

**PROPOSED**

**RESOLUTION NO.**

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, PERTAINING TO LAND CLEARANCE COSTS; LEVYING A LAND  
3 CLEARANCE LIEN AGAINST CERTAIN DESCRIBED PROPERTIES IN  
4 UNINCORPORATED BROWARD COUNTY FOR NONPAYMENT OF LAND  
5 CLEARANCE COSTS, PURSUANT TO CHAPTER 39, ARTICLE X, OF THE BROWARD  
6 COUNTY CODE OF ORDINANCES; PROVIDING FOR THE ACCRUAL OF INTEREST  
7 AND CHARGES FOR ADMINISTRATIVE COSTS; PROVIDING FOR RECORDATION  
8 IN THE OFFICIAL RECORDS OF BROWARD COUNTY; AND PROVIDING FOR  
9 SEVERABILITY AND AN EFFECTIVE DATE.

10  
11 WHEREAS, on August 24, 1999, the County Commissioners of Broward County,  
12 Florida, enacted Ordinance No. 99-45, requiring the abatement of violations relating to  
13 land clearance in unincorporated areas of Broward County;

14 WHEREAS, notices of violation of Chapter 39, Article X, of the Broward County  
15 Code of Ordinances (the "Code"), were provided to the owners of the individual properties  
16 listed on Exhibit A, attached hereto and made a part hereof, notifying the owners that said  
17 properties were required to be brought into compliance with Chapter 39, Article X, of the  
18 Code (the "Property Maintenance Ordinance"), by correcting the violations detailed in the  
19 notices of violation;

20 WHEREAS, the property owners have failed, neglected, or refused to have their  
21 respective property cleared of weeds, debris, or noxious materials as required by the

22 Property Maintenance Ordinance; Notices of Noncompliance of the land clearance  
23 violations were recorded in the Official Records of Broward County, Florida; Broward  
24 County has cleared the properties pursuant to Section 39-135 of the Code in order to  
25 correct the violations, at the actual cost to Broward County for clearing the properties  
26 listed on Exhibit A; and invoices for the lot clearing costs have been mailed to the property  
27 owners; and

28 WHEREAS, the costs for clearing the properties have not been paid to Broward  
29 County, NOW, THEREFORE,

30 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
31 BROWARD COUNTY, FLORIDA:

32 Section 1. Pursuant to Section 39-138 of the Code, land clearance liens are  
33 hereby levied in the amounts listed on Exhibit A against each of the individual properties  
34 listed on Exhibit A.

35 Section 2. The costs of property clearance described in Section 1 herein were  
36 due and payable upon mailing of the invoices for services. Upon adoption of this  
37 Resolution, land clearance liens in the amounts listed for each property on Exhibit A,  
38 together with administrative costs and interest from the dates of the mailing of the  
39 invoices, charged at the rate of 9.38% per annum on the unpaid principal amounts, are  
40 due and payable to Broward County, Florida.

41 Section 3. Recording.

42 The Resolution shall be recorded in the Official Records of Broward County,  
43 Florida, and shall run with the land evidencing the land clearance lien against the  
44 properties.

45 Section 4 Severability.

46 If any portion of this Resolution is determined by any court to be invalid, the invalid  
47 portion will be stricken, and such striking will not affect the validity of the remainder of this  
48 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
49 legally applied to any individual, group, entity, property, or circumstance, such  
50 determination will not affect the applicability of this Resolution to any other individual,  
51 group, entity, property, or circumstance.

52 Section 4. Effective Date.

53 This Resolution is effective upon adoption.

ADOPTED this day of , 2025.

**PROPOSED**

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ Deanna Kalil 01/08/2025  
Deanna Kalil (date)  
Assistant County Attorney

By: /s/ Maite Azcoitia 01/08/2025  
Maite Azcoitia (date)  
Deputy County Attorney

**EXHIBIT A**

FOLIO NUMBER	CASE #	OWNER NAME	MAILING ADDRESS	PROPERTY ADDRESS	LEGAL DESCRIPTION	ACTUAL COST	ADMIN COST	COST OF PROPERTY CLEARANCE	NOTICE OF VIOLATION DATE	NOTICE OF NON-COMPLIANCE RECORDED DATE	INSTRUMENT/ CR NUMBER	PROPERTY CLEARED DATE	
1)	0205-07-1330	24-0268	DIAB AGHA REALTY LLC	209 N FT LAUD BCH BLVD 3D FT LAUDERDALE, FL 33304	2361 NW 6 ST	RIVER GARDENS 19-23 B LOT 13 LESS N 15 FOR RD,14 BLK 7	\$470.00	\$125.00	\$595.00	02/29/2024	03/15/2024	119452842	03/13/2024
2)	0205-10-0010	24-0566	GARRETT, STEVEN SCOTT	6350 SW 1 CT PEMBROKE PINES, FLTER, #1-5 33023	720 HARRIS	HARRIS SUB 21- 40 B LOT 1 BLK 1	\$2,044.01	\$125.00	\$2,169.01	05/13/2024	10/28/2024	119870441	11/15/2024
3)	0205-10-0010	24-1313	GARRETT, STEVEN SCOTT	6350 SW 1 CT PEMBROKE PINES, FLTER, #1-5 33023	720 HARRIS	HARRIS SUB 21- 40 B LOT 1 BLK 1	\$1,504.00	\$125.00	\$1,629.00	11/20/2024	12/05/2024	119937584	12/06/2024
4)	0205-10-0010	24-1330	GARRETT, STEVEN SCOTT	6350 SW 1 CT PEMBROKE PINES, FLTER, #1-5 33023	720 HARRIS	HARRIS SUB 21- 40 B LOT 1 BLK 1	\$985.00	\$125.00	\$1,110.00	12/19/2024	12/26/2024	119973006	12/23/2024
5)	0205-13-1580	24-1087	2731 WEST BROWARD BLVD LLC	1314 E LAS OLAS BLVD #1602 FT LAUDERDALE, FL 33301	2731 W BROWARD	BROWARD PARK 25-49 B LOT 1 BLK 10	\$994.00	\$125.00	\$1,119.00	09/06/2024	10/15/2024	119847070	11/08/2024
6)	9232-01-2100	24-0390	MARY ELLA WANZA	P O BOX 586 OWINGS MILLS, MD 21117-0586	VL ON NW 14 ST	WASHINGTON PARK FOURTH ADD 22-44 B LOT 50 BLK 45	\$1,095.00	\$125.00	\$1,220.00	03/28/2024	12/05/2024	119937583	12/16/2024
7)	9232-01-6200	24-0567	GARRETT, STEVEN S	6350 SW 1 CT PEMBROKE PINES, FL 33023	2897 NW 11 PL	WASHINGTON PARK FOURTH ADD 22-44 B LOT 11 BLK 60	\$1,127.00	\$125.00	\$1,252.00	05/13/2024	06/18/2024	119637630	06/12/2024
8)	9232-01-6200	24-1043	GARRETT, STEVEN S	6350 SW 1 CT PEMBROKE PINES, FL 33023	2897 NW 11 PL	WASHINGTON PARK FOURTH ADD 22-44 B LOT 11 BLK 60	\$1,380.01	\$125.00	\$1,505.01	08/22/2024	10/18/2024	119847071	11/08/2024

TOTAL BILL AMOUNT: \$10,599.02