended Veg DATE: 5/04/11  
 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 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: CE015001000001 QUANTITY: 1  
 DESCRIPTION: DBCC 15-1 BTR/License Required DATE: 5/04/11  
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 15-1 states it is unlawful for any person to engage in, manage or allow anyone on the person's property to engage in

VIOLATION DETAIL

PAGE 3

ASE NUMBER 11-00000629  
PROPERTY ADDRESS 321 N FEDERAL HWY

ORDINANCE DESCRIPTION :

or manage any business in the city without having a business tax receipt (previously referred to as a license) from the city.

CORRECTIVE ACTION REQUIRED :

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

-----  
VIOLATION: CE105001000001 QUANTITY: 1  
DESCRIPTION: FBC 105.1 Permits Required DATE: 5/04/11  
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.

-----  
VIOLATION: CE505040000001 QUANTITY: 1  
DESCRIPTION: DBLDC 505-40 Prohibited Signs DATE: 5/06/11  
LOCATION:

ORDINANCE DESCRIPTION :

DBLDC 505-40 states it is unlawful to erect, cause to be erected, maintain, or cause to be maintained any sign that is not specifically permitted, exempted, or authorized by the code.

CORRECTIVE ACTION REQUIRED :

Remove any and all prohibited signs from the subject property. Contact the inspector listed for further explanations and/or instructions.

## DETAILED INSPECTION REPORT

DATE: 4-27-11
CASE #:
FOLIO #: 5042-34-06-0740
ADDRESS: 321 N FEDERAL HWY
OWNER: 321 N FEDERAL HWY
ALL SIGNS FROM PRIOR BUSINESSES MUST BE REMOVED.
PERMIT # 11-0023 NEEDS TO COMPLETED OR CANCELLED.

**CODE COMPLIANCE SPECIAL MAGISTRATE**  
**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 11-0629  
Municipal Corporation,  
  
PETITIONER, :  
  
vs. :  
  
DANIA INVESTMENTS INC  
  
RESPONDENT(S). :

---

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

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

- a. The Code Compliance Special Magistrate has jurisdiction of the 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), Dania Investments Inc., did allow the following code violations to exist at property Respondent(s) owns/own, located at 321 N FEDERAL HWY, Dania Beach, Florida, which property is legally described as: HANSEN & NELSON SUB 3-76 D ALL LOTS 5,6,7,8,LESS ST RD BLK G (# 0234 06 0740):
  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. There are open electrical problems on the

property including but not limited to missing light fixtures.

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 building needs to be painted.
3. DBCC 8-22 (a) (3) Commercial Minimum Standards 2. 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 or any other condition reflective of deterioration or inadequate maintenance. There are missing and broken windows on the property, including the upper level.
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 are junk and 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 overgrowth 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). Permit # 11-0023 is in plan check either needs to be removed or permitted.
7. DBLDC 505-40 states it is unlawful to erect, cause to be erected, maintain, or cause to be maintained any sign that is not specifically permitted, exempted, or authorized by the code. The signs on the property need to be removed, gas station is no longer there.



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 (7). A fine of \$200.00 per day will begin running on November 17, 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 November 17, 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 \$150.00 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 September 22, 2011.

CODE COMPLIANCE SPECIAL MAGISTRATE

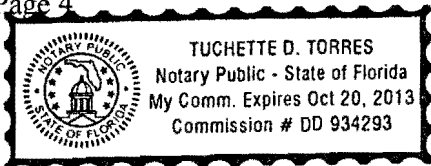
By:  \_\_\_\_\_

Gordon Linn, Esq.

Final Order

#11-0629

Page 4



Notary Seal:

Sworn and subscribed before me on  
September 22, 2011.

Tuchette Torres  
NOTARY PUBLIC STATE OF FLORIDA

Gordon Linn 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 September 22, 2011.

CERTIFIED MAIL # 7011 1150 0000 5497 7835

Tuchette Torres  
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 # 11-0629  
Municipal Corporation,

PETITIONER, :

vs. :

DANIA INVESTMENTS INC,

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 March 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 September 22, 2011, a Final Order in the above-captioned case commanding the Respondent, Dania Investments, Inc., to bring the violations specified in said Final Order into compliance on or before November 17, 2011, or pay a fine in the amount of \$200.00 per day for each day of non-compliance thereafter.
2. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 321 North Federal Highway, Dania Beach, Florida and legally described as: HANSEN & NELSON SUB 3-76 D ALL LOTS 5, 6, 7, 8, LESS ST RD BLK G: (0234 06 0740).
3. Respondent, Dania Investments, Inc., did not comply with the Final Order on or before November 17, 2011. There are violations stated in the Final Order which still exist on the property.
4. The fine stated in the Final Order is hereby confirmed and ratified and shall accrue at \$200.00 per day from November 17, 2011, until such time as the

Supplemental Order/Claim of Lien  
# 11-0629  
Page 2

Respondent, Dania Investments, Inc., 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.

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 13<sup>th</sup> day of March, 2012.

CODE COMPLIANCE SPECIAL MAGISTRATE

By:

  
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this  
13<sup>th</sup> day of March, 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/Claim of Lien was mailed to the Respondent, Dania Investments, Inc., this 13<sup>th</sup> day of March, 2012.

CERTIFIED MAIL # 7011 1590 0002 7563 7044

  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
am

Return to: Mark Bates, Finance Director  
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 # 11-0629  
Municipal Corporation,  
  
PETITIONER, :  
  
vs. :  
  
DANIA INVESTMENTS INC,  
  
RESPONDENT. :

---

**SUPPLEMENTAL ORDER TO ABATE NUISANCE**

This proceeding came on for Formal Hearing on September 6, 2012, after notice. Based upon on the evidence presented, the Code Compliance Special Magistrate enters the following findings of fact and conclusions of law:

1. The Dania Beach Code Compliance Special Magistrate rendered a Final Order on September 22, 2011, which determined that Respondent, Dania Investments, Inc., did allow the code violations stated in the Final Order to exist at property Respondent owns located at 321 North Federal Highway, Dania Beach, Florida, which property is legally described as: HANSEN & NELSON SUB 3-76 D ALL LOTS 5,6,7,8,LESS ST RD BLK G: (0234 06 0740).

Upon consideration thereof, the motion to abate nuisance was made and carried. It is thereupon ORDERED:

1. Respondent, Dania Investments, Inc.:
  - (a) has been found to be in violation of the code sections listed in the Final Order rendered September 22, 2011. A fine of \$200.00 per day began accruing on November 17, 2011.
  - (b) The violations of DBCC 8-22 (a) (3), DBCC 13-34 (a) and DBCC 13-34 (c) present a serious threat to the public health, safety and welfare since the building is unsecured and there is overgrowth, trash and litter on the property. The violations described above must be corrected on September 26, 2012, or the City is authorized to

SUPPLEMENTAL ORDER  
# 11-0629  
PAGE 2


remove the violations described above by securing the building, cutting the overgrowth and removing the trash and litter, and the City's reasonable cost for corrective action shall be charged to Respondent, along with the fine imposed in the Final Order.

(c) Except as expressly amended herein, the Code Compliance Special Magistrate's Final Order in this case rendered September 22, 2011, shall remain in full force and effect.

ORDERED at Dania Beach, Broward County, Florida, this 28 day of September, 2012.



CODE COMPLIANCE SPECIAL MAGISTRATE

By:   
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this 28 day of September, 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 to Abate Nuisance was mailed to the Respondent, Dania Investments, Inc., this 28 day of September, 2012.

CERTIFIED MAIL # 7011 3500 6062 6011 2018

  
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

Case Order	Case #	Name	Address	Results	
1	10-1853	Cosac Homeless Assistance Center Inc	301 NW 4 Ave	Compliance by December 17, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
2	10-1555	John Leon	1025 SE 4 Ave #102	Compliance by October 18, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
3	10-0441	Feldman Real Estate LLC	109 SW 5 Ct	Abatement of \$5,000.00 recommended to City Commission.	P
4	10-0924	F & F Real Estate LLC	101 SW 5 Ct	Fine confirmed. Hold on recording lien for 30 days.	P
5	10-0925	F & F Real Estate LLC	105 SW 5 Ct	Fine confirmed. Hold on recording lien for 30 days.	P
6	10-0927	Feldman Real Estate LLC	109 SW 5 Ct	Fine confirmed. Reduced to \$2,100.00 if paid by October 18, 2011.	P
7	10-0930	F & F Real Estate LLC	117 SW 5 Ct	Fine confirmed. Hold on recording lien for 30 days.	P
8	11-0195	S & N Realty LLC	2860 State Road 84 #118	Fine confirmed. Reduced to \$2,400.00 plus \$100.00 administrative fee if paid by October 18, 2011.	P
9	11-0730	4173 SW 49th St LLC	4173 SW 49 St	Compliance by October 18, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	P
10	11-0848	Yvonne Coley-Lewis	104-108 SE 2 Ave	Compliance by October 18, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	P
11	11-0172	Binh Yen Diep	2857 Griffin Rd	Extension granted to September 8, 2011. Case is complied.	P
12	11-0087	Fannie Mae % Federal National Mortgage Assn	724 SW 7 St	Extension granted to October 18, 2011.	P
13	10-1020	Dania Phoenix Corp	113 NW 1 Ave	Abatement of \$2,800.00 recommended to City Commission.	P
14	11-0017	Douglas Hammond	357 SE 6 St	Fine confirmed. Hold on recording lien for 30 days.	P
15	10-1789	Zvi H Segall	5925 Ravenswood Rd	Compliance by November 17, 2011 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	P
16	10-1770	Drore I LLC	306 SW 16 St	Extension granted to November 17, 2011.	P
17	10-1771	Drore 2 LLC	300 SW 16 St	Extension granted to November 17, 2011.	P
18	10-1068	Wendy Bradley	310 SE 3 St	Fine confirmed. Reduced to \$750.00 if paid by November 7, 2011.	P
19	09-1864	My Darling LLC	4409 SW 60 St	Authorization to foreclose granted. Abatement of \$57,000.00 recommended to City Commission.	P
20	11-0361	Sandra Cuomo	2200 SW 46 Ct	Continuance granted to November 3, 2011 hearing.	P
21	11-0362	Sandra Cuomo	2210 SW 46 Ct	Continuance granted to November 3, 2011 hearing.	P
22	11-0363	Sandra Cuomo William W Cuomo	2220 SW 46 Ct	Continuance granted to November 3, 2011 hearing.	P
23	11-0288	South Florida Haitian Evangelical Baptist Church Inc	23 NW 1 St	Compliance by December 17, 2011 or \$100.00 per day fine. \$200.00 administrative fee is assessed.	P
24	10-1754	Marjorie Elnora Atkins	708 SW 7 St	Fine confirmed. Hold on recording lien for 60 days.	P
25	09-2366	Eugene V Bushell & Ato Lawrence	Vacant Lot NW corner SW 2 Ave & SW 3 St	Abatement of \$1,000.00 recommended to City Commission.	P
26	11-0351	Louis Ferrer Est	3448 SW 44 St	Continuance granted to October 6, 2011 hearing.	P
27	11-0842	Louis Ferrer	3448 SW 44 St	Continuance granted to October 6, 2011 hearing.	P
28	11-0843	Louis Ferrer Est	3460 SW 44 St	Continuance granted to October 6, 2011 hearing.	P
29	10-1072	Lawrence M Krupnick	1024 SE 3 Ave	Fine confirmed. Hold on recording lien for 30 days.	P
30	11-0911	Sooky Maharaj	4940 SW 26 Ave	Compliance by October 18, 2011 or \$100.00 per day fine. \$100.00 administrative fee is assessed.	P
31	10-1758	PPF Industrial 2201-2381 Stirling Rd LLC	2301 Stirling Rd	Extension granted to December 17, 2011.	P
32	11-0629	*Dania Investments Inc	321 N Federal Hwy	Compliance by November 17, 2011 or \$200.00 per day fine. \$150.00 administrative fee is assessed.	P

Case Order	Case #	Name	Address	Results	
1	11-0916	Coon Holdings Inc	999 Eller Dr	Compliance by June 9, 2012 or \$200.00 per day fine. \$100.00 administrative fee assessed.	P
2	11-0912	Charles Akiba & Ann Francine Akiba	11 N Federal Hwy	Compliance by June 9, 2012 or \$250.00 one time fee. \$100.00 administrative fee assessed.	P
3	10-1012	New Horizon Counseling Center	721 SW 12 Ave	Authorization to foreclose granted.	P
4	11-0980	Elizabeth Gonzalez	3730 SW 47 Ct	Abatement recommended to the Commission for \$7,500.00. Extension granted to May 10, 2012.	P
5	11-1805	Palm Beach Polo Holdings Inc	750 NE 7 Ave	Compliance by June 9, 2012 or \$150.00 per day fine. \$200.00 administrative fee assessed.	P
6	10-1185	John & Angeline Jerrytone	3120 SW 58 Pl	Extension granted to May 3, 2012.	P
7	11-1559	Griffin Partners Inc	3300 Griffin Rd	Status hearing set for the May 3, 2012 hearing.	P
8	11-0842	Louis Ferrer Est	3448 SW 44 St	Extension granted to April 10, 2012.	P
9	11-0843	Louis Ferrer Est	3460 SW 44 St	Fine confirmed.	P
10	11-1653	Richard Le Goldenberg Mindy S Runge Estal	30 SW 15 St	Fine confirmed.	P
11	10-0187	Baby Steps Investments LLC	2238 SW 34 St	Compliance by May 10, 2012 or \$100.00 per day fine. \$50.00 administrative fee assessed.	P
12	10-0983	Frank West	149 NW 14 Ave	Hold until May 10, 2012 on recording the lien.	P
13	11-1651	Paula Peraza & Luc Vidal	401 SE 2 Ave	Authorization to foreclose granted.	P
14	11-0629	*Dania Investments Inc	321 N Federal Hwy	Compliance by May 10, 2012 or \$75.00 per day fine. \$75.00 administrative fee assessed.	P
15	11-0218	Braha Dania LLC	255 E Dania Beach Blvd	Fine confirmed.	P
16	11-1499	Marcia Ward	314 Phippen Rd	Extension granted to June 9, 2012.	P
17	09-1069	Cheryl Clarke	501 W Dania Beach Blvd	Extension granted to June 9, 2012.	P
18	06-1234	Stanley Warren Rev Trust, F Zorovich, C Gillam	1921 Stirling Rd	Payment extension granted to June 9, 2012.	P
19	07-0902	Stanley Warren Rev Trust, F Zorovich, C Benz	1921 Stirling Rd	Abatement recommended to the Commission for \$15,000.00.	P
20	11-1052	Dominick Scotto Rev Tr Dominick Scotto Trstee	1101 S Federal Hwy	Abatement recommended to the Commission with case 06-1234. City has already received \$35,000.00 from the previous tenant in this case.	P
21	11-1426	M-Six Creditvest II Business T c/o Motel 6 Tax Dept #376	825 E Dania Beach Blvd.	Fine confirmed at \$17,000.00.	NP
22	11-1608	Joshua Levitt	125 NE 2 Ave	Extension granted to May 10, 2012.	NP
23	11-1879	Vojo Nasteovski Daniela Nastevska	41-43 SE 3 Pl	Compliance by April 10, 2012 or \$100.00 per day fine. \$100.00 administrative fee assessed.	NP
24	10-1789	Zvi H Segall	5925 Ravenswood Rd D 17-19	Recurring violation found. Case is now complied. Finding of fact issued, and \$100.00 administrative fee assessed.	NP
25	11-0695	James Rose	221 SW 6 St	Fine confirmed.	NP
26	11-0822	Edward F Gonzales	219 SW 11 St	Hold until April 10, 2012 on recording the lien.	NP
27	11-0920	HSBC Bank USA NA c/o Marshall C Watson PA	720 SW 6 St	Extension granted to June 9, 2012.	NP
28	11-1515	Sea Fox Marina LLC Attn Fred Renken	10 Bryan Rd	Fine confirmed.	NP
				Compliance by May 10, 2012 or \$250.00 per day fine. \$100.00 administrative fee assessed.	NP



Case Order	Case #	Name	Address	Results	
19	12-0253	2950 Griffin Road LLC	2950 Griffin RD	Compliance by December 15, 2012 or \$200.00 per day fine. \$100.00 administrative fee assessed.	P
20	12-0184	Brian Barrett	108 SE 3 AVE	Finding of fact issued. \$100.00 administrative fee assessed.	P
21	11-1877	Boilard Investments LLC	200 SE 2 TER	Compliance by November 15, 2012 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
22	12-0082	EQR-Paradise Pointe Vistas Inc c/o EQR Re Tax Dept (38103)	530 SE 12 ST	Compliance by December 15, 2012 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
23	12-0289	Karen Wright	4700 SW 34 TER	Continued to October 4, 2012 Special Magistrate hearing.	P
24	12-0101	Southeastern Conference Assn of the Seventh Day Adventists Inc	Vac Lot N of 106 NW 12 AVE	Compliance by December 15, 2012 or \$100.00 per day fine. \$50.00 administrative fee assessed.	P
25	08-2114	Robert Liauw	31 SW 10 ST	Extension granted to January 14, 2013.	P
26	11-0916	Coon Holdings Inc	999 Eller DR	Extension granted to November 15, 2012.	NP
27	12-0095	Bank of New York Mellon c/o BAC Home Loans Serv LP	217 SW 3 TER	Case is complied. No order required.	NP
28	12-0133	Elaine Law	250 SW 7 ST	Compliance by October 16, 2012 or \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
29	12-0212	Archdiocese of Miami Church of the Resurrection	441 NE 2 ST	Compliance by October 16, 2012 or \$100.00 per day fine. Authorization to abate the nuisance by pumping out the pond granted after October 16, 2012 in the interest of public health and safety. \$50.00 administrative fee assessed.	NP
30	11-0637	David Duckworth Brenda Duckworth	4157 SW 49 CT	Extension granted to November 15, 2012.	NP
31	06-1301	Jeffrey Bryant & Michelle Wilcox	136 NW 5 AVE	Authorization to foreclose granted.	NP
32	06-1361	Dorene Darling	123 NW 14 WAY	Authorization to foreclose granted.	NP
33	10-1931	Ramona Montemayor & Alejandro Montemayor	229 NE 1 TER	Extension granted to September 6, 2012. Case is complied.	NP
34	11-0218	Braha Dania LLC	255 E Dania Beach BLVD	Extension granted to November 15, 2012.	NP
35	11-0629	*Dania Investments Inc	321 N Federal HWY	Authorization to abate the nuisances by cleaning the trash and debris, maintaining the property, boarding up/securing the property, and cutting the overgrowth after September 26, 2012 granted in the interest of public health and safety.	NP

Case Order	Case #	Name	Address	Results	
1	2013-1552	Freeman Building LLC	3985 Ravenswood RD	Continued to March 6, 2014 Special Magistrate hearing.	P
2	11-0629	*Dania Investments Inc c/o Realty Group Construction LLC	321 N Federal HWY	Abatement recommended to the Commission for \$13,260.00.	P
3	2013-1367	Palm Towers Emerald LLC	5950 SW 40 AVE	Compliance by January 21, 2014 or \$200.00 per day fine. \$100.00 administrative fee assessed.	P
4	2012-1152	18 Realty LLC	1419 S Federal HWY	Abatement to \$1,500.00 payable within 90 days, by March 12, 2014	P
5	2013-0825	FDG Flagler Station II LLC	97 Park AVE	Extension granted to January 21, 2014.	P
6	2013-0713	Charles E Dixon III	4465 SW 52 ST	Compliance by March 22, 2014 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
7	11-1804	Lawrence Marfechuk Est, c/o ZRL LLC	1057 SE 6 AVE	Abatement recommended to the Commission for \$10,000.00	P
8	2013-1404	Andree V Chunn Est	1002 NW 2 ST	Compliance by February 20, 2014 or \$100.00 per day fine. \$50.00 administrative fee assessed.	P
9	2013-1387	David Rhum	34 SW 6 AVE	Compliance by February 20, 2014 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
10	2013-1361	Ricardo & Ismaelie Jean Charles	3951 SW 51 ST	Compliance by January 1, 2014 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
11	11-1606	Cookies & Crackers Corp	730 SW 7 ST	Abatement recommended to the Commission for \$16,000.00.	P
12	2013-1363	Robert Barber	148 NW 14 Way, APT 2	Compliance by February 20, 2014 or \$100.00 per day fine. \$50.00 administrative fee assessed.	P
13	2013-1491	Sergei & Valentina Kogan	334 SE 3 PL	Finding of fact issued. \$50.00 administrative fee assessed payable within 30 days, January 11, 2014	P
14	2013-1339	Estates of FT Laud Property Owners Assoc	SW 54 ST	Extension granted to March 22, 2014.	P
15	2013-0717	Alfonsas Svipas	5199 SW 28 TER	Compliance by February 20, 2014 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
16	2013-1523	Parkash Kour	105-07 NW 1 AVE	Finding of fact issued. \$50.00 administrative fee assessed payable within 30 days, January 11, 2014	P
17	2013-1053	Jerry Uwnawich	117 NW 13 AVE	Abatement to \$1,500.00 payable within 30 days, by January 11, 2014	P
18	2013-0301	Guy Cohen	2180 NW 47 ST	Extension granted to December 12, 2013. Must pay outstanding admin costs of \$125.00.	P
19	2013-1245	Steven Altland	723 SW 5 ST	Compliance by January 21, 2014 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
20	2013-1567	Julia M Primus	762 SW 3 ST	Finding of fact issued. \$250.00 administrative fee assessed.	P
21	2012-0713	Ronald J Fleenor	735 SW 5 ST	Continuance granted for 60 days. Schedule for March 6, 2014 hearing	NP
22	2013-0836	David Montgomery	25 SW 5 ST	Fine Confirmed	NP
23	2013-1076	James D Volpe Est	900 NW 8 ST	Continued to February 6, 2014 hearing	NP
24	2012-1114	Stella Ann Brayton	238 SW 6 ST	Fine Confirmed	NP
25	2013-1309	Dalland Properties LP	113 NW 3 AVE	Compliance by January 21, 2014 or \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
26	08-0473	Isela Millan	2 SW 6 AVE	Case withdrawn.	NP
27	12-0244	Bernice A Falso EST	301 SE 3ST, 501H	Fine Confirmed	NP
28	2013-0143	N & D Holding Inc	4800 SW 28 TER	Fine Confirmed	NP
29	2013-1409	Cynthia Kellerhouse	2605 SW 54 ST	Compliance by January 1, 2014 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
30	2013-1639	Wilbur Fernander	112 SW 7 AVE	Compliance by January 1, 2014 or \$200.00 per day fine. Authorization to abate the nuisance by removing the bees granted after January 1, 2014 in the interest of public health and safety. \$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:** Dania Investments Inc  
**FOLIO:** 0234-06-0740  
**LEGAL:** Hansen & Nelson Sub 3-76 D All Lots 5,6,7,8, Less St Rd Blk G  
**ADDRESS:** 321 N Federal Hwy, Dania Beach, Fl

CODE ENFORCEMENT ORDER LIEN							CEB 11-0629		RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE	DATE
Date	Date	Amount	Days	FINE	Fee	Total						
11/17/2011	9/10/2013	\$200.00	663	\$132,600.00	\$271.50	\$132,871.50	49201	536-544	10/30/2012			

CASE COMPLIED 9/10/13

**ESTIMATED COST OF RECORDING FEES**

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	40.50
4	PAGES	SUPPLEMENTAL ORDER	34.00
2	PAGES	RELEASE OF LIEN	17.00
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
		ADM. FEE - SPECIAL MAGISTRATE FINE	100.00
			<b>271.50</b>