

# AGENDA REQUEST FORM CITY OF DANIA BEACH

**Date:** September 3, 2014

**Agenda Item #:**

**Title: Request for Abatement**

**Requested Action:**

Consideration of the Abatement Request for: Irwin Seeman, 2948 SW 54 Street,  
Case No. 07-1457

**Summary Explanation & Background:**

This was originally cited on 6/11/07 for 2 violations. This went to the Special Magistrate on 9/10/07 for 2 violations. Special Magistrate Mitchell Kraft issued an order giving the respondent until 12/9/07 to comply the violations or a fine of \$150.00 per day would be levied. At the 2/4/08 hearing Special Magistrate Gordon Linn granted an extension to 5/14/08. At the 7/9/09 hearing Special Magistrate Mark Berman confirmed the fine as a lien. The property was brought into compliance on 4/21/14. The fines ran from 12/9/07 through 4/21/14, 2,325 days @ \$150.00 per day = \$348,750.00 plus recording/admin fees of \$141.00 totaling \$348,891.00. At the 7/10/14 hearing, Special Magistrate Gordon Linn recommended an abatement of the fine to \$34,000.00 to the City Commission. The out of pocket costs to the City are \$2,000.00.

**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 9/10/07, 2/4/08, 7/9/09 and 7/10/14.
- (4) Copy of the lien total sheet.

**Purchasing Approval:**

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

**Recommended for Approval By:**

At the 7/10/14 hearing, Special Magistrate Gordon Linn recommended an abatement of the fine to \$34,000.00 to the City Commission.

**Commission Action:**

Passed  Failed  Continued  Other

**Comment:**

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City Manager

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City Clerk



# City of Dania Beach

FLORIDA

June 11, 2007

IRWIN SEEMAN  
2948 SW 54 ST  
DANIA BEACH, FL 33312

Case Number: 07-00001457

Location: 2948 SW 54 ST  
Folio: 5042-32-16-3950-  
Legal Description:  
RAVENSWOOD ESTATES & MARINAS 2ND ADD 72-14 B LOT 16 BLK 25

Dear IRWIN SEEMAN:

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 10, 2007. 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 954 924-3648.

Sincerely,

GARY PHANEUF  
CODE INSPECTOR

I certify that an original hereof was furnished to the above named addressee by:  
Certified Mail # 7007 0710 0002 4342 5389 by SM

Also sent regular mail

"Broward's First City"

CASE NUMBER 07-00001457  
PROPERTY ADDRESS 2948 SW 54 ST

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VIOLATION: CE028004020101 QUANTITY: 1  
DESCRIPTION: DBCC 28-4.20(a) Appl of Regs DATE: 6/11/07  
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.

## 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.

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VIOLATION: CE105001000001 QUANTITY: 1  
DESCRIPTION: FBC 105.1 Permits Required DATE: 6/11/07  
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.

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 07-1457  
municipal corporation

PETITIONER :

vs. :

IRWIN SEEMAN

RESPONDENT(S) :

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

This proceeding came on for Formal Hearing on September 10, 2007 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;

and

b. Petitioner, City of Dania Beach, and Respondent(s), Irwin Seeman, executed a Stipulation which is approved by the Code Compliance Special Magistrate and incorporated into this order by reference.

c. Respondent(s), Irwin Seeman, did allow the following code violations to exist at property Respondent(s) own(s) located 2948 SW 54 Street, Dania Beach, Florida,

which property is legally described as: RAVENSWOOD ESTATES & MARINAS 2ND  
ADD 72-14 B LOT 16 BLK 25 # (0232 16 3950):

1. DBCC 28-4.20 (a) application of regulations. No building shall be erected, added onto, 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. The building was added onto or reconstructed without zoning and building approval.
2. FBC 105.1 permits required. 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). Construction work was performed on the building without a permit.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent(s), Irwin Seeman:
  - (a) has/have been found to be in violation of the above described code section(s) listed in paragraph(s) c.(1) and c.(2). A fine of \$150.00 per day will begin running December 9, 2007.

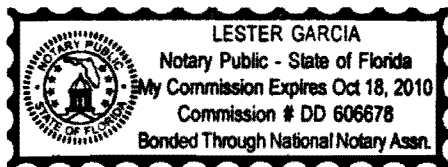
The City of Dania Beach shall have and recover from Respondent(s), Irwin Seeman, for the foregoing violations listed in paragraph(s) c.(1) and c.(2) a fine of \$150.00 per day, to begin running December 9, 2007.

**The fine shall continue until said violation(s) come(s) into compliance with said section(s) 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**

Return to: Patricia Varney, Finance Director  
City of Dania Beach  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

notified, inspects the property and determines the property to be in compliance with this order. Said fine shall constitute a lien upon the real property and personal property of the Respondent(s).

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, this 16 day of OCTOBER, 2007.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: [Signature]  
Mitch Kraft, Esq.

Notary Seal:

Sworn and subscribed before me this 16 day of OCTOBER 2007.

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA

Mitch Kraft is personally known to me.

**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent(s), Irwin Seeman, this 16 day of OCTOBER, 2007.

CERTIFIED MAIL # 7004 1350 0005 2993 8789

[Signature]  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

Also sent first class mail

/sm

Return to: Patricia Varney, 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 # 07-1457  
Municipal Corporation,  
  
PETITIONER, : FINAL ORDER  
  
vs. :  
  
IRWIN SEEMAN,  
  
RESPONDENT. :

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

This proceeding came on for Formal Hearing on February 4, 2008, after notice. Upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact:

a. The Code Compliance Special Magistrate has jurisdiction of the Respondent and the subject matter of this action;

And

b. At a Formal Hearing on September 10, 2007, the Code Compliance Special Magistrate determined that Respondent, Irwin Seeman, did allow the code violations stated in the Final Order dated October 16, 2007, to exist at property Respondent owns located at 2948 SW 54 Street, Dania Beach, Florida, which property is legally described as: RAVENSWOOD ESTATES & MARINAS 2ND ADD 72-14 B LOT 16 BLK 25 (#0232 16 3950).

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

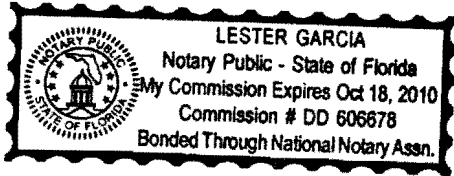
1. Respondent, Irwin Seeman:

(a) has been found to be in violation of the code sections listed in the Final Order dated October 16, 2007. A fine of \$150.00 per day was scheduled to begin running on December 9, 2007.

(b) At the Formal Hearing on February 4, 2008, the City of Dania Beach Code Compliance Special Magistrate has granted the Respondent's request for extension on imposition of the fine until May 14, 2008.

(c) Except as expressly amended herein, the Code Compliance Special Magistrate's Final Order in this case signed October 16, 2007, shall remain in full force and effect.

ORDERED at Dania Beach, Broward County, Florida, this 27 day of February, 2008.



CODE COMPLIANCE SPECIAL MAGISTRATE

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

Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me this 27 day of February 2008.

\_\_\_\_\_  
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, Irwin Seeman, this 27 day of February, 2008.

CERTIFIED MAIL # 7001 2680 0000 4900 7592

\_\_\_\_\_  
CODE COMPLIANCE

SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
If

Return to: Patricia Varney, 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 # 07-1457  
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

IRWIN SEEMAN

RESPONDENT(S). :

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**SUPPLEMENTAL ORDER /CLAIM OF LIEN**

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having received the notice and testimony of Code Officer Gary Phaneuf, on the City's Motion to Confirm Fine held on July 9, 2009, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

1. The Respondent(s) or a representative for the Respondent(s) was not present at the hearing.
2. That the Code Compliance Special Magistrate did issue on September 10, 2007, a Final Order in the above-captioned case commanding the Respondent(s), Irwin Seeman, to bring the violations specified in the Final Order into compliance on or before December 9, 2007, or pay a fine in the amount of \$150.00 per day for each day of non-compliance thereafter.
3. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the following described real property located at 2948 SW 54 Street, Dania Beach, which property is legally described as: RAVENSWOOD ESTATES & MARINAS 2ND ADD 72-14 B LOT 16 BLK 25 (# 0232 16 3950).
4. Respondent(s) did not comply with the Final Order on or before December 9, 2007. There are violations stated in the Final Order which still exist on the Property.

Supplemental Order/Claim of Lien

#07-1457

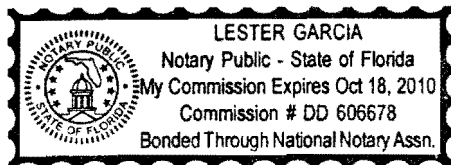
Page 2

5. The fine stated in the Final Order is confirmed and ratified and shall accrue at the per diem rate specified until such time as the Respondent(s) has/have complied with the Final Order. 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.

6. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent(s).

DONE and ORDERED at Dania Beach, Broward County, Florida, on

July 24, 2009.



CODE COMPLIANCE SPECIAL MAGISTRATE

By:

*[Signature]*  
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me on

July 24, 2009.

*[Signature]*  
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(s) on July 24, 2009.

CERTIFIED MAIL # 7009 0080 0001 0519 8943

*[Signature]*  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
/sm

Return to: Patricia Varney  
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 # 07-1457  
Municipal Corporation,  
  
      PETITIONER,                                   :                   FINAL ORDER  
  
      vs.   :  
  
IRWIN SEEMAN  
  
      RESPONDENT(S).                            :

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**SUPPLEMENTAL ORDER /CLAIM OF LIEN**

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having received the notice and testimony of Code Officer Gary Phaneuf, on the City's Motion to Confirm Fine held on May 6, 2010, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

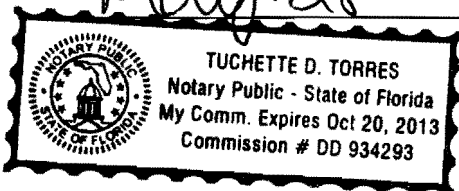
1. The Respondent(s) or a representative for the Respondent(s) was not present at the hearing.
2. That the Code Compliance Special Magistrate did issue on September 10, 2007, a Final Order in the above-captioned case commanding the Respondent(s) Irwin Seeman, to bring the violations specified in the Final Order into compliance on or before December 9, 2007, or pay a fine in the amount of \$150.00 per day for each day of non-compliance thereafter.
3. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the following described real property located at 2948 SW 54 Street, Dania Beach, which property is legally described as: RAVENSWOOD ESTATES & MARINAS 2 ND ADD 72-14 B LOT 16 BLK 25 (# 0232 16 3950).
4. Respondent(s) did not comply with the Final Order on or before December 9, 2007. There are violations stated in the Final Order which still exist on the Property.

5. The fine stated in the Final Order is reconfirmed and ratified and shall accrue at the per diem rate specified until such time as the Respondent(s) has/have complied with the Final Order. 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.

6. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent(s).

DONE and ORDERED at Dania Beach, Broward County, Florida, on

May 28, 2010.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: Gordon B. Linn  
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me on

May 28 2010.

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 Supplemental Order/Claim of Lien was mailed to the Respondent(s) on May 28, 2010.

CERTIFIED MAIL # 7009 1680 0001 3724 4763

Tuchette Torres  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

sm

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

Case Order	Case #	Name	Address	Results
1	07-0657	Golden Communications Inc	2580 SW 32 St	Extension granted until February 4, 2008. Case is complied.
2	07-0846	Dania Beach Boat Condo Assoc	90 N Bryan Rd Comm. Area	Fine confirmed. Abated to \$5,000.00 if paid within 30 days.
3	06-1447	Williams Robert Lee Est.	125 NW 10 Ct	Fine confirmed. Extension denied.
4	07-1798	Marc A Victoria	711 SW 9 St	Extension granted until February 4, 2008. Case is complied.
5	06-1630	Neville Crook	2400 SW 58 Mnr	Granted authorization to seek money judgment.
6	07-2621	British Oak Entertainment Inc	3281 Griffin Rd	Compliance by May 14, 2008 or \$100.00 per day fine.
7	07-0523	Rossemay Guzman	517 NE 2 St	Fine confirmed. Abated to \$500.00 if paid within 30 days.
8	07-1725	Mary B Nielsen	202 SE 3 PI	Extension granted until April 14, 2008.
9	06-1618	Adrian & Gabriela Kadas	4524 SW 54 St 601 W	Fine confirmed. Abated to \$2,000.00 if paid within 30 days.
10	06-1619	Mukhtar A Waseem	4524 SW 54 St 502 W	Fine Confirmed. Abated to \$2,000.00 if paid within 30 days.
11	07-0064	Jorge M Fallad & Maria A Velez	102 N Federal Hwy	Extension granted until May 14, 2008.
12	06-1442	Joceline Vedrine	717 SW 3 PI	Fine confirmed. Abated to \$4,000.00 if paid within 60 days.
13	07-1261	Venetian Beach LLC	4430 SW 32 Ave	Fine confirmed. Abated to \$500.00 if paid within 30 days.
14	07-0327	Kathryn Fritz	4750 SW 27 Ave	Fine confirmed. Re-abated to \$3,500.00 if paid within 60 days.
15	07-1755	Kathryn Fritz	4750 SW 27 Ave	Fine confirmed. Re-abated to \$620.00 if paid within 60 days.
16	07-0336	Judith W Williams	2933 Lakeshore Dr	Extension denied.
17	06-1444	Urzule & Nesly Bonny	713 SW 3 PI	Fine confirmed. Abatement request sent to commission.
18	07-0271	Richard L Anderson & Mary Anderson	708 SW 8 St	Extension granted until May 14, 2008.
19	07-2663	Robert Perlberg	235 NE 2 PI	Compliance by April 14, 2008 or \$100.00 per day fine.
20	07-1503	Wendy Weeks 1/2 Int, Christopher R. Weeks	4248 SW 52 St	Extension granted until May 14, 2008.
21	07-1457	<b>Irwin Seeman*</b>	<b>2948 SW 54 St</b>	<b>Extension granted until May 14, 2008.</b>
22	07-1307	Luis Tapia	230 NE 5 Ave	Extension granted until March 15, 2008.
23	07-1744	Linda Le Aube 1/2 Int, Richard Aube 1/4 Int. ETAL	109 SE 2 St	Extension granted until May 14, 2008.
24	07-2827	Hess Realty Corp	4155 Griffin Rd	Compliance by May 14, 2008 or \$100.00 per day fine.
25	07-1695	Tuscany Villas LLC	4702 SW 33 Ave 1&2	Extension granted until February 4, 2008. Case is complied.
26	07-1700	Villas Tuscany	4696 SW 33 Ave 5 & 6	Extension granted until February 4, 2008. Case is complied.
27	07-0195	Corene C Douglas, LL Howard 1/2 Int.	1101 NW 1 St	Fine confirmed. Abated to \$1,000.00 if paid within 60 days.
28	07-2287	My Darling LLC	4433 Stirling Rd	Compliance by March 15, 2008 or \$250.00 per day fine.

Case Order	Case #	Name	Address	Results	
1	07-1837	A & Dorothy Taylor	4305 Stirling Rd	Continuance granted to the August 6, 2009 hearing.	P
2	08-1082	RO Powell & JS Powell Jr	760 Taylor Rd	Extension granted until September 17, 2009.	P
3	07-1919	Frank West	149 NW 14 Ave	Abatement of \$3,000.00 recommended to City Commission.	P
4	07-2925	Allen Hill	314 SE 3 Terr	Authorization to foreclose granted.	P
5	08-1238	Guillermo Puerta	2756 SW 47 St	Extension granted until July 9, 2009. Case is in compliance.	P
6	09-0405	Thunderboat Center Marina Inc.	2050 Griffin Rd	Compliance by October 17, 2009 or \$200.00 per day fine.	P
7	08-1570	Richard Judge	115 NW 4 Ave	Extension granted until August 18, 2009. Final extension.	P
8	09-0509	Colette O'Hanlon	241 NW 5 Ave	Continuance granted to the September 3, 2009 hearing.	P
9	08-1685	Tammie R. Lawhorn-Bennett	4650 SW 27 Ave	Extension granted until July 9, 2009. Case is in compliance.	P
10	04-1264	Tam Tantikij	3121 SW 44 St	Abatement of \$2,500.00 recommended to City Commission.	P
11	09-0501	Anna Fleurinor	331 SW 12 Ave	Compliance by October 17, 2009 or \$200.00 per day fine.	P
12	07-0328	SOS Land Corp. #3	345 Federal Hwy	Fine confirmed. Hold on recording lien for 30 days.	P
13	09-0533	Nancy J. Anzalone Lombardo	509 SE 2 Ave	Compliance by September 17, 2009 or \$150.00 per day fine.	P
14	09-0465	Double G. Holdings LLC	19 SW 6 St	Compliance by October 17, 2009 or \$200.00 per day fine.	P
15	07-0158	A & J Subachan Invest. Inc	380 S Federal Hwy	Abatement of \$7,500.00 recommended to City Commission.	P
16	07-1861	A & J Subachan Invest. Inc	380 S Federal Hwy	Fine Confirmed. Fine recommendation that was made by the Special Magistrate was rejected by the owner. Therefore, no abatement recommendation was made and the case was forwarded to the City Commission.	P
17	09-0647	City National Bank C/O Citimortgage Inc.	5010 SW 30 Ave	Compliance by August 18, 2009 or \$200.00 per day fine.	P
18	06-1442	Joceline Vedrine	717 SW 3 PI	Authorization to foreclose granted.	P
19	09-0522	Joceline Vedrine	717 SW 3 PI	Compliance by September 17, 2009 or \$100.00 per day fine.	P
20	09-0148	Jason T. Capozziello & Scott Kistner ETAL	2320 Anchor Ct 2801	Compliance by August 18, 2009 or \$100.00 per day fine.	P
21	08-2171	Fla Power & Light Co., Attn: Property Tax Dept. JLM	Vacant Lot N of 760 NE 7 Ave	Compliance by September 17, 2009 or \$200.00 per day fine.	P
22	09-0202	Joseph Dobson, Dorothea B. Dobson Tr. Est.	231 SW 9 St	Fine confirmed.	NP
23	09-0925	Joseph Dobson, Dorothea B. Dobson Tr. Est.	231 SW 9 St	Compliance by August 18, 2009 or \$250.00 per day fine.	NP
24	07-0793	Charles R. Rhodes	1303 SW 2 Ave	Authorization to foreclose granted.	NP
25	07-0808	Charles R. Rhodes	1303 SW 2 Ave	Authorization to foreclose granted.	NP
26	07-1325	Earl H. Burns	19 SW 15 St	Fine confirmed. Reduced to \$750.00 if paid by August 9, 2009	NP
27	08-0380	Jean Claude-Michel	716 SW 8 St	Continuance granted to the August 6, 2009 hearing.	NP
28	08-1391	Patrick Cezaire	720 SW 6 St	Fine confirmed.	NP
29	08-1668	Kathleen Joyce Rivers & Norberto Rodriguez	279 SW 8 St	Extension granted until September 17, 2009.	NP
30	08-2023	Maria I. Monteagudo	716 SW 6 St	Fine confirmed.	NP
31	08-2056	Stamfika Glarentzos	18-22 SW 11 St	Compliance by October 17, 2009 or \$100.00 per day fine.	NP
32	09-0298	Shirley M. Reeves	1380 SW 3 Ave	Compliance by October 17, 2009 or \$100.00 per day fine.	NP
33	09-0668	Coleen Anne Moran Rev. Tr. Est. Luster F. Smith Trustee	20 SE 12 St	Compliance by August 18, 2009 or \$100.00 per day fine.	NP
34	09-0748	Investors Mortgage Capital LLC	224 SW 15 St	Compliance by September 17, 2009 or \$200.00 per day fine.	NP
35	09-0798	Alma Kraja & Gentian Kraja	30 SE 3 PI	Finding of fact entered that the property did have recurring violations. Case is now in compliance.	NP
36	07-1457	Irwin Seeman*	2948 SW 54 St	Fine confirmed.	NP
37	06-0469	Grady & Mary L. Coleman	266 SW 6 St	Continuance granted to the August 6, 2009 hearing.	NP
38	08-2174	Daniel A. & Susan J. Ross	4713 SW 34 Terr	Stipulated agreement. Compliance by October 17, 2009 or \$150.00 per day fine.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2013-0583	SDS Development & Trust LLC	2632 W Griffin Rd	Continued to next available hearing (September 11, 2014)	P
2	07-1457	Irwin Seeman*	2948 SW 54 St	Abatement recommended to the City Commission of \$34,000.00	P
3	2013-1552	Freeman Building LLC	3985 Ravenswood Rd	Finding of Fact issued. \$200.00 administrative fee assessed.	P
4	11-0161	Timothy Ivey	126 NW 5 Ave	Abatement recommended to the City Commission of \$4,139.00	P
5	2014-0431	Willie Joe McCray	NW 3 Ter	Compliance by August 19, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
6	2014-0527	Gwendolyn L Christow	2697 SW 51 Ct	Compliance by September 18, 2014 or a \$200.00 per day fine. No administrative fee assessed.	P
7	2013-0258	Lyne Simard	5180 SW 26 Ave	Order Imposing Fine Confirmed. Hold recording for 30 days.	P
8	10-1193	Hanna Thaller c/o Erez Avroya	5611 SW 24 Ave	Lien abated to \$604.00	P
9	2014-0619	Fortunee LLC c/o Frederic M Barthe Esq	219 SW 13 St	Compliance by September 18, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
10	2014-0694	Benna Bell	744 SW 5 St	Compliance by August 19, 2014 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
11	2014-1086	Gary Nemi & Maksim Nemirovsky	30 NW 13 Ave	Authorization to Foreclose. Hold proceeding with further action for 90 days	NP
12	2014-0726	Scott E & Elianne Sims	5861 SW 36 Ter	Compliance by July 30, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
13	2013-1102	Samuel Weiss	130 Park Ave	Fine Confirmed. Hold recording for 20 days.	NP
14	2013-1243	Jacqueline Wright	249 SW 12 St	Fine Confirmed.	NP
15	2014-0523	Barbara Arutt	610 NE 3 St	Compliance by August 19, 2014 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
16	2014-0525	Nate Benner	26 NW 6 Ave	Compliance by August 19, 2014 or \$200.00 per day fine. Authorization to abate the nuisances by cutting the overgrowth, and cleaning the trash and debris after August 19, 2014 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	NP
17	2014-0681	SFR-SOFL I LLC c/o 643 Capital Management	1301 NW 2 St	Compliance by August 19, 2014 or a \$250 one-time assessment for. \$50.00 administrative fee assessed.	NP
18	2014-0632	Elaine Law	250 SW 7 St	Compliance by August 19, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
19	11-0362	Sandra Cuomo Est	2210 SW 46 Ct	Fine Confirmed	NP
20	2013-1476	Baby Steps Investments LLC	2238 SW 34 St	Fine Confirmed	NP
21	2014-0595	Salome Murphy	2764 SW 47 St	Compliance by August 19, 2014 or \$200.00 per day fine. Authorization to abate the nuisances by securing the property, cutting the overgrowth, and cleaning the trash and debris after August 19, 2014 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	NP

Case Order	Case #	Name	Address	Results
34	07-1809	Kerr Oral	707 SW 8 St	Compliance by October 10, 2007 or \$250.00 per day fine.
35	07-0880	Florida Sweeping Inc	4630 SW 44 Ave	Stipulation approved. Compliance by December 9, 2007 or \$150.00 per day fine.
36	07-1457	Irwin Seeman*	2948 SW 54 St	<b>Stipulation approved. Compliance by December 9, 2007 or \$150.00 per day fine.</b>
37	07-1580	Shay Sasson & Sagit Asulin	2500 SW 55 St	Stipulation approved. Compliance by November 9, 2007 or \$100.00 per day fine.
38	07-1691	Valeriy Minyazov	5447 SW 24 Ave	Compliance by October 10, 2007 or \$250.00 per day fine.
39	07-1695	Tuscany Villas LLC	4702 SW 33 Ave 1 & 2	Stipulation approved. Compliance by December 9, 2007 or \$150.00 per day fine.
40	07-1700	Villas Tuscany	4696 SW 33 Ave 5 & 6	Stipulation approved. Compliance by December 9, 2007 or \$150.00 per day fine.
41	07-1751	Livio Basso	2870 SW 57 Ct	Compliance by October 10, 2007 or \$150.00 per day fine
42	07-0785	Jerry Bass	4749 SW 33 Ave	Stipulation approved. Compliance by November 9, 2007 or \$200.00 per day fine.
43	07-0794	Jerry Bass	4731 SW 33 Ave	Stipulation approved. Compliance by November 9, 2007 or \$100.00 per day fine.
44	07-0936	Robert W Sandstrom	4421 SW 23 Ave	Extension denied.
45	07-0991	Valgard of Stirling LLC	1916 Stirling Rd Vac Lot	Stipulation approved. Compliance by October 10, 2007 or \$250.00 per day fine.
46	07-1259	Richards D Reilly	2700 Griffin Rd	Stipulation approved. Compliance by November 10, 2007 or \$250.00 per day fine.
47	07-1427	Raynald Casimir	237 SW 13 St	Compliance by October 10, 2007 or \$250.00 per day fine.
48	07-1465	Lucile West	209 SW 14 St	Stipulation approved. Compliance by November 10, 2007 or \$150.00 per day fine.
49	07-1474	Frank V Cassara	265 SW 7 St	Compliance by October 10, 2007 or \$250.00 per day fine
50	07-1495	Jorge L Carrillo	269 SW 6 St	Compliance by October 10, 2007 or \$250.00 per day fine. The City is also authorized to secure the premises in the interest of public health and safety.
51	07-1500	Michael J Garramone	48 SW 16 St	Stipulation approved. Compliance by December 10, 2007 or \$200.00 per day fine.
52	07-1501	Michael J Garramone	42 SW 16 St	Stipulation approved. Compliance by December 10, 2007 or \$200.00 per day fine.
53	07-1586	Harvey & Mami Brickman	257 SW 7 St	Stipulation approved. Compliance by November 10, 2007 or \$150.00 per day fine.
54	07-1605	Donald H Kaufman	30 SW 5 St	Stipulation approved. Compliance by November 10, 2007 or \$150.00 per day fine.
55	07-1782	Robert Steven Attaway	225 SW 3 Terr	Compliance by October 10, 2007 or \$250.00 per day fine.
56	07-0875	Inon Tzarom	Vac lot E of 5920 SW 45 Way	Stipulation approved. Compliance by October 25, 2007 or \$100.00 per day fine.
57	07-0985	Jose & Elsa Otero	4444 SW 52 St	Compliance by October 10, 2007 or \$100.00 per day fine.
58	07-1316	Michael Kane	4407 SW 37 Ave	Compliance by October 10, 2007 or \$200.00 per day fine



# City of Dania Beach

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

**OWNER:** SEEMAN,IRWIN  
**FOLIO:** 0232-16-3950  
**LEGAL:** RAVENSWOOD ESTATES & MARINAS 2ND ADD 72-14 B LOT 16 BLK 25  
**ADDRESS:** 2948 SW 54 STREET

CODE ENFORCEMENT ORDER LIEN						CEB 07-1457	RECORDED			RELEASED		
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE	DATE
Date	Date	Amount	Days	FINE	Fee	Total	46580	1958-1963	10/9/2009			
12/9/2007	4/21/2014	\$150.00	2,325	\$348,750.00	\$141.00	\$348,891.00	47949	1334-1139	6/2/2011			

Property Complied 4/21/2014

## ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
3	PAGES	FINAL ORDER	25.50
2	PAGES	SUPPLEMENTAL ORDER	17.00
2	PAGES	RELEASE OF LIEN	18.50
		ADM. FEE RECORDING LIEN	40.00
		ADM. FEE RECORDING RELEASE	30.00
			<b>141.00</b>