



City of Dania Beach

Florida

Notice of Violation

8/23/2013

Dalland Properties LP
2300 E Las Olas Blvd
Fort Lauderdale, FL 33301

Case Number: 2013-00001309
Location: 113 NW 13 AVE
Folio: 5042-33-10-0520
Legal Description: See Attached Detail

Dear Dalland Properties LP:

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 09/05/2013. 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,

George White
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7012 1010 0002 9794 1886 by JC

Also sent regular mail

LEGAL DESCRIPTION DETAIL

Legal Description

WEST MOORLAND 19-8 B LOT 15
BLK 4

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
CE008021127001 - DBCC 8-21(a)(2)(g) Window/Door Maintenance	DBCC 8-21(a)(2)(g) states every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair.	Insure every window and exterior door is reasonably weathertight, maintained without cracks and holes, and in a state of good repair. Obtain any and all permits and approvals as necessary or required.
CE008021127002 - DBCC 8-21(a)(2)(g) Window Equipment/Screens	DBCC 8-21(a)(2)(g) states all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens.	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.
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.
CE013034003001 - DBCC 13-34(c) Untended Vegetation	DBCC 13-34(c) states the owners and operators of all improved property within the city shall not permit untended vegetation upon such property and the public rights of way, swales, and/or canal banks. Untended vegetation includes all grass, weeds, and underbrush in excess of eight (8) inches in height from the ground, and any overgrown vines and similar other vegetation.	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.

CE014002001001 -
DBCC 14-2(a)
Junk/Abandoned Vehicles

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.

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.

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2013-1309
Municipal Corporation,

PETITIONER, :

vs. :

DALLAND PROPERTIES LP,

RESPONDENT. :

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

This proceeding came on for Formal Hearing on December 12, 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, Dalland Properties LP, did allow the following code violations to exist at property Respondent owns, located at 113 NW 13 Avenue, Dania Beach, Florida, which property is legally described as: WEST MOORLAND 19-8 B LOT 15 BLK 4: (0233 10 0520).

1. DBCC 8-21 (a) (2) (g) Window/Door Maintenance. Every window and exterior door shall be reasonably weathertight, maintained without cracks and holes, and in a state of good repair and all windows intended for ventilation must be equipped with fully operable hardware and fitted with screens. There are windows in a state of disrepair and are not weathertight.

2. DBCC 8-21 (a) (2) (g) Window Equipment/Screens. All windows intended for ventilation must be equipped with fully operable hardware and fitted with screens. The windows are not fitted with screens.

3. 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 property. All trash and litter on the property must be removed.

4. 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. Remove all trash and litter from the rights of way adjoining the property.

5. DBCC 13-34 (c) Untended Vegetation Minimum Standards. The owners and operators of all improved property within the city shall not permit untended vegetation upon such property, and the adjoining portions of rights of way, swales, and canal banks. There is untended vegetation on the property and the adjoining rights of way. All untended vegetation must be cut including abutting rights of way.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Dalland Properties LP:

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(5), and a fine of \$200.00 per day will begin running on January 21, 2014 for these violations.

(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

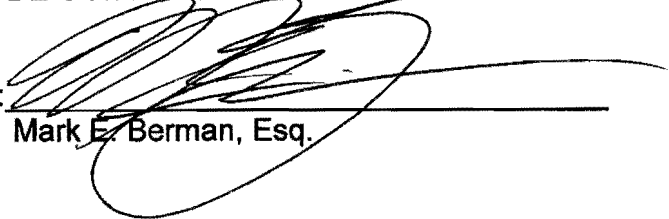
FINAL ORDER
#2013-1309
PAGE 3

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.

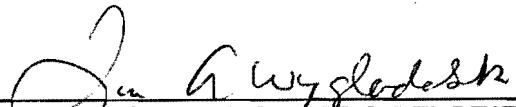
ORDERED at Dania Beach, Broward County, Florida, this 27 day of December, 2013.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this
27 day of December, 2013.


NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

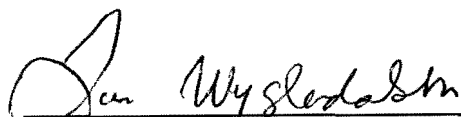


Lori A. Wygladalski
Commission # EE023386
Expires: SEP. 06, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Dalland Properties LP, this 27 day of December, 2013.

CERTIFIED MAIL # 7012 100 0002 5570 3523


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

Return to: Mark Bates, Finance Director

Supplemental Order/Claim of Lien
2013-1309
Page 2

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 21 day of January, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE



Notary Seal:

[Signature]
Mark E. Berman, Esq.

Sworn and subscribed before me this
21 day of January, 2015.

[Signature]
NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, Dalland Properties LP, this 21 day of January, 2015.

CERTIFIED MAIL # 7014 1200 0001 7282 7259

[Signature]
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 # 2013-1309
Municipal Corporation,

PETITIONER, :

vs. :

DALLAND PROPERTIES LP,

RESPONDENT. :

ORDER ON ABATEMENT OF FINE RECOMMENDATION

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on October 1, 2015, 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 December 27, 2013 by the Code Compliance Special Magistrate finding the Respondent, Dalland Properties LP, 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 January 21, 2014 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 113 NW 13 Avenue, Dania Beach, Florida, and legally described as: WEST MOORLAND 19-8 B LOT 15 BLK 4: (0233 10 0520).
3. Respondent, Dalland Properties LP, complied with the Final Order on July 23, 2015.
4. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from January 21, 2014 to July 23, 2015.
5. The fine accrued for a period of 548 days at \$200.00 per day for a total fine of \$109,600.00.
6. The Special Magistrate hereby recommends abatement of the fine to \$10,960.00. The Dania Beach City Commission will determine whether the fine imposed in this case

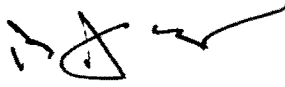
is abated and if so, the amount and terms of fine abatement.

7. This abatement of fine recommendation is directed only to the Respondent. This order does not waive or compromise the City's lien rights against prior property owners or the City's rights to surplus tax proceeds.

8. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case signed December 27, 2013, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 19th day of October, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE



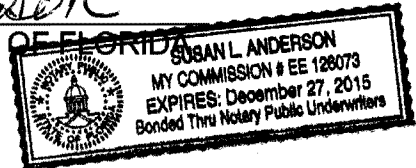
By: _____
Bruce W. Jolly, Esq.

Notary Seal:

Sworn and subscribed before me this 19th day of October, 2015.


NOTARY PUBLIC STATE OF FLORIDA

Bruce W. Jolly is personally known to me.



CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, Dalland Properties LP, this 19th day of October, 2015.

CERTIFIED MAIL # 7013 0600 0000 7438 230P



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

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

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 paid within 30 days
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.
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.
4	12-0228	Florence Konschnik	320 Sheridan St	Compliance by March 19, 2015 or \$150.00 per day fine. \$100.00 administrative fee assessed.
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.
6	2013-1409	Cynthia Kellerhouse (Clark)	2605 SW 54 St	Abatement of \$4,100.00 recommended to the City Commission
7	2014-1363	Meadowbrook Lakes View Assn A	SE 3 St	Extension Granted until March 19, 2015
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.
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.
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.
12	2014-2058	MORS Properties LLC	2 S Federal Hwy	Compliance by February 17, 2015 or a \$250 one-time assessment. Administrative fee assessed.
13	2014-2072	BH-NV Dania Properties LLC	5430 SW 25 Ave	Compliance by January 28, 2015 for items #2 and #3 or \$200.00 per day fine. Authority to abate the nuisances by cleaning the pool and repairing the fence around the pool. 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.
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. Authority to abate the nuisances by cleaning the pool and repairing the fence around the pool. January 28, 2015 granted in the interest of public health and safety. Compliance by February 17, 2015 for items #2 and #4 or a \$150.00 per day fine. \$50.00 administrative fee assessed.
15	08-1181	Dorene C Darling c/o Live Cheap LLC	210 NW 9 Ave	Abatement of \$5,400.00 recommended to the City Commission
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
17	2013-1540	Nelson McCutcheon	401 NW 3 Pl	Fine abated to \$1,000.00 payable by May 18, 2015
18	2014-0238	Samuel Clarke	326 SW 14 St	Fine confirmed
19	2014-0257	Kairos Holding Corp	708 SW 8 St	Fine confirmed. Hold recording of lien for 30 days
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.
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.
22	2013-0389	DRE (2012) (FL) LLC	275 SW 8 St	Extension Granted until February 17, 2015
23	2013-1568	Dalland Properties LP	113 NW 13 Ave	Fine confirmed
24	2014-0520	Jason D Schaffer	109 NE 2 Pl	Fine confirmed
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
27	2014-0104	Action Loss Mitigation Inc	2200 SW 46 Ct	Fine Confirmed

Case Order	Case #	Name	Address	Results
28	2014-0525	Nate Benner	26 NW 6 Ave	Fine Confirmed
29	2014-1877	Bank of New York Mellon	148 NW 14 Way 1-2	Compliance by February 17, 2015 or \$150.00 per day fine. \$100 administrative fee assessed.
30	2014-2089	Citibank NA Trstee, c/o Ocwen Loan Servicing LLC	50 SE 10 Ter	Compliance by February 17, 2015 or \$200.00 per day fine. \$100 administrative fee assessed.
31	2014-2168	1200 Plaza LLC	1200 S Federal Hwy	Compliance by March 19, 2015 or \$200.00 per day fine. \$150. administrative fee assessed.
32	2014-2169	US Bank Trust NA Trstee	231 SW 9 St	Compliance by February 17, 2015 or \$200.00 per day fine. \$100 administrative fee assessed.
33	2014-0052	US Mortgage Finance III LLC	3241 SW 44 St	Fine Confirmed. Send letter to respondent advising they have 15 d request abatement of fine or the lier. will be recorded
34	2014-0595	Salome Murphy	2764 SW 47 St	Fine Confirmed
35	2014-0720	SMIM Investments LLC	4940 SW 26 Ave	Extension Granted until February 17, 2015
36	2014-1805	THB Inc	SW 25 AVE	Continued to March 5, 2015 hearing

Case Order	Case #	Name	Address	Results
1	2015-0772	Park N Go of Fort Lauderdale LLC	1101 ELLER DR	Case continued to November 5, 2015 Hearing -To be heard with Case # 1153. NOV to be Ammended
2	2015-0958	Christine A O'Donnell	5544 PARK RD	Compliance by December 10, 2015 or a \$100.00 per day fine. \$50.00 administrative fee assessed.
3	2012-1026	Joseph J Herold	4542 SW 25 AVE	Case continued to December 3, 2015 Hearing
4	2015-0419	Desiree Middleton & Robin E Taylor	709 SW 4 ST	Compliance by November 10, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
5	2015-0175	N & D Holding Inc	3325 GRIFFIN RD	Extension granted to November 10, 2015
6	2013-1568	Dalland Properties LP	113 NW 13 AVE	Abatement of \$8,400 recommended to the City Commission
7	2013-1309	Dalland Properties LP	113 NW 13 AVE	Abatement of \$10,900 recommended to the City Commission
8	2014-0980	Kimberly Lynch	5091 SW 26 AVE	Case to be withdrawn for Nuisance Abatement.
9	2015-0093	Robert P Scally Robert P Scally Rev Trust	37 SW 10 ST	Extension granted to December 10, 2015
10	2015-0909	Arthur S Kachel	4448 SW 51 ST	Compliance by January 9, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed
11	2014-1543	Rotem Hen	4933 SW 32 TER	Fine confirmed. Fine Abated to \$2,500 payable by November 10, 2015 (days)
12	2013-0517	Micheline Etienne	418 PHIPPEN RD	Fine confirmed. Hold recording to next hearing. (November 5, 2015)
13	2015-0640	Jose P Font	838 NW 8 AVE	Case continued to December 3, 2015 Hearing
14	2015-0858	INVAL LC % Geoffrey Wayne	SW 52 ST	Fine Confirmed.
15	2015-0873	Deutsche Bank National Tr Co % Aldridge Connors	4700 SW 34 TER	Compliance by November 10, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
16	2015-1009	Live Cheap LLC	101 SW 5 CT	Compliance by November 10, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
17	2014-2072	BH-NV Dania Properties	5430 SW 25 AVE	Fines confirmed on both split orders
18	2014-2336	Action Loss Mitigation Inc	2200 SW 46 CT	Fine Confirmed.
19	2015-0913	Dania PS LLC	1106 NW 2 ST	Compliance by November 10, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed
20	2015-0933	99-31 Holdings LLC	126 NW 8 AVE	Compliance by December 10, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
21	2015-0957	Wells Fargo Bank NA % Aldridge Connors	4930 SW 29 AVE	Compliance by November 10, 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: DALLAND PROPERTIES LP
FOLIO: 0233 10 0520
LEGAL: WEST MOORLAND 19-8 B LOT 15 BLK 4
ADDRESS: 113 NW 13 Avenue, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN

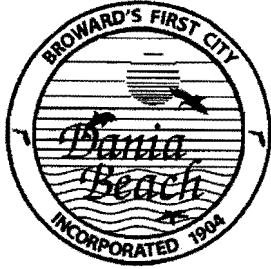
CEB 2013-1309

CODE ENFORCEMENT ORDER LIEN						CEB 2013-1309		RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE
Date	Date	Amount	Days	FINE	Fee	Total					
1/21/2014	7/23/2015	\$200.00	548	\$109,600.00	\$262.50	\$109,862.50	112764112	1 to 6	1/23/2015		

Case Complied 7/23/15

ESTIMATED COST OF RECORDING FEES

1	PAGES	CERTIFIED COPY COVER	10.00
4	PAGES	FINAL ORDER	40.50
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
			262.50



City of Dania Beach

Florida

Notice of Violation

10/17/2013

Dalland Properties LP
2300 E Las Olas BLVD
Fort Lauderdale, FL 33301

Case Number: 2013-00001568
Location: 113 NW 13 AVE
Folio: 5042-33-10-0520
Legal Description: See Attached Detail

Dear Dalland Properties LP:

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 10/28/2013. 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. 3648.

Sincerely,

Frank Austin
Code Inspector

I certify that an original hereof was furnished to the above named addressee by:
Certified Mail # 7012 1010 0002 5510 2960 by JC

Also sent regular mail

LEGAL DESCRIPTION DETAIL

Legal Description

WEST MOORLAND 19-8 B LOT 15
BLK 4

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
CE014002001001 - DBCC 14-2(a) Junk/Abandoned Vehicles	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.	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.

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2013-1568
Municipal Corporation,

PETITIONER, :

vs. :

DALLAND PROPERTIES LP,

RESPONDENT. :

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

This proceeding came on for Formal Hearing on April 3, 2014, 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, Dalland Properties LP, did allow the following code violation to exist at property Respondent owns, located at 113 NW 13 Avenue, Dania Beach, Florida, which property is legally described as: WEST MOORLAND 19-8 B LOT 15 BLK 4: (0233 10 0520).

1. DBCC 14-2 (a) Junked and Abandoned Vehicles. It is unlawful to park, store, have, or permit parking or storage of any junked and abandoned vehicles of any kind or parts thereof upon any private property. There is a vehicle parked on the property with an expired tag.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, Dalland Properties LP:

(a) has been found to be in violation of the above described code section listed in paragraph b.(1), and a fine of \$150.00 per day will begin running on April 23, 2014 for this violation.

(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 violation comes into compliance with said section 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 18 day of April, 2014.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: _____

Mark E. Berman, Esq.

Notary Seal:

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

Lori A. Wygladalski
NOTARY PUBLIC STATE OF FLORIDA

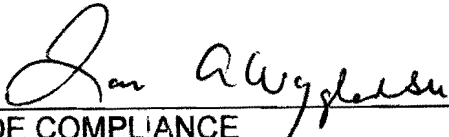
Mark E. Berman is personally known to me.

FINAL ORDER
2013-1568
PAGE 3

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent, Dalland Properties LP, this 18 day of April, 2014.

CERTIFIED MAIL # 7013 0600 0000 7437 5391



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

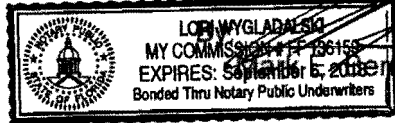
CC: First Class Standard Mail
am

Order Imposing Fine
2013-1568
Page 2

DONE and ORDERED at Dania Beach, Broward County, Florida, this 21 day
of January, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

Notary Seal:



Jan Wygladalski, Esq.

Sworn and subscribed before me this
21 day of January, 2015.

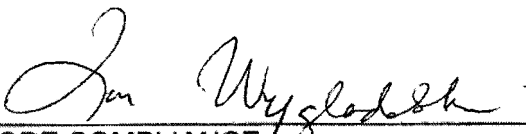

NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Order Imposing Fine was mailed to the
Respondent, Dalland Properties LP, this 21 day of January, 2015.

CERTIFIED MAIL # 7014 1200 0001 7202 7273


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 # 2013-1568
Municipal Corporation,

PETITIONER, :

vs. :

DALLAND PROPERTIES LP,

RESPONDENT. :

ORDER ON ABATEMENT OF FINE RECOMMENDATION

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, on October 1, 2015, having heard testimony on Respondent's request for abatement of fine, and being otherwise advised in the premises, states as follows:

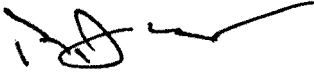
1. A Final Order in the above-captioned case was rendered on April 18, 2014 by the Code Compliance Special Magistrate finding the Respondent, Dalland Properties LP, in violation of the city code section as specified in said Final Order and imposing a fine in the amount of \$150.00 per day, beginning April 23, 2014 and continuing for each day thereafter until the property is brought into compliance.
2. The violation found by the Code Compliance Special Magistrate and entered in the Final Order occurred on the property located at 113 NW 13 Avenue, Dania Beach, Florida, and legally described as: WEST MOORLAND 19-8 B LOT 15 BLK 4: (0233 10 0520).
3. Respondent, Dalland Properties LP, complied with the Final Order on August 13, 2014.
4. The fine stated in the Final Order is hereby confirmed and ratified and did accrue at the per diem rate specified from January 23, 2014 to August 13, 2014.
5. The fine accrued for a period of 112 days at \$150.00 per day for a total fine of \$16,800.00.

Order on Abatement of Fine Recommendation
2013-1568
Page 2

6. The Special Magistrate hereby recommends abatement of the fine to \$8,400.00.
7. This abatement of fine recommendation is directed only to the Respondent. This order does not waive or compromise the City's lien rights against prior property owners or the City's rights to surplus tax proceeds.
8. Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case signed April 18, 2014, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 19th day of October, 2015.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

Bruce W. Jolly, Esq.

Notary Seal:

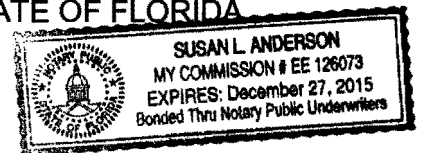
Sworn and subscribed before me this 19th day of October, 2015.



NOTARY PUBLIC STATE OF FLORIDA

Bruce W. Jolly is personally known to me.

CERTIFICATE OF SERVICE



I CERTIFY that a copy of the foregoing Order on Abatement of Fine Recommendation was mailed to the Respondent, Dalland Properties LP, this 19th day of October, 2015.

CERTIFIED MAIL # 70130600000074382313



CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

Case Order	Case #	Name	Address	Results
1	2013-1245	Steven Altland	723 SW 5 St	Extension Granted to May 13, 2014
2	2014-0005	Clara B Razor	5753 SW 24 Ave	Continued to next available hearing
3	2013-0026	Top US Investment LLC	720 SW 6 St	Extension Granted to June 12, 2014
4	2013-1387	David Rhum	34 SW 6 Ave	Extension Granted to June 12, 2014
5	2012-1183	Edy A & Bibian L Rivera	3011 SW 51 St	Compliance by June 12, 2014 or a \$75.00 per day fine. \$50.00 administrative fee assessed.
6	2013-0825	FDG Flagler Station II LLC	97 Park Ave	Extension Granted to April 23, 2014
7	2013-1884	Rawson Portnoy Properties LLC	118 NW 7 Ave	Compliance by May 13, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
8	2013-0250	Karmi Ella c/o Ruhamar Sahar	4681 SW 33 Ave	Compliance by July 12, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
9	2013-1893	Fishman Investments LLC	4580 SW 33 Ave	Compliance by April 23, 2014 or a \$200.00 per day fine. \$100.00 administrative fee assessed.
10	2014-0031	Tarn Tantikij	3121 SW 44 St	Compliance by May 13, 2014 or a \$125.00 per day fine. \$100.00 administrative fee assessed.
11	2013-1359	Franklin Belle	314 SW 13 St	Continued to next available hearing
12	2013-1568	Dalland Properties LP	113 NW 13 Ave	Compliance by April 23, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
13	2013-1767	Ana Paula Oliveira	1102 SE 2 Ave	Compliance by May 13, 2014 or a \$75.00 per day fine. \$50.00 administrative fee assessed.
14	2013-1912	Carlos Vidal & Yaneth Palacio	5221 SW 25 Ter	Compliance by May 13, 2014 or a \$125.00 per day fine. \$100.00 administrative fee assessed.
15	2013-1914	Ronald Starvish	2680 SW 51 St	Compliance by May 13, 2014 or a \$75.00 per day fine. \$50.00 administrative fee assessed.
16	2014-0092	Eli Bohadanah	120 NW 5 Ave	Compliance by May 13, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
17	2013-0858	Tamara Youel	4343 SW 49 Ct	Extension Granted to July 12, 2014
18	2013-1359	US Bank NA Trstee c/o Onwest Bank	3291 5 SW 44 St	Compliance by April 23, 2014 or \$250.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris and cutting the overgrowth after April 23, 2014 granted in the interest of public health and safety. \$150.00 administrative fee assessed.

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 paid within 30 days
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.
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.
4	12-0228	Florence Konschnik	320 Sheridan St	Compliance by March 19, 2015 or \$150.00 per day fine. \$100.00 administrative fee assessed.
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.
6	2013-1409	Cynthia Kellerhouse (Clark)	2605 SW 54 St	Abatement of \$4,100.00 recommended to the City Commission
7	2014-1363	Meadowbrook Lakes View Assn A	SE 3 St	Extension Granted until March 19, 2015
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.
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.
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.
12	2014-2058	MORS Properties LLC	2 S Federal Hwy	Compliance by February 17, 2015 or a \$250 one-time assessment. Administrative fee assessed.
13	2014-2072	BH-NV Dania Properties LLC	5430 SW 25 Ave	Compliance by January 28, 2015 for items #2 and #3 or \$200.00 per day fine. Authority to abate the nuisances by cleaning the pool and repairing the fence around the pool. 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.
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. Authority to abate the nuisances by cleaning the pool and repairing the fence around the pool. January 28, 2015 granted in the interest of public health and safety. Compliance by February 17, 2015 for items #2 and #4 or a \$150.00 per day fine. \$50.00 administrative fee assessed.
15	08-1181	Dorene C Darling c/o Live Cheap LLC	210 NW 9 Ave	Abatement of \$5,400.00 recommended to the City Commission
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
17	2013-1540	Nelson McCutcheon	401 NW 3 Pl	Fine abated to \$1,000.00 payable by May 18, 2015
18	2014-0238	Samuel Clarke	326 SW 14 St	Fine confirmed
19	2014-0257	Kairos Holding Corp	708 SW 8 St	Fine confirmed. Hold recording of lien for 30 days
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.
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.
22	2013-0389	DRE (2012) (FL) LLC	275 SW 8 St	Extension Granted until February 17, 2015
23	2013-1568	Dalland Properties LP	113 NW 13 Ave	Fine confirmed
24	2014-0520	Jason D Schaffer	109 NE 2 Pl	Fine confirmed
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
27	2014-0104	Action Loss Mitigation Inc	2200 SW 46 Ct	Fine Confirmed

Case Order	Case #	Name	Address	Results
28	2014-0525	Nate Benner	26 NW 6 Ave	Fine Confirmed
29	2014-1877	Bank of New York Mellon	148 NW 14 Way 1-2	Compliance by February 17, 2015 or \$150.00 per day fine. \$100 administrative fee assessed.
30	2014-2089	Citibank NA Trstee, c/o Ocwen Loan Servicing LLC	50 SE 10 Ter	Compliance by February 17, 2015 or \$200.00 per day fine. \$100 administrative fee assessed.
31	2014-2168	1200 Plaza LLC	1200 S Federal Hwy	Compliance by March 19, 2015 or \$200.00 per day fine. \$150. administrative fee assessed.
32	2014-2169	US Bank Trust NA Trstee	231 SW 9 St	Compliance by February 17, 2015 or \$200.00 per day fine. \$100 administrative fee assessed.
33	2014-0052	US Mortgage Finance III LLC	3241 SW 44 St	Fine Confirmed. Send letter to respondent advising they have 15 d request abatement of fine or the lier. will be recorded
34	2014-0595	Salome Murphy	2764 SW 47 St	Fine Confirmed
35	2014-0720	SMIM Investments LLC	4940 SW 26 Ave	Extension Granted until February 17, 2015
36	2014-1805	THB Inc	SW 25 AVE	Continued to March 5, 2015 hearing

Case Order	Case #	Name	Address	Results
1	2015-0772	Park N Go of Fort Lauderdale LLC	1101 ELLER DR	Case continued to November 5, 2015 Hearing -To be heard with Case # 1153. NOV to be Ammended
2	2015-0958	Christine A O'Donnell	5544 PARK RD	Compliance by December 10, 2015 or a \$100.00 per day fine. \$50.00 administrative fee assessed.
3	2012-1026	Joseph J Herold	4542 SW 25 AVE	Case continued to December 3, 2015 Hearing
4	2015-0419	Desiree Middleton & Robin E Taylor	709 SW 4 ST	Compliance by November 10, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
5	2015-0175	N & D Holding Inc	3325 GRIFFIN RD	Extension granted to November 10, 2015
6	2013-1568	Dalland Properties LP	113 NW 13 AVE	Abatement of \$8,400 recommended to the City Commission
7	2013-1309	Dalland Properties LP	113 NW 13 AVE	Abatement of \$10,900 recommended to the City Commission
8	2014-0980	Kimberly Lynch	5091 SW 26 AVE	Case to be withdrawn for Nuisance Abatement.
9	2015-0093	Robert P Scally Robert P Scally Rev Trust	37 SW 10 ST	Extension granted to December 10, 2015
10	2015-0909	Arthur S Kachel	4448 SW 51 ST	Compliance by January 9, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed
11	2014-1543	Rotem Hen	4933 SW 32 TER	Fine confirmed. Fine Abated to \$2,500 payable by November 10, 2015 (days)
12	2013-0517	Micheline Etienne	418 PHIPPEN RD	Fine confirmed. Hold recording to next hearing. (November 5, 2015)
13	2015-0640	Jose P Font	838 NW 8 AVE	Case continued to December 3, 2015 Hearing
14	2015-0858	INVAL LC % Geoffrey Wayne	SW 52 ST	Fine Confirmed.
15	2015-0873	Deutsche Bank National Tr Co % Aldridge Connors	4700 SW 34 TER	Compliance by November 10, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
16	2015-1009	Live Cheap LLC	101 SW 5 CT	Compliance by November 10, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.
17	2014-2072	BH-NV Dania Properties	5430 SW 25 AVE	Fines confirmed on both split orders
18	2014-2336	Action Loss Mitigation Inc	2200 SW 46 CT	Fine Confirmed.
19	2015-0913	Dania PS LLC	1106 NW 2 ST	Compliance by November 10, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed
20	2015-0933	99-31 Holdings LLC	126 NW 8 AVE	Compliance by December 10, 2015 or a \$100.00 per day fine. \$100.00 administrative fee assessed.
21	2015-0957	Wells Fargo Bank NA % Aldridge Connors	4930 SW 29 AVE	Compliance by November 10, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.

City of Dania Beach

100 W. Dania Beach
Dania Beach, FL :
954-924

OWNER: DALLAND PROPERTIES LP
 FOLIO: 0233 10 0520
 LEGAL: WEST MOORLAND 19-8 B LOT 15 BLK 4
 ADDRESS: 113 NW 13 Avenue, Dania Beach, Florida

ORDER IMPOSING FINE/ FINAL ORDER							CEB 2013-1568		RECORDED		RELEASED	
Start	Through	Lien	# of	TOTAL	Record		BOOK	PAGE	DATE	BOOK	PAGE	
Date	Date	Amount	Days	FINE	Fee	Total						
4/23/2014	8/13/2014	\$150.00	112	\$16,800.00	\$100.00	\$16,900.00	112764120	1 to 7	1/23/2015			

Case Complied 8/13/14

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
			254.00