

# AGENDA REQUEST FORM CITY OF DANIA BEACH

**Date:** November 17, 2015

**Agenda Item #:**

**Title:** Request for Abatement

**Requested Action:**

Consideration of the Abatement Request for: Gabriela Engles, 4736 SW 24 AVE, Case #2012-1029

**Summary Explanation & Background:**

This was originally cited on 11/2/12 for 2 violations. This went to the Special Magistrate on 07/11/13 for 1 violation. Special Magistrate Gordon Linn issued an order giving the respondent until 10/19/13 to comply the violations or a fine of \$150.00 per day would be levied. At the 3/6/14 hearing Special Magistrate Mark Berman confirmed the fine as a lien. The property was brought into compliance on 5/28/14. The fines ran from 10/19/13 through 5/28/14, 221 days @ \$150.00 per day = \$33,150.00 plus recording/admin fees of \$354 totaling \$33,504.00. At the 11/5/15 hearing, Special Magistrate Mark Berman recommended an abatement of the fine to \$3,315.00 to the City Commission. **The out of pocket costs to the City are \$ 1,200.**

**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 7/11/13, 3/6/14, 8/7/14 and 11/5/15.
- (4) Copy of the lien total sheet.

**Purchasing Approval:**

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

**Recommended for Approval By:**

At the 11/5/15 hearing, Special Magistrate Judith Secher recommended an abatement of the fine to \$3,315.00 to the City Commission.

**Commission Action:**

Passed  Failed  Continued  Other

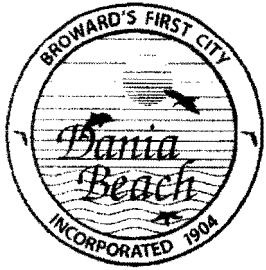
**Comment:**

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City Manager

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City Clerk



# City of Dania Beach

Florida

## Notice of Violation

11/2/2012

Gabriela Engels  
4736 SW 24 AVE  
Dania Beach, FL 33312-5905

Case Number: 2012-00001029  
Location: 4736 SW 24 AVE  
Folio: 5042-29-12-0250  
Legal Description: See Attached Detail

Dear Gabriela Engels:

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 11/28/2012. 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. 3706.

Sincerely,

Warren Ostrofsky  
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:  
Certified Mail # 7012 1010 0002 9791 2534 by KM

Also sent regular mail

## LEGAL DESCRIPTION DETAIL

### **Legal Description**

BROWARD HEIGHTS 31-28 B LOT 5  
BLK 2 ^

## VIOLATION DETAIL

<b>Violation Description</b>	<b>Code Text</b>	<b>Corrective Action</b>
CE008021151301 - DBCC 8-21(a)(5)(a)(3) Parking Maintenance	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.	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.
CE105001000001 - FBC 105.1 Permits Required	FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (2007 ed.), or to cause any such work to be done, must first make application to the building official (or building department) and obtain the required permit(s).	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.

# DETAILED INSPECTION REPORT

DATE: 4-25-12
CASE #: 2012-0129
FOLIO #: 5042-29-12-0250
ADDRESS: 4736 SW 24 AVE
OWNER: ENGELS, GABRIELA
THE FOLLOWING PERMITS NEED TO BE REOPENED, INSPECTED THEN CLOSED
A-11-735-FENCE - <i>open</i>
B-11-756-FENCE - <i>open</i>
C-11-792-CONCRETE SLABS - <i>open</i>
PERMITS MIGHT BE REQUIRED TO FIX THE DRIVEWAY CHECK WITH BUILDING DEPT.

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida : CASE # 2012-1029  
Municipal Corporation,

PETITIONER, :

vs. :

GABRIELA ENGELS,

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 March 6, 2014, 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 July 30, 2013, a Final Order in the above-captioned case commanding the Respondent, Gabriela Engels, to bring the violation specified in paragraph b.(1) of said Final Order into compliance on or before October 19, 2013, or pay a fine in the amount of \$150.00 per day for each day of non-compliance thereafter.
2. The violation found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 4736 SW 24 Avenue, Dania Beach, Florida and legally described as: BROWARD HEIGHTS 31-28 B LOT 5 BLK 2: (0229 12 0250).
3. Respondent, Gabriela Engels, did not comply with the Final Order on or before the compliance date stated above. The violation stated in the Final Order still exists on the property.
4. The fine imposed in the Final Order for the violation specified in paragraph b.(1) is hereby confirmed and ratified and accrues at \$150.00 per day from October 19, 2013 until such time as the Respondent, Gabriela Engels, 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 18 day of March, 2014.

CODE COMPLIANCE SPECIAL MAGISTRATE

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

Notary Seal:

Sworn and subscribed before me this 18 day of March, 2014.

*Lori A. Wygladalski*  
NOTARY PUBLIC STATE OF FLORIDA

Gordon Linn is personally known to me.

NOTARY PUBLIC-STATE OF FLORIDA  
Lori A. Wygladalski  
Commission # EE023386  
Expires: SEP. 06, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

**CERTIFICATE OF SERVICE**

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, Gabriela Engels, this 18 day of March, 2014.

CERTIFIED MAIL # 7012 1010 0002 5510 2458

*Lori A. Wygladalski*  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
am

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida           :                   CASE # 2012-1029  
Municipal Corporation

PETITIONER,                                   :

vs.   :

GABRIELA ENGELS,

RESPONDENT(S).                           :

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

This proceeding came on for Formal Hearing on July 11, 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(s) and the subject matter of this action.
- b. The Respondent(s) or a representative for the Respondent(s) was not present at the hearing.
- c. Petitioner, City of Dania Beach, and Respondent(s), Gabriela Engels, executed a Stipulation which is approved by the Code Compliance Special Magistrate and incorporated into this order by this reference.
- d. Respondent(s) did allow the following code violations to exist at property Respondent(s) owns/own, located at 4736 Southwest 24 Avenue, Dania Beach, Florida, which property is legally described as: BROWARD HEIGHTS 31-28 B LOT 5 BLK 2: (0229 12 0250):
  - 1. DBCC 8-21 (a)(5)(a)(3) Parking Maintenance. All off street parking spaces shall

surface and in good repair. The driveway on the property is in disrepair.

Upon consideration by the Special Magistrate, it is ORDERED:

(a) Respondent(s) has/have been found to be in violation of the above described code sections listed in paragraph d.(1). A fine of \$150.00 per day will begin running on October 19, 2013.

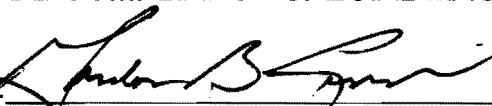
**The fine shall continue until the violations come into compliance with the sections of the City Code upon requested inspection. Upon complying, the Respondent(s) MUST notify the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent(s) has/have complied. If the Respondent(s) does/do not notify the City's Code Compliance Department, an officer will not inspect the property and the fine will continue to be imposed each day until a Code Officer is notified, inspects the property and determines the property to be in compliance with this order. The fine shall constitute a lien upon the real property and personal property of the Respondent(s).**

2. **In addition, there is also assessed \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute an additional lien against the above referenced property which may also be actionable by law.**

In the event this Final Order is recorded as a lien, a charge will be imposed to record the Final Order and any lien satisfaction.

ORDERED at Dania Beach, Broward County, Florida, on July 30, 2013.

CODE COMPLIANCE SPECIAL MAGISTRATE

BY:   
Gordon Linn, Esq.



S/A Final Order  
# 2012-1029  
Page 3

Notary Seal:

Sworn and subscribed before me on  
July 30, 2013.

  
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, Gabriela Engels, this 30 day of July 2013.

CERTIFIED MAIL # 7012 1010 0002 9794 0292

  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

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Case Order	Case #	Name	Address	Results
1	12-0038	Jacques A Gallet Tr	374 SW 4 CT	Extension granted until October 19, 2013.
2	2013-0708	DCOTA Dev Co Ltd Prtnr % Cohen Brothers Realty	1855 Griffin RD	Recurring violation found. Case is now complied. Finding of fact issued. \$125.00 administrative fee assessed.
3	2012-1192	Jack R Cox	4312 SW 50 ST	Extension granted until September 19, 2013.
4	11-0789	All Dunn Investment Group Inc	3310 SW 45 CT	Abatement recommended to the City Commission for \$15,600.
5	2013-0768	Andranik Itchmelyan	321 SE 4 ST	Recurring violation found. Case is now complied. Finding of fact issued. \$100.00 administrative fee assessed.
6	11-0161	Timothy Ivey	126 NW 5 AVE	Fine Confirmed. Hold until August, 10, 2013 on recording the li
7	11-0238	R H Investments Properties LLC	60 SW 15 ST	Abatement recommended to the City Commission for \$8,700.0
8	12-0101	Southeastern Conference Assn of Seventh Day Adventists Inc	Vac Lot N of 106 NW 12 AVE	Extension granted until August 20, 2013.
9	2012-1064	Avisar LLC	75 NW 13 AVE	Compliance by August 20, 2013 for items #1 through 5 or \$200.00 p fine. Compliance by August 20, 2013 for item # 6 or \$250.00 one assessment. \$125.00 administrative fee assessed.
10	2013-0258	Lyne Simard	5180 SW 26 AVE	Compliance by November 18, 2013 or \$150.00 per day fine. \$12 administrative fee assessed.
11	2012-1139	Carlos V Sanchez & Graham Sanchez	4172 SW 51 ST	Fine confirmed.
12	2013-0593	Christine Krist	5201 SW 31 AVE 183	Compliance by August 20, 2013 or \$250.00 one time assessment. administrative fee assessed.
13	2013-0836	David Montgomery	25 SW 5 ST	\$1,000.00 fine for irreversible violation assessed. Compliance by A 20, 2013 or \$100.00 per day fine. \$100.00 administrative fee asse
14	2013-0019	Constanza Nino LLC	326 SW 15 ST	Stipulated agreement. Compliance by August 20, 2013 or a \$150.0 day fine. \$50.00 administrative fee assessed.
15	2012-1106	Christine Boundy	101 NW 13 AVE	Fine confirmed.
16	2012-1115	James H Salvino	601 NW 10 ST	Compliance by October 19, 2013 or \$150.00 per day fine. \$100 administrative fee assessed.
17	2013-0431	Wilbur Fernandez	317 NW 5 AVE	Compliance by July 31, 2013 for items #4 through 6 or \$200.00 per c Compliance by August 20, 2013 for items #1, 2, 3, 8 & 9 or \$150.00 fine. Authorization to abate the nuisances by cleaning the trash debris and cutting the overgrowth after July 31, 2013 granted in the of public health and safety. \$200.00 administrative fee asse
18	2013-0450	Laurence Panadero H/E Denise Panadero	350 SE 6 ST	Recurring violation found for item #1. Item #1 is now complied and of fact issued. Compliance by July 31, 2013 for item #2 or \$50.00 p fine. \$100.00 administrative fee assessed.
19	2013-0868	Camilo Canoa Jose Canoa	1293 SW 2 AVE	Recurring violation found. Case is now complied. Finding of fact issu \$100.00 administrative fee assessed.
20	11-1850	Palm Beach Maritime Foundation Inc	4430 SW 32 AVE	Stipulated agreement. Compliance by September 19, 2013 or a \$15 day fine. \$100.00 administrative fee assessed.
21	12-0243	Salomon Teboul	4437 SW 24 AVE	Fine confirmed.
22	12-0245	Tony Monestine	1595 SW 3 AVE	Fine confir.med.
23	2012-1026	Joseph J Herold	4542 SW 25 AVE	Compliance by October 19, 2013 or \$150.00 per day fine. \$100 administrative fee assessed.
24	2012-1029	Gabriela Engels	4736 SW 24 AVE	Stipulated agreement. Compliance by October 19, 2013 or a \$150 day fine. \$100.00 administrative fee assessed.
25	2012-1044	Lior Peled Est	4841 SW 29 AVE	Fine confirmed.
26	2012-1055	Demetric S Manley Teonantra P Manley-Smith Etal	2275 SW 44 ST	Compliance by September 19, 2013 or \$150.00 per day fine. \$10 administrative fee assessed.

Case Order	Case #	Name	Address	Results
27	2012-1057	Jose R Caldera	4604 SW 29 TER	Stipulated agreement. Compliance by October 19, 2013 or a \$150.00 day fine. \$100.00 administrative fee assessed.
28	2012-1340	Suzanne M Lambert	4331 SW 54 CT	Extension granted until July 11, 2013. Case is complied.
29	2013-0714	JAMR Holdings	4500 SW 42 TER	Compliance by July 31, 2013 or \$100.00 per day fine. \$100.00 administrative fee assessed.

Case Order	Case #	Name	Address	Results
1	2013-1916	Ekaterina & Robert C Fernandez	218 SE 3 St	Finding of Fact issued for Item #2. Compliance by March 26, 2014 or \$100.00 per day fine. \$50 Admin Fee assessed.
2	11-0161	Timothy Ivey	126 NW 5 Ave	Authorization to Foreclose Granted. Hold for 30 days, April 5, 2014.
3	2012-1064	Avisar LLC	75 NW 13 Ave	Fine reduced to \$1,110.00 if paid by April 5, 2014.
4	2013-1487	Rodney R. & Lynette C. Sendall	4417 SW 34 Ter	Compliance by June 14, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
5	2013-1114	Oscar S & Ana Maria Leiva	2881 W Marina Dr	Compliance by June 14, 2014 or a \$100.00 per day fine. \$50.00 administrative fee assessed.
6	2013-1789	Christine Taylor Est	31 NW 14 Ct	Compliance by April 15 2014 or a \$75.00 per day fine. \$50.00 administrative fee assessed.
7	2013-1052	Arnaud Gavet & Alice Gavet	4440 SW 34 Dr	Fine Confirmed. Hold recording until May 5, 2014
8	12-0245	Tony Monestine & Luckenson Bernadin	1595 SW 3 Ave	Abatement recommended to the City Commission of \$2,500.00
9	2012-1029	Gabriela Engels	4736 SW 24 Ave	Fine Confirmed. Hold recording until May 5, 2014
10	2012-1054	Mary Johnson	733 Phippen Rd	Abatement recommended to the City Commission of \$1,000.00
11	2012-0713	Ronald J Fleenor	735 SW 5 St	Continued to next available hearing
12	2013-1132	Wells Fargo Bank NA Trstee, c/o Ocwen Loan Servicing LLC	809 NW 13 Ave	Fine Confirmed
13	2013-1923	Vojo Nastevski & Daniela Nastevska	43 SE 3 PI	Compliance by March 26, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
14	2014-0063	James Roberts Est	21 SE 1 Ave	Compliance by March 26, 2014 for Items #1, #5, #6, and #7 or \$150.00 day fine. Authorization to abate the nuisances by securing the property, c the overgrowth, and cleaning the trash and debris after March 26, 2014 granted in the interest of public health and safety. Compliance by April 2014 for Items #2, #3, and #4 of a \$100.00 per day fine. \$100.00 administrative fee assessed.
15	2012-1129	Southeast Propert Ventures LLC	338 SW 4 Ct	Fine Confirmed
16	2012-1246	Tammie L. Williams	221 NW 4 Ave	Fine Confirmed
17	2013-1552	Freeman Building LLC	3985 Ravenswood Rd	Continued to next available hearing
18	2013-1775	Miriam B. Wiley	Phippen Rd	Compliance by March 26, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
19	2013-1856	BFF 101 Management LLC	129 NW 4 Ave	Compliance by April 15, 2014 or a \$200.00 per day fine. \$150.00 administrative fee assessed.
20	2012-1043	The Palms at Dania Beach Condominium Association Inc.	3265 Griffin Rd - Common Area	Extension Granted to May 15, 2014
21	2013-1157	Raz Consulting Agency LLC	5605 SW 24 Ave	Fine Confirmed

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
2	11-1478	My Darling LLC	4433 Stirling Rd	Extension granted to November 15, 2014
3	11-1554	My Darling LLC	4433 Stirling Rd	Extension granted to November 15, 2014
4	2013-0855	My Darling LLC	4417 Stirling Rd	Extension granted to November 15, 2014
5	2013-1856	BFF 101 Management LLC	129 NW 4 Ave	Extension granted to August 27, 2014
6	2014-0228	JRJD LLC	501 Stirling Rd	Extension granted to August 7, 2014. Case is now in compliance and closed.
7	2013-1359	Franklin Belle	314 SW 13 St	Continued to next available hearing (10/9/2014)
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.
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.
10	2013-0026	TOP US Investement LLC	720 SW 6 St	Extension granted to August 7, 2014. Case is now in compliance and closed.
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.
12	2013-0964	DMKM LLC c/o Corazon B James	5519 SW 24 Ave	Fine Confirmed (\$350)
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.
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.
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.
16	2014-0622	Doris Chapman	5291 SW 22 Ave	Continued to next available hearing (10/9/2014)
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
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
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.
20	2014-0341	Russ Kocner	19 SW 14 St	Compliance by September 16, 2014 or \$250.00 per day fine. \$150.00 administrative fee assessed.
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.
22	2013-0389	DRE (2012) (FL) LLC	275 SW 8 St	Extension granted to October 16, 2014
23	2013-1309	Dalland Properties LP	113 NW 13 Ave	No order for Nuisance Abatement. Property is in compliance
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.
25	2014-0858	INVAL LC c/o Geoffrey Wayne	SW 52 St	Compliance by August 27, 2014 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
26	2012-1026	Joseph J Herold	4542 SW 25 Ave	Fine Confirmed

Case Order	Case #	Name	Address	Results
27	2012-1029	Gabriela Engels	4736 SW 24 Ave	Record Order Confirming Fine
28	2013-1639	Wilbur Fernander	112 SW 7 Ave	Fine Confirmed

Case Order	Case #	Name	Address	Results
1	2015-0772	Park N Go of Fort Lauderdale LLC	1101 ELLER DR	Case continued to December 3, 2015 Hearing
2	2014-2335	SDS Development & Trust LLC	2632 W GRIFFIN RD	Fine Confirmed.
3	2014-2076	BH-NV Dania Properties	5426 SW 25 AVE	Fine Confirmed on both split orders. Fine Abated to \$4,00 payable by December 15, 2015 (40 days)
4	2011-1554	My Darling LLC	4433 STIRLING RD	Fine confirmed. Hold recording for 90 days (February 3, 2016)
5	2011-1478	My Darling LLC	4433 STIRLING RD	Fine Confirmed. One time \$250 fine payable by November 15, 2015 (10 days)
6	2012-1079	David Montgomery	25 SW 5 ST	Case continued to January 7, 2016 Hearing
7	2015-1060	My Darling LLC	4433 STIRLING RD	Compliance by January 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
8	2013-1914	Ronald Starvish	2680 SW 51 ST	Fine Confirmed. Abated to \$500 payable by December 15, 2015
9	2013-0517	Micheline Etienne	418 PHIPPEN RD	Fine Confirmed. Abated to \$1,500 payable by January 14, 2016
10	2015-1105	Richard Pound	830 NW 7 AVE	Compliance by December 15, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed
11	2012-1029	Gabriela Engles	4736 SW 24 AVE	Abatement of \$3,315 recommended to the City Commission
12	2014-0720	SMIM Investments LLC	4940 SW 26 AVE	Fine Confirmed. Abated to \$6,750 payable by December 15, 2015
13	2013-1404	Andree V Chunn Est	1002 NW 2 ST	Fine Confirmed. Abated to \$250 payable by December 15, 2015
14	2015-0486	M Sterling Collins Rev Tr	6 SW 5 AVE	Extension granted to January 14, 2016
15	2015-1187	Domenico Apa	212 N FEDERAL HWY	Compliance by December 15, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
16	2015-1119	Jose Canoa	61 SW 12 ST A	Finding of Fact. \$100.00 administrative fee assessed payable by December 15, 2015 (40 days)
17	2015-1121	Camilo Cano Jose Canoa	1293 SW 2 AVE	Finding of Fact. \$100.00 administrative fee assessed payable by December 15, 2015 (40 days)
18	2015-1148	Live Cheap LLC	137 SW 5 CT	Compliance by January 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
19	2015-1150	Live Cheap LLC	125 SW 5 CT	Compliance by January 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
20	2015-1152	Live Cheap LLC	117 SW 5 CT	Compliance by January 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
21	2015-1155	Live Cheap LLC	113 SW 5 CT	Compliance by January 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
22	2015-1156	Live Cheap LLC	109 SW 5 CT	Compliance by January 14, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
23	2013-1646	US Bank NA Trustee % Shapiro & Fishman LLP	241 NW 5 AVE	Authorization to Foreclose
24	2014-2055	Pasquale M Riccitelli	4236 SW 49 ST	Fine Confirmed
25	2013-1157	Raz Consulting Agency LLC	5605 SW 24 AVE	Authorization to Foreclose
26	2014-1200	HYH Management LLC	2330 SW 44 ST	Case continued to January 7, 2015 Hearing

Case Order	Case #	Name	Address	Results
27	2015-1065	Federal National Mortgage Assn % McCalla Raymer LLC	4407 SW 25 TER	Compliance by December 15, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
28	2015-1115	ArtMarine LLC	3100 STATE RD 84	Fine Confirmed. One time \$250 fine payable by December 15, 2015 (40
29	2015-1162	Federal National Mortgage Assn	237 NW 5 AVE	Compliance by December 15, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed
30	2015-1168	Federal National Mortgage Assn	134 NW 11 AVE	Compliance by December 15, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed
31	2015-1122	Andre Nelson	606 PHIPPEN RD	Compliance by December 15, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed



# City of Dania Beach

100 W. Dania Beach E  
 Dania Beach, FL 33  
 954-924-6

OWNER: GABRIELA ENGELS

FOLIO: 0229 12 0250

LEGAL: BROWARD HEIGHTS 31-28 B LOTS 5 BLK 2

ADDRESS: 4736 SW 24 Avenue, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN						CEB 2012-1029	RECORDED			RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
10/19/2013	5/28/2014	\$150.00	221	\$33,150.00	\$354.00	\$33,504.00	51008	1762-1767	8/12/2014		

*Case Complied 5/28/14*

**REVISED 11/17/2015**

**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	200.00
			<b>354.00</b>