

Village of Sea Ranch Lakes



#1 Gatehouse Road
Sea Ranch Lakes, Florida 33308-2906
Phone (954) 943-8860 Fax (954) 943-5808

Fine Calculations for 21 Seneca Rd. Property Maintenance code compliance
lien:

Non-compliance date: May 24, 2018

Compliance date: August 25, 2021

Total days @ \$250 per day: 1,188

Lien fees due: \$297,000

Fees due the Village for property maintenance: \$3,395.00

**VILLAGE OF SEA RANCH LAKES, FL
CODE ENFORCEMENT DIVISION
1 GATEHOUSE ROAD
SEA RANCH LAKES, FLORIDA 33308**

CODE ENFORCEMENT SPECIAL MAGISTRATE

**VILLAGE OF SEA RANCH LAKES
STATE OF FLORIDA**

IN THE MATTER OF:

Case No. 17-11-01

**ORDER OF
LIEN**

IN THE MATTER OF:

Eric and Tammy Willner
21 Seneca Road, Sea Ranch Lakes, FL 33308
P.O. Box 273730 Boca Raton, FL 33427

On May 17, 2018, the Special Magistrate found you in violation of Village Code Sec.: Code of Ordinances: 5.04.02 Property Maintenance, the property listed herein. At that time, you were given until May 24, 2018, to comply and a fine of \$250.00 per day should you fail to comply by that date.

At the Special Magistrate hearing on June 21, 2018, the Code Enforcement Officer testified under oath that the required corrective action had not been taken by the compliance date. It is hereby ordered that a fine of \$250.00 per day be imposed against the property more particular described below from the compliance date and each day until complied.

IT IS THE RESPONSIBILITY OF THE RESPONDENT TO ADVISE THE CODE COMPLIANCE OFFICER AND THE VILLAGE OF SEA RANCH LAKES THAT THE VIOLATION HAS BEEN CORRECTED.

(Remainder Intentionally Left Blank)

Order of Lien
21 Seneca Road
P. 2 of 2

A certified copy of this order imposing a fine shall be recorded in the Public Records of Broward County, Florida and thereafter shall constitute a lien against the following property upon which violation exists, and upon any other real or personal property owned by the Respondent.

Legal Description: SEA RANCH LAKES 40-29 B LOT 11 BLK E
Folio No.: 4943-07-03-1130
Street Address: 21 Seneca Road, Sea Ranch Lakes, FL

Dated at Village of Sea Ranch Lakes, Broward County, Florida on June 26, 2018.

ATTEST: Starr Paton
VILLAGE CLERK

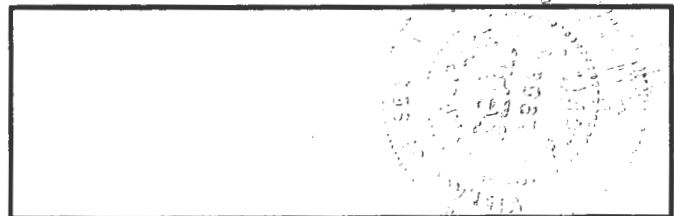
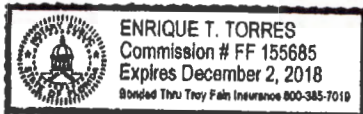
By: [Signature]
SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26 day of June, 2018, by John Herin as Special Magistrate for the Village of Sea Ranch Lakes, and by Starr Paton as Town Clerk for the Village of Sea Ranch Lakes.

[Signature]
NOTARY PUBLIC

Personally Known OR
 Produced Identification
Type of Identification Produced



CERTIFICATION OF THE VILLAGE CLERK

VILLAGE OF SEA RANCH LAKES, FL
CODE ENFORCEMENT DIVISION
1 GATEHOUSE ROAD
SEA RANCH LAKES, FLORIDA 33308

CODE ENFORCEMENT SPECIAL MASTER
VILLAGE OF SEA RANCH LAKES
STATE OF FLORIDA

IN THE MATTER OF:

Case No. 17-11-01

Eric and Tammy Wilner
21 Seneca Road, Sea Ranch Lakes, FL 33308
P.O. Box 273730 Boca Raton, FL 33427-3730

ORDER OF ENFORCEMENT

This case having come before the Code Enforcement Special Master of the Village of Sea Ranch Lakes, Florida, on this **May 17, 2018** on a violation hearing, and the Special Master having heard the testimony of the respective parties present and the evidence presented, does hereby make the following findings of fact, conclusions of law and imposes the following fine:

1. FINDING OF FACT:

- a. That the violator was properly served with notice of these proceedings as required by law.
- b. That the real property upon which the violation occurred is legally described as:

SEA RANCH LAKES 40-29 B LOT 11 BLK E, Folio No. 4943-07-03-1130

a/k/a 21 Seneca Road, Sea Ranch Lakes, Florida

2. CONCLUSION OF LAW:

- a. Based on the evidence and testimony presented, the violator identified above did violate Section(s) of the Code of Ordinances of the Village of Sea Ranch Lakes by virtue of the facts set forth above:

5.04.02 - Property Maintenance

A (1) Existence of weeds, trash and vegetation upon lands prohibited

F (1) & (2) Exterior shall be maintained – garden wall, residence and roof require painting .

F (5) Landscaping shall be maintained -- sodded and landscaped areas not maintained in a healthy live condition

- b. That the Special Master of the Village of Sea Ranch Lakes has determined that this Order of Enforcement is hereby warranted.

3. IMPOSITION OF FINE:

The Special Master has considered the gravity of the violation(s), any actions taken by the violator to correct the violation(s), and any previous violations committed by the violator, and has determined that the aforementioned violation(s) occurred, and should it/they continue after **May 24, 2018**, a fine of **\$250 per day** is hereby imposed in addition to the Village's costs.

If the property is not brought into compliance by **May 24, 2018**, a certification hearing will be held on **June 21, 2018** at 5:30 pm at Village Hall, 1 Gatehouse Road, Sea Ranch Lakes, Florida 33308 at which time the Special Master will certify noncompliance and the amount of the accrued fine, and enter an Order Imposing Penalty/Lien. **The violator is also ordered to contact the Village of Sea Ranch Lakes Code Enforcement Department to re-inspect the property to verify compliance. In addition, should the property come into compliance after the date specified above and within 45 days from the date above, the property owner may request, in writing, a hearing for a fine reduction.**

DONE AND ORDERED at SEA RANCH LAKES, FL, BROWARD COUNTY, FLORIDA, this **Thursday, May 17, 2018**.

SPECIAL MASTER

By:


John R. Herin, Jr., Esq.

Certificate of Service

I **HEREBY CERTIFY** that a copy of the foregoing order was mailed to the violator at the address stated above on this 21 day of May 2018.



Recording Secretary

21 Seneca Rd Expenses Paid by Village to
maintain Property

Date	Contractor	Work performed	Cost	date of payment	
10/19/2018	Ranney's Landscape	Clean up property cut	\$ 350.00	11/2/2018	
11/21/2018	Ranney's Landscape	Mow & blow	\$ 105.00	12/4/2018	
12/31/2019	Ranney's Landscape	Mow & Blow	\$ 105.00	1/2/2019	
1/31/2019	Ranney's Landscape	Mow & blow	\$ 105.00	2/12/2019	
2/26/2019	Ranney's Landscape	Mow & blow	\$ 105.00	2/26/2019	
3/31/2019	Ranney's Landscape	Mow & blow	\$ 105.00	4/2/2019	
4/8/2019	Destination Pools	Pool Chems Dec. throu	\$ 260.00	4/9/2019	
4/30/2019	Ranney's Landscape	Mow & Blow	\$ 105.00	5/6/2019	
6/3/2019	Ranney's Landscape	Mow & Blow	\$ 105.00	6/11/2019	
Jul-19	Ranney's Landscape	Mow & Blow	\$ 105.00		
8/6/2019	Ranney's Landscape	Mow & Blow	\$ 105.00	8/6/2019	
8/6/2019	Destination Pools	Pool Chems June & Jul	\$ 170.00	8/6/2019	
9/10/2019	Ranney's Landscape	Mow & blow	\$ 105.00	9/10/2019	
10/24/2019	Sandollar	White fly/black olive	\$ 210.00	10/24/2019	
10/29/2019	Ranney's Landscape	Mow & blow	\$ 105.00	10/29/2019	
11/1/2019	Ranney's Landscape	Mow & blow	\$ 105.00	11/1/2019	
11/5/2019	Destination Pools	Pool Chems	\$ 170.00	11/5/2019	
12/3/2019	Ranney's Landscape	Mow & blow	\$ 105.00	12/3/2019	
1/7/2020	Ranney's Landscape	Mow & blow	\$ 105.00	1/7/2020	
2/4/2020	Ranney's Landscape	Mow & blow	\$ 105.00	2/4/2020	
2/5/2020	Destination Pools	Pool Chems	\$ 170.00	2/5/2020	
3/3/2020	Ranney's Landscape	Mow & blow	\$ 105.00	3/3/2020	
4/6/2020	Destination Pools	Pool Chems	\$ 170.00	4/6/2020	
4/6/2020	Ranney's Landscape	Mow & blow	\$ 105.00	4/6/2020	
4/20/2020	Rebel Exterminators	Rat traps	\$ 110.00	4/20/2020	Subtotal to 4/20/20 \$3,395.00