

# 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: TS Property Management c/o AJM Capital LLC, NW 5 Avenue (Vacant Lot), Case No. 2012-1092

**Summary Explanation & Background:**

This was originally cited on 11/5/12 for 2 violations. This went to the Special Magistrate on 1/10/13 for 2 violations. Special Magistrate Gordon Linn issued an order giving the respondent until 2/19/13 to comply the violations or a fine of \$150.00 per day would be levied. At the 6/6/13 hearing Special Magistrate Mark Berman confirmed the fine as a lien. At the 1/9/14 hearing, Authorization to Foreclose was granted by Special Magistrate Mark Berman. The property was brought into compliance on 5/29/14. The fines ran from 2/19/13 through 5/29/14, 464 days @ \$150.00 per day = \$69,600.00 plus recording/admin fees of \$254.00 totaling \$69,854.00. There is also a Public Service Abatement Lien on the property for approximately \$565.00 that is combined with the vacant lot adjacent to this property and was recorded on April 20, 1994. At the 8/7/14 hearing, Special Magistrate Mark Berman recommended an abatement of the fine to \$7,000.00 to the City Commission. The out of pocket costs to the City are \$1,500.00.

**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 1/10/13, 6/6/13, 1/9/14 and 8/7/14.
- (4) Copy of the lien total sheets.

**Purchasing Approval:**

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

**Recommended for Approval By:**

At the 8/7/14 hearing, Special Magistrate Mark Berman recommended an abatement of the fine to \$7,000.00 to the City Commission.

**Commission Action:**

Passed  Failed  Continued  Other

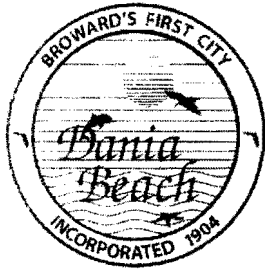
**Comment:**

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City Manager

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City Clerk



# City of Dania Beach

Florida

## Notice of Violation

11/5/2012

T S Property Management  
5301 SW 23 ST  
Hollywood, FL 33023

Case Number: 2012-00001092  
Location: Vac Lot NW 5 AVE & NW 2 ST  
Folio: 5042-34-01-0330  
Legal Description: See Attached Detail

Dear T S Property Management:

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 action(s) for your reference.

You are required to correct the violation(s) and call for a re-inspection by 11/14/2012. 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. 3649.

Sincerely,

Maydols Lopez-Silvero  
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:  
Certified Mail # 7012 1010 0002 9791 3074 by KM

Also sent regular mail

"Broward's First City"

100 West Dania Beach Boulevard, Dania Beach, Florida 33004 \* Phone: 954-924-6800 \* www.daniabeachfl.gov

## LEGAL DESCRIPTION DETAIL

### Legal Description

TOWN OF MODELO (DANIA) B-49 D  
LOT 23 BLK 3

## VIOLATION DETAIL

<b>Violation Description</b>	<b>Code Text</b>	<b>Corrective Action</b>
CE013034001001 - DBCC 13-34(a) Nuisance Accumulation	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.	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.
CE013034002001 - DBCC 13-34(b) Property & R/W Maintenance	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.	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.

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida                   :                   CASE # 2012-1092  
Municipal Corporation,  
  
    PETITIONER,                                       :  
  
        vs.                                               :  
  
T S PROPERTY MANAGEMENT,  
  
    RESPONDENT.                                    :

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

This proceeding came on for Formal Hearing on January 10, 2013, 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 and the subject matter of this action;  
and

b. Respondent, T S Property Management, did allow the following code violations to exist at property Respondent owns, located at vacant lot at NE corner of NW 5 Avenue and NW 2 Street, Dania Beach, Florida, which property is legally described as: TOWN OF MODELO (DANIA) B-49 D LOT 23 BLK 3: (0234 01 0330).

2. DBCC 13-34 (a) Nuisance Accumulation. It is unlawful for any owner or operator of premises within the city to allow the accumulation of or to accumulate any garbage, litter, stagnant water, trash, untended vegetation, or to allow any discoloration, or any nuisance as defined in section 13-21 upon the premises. There is trash, litter and untended vegetation on the premises.

3. DBCC 13-34 (b) Property and Right of Way Maintenance. 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 canal banks, clean and free from any

accumulation of garbage, trash, and litter. There is trash, litter and untended vegetation on the property and rights of way adjoining the property. Cut all untended vegetation and remove all trash and litter on the property and rights of way adjoining the property. Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, T S Property Management:  
(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) and b.(2) and a fine of \$150.00 per day will begin running on February 19, 2013 for the violations. The violations listed in paragraphs b.(1) and b.(2) present a serious threat to the public health, safety and welfare since the trash, litter and overgrown vegetation on the property and rights of way adjoining the property attract rats and other vermin. The violations listed in paragraphs b.(1) and b.(2) must be complied by February 19, 2013, or the City is authorized to remove the violations described above by cutting all overgrown grass and weeds and removing all trash and litter, and the City's reasonable cost for corrective action shall be charged to Respondent, along with the fine imposed in this Final Order.

(b) **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 a lien against the above referenced property which may also be actionable by law.

The fine shall continue until said violations come into compliance with said sections of the City Code upon requested inspection. 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. If the Respondent does 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. Said

fine shall constitute a lien upon the real property and personal property of the Respondent.

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 28 day of January, 2013.

CODE COMPLIANCE SPECIAL MAGISTRATE

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

Notary Seal:

Sworn and subscribed before me this 28 day of January, 2013.



*Kristin Milligan*  
NOTARY PUBLIC STATE OF FLORIDA

Gordon Linn is personally known to me.

**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, T S Property Management, this 28 day of January, 2013.

CERTIFIED MAIL # 7012 1646 0000 3428 0297

*Kristin Milligan*  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
am

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

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 2012-1092  
Municipal Corporation,  
  
PETITIONER, :  
  
vs. :  
  
T S PROPERTY MANAGEMENT,  
  
RESPONDENT. :

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**SUPPLEMENTAL ORDER/CLAIM OF LIEN**

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having considered the City's Motion to Confirm Fine on June 6, 2013, and based on the evidence, the Code Compliance Special Magistrate enters the following findings of fact and order:

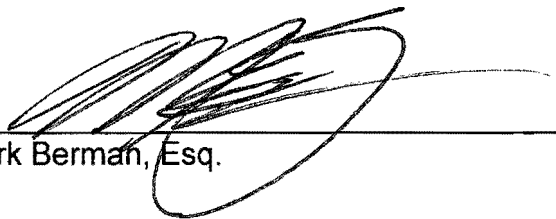
1. The Code Compliance Special Magistrate did render on January 28, 2013, a Final Order in the above-captioned case commanding the Respondent, T S Property Management, to bring the violation specified in said Final Order into compliance on or before February 19, 2013, or pay a fine in the amount of \$150.00 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 Vacant Lot at Northeast Corner of Northwest 5 Avenue & Northwest 2 Street, Dania Beach, Florida and legally described as: TOWN OF MODELO (DANIA) B-49 D LOT 23 BLK 3: (0234 01 0330).
3. Respondent, T S Property Management, did not comply with the Final Order on or before February 19, 2013. The violations stated in the Final Order still exist on the property.
4. The fine imposed in the Final Order rendered January 28, 2013 is hereby confirmed and ratified and shall accrue at \$150.00 per day from February 19, 2013, until such time as the Respondent, T S Property Management, 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 17 day of June 2013.

CODE COMPLIANCE SPECIAL MAGISTRATE

By:   
Mark Berman, Esq.

Notary Seal:

Sworn and subscribed before me this  
17 day of June 2013.

  
NOTARY PUBLIC STATE OF FLORIDA

Mark Berman is personally known to me.



**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, T S Property Management, this 17 day of June 2013.

CERTIFIED MAIL #7012 1010 0002 5510 8252

  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
km

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



Case Order	Case #	Name	Address	Results	
6	2012-1151	Rodolfo Solorzano	1303 SW 2 AVE	Compliance by March 21, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
7	2012-0986	Han Ying Chiang & Chien Chao	230 SE Park ST	Repeat violation found. \$750.00 fine assessed. Fine to be paid by February 9, 2013.	P
8	11-1716	Emerald Isles Condominium Assn c/o Unified Property Services	4524 SW 54 ST COMM	Fine confirmed. Hold until February 9, 2013 on recording the lien.	P
9	2012-1072	George Monroe H/E Edith M Davis ETAL	202 SW 2 TER	Compliance by March 21, 2013 or \$150.00 per day fine. \$50.00 administrative fee assessed.	P
10	2012-1153	Alphawave Holdings LLC	481 S Federal HWY	Compliance by March 21, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
11	2012-1154	Alphawave Holdings LLC	485 S Federal HWY	Compliance by March 21, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
12	2012-1089	Gaston Moreno	1445 NW 10 ST	No violations found, case dismissed.	P
13	12-0179	Karen Valdes & Daniel S Mann 2006 Revocable Trust	409 SE 5 ST	Continued to February 7, 2013 Special Magistrate hearing.	P
14	2012-0924	Richard Edward Sparkman	45 SE 6 ST	Repeat violation found. \$250.00 fine assessed. Fine to be paid by February 9, 2013.	P
15	2012-1130	Federal National Mortgage Assn % Citimortgage Inc	202 SW 4 ST	Compliance by March 21, 2013 or \$200.00 per day fine. \$125.00 administrative fee assessed.	P
17	2012-1086	Gary Nemi Maksim Nemirovsky	30 NW 13 AVE	Compliance by March 21, 2013 or \$150.00 per day fine. Administrative fee waived by Special Magistrate.	P
18	2012-1095	Marco F Osorio	127 SE 1 AVE	Compliance by March 21, 2013 or \$125.00 per day fine. \$50.00 administrative fee assessed.	P
19	2012-1126	Vincent Ireland	257 SW 4 ST	Compliance by April 20, 2013 or \$150.00 per day fine. \$50.00 administrative fee assessed.	P
20	2012-1075	Cookies & Crackers Corp	223 SW 8 ST	boarding up/securing the property, cleaning the trash & debris and cutting the overgrowth after January 30, 2013 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	NP
21	2012-1081	Terrence Leigh Schaul Tr Terrence Leigh Schaul Trstee	329 NE 2 CT	Compliance by February 19, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.	NP
22	12-0133	Elaine Law	250 SW 7 ST	Extension request denied.	NP
23	2012-1106	Christine Boundy	101 NW 13 AVE	the trash & debris and cutting the overgrowth and hedge after January 30, 2013 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	NP
24	2012-1108	Lonnie Wright Est	134 NW 11 AVE	the trash & debris and cutting the overgrowth after January 30, 2013 granted in the interest of public health and safety. \$200.00 administrative fee assessed.	NP
25	11-0980	Elizabeth Gonzalez	3730 SW 47 CT	Extension granted to March 21, 2013.	NP
26	2012-1084	Clarice Conti Melody M Combs	407 SE 6 ST	Compliance by February 19, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
27	2012-1090	T S Property Management	Vacant Lot @ NW Corner of NW 4 AVE & NW 2 ST	Compliance by February 19, 2013 or \$150.00 per day fine. Authorization to abate the nuisances by cleaning the trash & debris and cutting the overgrowth after February 19, 2013 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	NP
28	2012-1092	T S Property Management*	Vacant Lot @ NE Corner of NW 5 AVE & NW 2 ST	Compliance by February 19, 2013 or \$150.00 per day fine. Authorization to abate the nuisances by cleaning the trash & debris and cutting the overgrowth after February 19, 2013 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	NP

Case Order	Case #	Name	Address	Results	
1	2012-0713	Ronald J Fleenor	735 SW 5 ST	Extension granted until August 15, 2013.	P
2	11-1805	Palm Beach Polo Holdings Inc	750 NE 7 AVE	Fine reduced to \$4,200.00 if paid by July 6, 2013.	P
3	11-1749	Fox & Mysin Investments LLC c/o Eduard Gertsenzon Marina Gertsenzon	215 NW 4 AVE	Authorization to foreclose granted. Hold on filing until August 5, 2013.	P
4	12-0027	Edward Gonzalez	245 NW 6 AVE	Extension granted until August 15, 2013.	P
5	2012-1103	Dania Beach House LLC	37 SW 14 ST	Extension granted until August 15, 2013.	P
6	2013-0346	Rodolfo Solorzano	1303 SW 2 AVE	Compliance by August 15, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
7	2012-1151	Rodolfo Solorzano	1303 SW 2 AVE	Fine confirmed. Fine reduced to \$300.00 if paid by July 6, 2013.	P
8	12-0159	Alfred Corneallus Beason	4407 SW 25 TER	Fine confirmed.	P
9	2013-0438	Stella Ann Brayton	238 SW 6 ST	Compliance by June 26, 2013 or \$250.00 per day fine. \$125.00 administrative fee assessed.	P
10	2013-0064	Plaza Grand Inc	430 S Federal HWY	Recurring violation found. Case is now complied. Finding of fact issued, and \$100.00 administrative fee assessed.	P
11	10-1054	Nelson Wu	54 SW 16 ST	Authorization to foreclose granted. Abatement recommended to the City Commission for \$3,000.00.	P
12	2013-0301	Guy Cohen	2180 SW 47 ST	Compliance by August 15, 2013 or \$200.00 per day fine. \$125.00 administrative fee assessed.	P
13	2013-0054	Eytan Malka	5170 SW 40 AVE 29E	Compliance by June 26, 2013 or \$200.00 per day fine. \$125.00 administrative fee assessed.	P
14	2013-0255	Jules Nadeau	2740 SW 53 ST	Compliance by August 15, 2013 or \$150.00 per day fine. \$75.00 administrative fee assessed.	P
15	2012-1068	Wilson Reynoso	4637 SW 24 AVE	Compliance by July 16, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
16	2012-1024	Hector L Cortes, C A Cortes Luis F Perez, E Perez	2730 Griffin RD	Compliance by June 26, 2013 or \$100.00 per day fine. \$75.00 administrative fee assessed.	P
17	10-1842	Marco F Osorio	127 SE 1 AVE	Continued to August 1, 2013 Special Magistrate Hearing.	P
18	2012-0985	Joseph Dobson Dorothea B Dobson Tr	231 SW 9 ST	Fine confirmed.	NP
19	2012-1114	Stella Ann Brayton	238 SW 6 ST	Compliance by July 16, 2013 or \$150.00 per day fine. \$125.00 administrative fee assessed.	NP
20	2012-1077	Shay Sasson	Vac Lot W of 2500 SW 55 ST	Fine confirmed.	NP
21	2012-1078	Sagit Asulin H/E Shay Sasson	2500 SW 55 ST	Fine confirmed.	NP
22	2013-0420	Itzhak Bak	348 S Federal HWY 27	Stipulated agreement. Compliance by July 16, 2013 or \$250.00 one time assessment. \$50.00 administrative fee assessed.	NP
23	2012-1090	TS Property Management	Vac Lot @ NW Corner of NW 4 AVE & NW 2 ST	Fine confirmed.	NP
24	2012-1092	<b>TS Property Management*</b>	Vac Lot @ NE Corner of NW 5 AVE & NW 2 ST	Fine confirmed.	NP
25	2012-1102	SFR 2012-1 Florida LLC	724 SW 6 ST	Fine confirmed.	NP
26	2013-0026	Top US Investment LLC	720 SW 6 ST	Stipulated agreement. Compliance by September 14, 2013 or \$200.00 per day fine. \$100.00 administrative fee assessed.	NP

Case Order	Case #	Name	Address	Results	
27	2013-0159	Bobby Kenton Brown Jr	214 SW 4 ST	Stipulated agreement. Compliance by August 15, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	11-1478	My Darling LLC	4433 Stirling Rd	Extension granted to April 19, 2014.	P
2	11-1554	My Darling LLC	4433 Stirling Rd	Extension granted to April 19, 2014.	P
3	2013-0855	My Darling LLC	4417 Stirling Rd	Compliance by January 29, 2014 for Item #3 or a \$150.00 per day fine. Compliance by April 19, 2014 for Item #2 or a \$150 per day fine. \$100.00 administrative fee assessed.	P
4	2013-0054	Eytan Malka	5170 SW 40 Ave 29-E	Abatement recommended to \$5,000.00	P
5	12-0038	Jacques A Gallet TR	374 SW 4 Ct	Extension granted to January 9, 2014	P
6	2013-1597	Hollywood Boulevard Pawnbrokers Inc	3463 Griffin Rd	Compliance by January 29, 2014 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
7	2013-1569	Dania Real Estate LLLP	1470 SW 2 Ave	Finding of Fact Issued. \$50 Admin Fee assessed.	P
8	2012-1101	Kristen Burke	43 SW 13 St	Abatement recommended to \$4,000.00	P
9	2013-1540	Nelson McCutcheon	401 NW 3 Pl	Compliance by January 29, 2014 on Item #10 or \$125.00 per day fine. Authorization to abate the nuisances by erecting a safety fence around the pool after January 29, 2014 granted in the interest of public health and safety. Compliance by April 19, 2014 on Items #2, #9, #11, and #12 or a \$125.00 per day fine. \$50.00 administrative fee assessed.	P
10	2013-0389	DRE (2012) (FL) LLC	275 SW 8 St	Extension granted to April 19, 2014.	P
11	12-0132	Steve A & Jillian Brown	738 SW 3 Pl	Extension granted to January 9, 2014	P
12	11-0818	Jennifer A Etsubneh	4613 SW 33 Ave	Abatement recommended to \$1,500.00	P
13	2012-1054	Mary Johnson	733 Phippen Rd	Continued to next available hearing. Admin costs of \$100.00 must be paid prior to next hearing	P
14	2013-0718	Mary Chiramel & Kamaljit Kaur	2220 SW 46 Ct	Compliance by March 20, 2014 or a \$125.00 per day fine. \$100.00 administrative fee assessed.	P
15	2012-1057	Jose R Caldera	4604 SW 29 Ter	Extension granted February 18, 2014	P
16	2012-1078	Sagit Asulin H/E, Shay Sasson	2500 SW 55 St	Money judgement granted	NP
17	2013-1520	Gentlemen Crepe Makers Inc	129 N Federal Hwy	Compliance by February 18, 2014 for Items #1, #2, and #3 or \$250.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris and cutting the overgrowth after February 18, 2014 granted in the interest of public health and safety. \$150.00 administrative fee assessed.	NP
18	2012-1090	T S Property Management	Vacant Lot @ NW Corner of NW 4 Ave & NW 2 St	Authorization to Foreclose Granted	NP
19	2012-1092	<b>T S Property Management*</b>	Vacant Lot @ NE Corner of NW 5 Ave & NW 2 St	Authorization to Foreclose Granted	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2013-0055	Ramon & Vivian P Garcia c/o Santiago Alvarez	SW 47 Ct	Abatement recommended to the City Commission of \$4,500.00	P
2	11-1478	My Darling LLC	4433 Stirling Rd	Extension granted to November 15, 2014	P
3	11-1554	My Darling LLC	4433 Stirling Rd	Extension granted to November 15, 2014	P
4	2013-0855	My Darling LLC	4417 Stirling Rd	Extension granted to November 15, 2014	P
5	2013-1856	BFF 101 Management LLC	129 NW 4 Ave	Extension granted to August 27, 2014	P
6	2014-0228	JRJD LLC	501 Stirling Rd	Extension granted to August 7, 2014. Case is now in compliance and closed	P
7	2013-1359	Franklin Belle	314 SW 13 St	Continued to next available hearing (10/9/2014)	P
8	2014-0739	N & D Holding Inc	4800 SW 28 Ter	Compliance by October 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
9	2014-0744	N & D Holding Inc	2822 Griffin Rd	Compliance by October 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
10	2013-0026	TOP US Investement LLC	720 SW 6 St	Extension granted to August 7, 2014. Case is now in compliance and closed	P
11	2014-0613	CLMIA LLC	4470 Ravenswood Rd	Compliance by September 16, 2014 or a \$150.00 per day fine. \$150.00 administrative fee assessed.	P
12	2013-0964	DMKM LLC c/o Corazon B James	5519 SW 24 Ave	Fine Confirmed (\$350)	P
13	2014-0623	David Bar	4212 SW 50 St	Compliance by September 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
14	2014-0751	Citibank NA Trstee	5417 SW 44 Ter	Compliance by August 27, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
15	2014-0844	Eduardo J Almora; Jose L Sotomayor & Beimar Patino	4599 SW 29 Ter	Compliance by September 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
16	2014-0622	Doris Chapman	5291 SW 22 Ave	Continued to next available hearing (10/9/2014)	P
17	2012-1092	T S Property Management c/o AJM Capital LLC*	Vacant Lot @ NE Corner of NW 5 Ave & NW 2 St	Abatement recommended to the City Commission of \$7,000.00	P
18	2013-1132	Wells Fargo Bank NA Trstee c/o Waterfront809 LLC	809 NW 13 Ave	Abatement recommended to the City Commission of \$3,500.00	P
19	2014-0371	Marina Industrial Park LLC	SW 31 St	Compliance by September 16, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
20	2014-0341	Russ Kodner	19 SW 14 St	Compliance by September 16, 2014 or \$250.00 per day fine. \$150.00 administrative fee assessed.	NP
21	2014-0909	HRC Dania LLC	37 SW 14 St	Stipulated Agreement. For Violation #1 - Compliance by September 16, 2014 or \$200.00 per day fine. For Violation #2 - Compliance by September 16, 2014 or a one time fine of \$250.00. \$100.00 administrative fee assessed.	NP
22	2013-0389	DRE (2012) (FL) LLC	275 SW 8 St	Extension granted to October 16, 2014	NP
23	2013-1309	Dalland Properties LP	113 NW 13 Ave	No order for Nuisance Abatement. Property is in compliance	NP
24	2014-0683	Ruby Cheeks Est	151 NW 7 Ave	Compliance by August 27, 2014 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	NP

# City of Dania Beach

100 W. Dania Beach Blvd.  
 Dania Beach, FL 33004  
 954-924-6810

**OWNER:** T S PROPERTY MANAGEMENT  
**FOLIO:** 0234-01-0330  
**LEGAL:** TOWN OF MODELO (DANIA) B-49 D LOT 23 BLK 3  
**ADDRESS:** Vacant Lot at Northeast Corner of Northwest 5 Avenue & Northwest 2 Street, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN							CEB 2012-1092			RECORDED			RELEASED		
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE	DATE			
Date	Date	Amount	Days	FINE	Fee	Total									
2/19/2013	5/29/2014	\$150.00	464	\$69,600.00	\$254.00	\$69,854.00	49907	596-601	6/20/2013						

COMPLIED 5/29/14

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
			<b>254.00</b>

# City of Dania Beach

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

## APRIL, 2000 TAX SALE DON'T KNOW IF COUNTY EXCESS MONEY WAS EVER SENT TO US

### 07/04 NEW OWNER T.S. PROPERTY MANAGEMENT

OWNER CHAMBERS, EUNICE & ESTHER  
 FOLIO 0234-01-0320 AND 0234-01-0330  
 LEGAL TOWN OF DANIA B-49 D LOT 24 BLK 3  
 TOWN OF DANIA B-49 D LOT 23 BLK 3  
 ADDRESS VACANT LOTS

Lot Mowing and/or Debris Removal Lien									0234-01-0320 & 0234-01-0330		RECORDED		RELEASED	
Interest	Through	Lien	# of	Interest		Interest	Record		BOOK	PAGE	BOOK	PAGE		
Start	Date	Amount	Days	Amount	Per Diem	Amount	Fee	Total	4/20/1994					
1/19/1992	8/20/2014	\$125.00	8,249	0.00032900	\$0.041125	\$339.24	\$100.00	\$564.24	22029	6				

These liens are accruing interest daily. To calculate additional interest amount, multiple the per diem amount (X) the number of days after: **8/20/2014**

Lot Mowing and/or Debris Removal Lien									0234-01-0320 ONLY		RECORDED		RELEASED	
Interest	Through	Lien	# of	Interest		Interest	Record		BOOK	PAGE	BOOK	PAGE		
Start	Date	Amount	Days	Amount	Per Diem	Amount	Fee	Total	4/20/1994					
6/30/1992	8/20/2014	\$133.00	8,086	0.00032900	\$0.043757	\$353.82	\$100.00	\$586.82	22029	16				

These liens are accruing interest daily. To calculate additional interest amount, multiple the per diem amount (X) the number of days after: **8/20/2014**

REVISED 8/20/2014  
 LINDA MASON  
 Accts. Receivable & Liens

OPEN LINKS BELOW TO VIEW RECORDED DOCS.  
[HyperLinks from Scans\0234-01-0320 LM-LIEN-06-30-92.pdf](#)  
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