

MINUTES OF MEETING
DANIA BEACH CITY COMMISSION
ABATEMENT HEARING
THURSDAY, MARCH 21, 2013 – 6:00 P.M.

1. Call to Order

Vice-Mayor Jones called the meeting to order at 6:03 p.m.

2. Roll Call

Present:

Vice-Mayor:	Albert C. Jones
Commissioners:	Chickie Brandimarte Patricia A. Flury Bobbie H. Grace
City Manager:	Robert Baldwin
City Attorney:	Thomas J. Ansbro
City Clerk:	Louise Stilson
Code Attorney:	Tim Ryan

Absent:

Mayor:	Walter B. Duke, III
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3. Abatement Requests

- 3.1 Consideration of the abatement request for 34 SW 7 LLC, for property located at 34 SW 7 Avenue, Case # 11-0543 (Folio # 0234-00-0390)

Attorney Ryan noted this case involved 4 violations: deteriorated paint, junk and debris on the property, vehicle with no tag, and property being used for rental purposes without a Business Tax Receipt. The fine ran for 484 days for a total of \$72,854.00, including recording and admin fees of \$254.00. The Special Magistrate recommended an abatement of \$14,000.00.

Commissioner Flury motioned to abate the lien to \$14,000.00, as recommended by the Special Magistrate, to be paid in 90 days; seconded by Commissioner Grace. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Flury	Yes	Mayor Duke	Absent
Commissioner Grace	Yes		

3.2 Consideration of the abatement request for Rackeish C Boota c/o PPTS V Corp, for property located at 710 SW 3 Place, Case # 08-0492 (Folio # 1203-36-0680)

Attorney Ryan noted this case involved 8 violations: deteriorated windows, windows lack screens, building exterior is deteriorated, portion of yard lacks vegetative material, swale lacks sod or vegetative material, windows and doors installed without Building Department approval and permits. The fine ran for 1,582 days for a total of \$237,449.50, including recording and admin fees of \$149.50. The Special Magistrate recommended an abatement of \$23,730.00.

Attorney Ryan noted that Item #3.3 is the same owner and property.

3.3 Consideration of the abatement request for PPTS V Corp, for property located at 710 SW 3 Place, Case # 11-1607 (Folio # 1203-36-0680)

Attorney Ryan noted this case involved 11 violations: windows in a state of disrepair and doors missing, windows lack screens and hardware, open and unsecure window openings, plumbing fixtures in a state of disrepair, electrical fixtures in a state of disrepair, building exterior is deteriorated and requires paint, trash and debris on premises and swale, untended vegetation and air conditioning unit removed without a permit. The fines ran for 386 days for a total of \$77,454.00, and 366 days for a total of \$67,200.00, including recording and admin fees of \$254.00, for a grand total of \$144,654.00. The Special Magistrate recommended an abatement of \$6,720.00.

An attorney representing PPTS V Corp said they were unaware of the code violations before they purchased the property. They tried to sell the property, however the cost of repairs was too expensive, therefore they demolished the building. She indicated that the current property value is \$15,000.00.

Commissioner Flury motioned to abate the lien for Item #3.2 to \$7,500.00, to be paid in 60 days; seconded by Commissioner Grace. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Flury	Yes	Mayor Duke	Absent
Commissioner Grace	Yes		

Commissioner Flury motioned to abate the lien for Item #3.3 to \$7,500.00, to be paid in 60 days; seconded by Commissioner Grace. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Flury	Yes	Mayor Duke	Absent
Commissioner Grace	Yes		

- 3.4 Approval of the settlement received for Shamsideen Obafemi Laguda for property located at 715 SW 6 Street, Case # 06-1802 (Folio # 1203-34-0770)

Attorney Ryan noted the City received \$8,000.00 as settlement for the lien due to foreclosure.

Commissioner Grace motioned to approve the settlement, as recommended by Attorney Ryan; seconded by Commissioner Flury. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Flury	Yes	Mayor Duke	Absent
Commissioner Grace	Yes		

- 3.5 Approval of the settlement received for Edner Tanis for property located at 727 SW 5 Street, Case # 10-0675 (Folio # 1203-34-0930)

Attorney Ryan noted the City received \$5,000.00 as settlement for the lien due to foreclosure.

Commissioner Grace motioned to approve the settlement, as recommended by Attorney Ryan; seconded by Commissioner Brandimarte. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Flury	Yes	Mayor Duke	Absent
Commissioner Grace	Yes		

- 3.6 Approval of the settlement received for Osmin Granados for property located at 180 NW 7 Avenue, Case # 10-0800 (Folio # 0234-01-0730)

Attorney Ryan noted the City received \$5,000.00 as settlement for the fines, and \$1,252.00 for nuisance abatement liens for a total of \$6,252.00 due to foreclosure.

Commissioner Grace motioned to approve the settlement, as recommended by Attorney Ryan; seconded by Commissioner Flury. The motion carried on the following 4-0 Roll Call vote:

Commissioner Brandimarte	Yes	Vice-Mayor Jones	Yes
Commissioner Flury	Yes	Mayor Duke	Absent
Commissioner Grace	Yes		

Commissioner Flury requested an update to the City Owned Property Analysis that was provided to the Commission in 2012.

Nick Lupo, Code Compliance Manager, responded that he would update the information and provide it to the City Commission.

4. Adjournment

Vice-Mayor Jones adjourned the meeting at 6:25 p.m.

ATTEST:



LOUISE STILSON, CMC
CITY CLERK

Approved: April 9, 2013



CITY OF DANIA BEACH


WALTER B. DUKE, III
MAYOR