



March 27, 2023

Mr. Greg Huxman,
J Milton and Associates
3211 Ponce De León Blvd., Suite 301
Coral Gables, Florida 33134

Re: 801 Dania Mobil Homes, Inc.
Mobile Home Park located at 801 Dania Beach Blvd., Dania Beach, FL

Dear Mr. Huxman:

The City of Dania Beach is in receipt of your February 22, 2023 correspondence requesting that the City confirm 801 Dania Mobil Homes, Inc.'s compliance with Florida Statute 723.081, so that you may proceed with plat approval with Broward County.

Based upon the City's due diligence, we have reviewed the Certificates of Title and the Notices of Termination sent by the property owner for the property located at 801 Dania Beach Boulevard, Dania Beach, Florida. It is our understanding based upon discussions with the property owner, review of the Certificates of Title to the mobile homes, and the associated property records, all the remaining mobile homes are owned by 801 Dania Mobil Homes, Inc., and all the associated lots are owned by 801 Dania Mobil Homes, Inc. Based upon the foregoing information it appears that to section 723.083, it does not apply to the underlying property. Section 723.083 applies to mobile home owners that are different from the lot owners, and those mobile home owners would have certain rights relating to relocation requirements.

However, as both the homes and lots are owned by the same entity, any termination of the leasehold would have to comply with Chapter 83, Florida Statutes, and not Section 723.083. The property owner, 801 Dania Mobil Homes, Inc., has provided the City with copies of its notices of termination pursuant to the requirements of Chapter 83 for a month to month tenancy. As such, it appears that 801 Dania Mobil Homes, Inc. is in compliance with state law.

Very truly yours,

Eve A. Boutsis

Digitally signed by Eve A.
Boutsis
Date: 2023.03.27 12:35:34
-04'00'

Eve A. Boutsis
City Attorney

EAB:la
Enclosures