

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: SDS DEVELOPMENT & TRUST LLC
2632 W GRIFFIN RD, Case #13-0583

Summary Explanation & Background:

For Case #13-0583: This property was originally cited on 4/22/13 for 1 violation. This case went to the Special Magistrate 8/1/13 for 1 violation. Special Magistrate Mark Berman issued an order giving the respondent until 1/8/14 to comply the violations or a fine of \$200.00 per day would be levied. At the 7/10/14 hearing, Special Magistrate Gordon Linn continued the case to the 9/1/14 hearing. At the 9/11/14 Special Magistrate Mark Berman granted a request for extension until 10/21/2014. At the 2/5/15 Special Magistrate Mark Berman confirmed the fine as a lien. The property was brought into compliance on 4/7/16. The fines ran from 10/21/14 through 4/7/16, 534 days @ \$200.00 per day = \$106,800.00 plus recording/admin fees of \$304.00 totaling \$107,104.00. At the 4/7/16 hearing, Special Magistrate Bruce Jolly recommended an abatement of the fine to \$10,600.00 to the City Commission. The out of pocket cost to the City is \$ 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 8/1/13, 7/10/14, 9/11/14, 2/5/15, 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 \$10,600.00 to the City Commission.

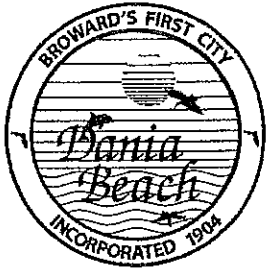
Commission Action:

Passed Failed Continued Other

Comment:

City Manager

City Clerk



City of Dania Beach

Florida

Notice of Violation

4/22/2013

SDS Development & Trust LLC
5256 SW 38 AVE
Fort Lauderdale, FL 33312

Case Number: 2013-00000583
Location: 2632 W GRIFFIN RD
Folio: 5042-32-02-0440
Legal Description: See Attached Detail

Dear SDS Development & Trust 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 action(s) for your reference.

You are required to correct the violation(s) and call for a re-inspection by 05/23/2013. 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. 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 5510 6753 by JC

Also sent regular mail

LEGAL DESCRIPTION DETAIL

Legal Description

REED LAND CO SUB 2-32 D 32-50-42 LOT 9 N 296 LESS E 300 & LESS W 255 & LESS W 5

OF E 305 OF S 93 63 OF N 296 & LESS N 35 FOR CO RD BLK 1 PAR M LESS E 5 OF S 93

63 OF N 296 SP LESS THAT PORTION LYING WITHIN LIMITS OF CITY OF DANIA

VIOLATION DETAIL

Violation Description	Code Text	Corrective Action
CE825200001001 - DBLDC 825-200(A) Tree Removal/Abuse Violation	DBLDC 825-200(A) states it shall be unlawful for any owner or operator of any property within the city to allow or cause to be allowed any violation of the tree preservation and/or tree abuse regulations, including, but not limited to: trees removed and/or relocated without first obtaining a license or permit from the city to do so, hatracking a tree, and further as defined per the City Code.	Cease and desist all unlicensed or unpermitted removal/relocation of any tree(s) and/or any tree abuse activities (i.e. hatracking), and obtain all required licenses or permits and approvals from the city before resuming work on site, and pass all required inspections, conditions, and final approvals. Contact the inspector listed for further explanations and/or instructions.

CITY OF DANIA BEACH - CODE COMPLIANCE UNIT
RESIDENTIAL INSPECTION REPORT

DATE: 4-16-13 INSP. NAME: W.OSTROFSKY INSPECTOR ID#: 1428
 ADDRESS: 2632 GRIFFIN RD PROACTIVE: _____ REACTIVE:
 FOLIO NUMBER: 5042-32-02-0440 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 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 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 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 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(f)	Prohibits unpermitted installations and uses of swale and R/W
<input type="checkbox"/>	CE022005009501	22-5(l)(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 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 checked="" type="checkbox"/>	CE825200001001	825-200(A)	Prohibited tree abuse or removal on site (USE DETAILED INSP FORM)
<input type="checkbox"/>	CE105001000001	FBC 105.1	Permits required for any const/bldg activities (USE DETAILED INSP FORM)

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

APPROVED BY: _____ INPUT BY: JC CASE #: 2013-0583

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2013-0583
Municipal Corporation,

PETITIONER, :

vs. :

SDS DEVELOPMENT & TRUST LLC,

RESPONDENT. :

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

This proceeding came on for Formal Hearing on August 1, 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, SDS Development & Trust LLC, did allow the following code violation to exist at property Respondent owns, located at 2632 West Griffin Road, Dania Beach, Florida, which property is legally described as: REED LAND CO SUB 2-32 D 32-50-42 LOT 9 N 296 LESS E 300 & LESS W 255 & LESS W 5 OF E 305 OF S 93.63 OF N 296 & LESS N 35 FOR CO RD BLK 1 PAR M LESS E 5 OF S 93.63 OF N 296 SP LESS THAT PORTION LYING WITHIN LIMITS OF CITY OF DANIA: (0232 02 0440).

1. DBLDC 825-200 (A) Tree Removal/Abuse. It is unlawful for any owner or operator of any property within the city to allow or cause to be allowed any violation of the tree preservation and/or tree abuse regulations, including, but not limited to: trees removed and/or relocated without first obtaining a license or permit from the city to do so, hatracking a tree, and further as defined per the City Code. There were trees removed from the property without the required permit from the City of Dania Beach.

Upon consideration thereof, it is thereupon ORDERED:

1. Respondent, SDS Development & Trust LLC:
 - (a) has been found to be in violation of the above described code section listed in paragraph b.(1), and a fine of \$200.00 per day will begin running on January 8, 2014 for this violation.
 - (b) **In addition, there is also assessed \$150.00 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 27 day of August, 2013.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 

Mark E. Berman, Esq.

FINAL ORDER
2013-0583
PAGE 3

Notary Seal:

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


NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.



CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Final Order was mailed to the Respondent,
SDS Development & Trust LLC, this 27 day of August, 2013.

CERTIFIED MAIL # 7012 1010 0002 9794 1831


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

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

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2013-0583
Municipal Corporation,

PETITIONER, :

vs. :

SDS DEVELOPMENT & TRUST LLC,

RESPONDENT. :

ORDER OF CONTINUANCE

This proceeding came on for hearing on July 10, 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;

b. Respondent, SDS Development & Trust LLC, has been cited in this case for a code violation at property Respondent owns, located at 2632 W Griffin Road, Dania Beach, Florida, which property is legally described as: REED LAND CO SUB 2-32 D 32-50-42 LOT 9 N 296 LESS E 300 & LESS W 255 & LESS W 5 OF E 305 OF S 93.63 OF N 296 & LESS N 35 FOR CO RD BLK 1 PAR M LESS E 5 OF S 93.63 OF N 296 SP LESS THAT PORTION LYING WITHIN LIMITS OF CITY OF DANIA: (0232 02 0440);

and

c. The City has requested the hearing to confirm fine regarding the code violation be continued to the September 2014 Special Magistrate hearing.

NOW THEREFORE, the Special Magistrate grants the continuance and the hearing to confirm fine on the code violation is scheduled for September 2014 upon notice by the City to Respondent.

ORDERED at Dania Beach, Broward County, Florida, this 21 day of July, 2014.

ORDER OF CONTINUANCE
2013-0583
PAGE 2

CODE COMPLIANCE SPECIAL MAGISTRATE

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

Notary Seal:

Sworn and subscribed before me this
21 day of July, 2014.

Gordon Linn is personally known to me.

Don Wygladalski
NOTARY PUBLIC STATE OF FLORIDA
Don 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 Order of Continuance was mailed to the Respondent, SDS Development & Trust LLC, this 21 day of July, 2014.

CERTIFIED MAIL # 2013 2250 0002 2014 9352

cc: Michael S. Bloom P.A.
4340 Sheridan Street Ste 102
Hollywood FL 33024

Certified Mail # 2013 2250 0002 2014 9369

Don Wygladalski
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
am

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

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida : CASE # 2013-0583
Municipal Corporation,

PETITIONER, :

vs. :

SDS DEVELOPMENT & TRUST LLC,

RESPONDENT. :

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

This proceeding came on for Formal Hearing on September 11, 2014, after notice. Upon the evidence presented, the Code Compliance Special Magistrate makes the following findings of fact:

a. The Code Compliance Special Magistrate has jurisdiction of the Respondent and the subject matter of this action.

b. At a Formal Hearing on August 1, 2013, the Code Compliance Special Magistrate determined that Respondent, SDS Development & Trust LLC, did allow the code violation stated in the Final Order dated August 27, 2013, to exist at property Respondent owns located at 2632 W Griffin Road, Dania Beach, Florida, which property is legally described as: REED LAND CO SUB 2-32 D 32-50-42 LOT 9 N 296 LESS E 300 & LESS W 255 & LESS W 5 OF E 305 OF S 93.63 OF N 296 & LESS N 35 FOR CO RD BLK 1 PAR M LESS E 5 OF S 93.63 OF N 296 SP LESS THAT PORTION LYING WITHIN LIMITS OF CITY OF DANIA: (0232 02 0440).

Upon consideration by the Special Magistrate, it is ORDERED:

(1) That Respondent has been found to be in violation of the code section listed in the Final Order dated August 27, 2013.

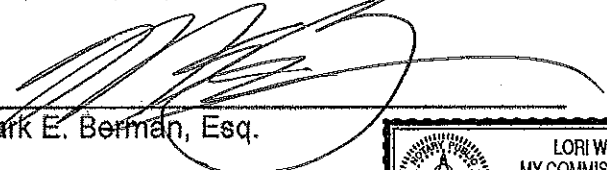
(2) At the Formal Hearing on September 11, 2014, the City of Dania Beach Code Compliance Special Magistrate granted the Respondent's request for extension on imposition of the fine until October 21, 2014.

SUPPLEMENTAL ORDER
2013-0583
PAGE 2

(3) Except as expressly amended in this Order, the Code Compliance Special Magistrate's Final Order in this case dated August 27, 2013, shall remain in full force and effect.

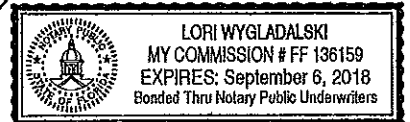
ORDERED at Dania Beach, Broward County, Florida, on September 26, 2014.

CODE COMPLIANCE SPECIAL MAGISTRATE

By: 
Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this
26 day of September, 2014.




NOTARY PUBLIC STATE OF FLORIDA

Mark E. Berman is personally known to me.

CERTIFICATE OF SERVICE

I CERTIFY that a copy of the foregoing Supplemental Order was mailed to the Respondent, SDS Development & Trust LLC, on September 26, 2014.

CERTIFIED MAIL # 7013 0600 0000 7439 8811

XC: Michael S. Bloom P.A.
4340 Sheridan St. #103
Hollywood, FL 33021

Certified Mail # 7013 0600 0000 7439 8804


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 # 2013-0583

PETITIONER, :

vs. :

SDS DEVELOPMENT & TRUST LLC,

RESPONDENT. :

SUPPLEMENTAL ORDER/CLAIM OF LIEN

The CITY OF DANIA BEACH CODE COMPLIANCE SPECIAL MAGISTRATE, having considered the City's Motion to Confirm Fine on February 5, 2015, 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 August 27, 2013, a Final Order in the above-captioned case commanding the Respondent, SDS Development & Trust LLC, to bring the violation specified in said Final Order into compliance on or before January 8, 2014, or pay a fine in the amount of \$200.00 per day thereafter.
2. The violation found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 2632 W Griffin Road, Dania Beach, Florida and legally described as: REED LAND CO SUB 2-32 D 32-50-42 LOT 9 N 296 LESS E 300 & LESS W 255 & LESS W-5 OF E 305 OF S 93.63 OF N 296 & LESS N 35 FOR CO RD BLK 1 PAR M LESS E 5 OF S 93.63 OF N 296 SP LESS THAT PORTION LYING WITHIN LIMITS OF CITY OF DANIA: (0232 02 0440).
3. Respondent, SDS Development & Trust LLC, did not comply with the Final Order on or before the compliance date stated above. The Special Magistrate rendered an Order on September 26, 2014 that extended the compliance date to October 21, 2014. 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 the Final Order is hereby confirmed and ratified and accrues at \$200.00 per day from October 21, 2014 until

such time as the Respondent, SDS Development & Trust LLC, has complied with said Final Order. Upon complying, **the Respondent must notify** the City's Code Compliance Department and an officer will inspect the property and notify the Code Compliance Special Magistrate whether Respondent has complied.

5. The fine shall constitute a lien against the above-described real property and it shall be a lien against any other real or personal property owned by Respondent.

DONE and ORDERED at Dania Beach, Broward County, Florida, this 17 day of February, 2015.

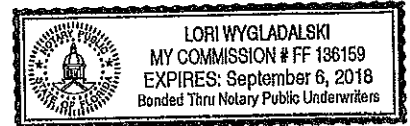
CODE COMPLIANCE SPECIAL MAGISTRATE

By:


Mark E. Berman, Esq.

Notary Seal:

Sworn and subscribed before me this
17 day of February, 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 Supplemental Order/Claim of Lien was mailed to the Respondent, SDS Development & Trust LLC, this 17 day of February, 2015.

CERTIFIED MAIL # 7014 2120 0004 1325 7199


CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail

Michael S. Bloom, Esq., 4340 Sheridan Street, # 103, Hollywood, FL 33021

am # 7014 2120 0004 1325 7205

CODE COMPLIANCE SPECIAL MAGISTRATE

CITY OF DANIA BEACH, FLORIDA

CITY OF DANIA BEACH, a Florida :
Municipal Corporation,

CASE # 2013-0583

PETITIONER, :

vs. :

SDS DEVELOPMENT & TRUST LLC,

RESPONDENT. :

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 August 27, 2015, a Final Order in the above-captioned case commanding the Respondent, SDS Development & Trust LLC, to bring the violation specified in said Final Order into compliance on or before January 8, 2014, or pay a fine in the amount of \$200.00 per day thereafter.

2. The violation found by the Code Compliance Special Magistrate and stated in the Final Order occurred on the subject property located at 2632 W Griffin Road, Dania Beach, Florida and legally described as: REED LAND CO SUB 2-32 D 32-50-42 LOT 9 N 296 LESS E 300 & LESS W 255 & LESS W 5 OF E 305 OF S 93.63 OF N 296 & LESS N 35 FOR CO RD BLK 1 PAR M LESS E 5 OF S 93.63 OF N 296 SP LESS THAT PORTION LYING WITHIN LIMITS OF CITY OF DANIA: (0232 02 0440).

3. Respondent, SDS Development & Trust LLC, did not comply with the Final Order on or before the compliance date stated above. The violation stated in the Final Order complied on April 7, 2016. The lien amount due is \$106,200.

4. The Final Order and Supplemental Order/Claim of Lien were recorded on May 8, 2015, Instrument No. 112977965, Broward County Public Records.

5. The City's request for authorization to foreclose the recorded code lien is hereby granted.

Order Authorizing Foreclosure
2013-0583
Page 2

6. The Special Magistrate recommends reduction of the fine to \$10,600 subject to City Commission approval.

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

CODE COMPLIANCE SPECIAL MAGISTRATE

By: [Signature]
Bruce W. Jolly, Esq.

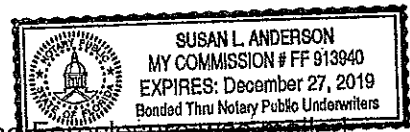
Notary Seal:

Sworn and subscribed before me this 27th day of April, 2016.

[Signature]
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, SDS Development & Trust LLC, this 27 day of April, 2016.

CERTIFIED MAIL # 9590 9402 1182 5246 5851 80

[Signature]
CODE COMPLIANCE
SPECIAL MAGISTRATE CLERK

CC: First Class Standard Mail
Michael S. Bloom, P.A., 4340 Sheridan Street, Suite 102, Hollywood, FL 33021

am Certified Mail # 9590 9402 1182 5246 5851 97

Case Order	Case #	Name	Address	Results	
1	2012-1130	Federal National Mortgage ASSN % Citimortgage Inc	202 SW 4 ST	Fine confirmed.	P
2	10-1142	800 Marine Technical Center Inc	800 Old Griffin RD	Motion for authorization to foreclose withdrawn without prejudice. Abatement recommended to the City Commission for \$12,150.00. Compliance by January 8, 2014 or \$200.00 per day fine. \$150 administrative fee assessed.	P
3	2013-0583	SDS Development & Trust LLC	2632 W Griffin RD	Compliance by November 9, 2013 for item #3 or \$250.00 one time assessment. Compliance by November 9, 2013 for items #5 & 6 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
4	11-1478	My Darling LLC	4433 Stirling RD	Compliance by November 9, 2013 or \$150.00 per day fine. \$100.00 administrative fee assessed.	P
5	11-1554	My Darling LLC	4433 Stirling RD	Extension granted to September 10, 2013.	P
6	12-0241	Yale Mortgage Corp	4812 SW 45 AVE	Abatement recommended to the City Commission for \$2,600.00.	P
7	11-1610	Eliane Naamad Ezra Mansur Bank of America NA	2471 SW 58 MNR W	Fine confirmed.	P
8	2012-0308	Lasalle Bank	203 SE 2 ST	Extension granted to October 10, 2013.	P
9	2012-1339	Estates of Ft Laud Property Owners Assoc	SW 54 ST	Authorization to foreclose granted. Hold on filing until October 30, 2013.	P
10	11-1105	GFA Manufacturer	711 SW 10 ST	Motion to amend Final Order to reflect updated location information granted. Fine reduced to \$400.00 if paid by September 10, 2013.	P
11	11-1591	Richard E Amann	4541 SW 26 AVE	Fine confirmed.	P
12	2012-1075	Cookies & Crackers Corp	223 SW 8 ST	Continued to the September 11, 2013 Special Magistrate Hearing.	P
13	11-1606	Cookies & Crackers Corp	730 SW 7 ST	Extension granted until November 9, 2013.	P
14	12-0132	Steve A & Jillian Brown	738 SW 3 PL	Fine confirmed. Fine reduced to \$1,500.00 if paid by November 9, 2013.	P
15	2012-1095	Marco F Osorio	127 SE 1 AVE	Abatement recommended to the City Commission for \$5,400.00.	P
16	10-1842	Marco F Osorio	127 SE 1 AVE	Fine confirmed.	P
17	2012-1330	Ashley T Taylor Rev Tr Ashley Taylor Trste Etal	4305 Stirling RD	Fine confirmed.	NP
18	2012-1334	Roxanne Yount Arnold	2681 SW 51 ST	Continued to the September 11, 2013 Special Magistrate Hearing.	NP
19	2013-0699	Rocio Zamora	719 SW 5 ST	Extension granted until August 1, 2013. Case is compiled.	NP
20	08-2114	Robert Lauw	31 SW 10 ST	Fine confirmed.	NP
21	2012-1108	Lonnie Wright Est	134 NW 11 AVE	Compliance by September 10, 2013 or \$150.00 per day fine. \$150.00 administrative fee assessed.	NP
22	2012-1129	Southeast Proport Ventures LLC	338 SW 4 CT	Stipulated agreement. Compliance by November 9, 2013 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
23	2013-0389	DRE (2012) (FL) LLC	275 SW 8 ST	Compliance by October 10, 2013 or \$200.00 per day fine. \$150.00 administrative fee assessed.	NP
24	2013-0825	FDG Flagler Station II LLC	97 Park AVE	Finding of fact issued for recurring violation. \$50.00 administrative fee assessed.	NP
25	2013-0921	Eugenia Morales Randolph Garay	414 SE 5 ST	Abatement request denied. Authorization to foreclose granted.	NP
26	11-1008	Hector & Tina Rodriguez	2741 Griffin RD	Authorization to foreclose granted.	NP
27	10-1919	Neil F Cueser Est	254 SW 12 ST	Authorization to foreclose granted.	NP
28	11-1429	Myra Thea Davis	29 NW 4 AVE	Extension granted until October 10, 2013.	NP
29	2012-1067	John F Lexa	3311 SW 45 CT	Fine confirmed.	NP
30	2012-1079	David Montgomery	25 SW 5 ST	Fine confirmed.	NP
31	2012-1086	Gary Nemi Maksim Nemirovsky	30 NW 13 AVE	Fine confirmed.	NP
32	2013-0181	MervVac Inc	1008 S Federal HWY	Stipulated agreement. Compliance by October 10, 2013 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
33	09-1476	Christine Hart % Mrs. Rosalee Delaney	Vacant Lot E of 707 SW 9 ST	Authorization to foreclose granted.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2013-0583	SDS Development & Trust LLC	2632 W Griffin Rd	Continued to next available hearing (September 11, 2014)	P
2	07-1457	Inwin Seeman	2948 SW 54 St	Abatement recommended to the City Commission of \$34,000.00	P
3	2013-1552	Freeman Building LLC	3985 Ravenswood Rd	Finding of Fact issued. \$200.00 administrative fee assessed.	P
4	11-0161	Timothy Ivey	126 NW 5 Ave	Abatement recommended to the City Commission of \$4,139.00	P
5	2014-0431	Willie Joe McCray	NW 3 Ter	Compliance by August 19, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
6	2014-0527	Gwendolyn L Christow	2697 SW 51 Ct	Compliance by September 18, 2014 or a \$200.00 per day fine. No administrative fee assessed.	P
7	2013-0258	Lyne Simard	5180 SW 26 Ave	Order Imposing Fine Confirmed. Hold recording for 30 days.	P
8	10-1193	Hanna Thaller c/o Erez Avroya	5611 SW 24 Ave	Lien abated to \$604.00	P
9	2014-0619	Fortunee LLC c/o Frederic M Barthe Esq	219 SW 13 St	Compliance by September 18, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
10	2014-0694	Benna Bell	744 SW 5 St	Compliance by August 19, 2014 or a \$100.00 per day fine. \$100.00 administrative fee assessed.	P
11	2014-1086	Gary Nemi & Maksim Nemirovsky	30 NW 13 Ave	Authorization to Foreclose. Hold proceeding with further action for 90 days	NP
12	2014-0726	Scott E & Eianne Sims	5861 SW 36 Ter	Compliance by July 30, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
13	2013-1102	Samuel Weiss	130 Park Ave	Fine Confirmed. Hold recording for 20 days.	NP
14	2013-1243	Jacqueline Wright	249 SW 12 St	Fine Confirmed.	NP
15	2014-0523	Barbara Arutt	610 NE 3 St	Compliance by August 19, 2014 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
16	2014-0525	Nate Benner	26 NW 6 Ave	Compliance by August 19, 2014 or \$200.00 per day fine. Authorization to abate the nuisances by cutting the overgrowth, and cleaning the trash and debris after August 19, 2014 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	NP
17	2014-0681	SFR-SOFL I LLC c/o 643 Capital Management	1301 NW 2 St	Compliance by August 19, 2014 or a \$250 one-time assessment for. \$50.00 administrative fee assessed.	NP
18	2014-0632	Elaine Law	250 SW 7 St	Compliance by August 19, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
19	11-0362	Sandra Cuomo Est	2210 SW 46 Ct	Fine Confirmed	NP
20	2013-1476	Baby Steps Investments LLC	2238 SW 34 St	Fine Confirmed	NP
21	2014-0595	Salome Murphy	2764 SW 47 St	Compliance by August 19, 2014 or \$200.00 per day fine. Authorization to abate the nuisances by securing the property, cutting the overgrowth, and cleaning the trash and debris after August 19, 2014 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2014-0859	Katie Sherman Est	18 SW 7 Ave	Compliance by December 20, 2014 or \$100.00 per day fine. \$100.00 administrative fee assessed.	P
2	2013-0583	SDS Development & Trust LLC	2632 W Griffin Rd	Extension granted until October 21, 2014.	P
3	2013-1893	Fishman Investments LLC	4580 SW 33 Ave	Fine Confirmed	P
4	09-1258	S&W Alf of Dania Inc c/o Fishman Investments LLC	4580 SW 33 Ave	Authorization to Foreclose Granted	P
5	2012-1183	Edy A & Bibian L Rivera	3011 SW 51 St	Extension granted until November 20, 2014	P
6	2014-0231	Front Water Holdings LLC	4607 SW 44 Ave	Extension Granted until October 1, 2014	P
7	2013-1210	Redmond Jay Manning	4416 SW 28 Ter	Extension Granted until October 1, 2014	P
8	2014-0784	Five Star Capital Corp	1101 Old Griffin Rd	Compliance by November 20, 2014 or a \$250.00 one time assessment. \$100.00 administrative fee assessed.	P
9	2014-0559	CTKO Dania Venture LLC	20 N Federal Hwy	Compliance by October 1, 2014 or \$100.00 per day fine. \$75.00 administrative fee assessed.	P
10	2014-0560	CTKO Dania Venture LLC	16 N Federal Hwy	Compliance by October 1, 2014 or \$100.00 per day fine. \$75.00 administrative fee assessed.	P
12	2014-1046	CTKO Dania Venture LLC	6 E Dania Boh Blvd	Compliance by October 1, 2014 for Items #1 and #2 or \$100.00 per day fine. Compliance by November 20, 2014 for item #3 or a \$100.00 per day fine. \$75.00 administrative fee assessed.	P
13	2014-1063	CTKO Dania Venture LLC	NE Dania Boh Blvd	Compliance by October 1, 2014 for Items #1 and #2 or \$100.00 per day fine. Compliance by November 20, 2014 for item #3 or a \$100.00 per day fine. \$75.00 administrative fee assessed.	P
14	2014-1065	CTKO Dania Venture LLC	14 NE 1 Ave	Compliance by October 1, 2014 for Items #1 and #2 or \$100.00 per day fine. Compliance by November 20, 2014 for item #3 or a \$100.00 per day fine. \$75.00 administrative fee assessed.	P
15	2014-1066	CTKO Dania Venture LLC	10 NE 1 Ave	Compliance by October 1, 2014 for Items #1 and #2 or \$100.00 per day fine. Compliance by November 20, 2014 for item #3 or a \$100.00 per day fine. \$75.00 administrative fee assessed.	P
16	2014-0814	IIT Lakeview BC LLC c/o Industrial Income Trust Inc	2201 Stirling Rd	Compliance by October 21, 2014 or a \$250.00 one time assessment. \$100.00 administrative fee assessed.	P
17	2014-0749	Millennium Management USA LLC	2615 Stirling Rd	Fine Confirmed	P
18	2013-1487	Rodney R & Lynette C Sendall and Ernesto & Kimberly Lee	4417 SW 34 Ter	Extension granted until December 20, 2014	P
19	2014-1200	HYH Management LLC	2330 SW 44 St	Compliance by October 21, 2014 or \$250.00 per day fine. \$250.00 administrative fee assessed.	P
20	2014-1198	Robert Pereira & Siona Pereira and Shulie Harazi Menasche	4720 SW 42 Ter	Compliance by November 20, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
21	2013-1366	William Charles	4680 SW 32 Ave	Extension granted until September 11, 2014. Case is now in compliance	P
22	2014-0942	David L Quillen	813 NW 6 Ave	Compliance by October 21, 2014 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
23	2014-1049	Scott Cory Hamilton	222 NW 8 Ave	Compliance by October 21, 2014 or a \$200.00 per day fine \$100.00 administrative fee assessed.	NP
24	2014-1172	Rodrigo & Melania Sandoval	4128 SW 49 Ct	Compliance by October 21, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
25	2014-1204	DMR Development LLC	17 SE 10 Ter	Compliance by October 21, 2014 or a \$250.00 per day fine. Authorization to abate the nuisances by cleaning the trash and debris, cutting the overgrowth and low hanging tree branches, securing the building, and repairing the fence after October 21, 2014 granted in the interest of public health and safety. \$150.00 administrative fee assessed.	NP
26	2014-1301	Vojo Nastevski & Daniela Nastevska	43 SE 3 Pl	Compliance by October 21, 2014 or a \$200 per day fine. Authorization to abate the nuisances by cleaning the trash and debris, cutting the overgrowth and cleaning and/or boarding unsanitary pool after October 21, 2014 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	NP
27	2014-1357	Federal National Mortgage Assn	247 SW 5 St	Compliance by October 21, 2014 or a \$150 per day fine. Authorization to abate the nuisances by cutting the overgrowth and low hanging tree branches, and cleaning and/or boarding unsanitary pool after October 21, 2014 granted in the interest of public health and safety. \$100.00 administrative fee assessed.	
28	2013-1822	HLNP Holding Inc	4670 SW 25 Ave	Fine Confirmed	
29	2014-0720	SMIM Investments LLC	4940 SW 26 Ave	Compliance by October 21, 2014 or a \$250 per day fine. \$100.00 administrative fee assessed.	
30	2014-0799	Lorraine Weiss	4935 SW 44 Ter	Compliance by November 20, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
31	2014-0982	Maurice & Marie P Testier	4560 SW 25 Ter	Compliance by October 21, 2014 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2013-0583	SDS Development & Trust LLC Katie Sherman c/o Damon Gamble & Willie Lee Taylor	2632 W Griffin Rd 18 SW 7 Ave	Fine Confirmed. Hold recording 90 days Extension granted to April 16, 2015 Compliance by April 16, 2015 or a \$150 per day fine. \$100.00 administrative fee assessed.	P
2	2014-0859	Generation Mortgage Company/Dana PS LLC	1106 NW 2 St	Compliance by May 16, 2015 or a \$150 per day fine. \$100.00 administrative fee assessed.	P
3	2014-1997	BGDJ Capital LLC	250 SW 7 St	Compliance by May 16, 2015 or a \$150 per day fine. \$100.00 administrative fee assessed.	P
4	2014-2275	Lior Peled Est c/o Tal Benharush	4841 SW 29 Ave	Abatement of \$5,700.00 recommended to the City Commission Compliance by April 16, 2015 or a \$100 per day fine. \$100.00 administrative fee assessed.	P
5	2012-1044	Enrique & Maria M Orozco	728 SW 6 St 1-2	Compliance by May 16, 2015 or a \$200 per day fine. \$100.00 administrative fee assessed.	P
6	2014-2166	Michael Chenor LLC	290 SW 9 St	Compliance by May 16, 2015 or a \$200 per day fine. \$100.00 administrative fee assessed.	P
7	2014-1421	Edy A & Bibian L Rivera	3011 SW 51 St	Extension granted to February 5, 2015. Case is complied. Compliance by May 16, 2015 or a \$150 per day fine. \$100.00 administrative fee assessed.	P
8	2012-1183	MYSB LLC	4880 SW 33 Ave	Compliance by May 16, 2015 or a \$150 per day fine. \$150.00 administrative fee assessed.	P
9	2014-1985	1554 S Federal Highway LLC	1554 S Federal Hwy	Compliance by May 16, 2015 or a \$200 per day fine. \$150.00 administrative fee assessed.	P
10	2014-2162	BH-NV Dania Properties LLC	129 NW 4 Ave	Compliance by March 17, 2015 or a \$100 per day fine. \$50.00 administrative fee assessed.	P
11	2014-2144	Stellar Homes Group LLC	817 NW 14 Ave	Stipulated Agreement: Compliance by March 17, 2015 or a \$150 per day fine. \$100.00 administrative fee assessed. Compliance by April 16, 2015 or a \$150 per day fine. \$100.00 administrative fee assessed.	NP
12	2014-1979	Daniela Paradisi; Hector J Paradisi Et Al	4851 SW 44 Ave	Compliance by March 17, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
13	2014-1653	Holocaust Documentation & Education Center Inc	303 N Federal Hwy	Fine Confirmed. Compliance by February 25, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
14	2014-1903	US Bank NA Trstee c/o Shapiro & Fishman LLP	241 NW 5 Ave	Compliance by March 17, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
15	2013-1646	Joyce Loftus	4676 SW 37 Ave	Compliance by March 17, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
16	2014-1590	Pasquale M Ricciotelli	4236 SW 49 St	Compliance by March 17, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
17	2014-2055	Patrick Toma	42 SW 13 St 1-2	Compliance by March 17, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
18	2014-1173	Patrick Toma	48 SW 13 St 1-2	Compliance by March 17, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
19	2014-1197	Wells Fargo Bank NA c/o Aldridge Connors LLP	224 SW 5 St	Extension granted to March 17, 2015 Compliance by April 16, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
20	2014-2195	Robert Pereira and Siona Pereira	4720 SW 42 Ter	Compliance by March 17, 2015 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP
21	2014-1198	Edward Alon	5201 SW 31 Ave #112	Compliance by March 17, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
22	2014-1965	Action Loss Mitigation Inc	2200 SW 46 Ct 1-2	Compliance by March 17, 2015 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	NP
23	2014-2336				NP

City of Dania Beach

Case Order	Case #	Name	Address	Results	
1	2011-1215	ALJU Holdings LLC	4896 SW 28 TER	Foreclosure granted. Differed to July 6, 2016. Abatement of \$30,300 to City Commission	P
2	2015-1123	Isaac Bechor	4433 SW 52 ST	Extension granted until July 16, 2016	P
3	2013-0583	SDS Development	2632 W GRIFFIN RD	Foreclosure granted. Differed to August 5, 2016. Abatement of \$10,600 to City Commission	P
4	2015-0486	M Sterling Collins Rev Tr	6 SW 5 AVE	Extension granted until April 7, 2016	P
5	2015-1764	Jose Vivero	3905 SW 58 ST	Compliance by June 16, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
6	2015-0778	Irving Kirsch	400 S Federal Hwy SP/SPY	Fine Confirmed. Abatement of \$ 1,350 payable by May 7, 2016	P
7	2015-1328	Lowitz Fam TR Stephen Lowitz Trustee Etal	2450 Griffin Rd	Compliance by June 16, 2016 or a \$150.00 per day fine. \$100.00 administrative fee assessed.	P
8	2015-0491	New Life 2014 LLC	9 SW 6 AVE	Fine Confirmed. Abatement of \$ 1,500 payable by May 7, 2016	P
9	2016-0027	Josephine M Callahan	5020 SW 29 WAY	Compliance by June 16, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
10	2016-0002	Annette B Brown Josue Seraphin	812 Phippen RD	Compliance by June 16, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	P
11	2014-1605	Angie Yuk Ngan Wong	4601 SW 29 TER	Abatement of \$ 1,245 payable by May 7, 2016	P
12	2014-0942	David Quillen	813 NW 6 AVE	Authorization to Foreclose granted.	NP
13	2015-0854	Floridian Coastal Properties LLC	417 SW 7 TER	Fine Confirmed	NP
14	2015-0572	Bank Of America NA	4530 SW 43 AVE	Fine Confirmed	NP
15	2015-0595	Georgios Vihos	242 SW 7 ST	Fine Confirmed	NP
16	2015-1066	Black Marlin Realty	320 SHERIDAN ST	Compliance by May 17, 2016 or a \$250.00 one time fine. \$100.00 administrative fee assessed	NP
17	2015-1522	All US Investments Corp	3730 SW 47 CT	Stipulated Agreement: Compliance by June 16, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	NP
18	2016-0028	Abdel Aldick	SW 28 TER	Compliance by May 17, 2016 or a \$100.00 per day fine. \$100.00 administrative fee assessed	NP
19	2015-0108	Andre Nelson	606 Phippen Rd	Fine Confirmed	NP
20	2015-1746	Julia Primus	762 SW 3 ST	Compliance by June 16, 2016 or a \$200.00 per day fine. \$100.00 administrative fee assessed.	NP

City of Dania Beach

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

OWNER: SDS DEVELOPMENT & TRUST LLC

FOLIO: 0232 02 0440

LEGAL: REED LAND CO SUB 2-32 D 32-50-42 LOT 9 N 296 LESS E 300 & LESS W 255 & LESS W 5 OF E 305 OF S 93.63 OF N 296 & LESS N 35

FOR CO RD BLK 1 PAR M LESS E 5 OF 93.63 OF N 296 SP LESS THAT PORTION LYING WITHIN LIMITS OF CITY OF DANIA

ADDRESS: 2632 West Griffin Road, Dania Beach, Florida

CODE ENFORCEMENT ORDER LIEN				CEB 2013-0583		RECORDED		RELEASED			
Start Date	Through Date	Lien Amount	# of Days	TOTAL FINE	Record Fee	BOOK/ INSTRUMENT	PAGE	DATE	BOOK/ INSTRUMENT	PAGE	DATE
10/21/2014	4/7/2016	\$200.00	534	\$106,800.00	\$304.00	112977965	Page 1 to 8	5/8/2015			
						Total					
						\$107,104.00					

Case compiled 4/7/16

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	150.00
			304.00