

# AGENDA REQUEST FORM CITY OF DANIA BEACH

**Date:** March 4, 2015

**Agenda Item #:**

**Title: Request for Abatement**

**Requested Action:**

Consideration of the Abatement Request for: Dorene C. Darling, c/o Live Cheap LLC, 210 NW 9<sup>th</sup> Avenue, Case #08-1181 and Case #10-0589

**Summary Explanation & Background:**

**For Case #08-1181:** This case was cited under the previous owner, Dorene C. Darling. It was originally cited on 6/18/08 for 15 violations. This went to the Special Magistrate on 10/2/08 for 15 violations. Special Magistrate Gordon Linn issued an order giving the respondent until 12/11/08 or a fine of \$200.00 per day would be levied. At the 5/7/09 hearing Special Magistrate Gordon Linn confirmed the fine as a lien. The fines ran on this case from 12/11/08 to 9/10/09 for a total of 273 days @ \$200.00 per day = \$54,600.00 plus recording/admin fees of \$158.000 for a total of \$54,758.00. This property was purchased by Live Cheap LLC at a Tax Deed Sale. At the 10/9/14 hearing, Special Magistrate Mark Berman denied the request for abatement due to the fact that there was no representative present from Live Cheap LLC. The request for abatement was re-submitted and at the 1/8/15 hearing, Special Magistrate Mark Berman recommended an abatement of the fine to \$5,400.00 to the City Commission.

**The out of pocket costs to the City are \$2,000.00.**

**For Case #10-0589:** This case was cited under the previous owner, Dorene C. Darling. It was originally cited on 5/4/10 for 4 violations. This went to the Special Magistrate on 8/5/10 for 4 violations. Special Magistrate Gordon Linn issued an order giving the respondent until 10/14/10 or a fine of \$100.00 per day would be levied. At the 6/2/11 hearing Special Magistrate Mark Berman confirmed the fine as a lien. The fines ran from 10/14/10 to 4/4/11 for a total of 170 days @ \$100.00 per day = \$17,200.00 plus recording/admin fees of \$254.00 for a total of \$17,454.00. At the 10/9/14 hearing, Special Magistrate Mark Berman denied the request for abatement due to the fact that there was no representative present from Live Cheap LLC. The request for abatement was re-submitted and at the 1/8/15 hearing, Special Magistrate Mark Berman recommended an abatement of the fine to \$1,700.00 to the City Commission.

**The out of pocket costs to the City are \$1,100.00.**

**Exhibits (List):**

- (1) Copy of the original violation letters issued.
- (2) Copy of all Final Orders and Supplemental Orders issued by the Special Magistrate.
- (3) Copy of the minutes from 10/2/08, 5/7/09, 10/9/14, and 1/8/15 (Case #08-1181): and copy of the minutes from 8/5/10, 6/2/11, 10/9/14, and 1/8/15 (Case #10-0589)
- (4) Copy of the lien total sheets.

Purchasing Approval:

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

**Recommended for Approval By:**

Case 08-1181: At the 1/8/15 hearing, Special Magistrate Mark Berman recommended an abatement of the fine to \$5,400.00 to the City Commission.

Case: 10-0589: At the 1/8/15 hearing, Special Magistrate Gordon Linn recommended an abatement of the fine to \$1,700.00 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 25, 2008

DORENE C DARLING  
2225 MC CLELLAN STREET  
HOLLYWOOD, FL 33020

Case Number: 08-00001181

Location: 210 NW 9 AVE  
Folio: 5042-34-22-0030-  
Legal Description:  
DANETTE 16-65 B LOT 3 BLK A DANETTE 16-65 B LOT 3 BLK A

Dear DORENE C DARLING:

You are hereby notified that you are presently in violation of Dania Beach Code of Ordinances. We have attached the ordinance section(s) and corrective actions for your reference.

You are required to correct the violation(s) and call for a re-inspection by July 16, 2008. Failure to comply will result in proceedings against you by the Code Enforcement Special Magistrate, as provided by law. If the violation is corrected and then reoccurs or if the violation is not corrected by the time specified for correction by the Code Inspector, the case may be presented to the Code Enforcement Special Magistrate for imposition of a fine and lien against the property even if the violation has been corrected prior to the hearing.

If you require further information or have any questions about the attached violation(s), please do not hesitate to contact me at 954 924-6810 ext.3706.

Sincerely,

WARREN OSTROFSKY  
CODE INSPECTOR

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

Certified Mail # 7008 0150 0003 4945 5481 by SM

Also sent regular mail

**"Broward's First City"**

100 West Dania Beach Boulevard, Dania Beach, Florida 33004 Phone: (954) 925-2200 [www.daniabeachfl.gov](http://www.daniabeachfl.gov)

CASE NUMBER 08-00001181  
 PROPERTY ADDRESS 210 NW 9 AVE

VIOLATION: CE008021127002 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(2)(g) Window Equi DATE: 6/25/08  
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: CE008021141001 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(4)(a) Bldg Cond DATE: 6/25/08  
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(4)(a) requires foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and all other building parts to be structurally sound, weather proof, water tight, rodent proof, and kept in a state of good repair.

CORRECTIVE ACTION REQUIRED :

Obtain any and all permits and approvals required to repair any foundations, floors, walls, ceilings, roofs, roof surfaces, windows, doors, and/or other building parts to insure they are structurally sound, weather proof, water tight, rodent proof, and in a state of good repair.

VIOLATION: CE008021145001 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(4)(e) Elec Cond DATE: 6/25/08  
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: CE008021146002 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(4)(f) Fences/Wall DATE: 6/25/08  
 LOCATION:

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 08-00001181  
 PROPERTY ADDRESS 210 NW 9 AVE

ORDINANCE DESCRIPTION :

DBCC 8-21(a)(4)(f) states all fences, walls, and similar enclosures shall be maintained in a state of good repair.

CORRECTIVE ACTION REQUIRED :

Insure all fences, walls, and similar enclosures are maintained in a state of good repair. Obtain any and all permits and approvals as necessary or required.

VIOLATION: CE008021151101 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(5)(a)(1) Bldg Mnt DATE: 6/25/08  
 LOCATION:

ORDINANCE DESCRIPTION :

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

CORRECTIVE ACTION REQUIRED :

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

VIOLATION: CE008021151201 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(5)(a)(2) Paint DATE: 6/25/08  
 LOCATION:

ORDINANCE DESCRIPTION :

✓ DBCC 8-21(a)(5)(a)(2) states all surfaces requiring painting or which are otherwise protected from the elements shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration.

CORRECTIVE ACTION REQUIRED :

Insure all surfaces requiring painting or which are otherwise protected from the elements are painted or protected, are free of any graffiti, and are uniform in color with no evidence of deterioration.

VIOLATION: CE008021151301 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a)(5)(a)(3) Parking DATE: 6/25/08  
 LOCATION:

✓ ORDINANCE DESCRIPTION :

CASE NUMBER 08-00001181  
 PROPERTY ADDRESS 210 NW 9 AVE

## ORDINANCE DESCRIPTION :

DBCC 8-21(a)(5)(a)(3) states all off street parking spaces shall be paved with asphalt or constructed of concrete or block, and shall be of smooth surface and in good repair.

## CORRECTIVE ACTION REQUIRED :

Insure all off street parking spaces are paved with asphalt or constructed of concrete or block, and are of smooth surface and in good repair. Obtain any and all permits and approvals as necessary or required.

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 VIOLATION: CE013034001001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-34(a) Nus Accumulation DATE: 6/25/08  
 LOCATION:

## ORDINANCE DESCRIPTION :

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

## CORRECTIVE ACTION REQUIRED :

Remove any garbage, litter, trash, stagnant water, untended vegetation, or discoloration, or any nuisance as defined in section 13-21 from the premises and maintain the property in accordance with all applicable city ordinances.

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 VIOLATION: CE013034002001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-34(b) Prop & RW Maint DATE: 6/25/08  
 LOCATION:

## ORDINANCE DESCRIPTION :

✓ DBCC 13-34(b) states each owner or operator of property within the city shall keep such property and the adjoining unpaved portions of the public rights of way, swales, and/or canal banks clean and free from any accumulation of garbage, trash, and litter.

## CORRECTIVE ACTION REQUIRED :

Remove any garbage, trash, and litter from the property and the adjoining unpaved portions of the public rights of way, swales, and/or canal banks.

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 VIOLATION: CE013034003001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-34(c) Untended Veg DATE: 6/25/08  
 LOCATION:

## ORDINANCE DESCRIPTION :

✓ DBCC 13-34(c) states the owners and operators of all

CASE NUMBER 08-00001181  
PROPERTY ADDRESS 210 NW 9 AVE

ORDINANCE DESCRIPTION :

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.

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VIOLATION: CE013074003002 QUANTITY: 1  
DESCRIPTION: DBCC 13-74(c) Removal of Items DATE: 6/25/08  
LOCATION:

ORDINANCE DESCRIPTION :

✓ DBCC 13-74(c) states all garbage carts and all other receptacles shall be removed from the right of way and from the front yard no later than dusk of the day of collection.

CORRECTIVE ACTION REQUIRED :

Insure all garbage carts and all other receptacles are removed from the right of way and from the front yard no later than dusk of the day of collection.

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VIOLATION: CE014002001001 QUANTITY: 1  
DESCRIPTION: DBCC 14-2(a) Junk/Abd Vehicles DATE: 6/25/08  
LOCATION:

ORDINANCE DESCRIPTION :

✓ DBCC 14-2(a) states it is unlawful to park, store, have, or permit parking or storage of any junked and abandoned vehicle of any kind or parts thereof upon any private property unless the vehicle is completely enclosed within a building or is in connection with an approved business and licensed as such.

CORRECTIVE ACTION REQUIRED :

Remove any junked and abandoned vehicle(s) or parts thereof, completely enclose the vehicle(s) within a building, or obtain all permits, licenses, and approvals to maintain the vehicle(s) on the subject property.

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VIOLATION: CE015001000001 QUANTITY: 1  
DESCRIPTION: DBCC 15-1 License Required DATE: 6/25/08  
LOCATION:

✓ ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 08-00001181  
 PROPERTY ADDRESS 210 NW 9 AVE

## ORDINANCE DESCRIPTION :

DBCC 15-1 states it is unlawful for any person to engage in or manage any business in the city without having a license from the city.

## CORRECTIVE ACTION REQUIRED :

Cease all unlawful activities and obtain all required licenses and approvals before resuming business operations.

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 VIOLATION: CE022021000001 QUANTITY: 1  
 DESCRIPTION: DBCC 22-21 Sidewalk Maint DATE: 6/25/08  
 LOCATION:

## ORDINANCE DESCRIPTION :

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

## CORRECTIVE ACTION REQUIRED :

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

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 VIOLATION: CE028004020101 QUANTITY: 1  
 DESCRIPTION: DBCC 28-4.20(a) Appl of Regs DATE: 6/25/08  
 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: 6/25/08  
 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



CASE NUMBER 08-00001181  
PROPERTY ADDRESS 210 NW 9 AVE

## ORDINANCE DESCRIPTION :

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 # 08-1181  
Municipal Corporation,

PETITIONER, :

vs. :

DORENE C DARLING

RESPONDENT. :

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

This proceeding came on for Formal Hearing on October 2, 2008, 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. The Respondent or a representative for the Respondent was not present at the hearing.

c. Respondent, Dorene C Darling, did allow the following code violations to exist at property Respondent owns, located at 210 NW 9 Ave, Dania Beach, Florida, which property is legally described as: DANETTE 16-65 B LOT 3 BLK A (# 0234 22 0030):

1. DBCC 8-21 (a) (2) (g) Window and Doors Minimum Standards. Every window and exterior door shall be reasonably weather tight, maintained without cracks and holes and in a state of good repair. The windows are not weather tight and are in a state of disrepair. Damaged or deteriorated windows must be repaired or replaced. A permit is required for any window replacement. The windows lack screens.

2. DBCC 8-21 (a) (4) (a) Building Condition Minimum Standards. Requires foundations, floors, walls, ceilings, roofs, doors and all other building parts to be structurally sound, weather proof, water tight and rodent proof, and kept in a state of good repair. The front door is not water tight, air conditioning unit is not seal properly and the fascia is in a state of disrepair.

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

4. DBCC 8-21 (a) (4) (f) states all fences, garden walls, and similar enclosures shall be maintained in a state of good repair. The fence is in disrepair.

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

6. DBCC 8-21 (a) (5) (a) (2) Painting Minimum Standards. All surfaces requiring painting shall be kept painted or protected, maintained free of graffiti, and be of uniform colors void of any evidence of deterioration. The exterior surface of the building is deteriorated and must be painted.

7. DBCC 8-21 (a) (5) (a) (3) Parking. All off street parking spaces shall be paved with asphalt or constructed of concrete or block, and shall be of smooth surface and in good repair. The off street parking area is in a state of disrepair.

8. 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 and litter on the premises. There is untended vegetation, trash and litter on the premises. All untended vegetation must be cut, and all trash and litter on the premises must be removed.

9. 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 and litter on the rights of way adjoining the property. The property right of way is in a state of disrepair and needs to be maintained.

10. 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 untended vegetation on the property and the rights of way adjoining the property. There is untended vegetation on the property and the rights of way adjoining the property.

11. DBCC 13-74 (c) Removal of Items. No garbage, trash or recyclables to be collected by a private hauler, or the city's hauler, shall be placed on the right-of-way for a period longer than twenty-four (24) hours prior to collection. All garbage carts and all other receptacles shall be removed from the road right-of-way and from the front yard of any residential property no later than dusk of the day of collection. The garbage container is being stored in the front yard after the day of collection.

12. DBCC 15-1 BTR/License Required. It is unlawful for any person to engage in or manage any business in the city without having a business tax receipt (previously referred to as a license) from the city. The property is being used for rental purposes without a business tax receipt. The business of renting property requires a business tax receipt.

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

14. DBCC 28-4.20 (a) Application of Regulations. 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. There is an electrical conduit alteration from the roof to the apartment without approval of building and zoning.

15. 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, must first make application to the building department and obtain the required permit(s).

Electrical conduit alteration on the building without building and zoning approval.

Upon consideration thereof, it is thereupon ORDERED:

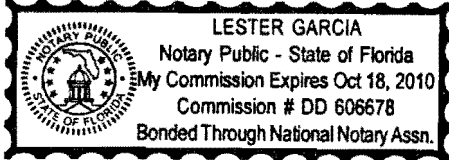
1. Respondent, Dorene C Darling:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(15). A fine of \$200.00 per day will begin running on December 11, 2008. The City of Dania Beach shall have and recover from Respondent, Dorene C Darling, for the foregoing violations listed in paragraphs b.(1) through b.(15), a fine of \$200.00 per day beginning December 11, 2008.

**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 20 day of OCTOBER, 2008.

CODE COMPLIANCE SPECIAL MAGISTRATE



By: *Gordon Linn*  
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me this  
20 day of OCTOBER 2008.

*[Signature]*  
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, Dorene C Darling, this 20 day of OCTOBER, 2008.

CERTIFIED MAIL # 7008 0150 0003 2417 2273

*[Signature]*  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
hc

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 08-1181  
Municipal Corporation,

PETITIONER, : FINAL ORDER

vs. :

DORENE C. DARLING,

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 Warren Ostrofsky, on the City's Motion to Confirm Fine held on May 7, 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 October 2, 2008, a Final Order in the above-captioned case commanding the Respondent(s), Dorene C. Darling, to bring the violations specified in the Final Order into compliance on or before December 11, 2008, or pay a fine in the amount of \$200.00 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 210 NW 9 Avenue, Dania Beach, which property is legally described as: DANETTE 16-65 B LOT 3 BLK A (# 0234 22 0030).
4. Respondent(s) did not comply with the Final Order on or before December 11, 2008. There are violations stated in the Final Order which still exist on the Property.

Supplemental Order/Claim of Lien

#08-1181

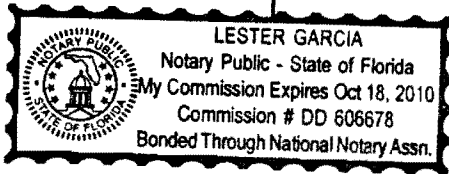
Page 2

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

May 26, 2009.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: [Signature]  
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me on May 26, 2009.

[Signature]  
NOTARY PUBLIC STATE OF FLORIDA

Gordon Linn is personally known to me.

**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent(s) on May 26, 2009.

CERTIFIED MAIL # 7009 0080 0001 0519 5430

[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 # 08-1181  
Municipal Corporation,

PETITIONER,                                   :

vs.   :

DORENE C DARLING C/O LIVE  
CHEAP LLC,

RESPONDENT.                                 :

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**FINAL ORDER ON ABATEMENT OF FINE REQUEST**

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on October 9, 2014, having heard testimony on Respondent's request for abatement of fine, and being otherwise advised in the premises, states as follows:

1. A Final Order in the above-captioned case was rendered on October 20, 2008 by the Code Compliance Special Magistrate finding the Respondent, Dorene C Darling c/o Live Cheap LLC, in violation of the city code sections as specified in said Final Order and imposing a fine in the amount of \$200.00 per day, beginning December 11, 2008 and continuing for each day thereafter until the property is brought into compliance.
2. The violations found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the property located at 210 NW 9 Avenue 1-2, Dania Beach, Florida, and legally described as: DANETTE 16-65 B LOT 3 BLK A: (0234 22 0030).
3. Respondent did not appear at the October 9, 2014 hearing, and the Special Magistrate hereby denies the abatement request without prejudice.
4. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case signed October 20, 2008, shall remain in full force and effect.

Final Order On Abatement of Fine Request  
# 08-1181  
Page 2

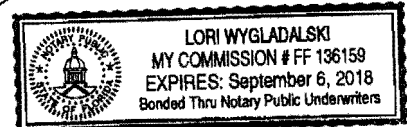
DONE and ORDERED at Dania Beach, Broward County, Florida, this 17 day  
of October, 2014.

CODE COMPLIANCE SPECIAL MAGISTRATE

By:   
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this  
17 day of October, 2014.



  
NOTARY PUBLIC STATE OF FLORIDA

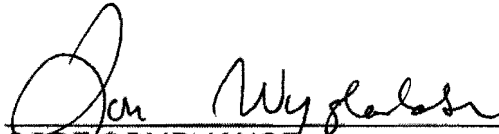
Mark E. Berman is personally known to me.

**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Final Order on Abatement of Fine  
Request was mailed to the Respondent, Dorene C Darling c/o Live Cheap LLC, this  
17 day of October, 2014.

CERTIFIED MAIL # 7014 1200 0001 7282 5357

CC: First Class Standard Mail  
am

  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

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
61	08-0018	Jose Antonio Romao & Romao Lori	25 SE 15 St	Fine confirmed.
62	08-0263	Richard L Bulow Tr	4100 Ravenswood Rd	Stipulated agreement. Compliance by January 10, 2009 or \$200.00 per day fine.
63	08-0585	Tiffany Townsend	4940 Tradewinds Ter 4074	Compliance by November 11, 2008 or \$100 per day fine.
64	08-0709	Carlos Perez	4365 SW 54 Ct	Compliance by November 11, 2008 or \$150 per day fine.
65	08-0812	Johnathan Keller	4919 Tradewinds Ter 1004	Compliance by November 11, 2008 or \$100 per day fine.
66	08-0813	Richard Zwebner & Anat R Aliakim	4937 N Harbor Isles Dr 1071	Compliance by November 11, 2008 or \$100 per day fine.
67	08-0816	Fernando Juarbe	4959 Windward Way 4106	Compliance by November 11, 2008 or \$100 per day fine.
68	08-0819	Andrew Powell & Brooke E Powell	4954 Windward Way 1406	Compliance by November 11, 2008 or \$100 per day fine.
69	08-0826	Sonia Najman	5003 Neptune Ln 2206	Compliance by November 11, 2008 or \$100 per day fine.
70	08-0827	Nadine Bricourt Ameris & Rene D Ameris	4913 Harbor Isles Dr 5502	Stipulated agreement. Compliance by November 11, 2008 or \$50.00 per day fine.
71	08-0830	Gloria Gavia	5011 Leeward Ln 2902	Compliance by November 11, 2008 or \$100 per day fine.
72	08-0834	Stirling Station Inc	4051 Stirling Rd	Compliance by November 11, 2008 or \$200 per day fine.
73	07-3026	Petrol Enterprises Inc	2109 Griffin Rd	Fine confirmed.
74	08-1101	Ronda L Podell	4701 SW 24 Ave	Stipulated agreement. Compliance by January 10, 2009 or \$100.00 per day fine.
75	06-0182	Olga M Gonzalez	809 NW 12 Ave	Continued to the November 6, 2008 Special Magistrate hearing.
76	07-2144	Terry Thomas & Victoria Thomas	301 NW 4 Ave	Fine confirmed.
77	07-2712	Michelle Wilcox & Jeffery Bryant	137 NW 4 Ave	Abatement request denied.
78	08-0176	Red Sound Realty LLC	73 SW 12 Ave 102-1	Fine confirmed.
79	08-0247	GMAC Mortgage LLC	133 SW 5 Ct	Fine confirmed.
80	08-0625	Barbara Florian Corwin & Berkeley J. Florian	1500 Floridian Drive	Compliance by December 11, 2008 or \$200.00 per day fine. Authorization granted to abate the pool violation after 20 days in the interest of public health and safety.
81	08-1063	Mauricio Trillos	500 NE 2 St 118	Compliance by November 11, 2008 or \$100.00 per day fine.
82	08-1100	Camargo, Fernando & Patricia Vilorio	34 SW 6 Ave	Stipulated agreement. Compliance by December 11, 2008 or \$100.00 per day fine.
83	08-1145	Willie J Gant Jr	Vac Lot E of 615 NW 3 Ter	Compliance by November 11, 2008 or \$150.00 per day fine.
84	08-1178	Donald E Johnson Trstee % Lisa K. Hermann	217 NW 4 Ave	Compliance by November 11, 2008 or \$150.00 per day fine.
<b>85</b>	<b>08-1181</b>	<b>Dorene C Darling*</b>	<b>210 NW 9 Ave</b>	<b>Compliance by December 11, 2008 or \$200.00 per day fine.</b>
86	08-1368	Aurora Loan Services LLC	38 SW 6 Ave	Compliance by November 11, 2008 or \$200.00 per day fine.

Case Order	Case #	Name	Address	Results	
16	09-0303	Francois Mohamed	321 SW 15th St	Compliance by May 27, 2009 or \$200.00 per day fine. Authorization to abate nuisances by securing pool granted after May 27, 2009 in the interest of public health and safety.	NP
17	08-1380	Victor O Bernal & Dora I Sanchez-Bernal	2411 SW 58th Manor	Fine confirmed.	NP
18	08-1415	Barak Rozen	5091 SW 27th Ave	Fine confirmed.	NP
19	08-1775	CBLB Inc	3489 Griffin Rd	Fine confirmed.	NP
20	08-1868	Stephen Miller	2953 SW 53 St	Fine confirmed.	NP
21	09-0329	4764 SW 34th Ter Land Trust Teekoy Properties LLC Trustee	4764 SW 34 Terr	Compliance by June 16, 2009 or \$75.00 per day fine.	NP
22	08-0813	Richard Zwebner & Anat R. Aliakim	4937 N Harbor Isles Dr 1071	Vacated lien. Stipulated abatement of \$250.25 accepted.	NP
23	09-0102	Edvardo Archer C/O So Excellence	722 SW 3rd PL	Compliance by June 16, 2009 or \$200.00 per day fine.	NP
24	09-0119	Claude Darmony	5018 S Harbor Isles Dr 2406	Stipulated agreement. Compliance by June 16, 2009 or \$150.00 per day fine.	NP
25	09-0224	232-4 Group LLC	232 SW 5th St	Compliance by June 16, 2009 or \$200.00 per day fine.	NP
26	09-0277	Jorge Mario Uribe Gomez Maria Luz Mercedes N Perez	4960 Windward Way 1503	Compliance by June 16, 2009 or \$75.00 per day fine.	NP
27	09-0285	Jonathan Abraham	4928 Windward Way 1204	Compliance by June 16, 2009 or \$75.00 per day fine.	NP
28	09-0291	Thierry Hyppolite & Christine Cameau Hyppolite	4916 Spinnaker Dr 5002	Compliance by June 16, 2009 or \$75.00 per day fine.	NP
29	09-0294	Nir & Deborah Zeer	4914 Leeward Ln 3501	Compliance by June 16, 2009 or \$75.00 per day fine.	NP
30	07-0937	Ruth Mae Wells & Roosevelt Wells	21 NW 6th Ave	Abatement request denied due to no one being present.	NP
31	07-2005	Michael Bryant & Carl Bryant Etal	136 NW 5th Ave	Authorization to foreclose granted.	NP
32	07-2893	Dorene Darling	123 NW 14th Way	Authorization to foreclose granted.	NP
33	08-0625	Barbara Florian Corwin & Berkeley J Florian	1500 Floridian Dr	Extension granted until July 16, 2009.	NP
34	08-0767	Danians Corp	601 E Dania Beach Blvd	Continued to July 9, 2009 hearing.	NP
35	08-1039	Rosa Harris Davis Est	26 NW 6th Ave	Fine confirmed.	NP
<b>36</b>	<b>08-1181</b>	<b>Dorene C Darling*</b>	<b>210 NW 9th Ave</b>	<b>Fine confirmed.</b>	<b>NP</b>
37	08-1912	Donna J Anderson % John S Andrews	201 NW 6th Ave	Compliance by June 16, 2009 or \$225.00 per day fine.	NP
38	08-1954	Jorge M Fallad & Maria A Velez	104 NW 5th Ave	Stipulated agreement. Compliance by July 16, 2009 or \$150.00 per day fine.	NP
39	08-1968	Stirling Industrial Park % Alan Levy	1200 Stirling Rd	Stipulated agreement. Compliance by July 16, 2009 or \$150.00 per day fine.	NP
40	08-1979	Associated Financial Inc.	Vac Lot E of 421 NW 3rd Terr	Compliance by June 16, 2009 or \$150.00 per day fine.	NP
41	08-2045	BRI LLC	Vac Lot S of 1500 NW 1st St	Compliance by June 16, 2009 or \$125.00 per day fine.	NP
42	08-2060	Brandye Dague	25 SW 7th Ave	Compliance by June 16, 2009 or \$100.00 per day fine.	NP
43	08-2106	Hollywood Investments Group I LLC	17 N Federal Hwy	Compliance by June 16, 2009 or \$250.00 per day fine.	NP

## City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2013-1359	Franklin Belle	314 SW 13 St	Case continued to December 4, 2014 hearing.	P
2	2013-1210	Redmond Jay Manning	4415 SW 28 Ter	Fine Confirmed. Hold recording of lien for 30 days. Schedule for December 4, 2014 hearing.	P
3	2013-0143	N & D Holding Inc	4800 SW 28 Ter	Abatement recommended to the City Commission of \$9,000.00	P
4	2014-1139	N & D Holding Inc	4291 Griffin Rd	Compliance by November 18, 2014 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
5	2013-0858	Tamara Youel	4343 SW 49 Ct	Extension granted until December 18, 2014	P
6	2014-1032	Mesad Shehadeh	790 NW 1 St	Finding of Fact Issued. \$150.00 admin fee assessed	P
7	2014-1023	Berthum & Carolyn Knight	227 NW 8 Ave	Compliance by January 17, 2015 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
8	2014-0299	One 1 LLC	4565 SW 35 Ave	Compliance by February 16, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	P
9	2014-1363	Meadowbrook Lakes View Assn A	SE 3 St	Compliance by November 18, 2014 or \$200.00 per day fine. \$100.00 administrative fee assessed.	P
10	2014-0622	Doris Chapman	5291 SW 22 Ave	Continued to December 4, 2014 hearing	P
11	2013-0258	Lyne Simard	5180 SW 26 Ave	Fine abated to \$2,850.00 payable within 30 days	P
12	2014-0286	Veronique Fleurimont	309 SW 14 St	Extension granted to January 17, 2015	P
13	2012-1348	Brian Richard Mathiasen	4500 SW 35 Ave	Continued to December 4, 2014 hearing	P
14	2012-1070	Blanchie Johnson Est	33 SW 6 Ave	Continued to December 4, 2014 hearing	P
15	2014-1517	Lesly S Cutler	809 NW 6 Ave	Compliance by November 18, 2014 or \$100.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris, cutting the overgrowth, securing the building, and repairing the gate on the fence around the pool after November 18, 2014 granted in the interest of public health and safety. Administrative fee waived.	P
16	2014-0084	Jennifer & Stephen Zapp; Julie Zapp	380 S Federal Hwy	Extension granted to September 14, 2014. Case is complied	NP
17	2013-0825	FDG Flagler Station II LLC	97 Park Ave	Fine confirmed	NP
18	2014-1248	Trust No ALM503700 c/o Action Loss Mitigation LLC Trstee	37 NW 7 Ave #2	Compliance by November 18, 2014 or \$250.00 per day fine. \$200.00 administrative fee assessed.	NP
19	2014-1261	Pompee Uppal	228 NW 13 Ct	Compliance by November 18, 2014 or a \$150.00 per day fine. Obtain BTR by 11/18/14 or a one time fine of \$250.00. \$150.00 administrative fee assessed.	NP
20	2014-1037	George Alfred Sickler Est	4091 SW 51 St	Compliance by November 18, 2014 or a \$200.00 per day fine. \$150.00 administrative fee assessed.	NP
21	2014-1359	HBS Investment LLC	4032 SW 52 St	Continued to December 4, 2014 hearing	NP
22	08-1181	Dorene C Darling c/o Live Cheap LLC*	210 NW 9 Ave	Abatement request denied. Respondent not present	NP
23	10-0589	Dorene C Darling c/o Live Cheap LLC	210 NW 9 Ave	Abatement request denied. Respondent not present	NP
24	2013-0250	Karmi Ella c/o Ruhamar Sahar	4681 SW 33 Ave	Extension granted to December 18, 2014	NP
25	2013-1409	Cynthia Kellerhouse	2605 SW 54 St	Fine confirmed. Order Imposing fine - \$41,700.00	NP
26	2013-1899	Edward Gonzalez	4751 SW 42 Ter	Fine confirmed. Order Imposing fine - \$18,000.00	NP

<b>Case Order</b>	<b>Case #</b>	<b>Name</b>	<b>Address</b>	<b>Results</b>	
27	2014-0582	US Mortgage Finance III LLC	3241 SW 44 St	Compliance by November 18, 2014 or \$250.00 per day fine. \$200.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2014-2053	Twin Oil Co Inc	1201 S Federal Hwy	Finding of Fact issued. \$100.00 administrative fee assessed and payable within 30 days	P
2	2014-1669	Thomas Shisler	829 NW 8 Ave	Compliance by April 18, 2015 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
3	2014-1911	Peter & Eda Boulahanis	4750 SW 27 Ave	Compliance by February 17, 2015 or \$100.00 per day fine. \$50.00 administrative fee assessed.	P
4	12-0228	Florence Konschnik	320 Sheridan St	Compliance by March 19, 2015 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
5	2014-1824	Skyland Plaza LLC	118 N Federal Hwy	Compliance by April 18, 2015 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
6	2013-1409	Cynthia Kellerhouse (Clark)	2605 SW 54 St	Abatement of \$4,100.00 recommended to the City Commission	P
7	2014-1363	Meadowbrook Lakes View Assn A	SE 3 St	Extension Granted until March 19, 2015	P
8	2014-2085	Luis Rafael Sanchez	2360 SW 45 St	Compliance by January 28, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
9	2014-1895	Michael Schwagel Rev Liv Tr	230 SW 14 St	Compliance by February 17, 2015 or \$75.00 per day fine. \$50.00 administrative fee assessed.	P
10	2014-2005	Michael Schwagel Rev Liv Tr	224 SW 14 St	Compliance by February 17, 2015 or \$75.00 per day fine. Administrative fee waived.	P
12	2014-2058	MORS Properties LLC	2 S Federal Hwy	Compliance by February 17, 2015 or a \$250 one-time assessment. \$150.00 administrative fee assessed.	NP
13	2014-2072	BH-NV Dania Properties LLC	5430 SW 25 Ave	to abate the nuisances by cleaning the pool and repairing the fence around the pool after January 28, 2015 granted in the interest of public health and safety. Compliance by February 17, 2015 for items #1 and #4 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
14	2014-2076	BH-NV Dania Properties LLC	5426 SW 25 Ave	Compliance by January 28, 2015 for items #2 and #3 or \$150.00 per day fine. Authorization to abate the nuisances by cleaning the pool and repairing the fence around the pool after January 28, 2015 granted in the interest of public health and safety. Compliance by April 18, 2015 for items #2 and #4 or a \$150.00 per day fine. \$50.00 administrative fee assessed.	P
15	08-1181	<b>Dorene C Darling c/o Live Cheap LLC*</b>	<b>210 NW 9 Ave</b>	<b>Abatement of \$5,400.00 recommended to the City Commission</b>	<b>P</b>
16	10-0589	Dorene C Darling c/o Live Cheap LLC	210 NW 9 Ave	Abatement of \$1,700.00 recommended to the City Commission	P
17	2013-1540	Nelson McCutcheon	401 NW 3 PI	Fine abated to \$1,000.00 payable by May 18, 2015	P
18	2014-0238	Samuel Clarke	326 SW 14 St	Fine confirmed	P
19	2014-0257	Kairos Holding Corp	708 SW 8 St	Fine confirmed. Hold recording of lien for 30 days	P
20	2014-1605	Angie Yuk Ngan Wong	601 NW 3 Ter	Compliance by March 19, 2015 or a \$150.00 per day fine. \$50.00 administrative fee assessed.	P
21	2014-1706	Pompee Uppal	228 NW 13 Ct	Compliance by March 19, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
22	2013-0389	DRE (2012) (FL) LLC	275 SW 8 St	Extension Granted until February 17, 2015	NP
23	2013-1568	Dalland Properties LP	113 NW 13 Ave	Fine confirmed	NP
24	2014-0520	Jason D Schaffer	109 NE 2 PI	Fine confirmed	NP
25	2014-1921	Federal National Mortgage Assn	317 NW 5 Ave Apt A	Case Continued 30 days	
26	2013-1309	Dalland Properties LP	113 NW 13 Ave	Fine Confirmed	NP
27	2014-0104	Action Loss Mitigation Inc	2200 SW 46 Ct	Fine Confirmed	NP

# City of Dania Beach

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

OWNER: DARLING,DORENE C  
 FOLIO: 0234-22-0030  
 LEGAL: DANETTE 16-65 B LOT 3 BLK A  
 ADDRESS: 210 NW 9 AVENUE

CODE ENFORCEMENT ORDER LIEN						CEB 08-1181		RECORDED			RELEASED		
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE	DATE	
Date	Date	Amount	Days	FINE	Fee	Total							
12/11/2008	9/10/2009	\$200.00	273	\$54,600.00	\$158.00	\$54,758.00	46439	1227-1234	8/10/2009				

THIS PROPERTY IS IN COMPLIANCE AS OF 9/10/2009

**ESTIMATED COST OF RECORDING FEES**

1	PAGES	CERTIFIED COPY COVER	10.00
5	PAGES	FINAL ORDER	42.50
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>158.00</b>