

# AGENDA REQUEST FORM CITY OF DANIA BEACH

**Date:** May 13, 2016

**Agenda Item #:**

**Title: Request for Abatement**

**Requested Action:**

Consideration of the Abatement Request for: ALJJ HOLDINGS LLC  
4896 SE 28 TER, Case #11-1215

**Summary Explanation & Background:**

**For Case #11-1215:** This property was originally cited on 8/1/11 for 6 violations. This case went to the Special Magistrate on 11/3/11 for 6 violations. The Special Magistrate Gordon Linn issued an order giving the respondent until 2/11/12 to comply the violations or a fine of \$200.00 per day would be levied. At the 7/12/12 hearing, the Special Magistrate Gordon Linn confirmed the fine as a lien. The property was brought into compliance on 4/6/16. The fines ran from 2/11/12 through 4/6/16, 1516 days @ \$200.00 per day = \$303,200.00 plus recording/admin fees of \$254.00 totaling \$303,454.00. At the 4/7/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$30,300.00 to the City Commission.

**The out of pocket cost to the city is \$2,000.**

**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 11/3/11, 7/12/12, and 4/7/16.
- (4) Copy of the lien total sheet.

**Purchasing Approval:**

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

**Recommended for Approval By:**

At the 4/7/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$30,300.00 to the City Commission.

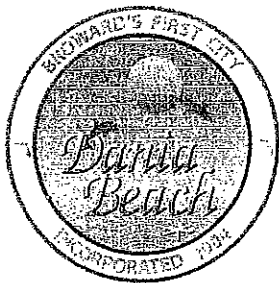
**Commission Action:**

Passed  Failed  Continued  Other

**Comment:**

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
City Clerk



*City of Dania Beach*  
FLORIDA

August 1, 2011

ALJJ HOLDINGS LLC  
19 LINDEN ST  
GREAT NECK, NY 11021

Case Number: 11-00001215

Location: 4896 SW 28 TER  
Folio: 5042-32-08-0340-  
Legal Description:  
JACARANDA HEIGHTS 31-31 B LOT 36 BLK 2


Dear ALJJ HOLDINGS LLC:

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

You are required to correct the violation(s) and call for a re-inspection by August 30, 2011. 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,

  
GARY PHANEUF  
CODE INSPECTOR

I certify that an original hereof was furnished to the above named addressee by:  
Certified Mail # 7011 1150 0000 5497 7033 by SGA

Also sent regular mail

CASE NUMBER 11-00001215  
 PROPERTY ADDRESS 4896 SW 28 TER

-----  
 VIOLATION: CE008021154001 QUANTITY: 1  
 DESCRIPTION: DBCC 8-21(a) (5) (d) Vg Material DATE: 8/01/11  
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 8-21(a) (5) (d) states live vegetative material shall provide complete coverage of the entire yard area exposed to public view, and its height shall conform with all applicable city ordinances.

CORRECTIVE ACTION REQUIRED :

Insure live vegetative material provides complete coverage of the entire yard area exposed to public view, and its height conforms with all applicable city ordinances.

-----  
 VIOLATION: CE013034001001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-34(a) Nus Accumulation DATE: 8/01/11  
 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.

-----  
 VIOLATION: CE013069004001 QUANTITY: 1  
 DESCRIPTION: DBCC 13-69(d) Bulk Trash Sched DATE: 8/01/11  
 LOCATION:

ORDINANCE DESCRIPTION :

DBCC 13-69(d) states that bulk trash, as described in 13-69, must not be put out for pickup prior to the Friday immediately preceding the week that pickups are scheduled in the designated area.

CORRECTIVE ACTION REQUIRED :

Remove all bulk trash from the subject property, and put out for pickup no earlier than the Friday immediately preceding the week that pickups are scheduled in the designated area.

-----  
 VIOLATION: CE015001000001 QUANTITY: 1  
 DESCRIPTION: DBCC 15-1 BTR/License Required DATE: 8/01/11  
 LOCATION:

ORDINANCE DESCRIPTION :

CONTINUED

CASE NUMBER 11-00001215  
 PROPERTY ADDRESS 4896 SW 28 TER

ORDINANCE DESCRIPTION :

DBCC 15-1 states it is unlawful for any person to engage in, manage or allow anyone on the person's property 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.

CORRECTIVE ACTION REQUIRED :

Cease all unlawful activities and obtain all required business tax receipts (previously referred to as licenses) and approvals before resuming business operations.

-----  
 VIOLATION: CE265100003001 QUANTITY: 1  
 DESCRIPTION: DBLDC 265-100(C) Pkg Surface DATE: 8/01/11  
 LOCATION:

ORDINANCE DESCRIPTION :

DBLDC 265-100(C) states all areas reserved for off street parking shall be of smooth paved surface and in good repair in compliance with city codes.

CORRECTIVE ACTION REQUIRED :

Insure all parking areas are surfaced in accordance with the specifications of the city, and that the areas are inspected and approved prior to use of the premises. Obtain any and all permits and approvals as necessary or required.

-----  
 VIOLATION: CE105001000001 QUANTITY: 1  
 DESCRIPTION: FBC 105.1 Permits Required DATE: 8/01/11  
 LOCATION:

ORDINANCE DESCRIPTION :

FBC 105.1 requires any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the Florida Building Code (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).

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.

# DETAILED INSPECTION REPORT

DATE: 07-27-11
CASE #:
FOLIO #: 504232080340
ADDRESS: 4896 SW 28 TER
OWNER: ALJJ HOLDINGS LLC
15-1
A BTR LICENSE IS REQUIRED TO LEASE YOUR PROPERTY AT 4896 SW 28 TER.
FBC 105.1
A VALID BUILDING PERMIT AND ALL OF THE REQUIRED INSPECTION APPROVALS ARE NEEDED FOR THE WORK PERFORMED ( STRUCTUAL, ELECTRICAL, PLUMBING) CLOSED UP AND REINSTALLED/RELOCATED NEW WINDOWS AND DOORS, INSTALLED NEW WOOD FENCE AND LIGHT FIXTURES.

**CITY OF DANIA BEACH - CODE COMPLIANCE UNIT**  
**RESIDENTIAL INSPECTION REPORT**

DATE: 7-27-11 INSP. NAME: GARY PHANEUF INSPECTOR ID#: 1295  
 ADDRESS: 4896 SW 28 TER PROACTIVE:  REACTIVE:   
 FOLIO NUMBER: 5042 32 080340 DAYS TO COMPLY: 30

<input type="checkbox"/>	CE008021127001	8-21(a)(2)(g)	Windows and doors must be weathertight and in good repair
<input type="checkbox"/>	CE008021127002	8-21(a)(2)(g)	Windows must fully operate and have screens
<input type="checkbox"/>	CE008021141001	8-21(a)(4)(a)	Foundations/floors/walls/roofs/bldg parts must be in good repair
<input type="checkbox"/>	CE008021144001	8-21(a)(4)(d)	Plumbing fixtures/pipes/drains must be in good repair w/o leaks/defects
<input type="checkbox"/>	CE008021145001	8-21(a)(4)(e)	Electrical wiring/accessories must be in good repair & nothing exposed
<input type="checkbox"/>	CE008021146002	8-21(a)(4)(f)	Fences/walls/enclosures must be in good repair
<input type="checkbox"/>	CE008021151101	8-21(a)(5)(a)(1)	All structures and appurtenances must be maintained in good condition
<input type="checkbox"/>	CE008021151201	8-21(a)(5)(a)(2)	All surfaces must be painted or protected and maintained
<input type="checkbox"/>	CE008021151301	8-21(a)(5)(a)(3)	All off street parking must be paved and in good repair
<input checked="" type="checkbox"/>	CE008021154001	8-21(a)(5)(d)	All yard areas exposed must have vegetative material
<input type="checkbox"/>	CE013029000001	13-29	Unpermitted standing water with possible/confirmed mosquito breeding
<input checked="" type="checkbox"/>	CE013034001001	13-34(a)	Unpermitted nuisance/trash/junk/debris/stagnant water accumulation
<input type="checkbox"/>	CE013034002001	13-34(b)	Property AND right of way require maintenance/cleaning
<input type="checkbox"/>	CE013034003001	13-34(c)	Untended veg on IMPROVED prop and/or R/W requires cutting (8" max)
<input checked="" type="checkbox"/>	CE013069004001	13-69(d)	Bulk trash out for pickup too early/must be removed
<input type="checkbox"/>	CE013074003001	13-74(c)	Garbage/trash can not be put out on R/W more than 24 hours prior
<input type="checkbox"/>	CE013074003002	13-74(c)	Garbage/trash receptacles must be removed from R/W and front yard
<input type="checkbox"/>	CE014002001001	14-2(a)	Junked/abandoned/unlicensed vehicles on premises
<input checked="" type="checkbox"/>	CE015001000001	15-1	BTR required for business/property (USE DETAILED INSP FORM)
<input type="checkbox"/>	CE022001000001	22-1	Building numbers required (FRONT)
<input type="checkbox"/>	CE022001000002	22-1	Building numbers required (ALLEY/REAR)
<input type="checkbox"/>	CE022005009001	22-5(i)	Prohibits unpermitted installations and uses of swale and R/W
<input type="checkbox"/>	CE022005009501	22-5(i)(5)	Requires sod/vegetative material to be planted in unpaved swale areas
<input type="checkbox"/>	CE022005009541	22-5(i)(5)(d)	Trees must have a clearance of 8 ft above sidewalk & 14 ft above street
<input type="checkbox"/>	CE022021000001	22-21	Sidewalk must be maintain in uniform repair (USE DETAILED INSP FORM)
<input type="checkbox"/>	CE100040004001	100-40(D)	Prohibited use on the subject property (USE DETAILED INSP FORM)
<input type="checkbox"/>	CE105060006001	105-60(F)	Pool on site does not have a proper enclosure or it is not secured/locked
<input type="checkbox"/>	CE105120001001	105-120(A)	Prohibited class A commercial vehicle in a residential area
<input type="checkbox"/>	CE105130001001	105-130(A)(1)	RV/boat/trailer must be parked/stored in the side or rear yard
<input type="checkbox"/>	CE105130001003	105-130(A)(3)	RV/boat/trailer parking on R/W is prohibited
<input type="checkbox"/>	CE105130002001	105-130(B)	RV/boat/trailer max height may not exceed 13.5 feet
<input type="checkbox"/>	CE105130003001	105-130(C)	RV/boat/trailer may not exceed 30 feet in length and/or 10 feet in width
<input type="checkbox"/>	CE105130005001	105-130(E)	Only one RV, boat, and trailer can be parked/stored on site
<input type="checkbox"/>	CE105130005002	105-130(E)	Only one RV, boat, or trailer can be parked/stored in front driveway
<input type="checkbox"/>	CE105140005001	105-140(E)	Unpermitted use of regulated vehicle on site (storage/sleeping in/etc.)
<input checked="" type="checkbox"/>	CE265100003001	265-100(C)	Parking areas must be an approved hard surface & kept in repair
<input type="checkbox"/>	CE290050004001	290-50(D)	Dumpsters must be closed and no debris located around them
<input type="checkbox"/>	CE505030040201	505-30(D)(2)	All signs & structures must be kept in good condition and neat appearance
<input type="checkbox"/>	CE505040000001	505-40	Prohibited sign on subject property (USE DETAILED INSP FORM)
<input type="checkbox"/>	CE825200001001	825-200(A)	Prohibited tree abuse or removal on site (USE DETAILED INSP FORM)
<input checked="" type="checkbox"/>	CE105001000001	FBC 105.1	Permits required for any const/bldg activities (USE DETAILED INSP FORM)
<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	_____	_____	_____
<input type="checkbox"/>	_____	_____	_____

\*\*\* ATTACH CLEAR PHOTOS OF ALL VIOLATIONS, BCPA PRINTOUT, AND TAX ROLL PRINTOUT \*\*\*

APPROVED BY: [Signature] INPUT BY: [Signature] CASE #: 11.1215

# DETAILED INSPECTION REPORT

DATE: 07-27-11
CASE #:
FOLIO #: 504232080340
ADDRESS: 4896 SW 28 TER
OWNER: ALJJ HOLDINGS LLC
15-1
A BTR LICENSE IS REQUIRED TO LEASE YOUR PROPERTY AT 4896 SW 28 TER.
FBC 105.1
A VALID BUILDING PERMIT AND ALL OF THE REQUIRED INSPECTION APPROVALS ARE NEEDED FOR THE WORK PERFORMED ( STRUCTUAL, ELECTRICAL, PLUMBING) CLOSED UP AND REINSTALLED/RELOCATED NEW WINDOWS AND DOORS, INSTALLED NEW WOOD FENCE AND LIGHT FIXTURES.

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida           :           CASE # 11-1215  
Municipal Corporation,  
  
      PETITIONER,                               :  
  
      vs.   :  
  
ALJJ HOLDINGS LLC,  
  
      RESPONDENT.                             :

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

This proceeding came on for Formal Hearing on November 3, 2011, 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, ALJJ Holdings, LLC, did allow the following code violations to exist at property Respondent owns, located at 4896 Southwest 28 Terrace, Dania Beach, Florida, which property is legally described as: JACARANDA HEIGHTS 31-31 B LOT 36 BLK 2: (0232 08 0340).

1. DBCC 8-21 (a) (5) (d) Vegetative Material Minimum Standards. Live vegetative material must provide complete coverage of the entire yard area exposed to public view, and its height shall conform with all applicable city ordinances. A portion of the yard lacks live vegetative cover.



FINAL ORDER  
# 11-1215  
PAGE 2

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

3. DBCC 13-69 (d) Bulk Trash Scheduled Pickup. Bulk trash must not be put out for pickup prior to the Friday immediately preceding the week that pickups are scheduled in the designated area. Bulk trash has been put out before the Friday prior to pick-up.

4. DBCC 15-1 BTR/License Required. It is unlawful for any person to engage in, manage or allow anyone on the person's property to engage in or manage any business in the city without having a business tax receipt 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.

5. DBLDC 265-100 (C) Parking Surface. All areas reserved for off street parking shall be of smooth paved surface and in good repair in compliance with city codes. There are vehicles being parked on the front lawn. The off street parking area is not in compliance with the City code.

6. 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). A fence, windows, doors and electrical fixtures have been added or erected without required permits.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, ALJJ Holdings, LLC:

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

FINAL ORDER  
# 11-1215  
PAGE 3

(a) has been found to be in violation of the above described code sections listed in paragraphs b.(1) through b.(6), and a fine of \$200.00 per day will begin running on February 11, 2012 for these violations.

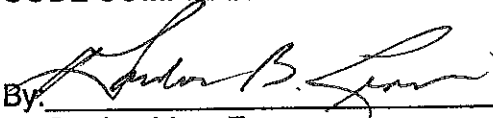
(b) In addition, there is also assessed \$100.00 to cover costs incurred by the City in the prosecution of this matter. Said amount is now due, and must be paid prior to the compliance date as ordered. If not paid, this cost assessment may also constitute a lien against the above referenced property 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 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 2nd day of November, 2011.

CODE COMPLIANCE SPECIAL MAGISTRATE

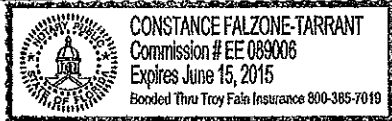
By:   
Gordon Linn, Esq.

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

FINAL ORDER  
# 11-1215  
PAGE 4

Notary Seal:

Sworn and subscribed before me this  
*2nd* day of November, 2011.



*Constance Falzone-Tarrant*  
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, ALJJ Holdings, LLC, this *2nd* day of November, 2011.

CERTIFIED MAIL # *7011 1570 0002 7563 2476*

*Constance Falzone-Tarrant*  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
am

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

**CODE COMPLIANCE SPECIAL MAGISTRATE**

**CITY OF DANIA BEACH, FLORIDA**

CITY OF DANIA BEACH, a Florida  
Municipal Corporation,

CASE # 11-1215

PETITIONER,

vs.

ALJJ HOLDINGS LLC,

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 July 12, 2012, 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 November 22, 2011, a Final Order in the above-captioned case commanding the Respondent, ALJJ Holdings, LLC, to bring the violations specified in said Final Order into compliance on or before February 11, 2012, or pay a fine in the amount of \$200.00 per day for each day of non-compliance thereafter.
2. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 4896 SW 28 Terrace, Dania Beach, Florida and legally described as: JACARANDA HEIGHTS 31-31 B LOT 36 BLK 2: (0232 08 0340).
3. Respondent, ALJJ Holdings, LLC, did not comply with the Final Order on or before February 11, 2012. There are violations stated in the Final Order which still exist on the property.
4. The fine imposed in the Final Order rendered November 22, 2011 is hereby confirmed and ratified and shall accrue at \$200.00 per day from February 11, 2012, until such time as the Respondent, ALJJ Holdings, LLC, has complied with said Final

Supplemental Order/Claim of Lien  
# 11-1215  
Page 2

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 20 day of August, 2012.



CODE COMPLIANCE SPECIAL MAGISTRATE

By: *Gordon Linn*  
Gordon Linn, Esq.

Notary Seal:

Sworn and subscribed before me this  
20 day of August, 2012.

*Kristin Milligan*  
NOTARY PUBLIC STATE OF FLORIDA

Gordon Linn is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order/Claim of Lien was mailed to the Respondent, ALJJ Holdings, LLC, this 20 day of August, 2012.

CERTIFIED MAIL # 7011 1570 0002 7563 8195

*Kristin Milligan*  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
am

Return to: Mark Bates, 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 # 11-1215  
Municipal Corporation,

PETITIONER, :

vs. :

ALJJ HOLDINGS LLC % ISAAC  
BECHOR,

RESPONDENT. :

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**ORDER AUTHORIZING FORECLOSURE**

This proceeding came on for hearing for Authorization to Foreclose Lien on April 7, 2016, after notice. Based upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact and conclusions of law:

1. The Code Compliance Special Magistrate did render on November 22, 2011, a Final Order in the above-captioned case commanding the Respondent, ALJJ Holdings LLC % Isaac Bechor, to bring the violations specified in said Final Order into compliance on or before February 11, 2012, or pay a fine in the amount of \$200.00 per day thereafter.
2. The violations found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 4896 SW 28 Terrace, Dania Beach, Florida and legally described as: JACARANDA HEIGHTS 31-31 B LOT 36 BLK 2: (0232 08 0340).
3. Respondent, ALJJ Holdings LLC % Isaac Bechor, did not comply with the Final Order on or before the compliance date stated above. There are violations stated in the Final Order that still exist on the property.
4. The Final Order and Supplemental Order/Claim of Lien were recorded on August 23, 2012, in OR Book 49021, Page 1329, Broward County Public Records. The lien amount due as of April 7, 2016 is \$303,200.
5. The City's request for authorization to foreclose the recorded code lien is hereby granted.
6. The Special Magistrate hereby recommends abatement of the fine to \$30,300.00.

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 rendered November 22, 2011, shall remain in full force and effect.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 27 day of April, 2016.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: *BW Jolly*  
Bruce W. Jolly, Esq.

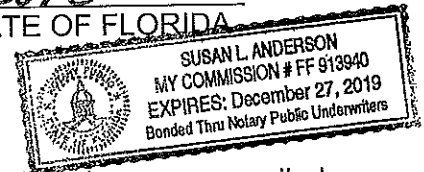
Notary Seal:

Sworn and subscribed before me this 27<sup>th</sup> day of April, 2016.

*Susan L. Anderson*  
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 Authorizing Foreclosure was mailed to the Respondent, ALJJ Holdings LLC % Isaac Bechor, this 27 day of April, 2016.

CERTIFIED MAIL # 9590 9402 1182 5246 5859 75.

*[Signature]*  
CODE COMPLIANCE  
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail  
Matthew Militzok, Militzok & Levy, P.A., 3230 Stirling Road, Hollywood, FL 33021

am Certified mail # 9590 9402 1182 5246 5854 87

Case Order	Case #	Name	Address	Results	
1	11-0068	Thomas Hart	5117 SW 28 Ter	Continuance granted to the January 2012 hearing.	P
2	09-2176	Davie Property Group LLC	4485 Stirling Rd	Abatement of \$16,705.80 recommended to City Commission.	P
3	07-2333	Pierrie & Therese Bernard	287 SW 9 St	Abatement of \$15,000.00 recommended to City Commission.	P
4	11-1482	Lael Baptist Church Inc	Vac lot W of 334 SW 14 St	Compliance by February 11, 2012 or \$150.00 per day fine. No administrative fee is assessed.	P
5	11-0980	Elizabeth Gonzalez	3730 SW 47 Ct	Extension granted to January 12, 2012.	P
6	10-0903	James & Judy Lounsberry	315 SE 11 Ter #206	Compliance by December 13, 2011 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
7	11-0289	Anthony Schettino	4608 SW 29 Ter	Fine confirmed. Reduced to \$180.00 if paid by December 3, 2011.	P
8	09-2212	Rene Morgenstein	4440 SW 28 Ter	Abatement of \$2,600.00 recommended to City Commission.	P
9	10-0440	Rickin Sanchez	224 SW 3 Pl	Fine confirmed. Hold on recording for 70 days.	P
10	10-0876	Harry Lookmanan	315 SE 11 Ter #202	Compliance by February 11, 2012 or \$150.00 per day fine. \$50.00 administrative fee is assessed.	P
11	08-0834	Stirling Station Inc	4051 Stirling Rd	Abatement of \$2,500.00 recommended to City Commission.	P
12	10-1161	Stirling Station Inc	4051 Stirling Rd	Abatement of \$3,465.00 recommended to City Commission.	P
13	11-0396	Kazi Foods of Louisiana Inc	506 S Federal Hwy	Fine confirmed. Reduced to \$600.00 if paid by December 3, 2011.	P
14	09-2113	Catherine Egholm & Thomas L Ford III	325 SE 4 Ave	Motion for Foreclosure Authorization rescinded at this time. Continuance granted to the December 2011 hearing.	P
15	11-1563	Stanley R Potter Stanley R Potter Rev Liv Tr	2800 SW 57 Ct	Compliance by February 11, 2012 or \$150.00 per day fine. \$50.00 administrative fee is assessed.	P
16	11-1392	Mosthe Agam	2440 SW 58 Mnr	Compliance by December 13, 2011 or \$250.00 fine (one time assessment). \$50.00 administrative fee is assessed.	P
17	10-0838	Lisa Hutchinson	1024 SE 4 Ave #204	Compliance by January 12, 2012 or \$100.00 per day fine. \$50.00 administrative fee is assessed.	P
18	11-0359	Rawson Portnoy Properties LLC	118 NW 7 Ave	Case is compiled.	P
19	07-2977	Rico R & Rhonda Rowell & Edward & Pocatontas Reynolds Ediberto Costafreda & Edila Carmanate	1411 NW 10 St 4749 SW 35 Ave	Abatement of \$1,500.00 recommended to City Commission. Fine confirmed. Reduced to \$180.00 if paid by December 3, 2011.	P
21	08-0099	Sean Eckhardt & Penny Eckhardt	4741 SW 42 Ter	Authorization to sue for money judgment granted.	P
22	09-1069	Cheryl Clarke	501 W Dania Beach Blvd	Fine confirmed. Reduced to \$2,500.00 if paid by February 1, 2012.	P
23	06-1496	Lloyd M Singh & Anastasia Thelsuma	137 SW 5 Ct	Abatement of \$10,000.00 recommended to City Commission.	P
24	09-1754	Prince Washington Jr	270 NW 14 Way	Authorization to foreclose granted. Hold on filing for 100 days.	P
25	10-0075	Sakara Chin	270 SW 14 St	Extension granted to February 11, 2012.	P
26	11-0695	James Rose	221 SW 6 St	Compliance by February 11, 2012 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	P
27	11-1405	Veronique Fleurimont	309 SW 14 St	Continuance granted to the December 2011 hearing.	P
28	09-1052	Gloria L Thomas	218 SW 16 St	Authorization to foreclose granted.	NP
29	10-1332	Eleanor G Zenobia	238 SE 3 Pl	Fine confirmed.	NP
30	05-0213	Roberta H Hansell	23 SW 3 St	Continuance granted to the December 2011 hearing.	NP
31	11-0123	Jorge Rodriguez	278 SW 9 St	Abatement request denied without prejudice.	NP
32	11-0382	Performance Enterprises LLC	714 SW 4 St	Compliance by February 11, 2012 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	NP
33	11-1109	Dania Chateau De Ville Condominium Association Inc c/o Anthony Brocato	421 SE 10 St - Bldg A	Continuance granted to the January 2012 hearing.	NP



Case Order	Case #	Name	Address	Results	
34	11-1427	DDRM Sheridan Square LLC	401 E Sheridan St	Compliance by December 13, 2011 or \$150.00 per day fine. \$125.00 administrative fee is assessed.	NP
35	11-0361	Sandra Cuomo	2200 SW 46 Ct	Compliance by February 11, 2012 or \$200.00 per day fine. \$300.00 administrative fee is assessed.	NP
36	11-0362	Sandra Cuomo William W Cuomo	2210 SW 46 Ct 2220 SW 46 Ct	Compliance by February 11, 2012 or \$200.00 per day fine. \$300.00 administrative fee is assessed.	NP
37	11-0363	ALJJ Holdings LLC	4896 SW 28 Ter	Compliance by February 11, 2012 or \$200.00 per day fine. \$100.00 administrative fee is assessed.	NP
38	11-1215	Sunset Rentals LLC	2900 Griffin Rd	Compliance by December 13, 2011 or \$250.00 fine (one time assessment). \$100.00 administrative fee is assessed.	NP
39	11-1219	Tarn Tantikij	3121 SW 44 St	Compliance by January 12, 2012 or \$150.00 per day fine. \$100.00 administrative fee is assessed.	NP
40	11-1381	Teonantha Patrice Manley	4501 SW 25 Ter	Compliance by December 13, 2011 or \$250.00 fine (one time assessment). \$100.00 administrative fee is assessed.	NP
41	11-1386	Ricardo & Ismaele Jean Charles	3951 - 3953 SW 51 St	Compliance by December 13, 2011 or \$250.00 fine (one time assessment). \$100.00 administrative fee is assessed.	NP
42	11-0473	Pedro Ventura	4287 SW 49 Ct	Compliance by December 13, 2011 or \$150.00 per day fine. \$125.00 administrative fee is assessed.	NP
43	11-1366	Falbor Inc	3951 Stirling Rd	Extension granted to January 12, 2012.	NP
44	11-1557	Jeffrey Friel	258 SW 1 Ct	Extension granted to January 12, 2012.	NP
45	07-2488	Theodore J Mozino	2781 SW 36 St	Extension granted to January 12, 2012.	NP
46	09-2007	Jeanne M Towne	4598 SW 35 Ave	Continuance granted to the December 2011 hearing.	NP
47	09-2280	Lauretta J & Patrick T Gallagher	314 SE 10 St #201	Continuance granted to the December 2011 hearing.	NP
48	10-0720	Grigore Leordean & Laura Zita	1025 SE 3 Ave #203	Authorization to foreclose granted.	NP
49	10-0862	Michelle B & Darryl Wilcox	141 NW 4 Ave	Motion to Sue for Money Judgment rescinded at this time. Final order is amended and the fine is confirmed in the amount of \$500.00 (one time assessment) along with the \$100.00 administrative fee as previously assessed.	NP
50	07-0181	James Spinella & Renee Spinella	638 NE 3 St	Fine confirmed.	NP
51	10-0305	Willie J Gant Jr	Vac lot E of 615 NW 3 Ter	Continuance granted to the December 2011 hearing.	NP
52	11-0831	William Diaz	911 NW 7 St	Compliance by November 23, 2011 in regards to charges # 3, # 8, # 9, and # 10 or \$200.00 per day fine. Authorization to abate nuisances by cleaning the trash and debris, cutting the overgrowth, and boarding up/securing the abandoned structure after November 23, 2011 in regards to charges # 3, # 8, # 9, and # 10 granted in the interest of public health and safety.	NP
53	11-1104			Compliance by January 12, 2012 or \$200.00 per day fine in regards to charges # 1, # 2, # 4, # 5, # 6, # 7, and # 11. \$200.00 administrative fee is assessed.	NP
54	11-1607	PPTS V Corp	710 SW 3 Pl		NP

Case Order	Case #	Name	Address	Results	
1	11-1607	PPTS V Corp	710 SW 3 Pl	Fine confirmed. Hold until September 10, 2012 on recording the lien if the nuisance abatement liens are paid within 5 days with the administrative fee.	P
2	11-1662	Holy Tabernacle United Church of God	79 NW 13 Ave	Continued to September 6, 2012 Special Magistrate hearing.	P
3	11-1606	Cookies & Crackers Corp	730 SW 7 St	Fine confirmed. Hold until September 10, 2012 on recording the lien if the nuisance abatement liens are paid within 5 days with the administrative fee.	P
4	11-1427	DDRM Sheridan Square LLC	401 E Sheridan St	Fine confirmed. Hold until August 11, 2012 on recording the lien if the administrative fee is paid within 5 days.	P
5	12-0307	Dania-Auger Inc	645 S Federal Hwy	Compliance by September 20, 2012 or \$150.00 per day fine. \$125.00 administrative fee assessed.	P
6	11-0820	Gentlemen Crepe Makers Inc FKA Never on Sunday Inc	129 N Federal Hwy	Compliance by October 20, 2012 or \$200.00 per day fine. \$125.00 administrative fee assessed.	P
7	11-1856	Maria C Greenidge	48 SW 12 St	Compliance by September 20, 2012 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
8	12-0179	Daniel S Mann Daniel S Mann 2006 Rev Tr	409 SE 5 St	Compliance by August 21, 2012 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
9	11-1201	Robert Perlberg	235 NE 2 Pl	Fine confirmed. Hold until August 11, 2012 on recording the lien.	P
10	11-0124	Edward F Gonzalez	219 SW 11 St	Authorization to foreclose granted.	NP
11	11-0170	Bethy Cherry	728 SW 7 St	Authorization to foreclose granted.	NP
12	11-0355	Dawn Lipka	719 SW 7 St	Fine confirmed.	NP
13	11-1520	Jeff & Laura Clymer Karen Derris	40 SE 7 St	Fine confirmed.	NP
14	12-0306	Dania Chateau De Ville Condo Assoc Inc	421 SE 10 St Bldg A	Case compiled.	NP
15	12-0308	Bank of America NA Lasalle Bank	203 SE 2 St	Compliance by August 21, 2012 for item # 4 or \$250.00 one time assessment. Finding of fact issued for items # 1, 2, & 3 as recurring violations. \$125.00 administrative fee assessed.	NP
16	10-1740	Chase Home Finance LLC % Michael Gately	2320 SW 44 St	Authorization to foreclose granted.	NP
17	11-1215	ALJJ Holdings LLC	4896 SW 28 Ter	Fine confirmed.	NP
18	11-1386	Teonanta Patrice Manley	4501 SW 25 Ter	Fine confirmed.	NP
19	11-1468	CLMIA LLC	4470 Ravenswood Rd Mma	Extension granted to October 20, 2012.	NP
20	11-1469	CLMIA LLC	4470 Ravenswood Rd	Extension granted to October 20, 2012.	NP
21	11-0827	WHB Holdings LLC	3015 Ravenswood Rd 101	Fine confirmed. Administrative fee and assessment has been paid.	NP
22	11-0828	WHB Holdings LLC	3015 Ravenswood Rd 102	Fine confirmed. Administrative fee and assessment has been paid.	NP
23	11-1390	Alon Elbaz	2456 SW 58 Mnr	Fine confirmed.	NP
24	11-1739	Frederick A Fulchino	2320 SW 51 Pl	Extension granted to September 20, 2012.	NP
25	11-0597	Amaury Dominguez	4932 SW 45 Ave	Fine confirmed.	NP
26	10-1769	William Diaz	911 NW 7 St	Authorization to sue for money judgment granted.	NP
27	10-1772	Charles Akiba & Ann Francine	24 W Dania Beach Blvd	Fine confirmed.	NP
28	11-0161	Timothy Ivey	126 NW 5 Ave	Extension granted to October 20, 2012.	NP
29	11-0543	34 SW 7 LLC	34 SW 7 Ave	Fine confirmed.	NP
30	11-1104	William Diaz	911 NW 7 St	Fine confirmed.	NP
31	11-1804	Lawrence Marfeschuk Est	1057 SE 6 Ave	Fine confirmed.	NP
32	12-0098	Frances H Rolph & Rodney Rolph	214 NW 8 Ave	Compliance by August 21, 2012 or \$250.00 per day fine. \$100.00 administrative fee assessed.	NP



Case Order	Case #	Name	Address	Results	
33	12-0104	Clifton Trapp	120 SW 7 Ave	<p>Compliance by August 1, 2012 for items # 1, 2, &amp; 3 or \$250.00 per day fine. Compliance by August 21, 2012 for items # 4 &amp; 5 or \$250.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris, maintaining the property and right-of-way, and cutting the overgrowth after August 1, 2012 granted in the interest of public health and safety. \$150.00 administrative fee assessed.</p>	NP
34	12-0105	Wilbur & Gloria Fernander	112 SW 7 Ave	<p>Compliance by August 1, 2012 or \$250.00 per day fine. Authorization to abate the nuisances by boarding up/securing the property, securing electrical hazards, cleaning the trash and debris, maintaining the property and right-of-way, cutting the overgrowth, and removing any abandoned garbage carts or other receptacles after August 1, 2012 granted in the interest of public health and safety. \$150.00 administrative fee assessed.</p>	NP
35	12-0159	Alfred Corneallus Beason	4407 SW 25 Ter	<p>Compliance by August 1, 2012 for items # 1, 4, 7, 8, &amp; 9 or \$250.00 per day fine. Compliance by September 20, 2012 for items # 3, 5, 6, 11, &amp; 12 or \$250.00 per day fine. Authorization to abate the nuisances by boarding up/securing the property, securing electrical hazards, removing any standing water, cleaning the trash and debris, and enclosing the pool/spa after August 1, 2012 granted in the interest of public health and safety. \$150.00 administrative fee assessed.</p>	NP



# City of Dania Beach

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

OWNER: ALJU HOLDINGS LLC  
 FOLIO: 0232-08-0340  
 LEGAL: JACARANDA HEIGHTS 31-31 B LOT 36 BLK 2  
 ADDRESS: 4896 SW 28 TERRACE

CODE ENFORCEMENT ORDER LIEN				CEB 11-1215		RECORDED		RELEASED			
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK	PAGE	DATE	BOOK	PAGE	DATE
2/11/2012	4/6/2016	\$200.00	1,516	\$303,200.00	\$254.00	49021	1329-1335	8/23/2012			
						Total					
						\$303,454.00					

Case compiled 4/6/16

ESTIMATED COST OF RECORDING FEES	
1	PAGES CERTIFIED COPY COVER 10.00
3	PAGES FINAL ORDER 32.00
2	PAGES SUPPLEMENTAL ORDER 17.00
2	PAGES RELEASE OF LIEN 25.00
	ADM. FEE RECORDING LIEN 40.00
	ADM. FEE RECORDING RELEASE 30.00
	ADM. FEE - SPECIAL MAGISTRATE FINE 100.00
	<b>254.00</b>