



**SPECIAL MAGISTRATE HEARING
1ST FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
SEPTEMBER 9, 2020
8:30 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Mary Allman, Administrative Assistant
Christina Chaney, Administrative Assistant
Porshia Williams, Code Compliance Manager
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Dorian Koloian, Senior Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero, Senior Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE19081937: John Brown
CE17100600: Jeffrey Green; Don Ginsburg; Kristen Bakkedahl
CE19061835: Eddie Ellis
CE20050045: Courtney Crush
CE20060408; CE20080635; 20080005: Vincent Owoc
CE19110028: Oscar Soto; Eiken Diaz
CE19050992; CE19050993; CE19042231; CE9042232: Lou Migliaccio; Patrice Rathburn; Jonathan Schwartz; Steve Cook
CE16040228: Debbie Riano
CT15041785; CE12071654; CE11050186; CE12040823; CE14021418; CE14021418: Ilian Rashtanov; Michelle Rogers
CE19091695: Mark Berkowitz
CE20030671: Adam Dahari
CE19042569: Mary Untch
CE18061183; CE18061190: Yuting Chen; Nils Jucaud
CE19080323: Frederick Schmid Jr.
CE19062062: Linda Dupoux
CE20060240: John Seiler
CE15021415: Yaqelin Lorenzo; James Ewing
CE19070591: Harold Sparti
CE19090698: Carlton Kerr
CE18100072: Ronald Herbert

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CE19031266: Katia Delima
CE20030749; CE20060810: Benjamin Sims; Joseph Rosenbaum, Ivan Opanasanko
CE17042307: Andrea Taylor
CE19032104: Mark Hickman
CE19070995: Steven Greenfield
CE19120073: Nicholas Brown
CE19031155: Margaret Harden; Barney Harden
CE19100064: Ross Luedke
CE18121737: Lacy Crew
CE12050648: Heisel Alvarez
CE09071870: Virginia Hornaday
CE19081284: Alejandro Valdez
CE18121185: Salvador Marvano
CE12080700; CE17101256: Bryan DeSouza; Oscar Sanchez; John Wilke
CE19070668: Donovan Daley
CE19011367: Mary Stofan
CE19072416: Neal Victor
CE20011645: Giancarlo Fernandez
CE19041077: Eric Nur
CE18181609: Dennis Zalupski
CE11041630: Juan Romero Leiva

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE19011367

2601 DAVIE BLVD

Owner: SUNLIGHT INVESTMENTS INC

This case was first heard on 5/16/19 to comply by 8/15/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,400 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed that the property was now in compliance and recommended imposition of the full fine.

Mary Stofan said the tenant had all licenses except for the City Occupational License. She stated the delay had been cause by Fort Lauderdale lacking a change of use from years ago; there was disagreement within the City about the use of the building. Ms. Stofan did not feel she should pay any fine.

Officer Caracas said the business had been operating two years before he cited them. He reported the City's costs were \$709.

Judge Purdy imposed a fine of \$709 for the time the property was out of compliance.

Case: CE19081284

1721 SW 11 CT

Owner: VALDES, ALEJANDRO

This case was first heard on 2/6/20 to comply by 2/21/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the full fine.

Alejandro Valdez said he purchased the property with the violation and he had repaired it as soon as possible. He

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reported administrative costs totaled \$709.

Judge Purdy imposed a fine of \$709 for the time the property was out of compliance.

Case: SE19120073

Administrative Hearing

1500 SW 5 PL

Owner: HEDGEROW ONE FLORIDA LLC

VIOLATIONS: 24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the violation was first cited on 8/1/20: upon reinspection on 8/3/20 the violation remained and the City had subsequently removed the violation.

Nicholas Brown said he had recently taken over managing this property. He stated they paid for their own bulk trash removal at the property.

Judge Purdy denied the appeal.

Case: CE19042569

751 CAROLINA AVE

Owner: SRP SUB LLC

This case was first heard on 1/16/20 to comply by 1/26/20 and 2/13/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,100 and the City was requesting a \$1,400 fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the fine to \$1,400.

Mary Untch said the tenants had to be evicted to comply the violations.

Judge Purdy imposed a fine of \$1,400 for the time the property was out of compliance.

Case: CE19090698

1153 ARIZONA AVE POSTED AT CITY HALL 8/27/2020

Owner: CJ & KK INDUSTRIES INC

Service was via posting at the property on 8/28/20 and at City Hall on 8/27/20.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN AREA. THE DRIVEWAY IS IN DISREPAIR. THERE ARE UNEVEN HOLES THAT NEEDS TO BE RESURFACED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT, INCLUDING BUT NOT LIMITED TO THE FASCIA.

18-4(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-4(C) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Carlton Kerr said the grass violation was almost resolved and requested 90 days.

Judge Purdy found in favor of the City and ordered compliance c with 18-4(C) within 10 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE19062062

813 NW 4 AVE

Owner: 813 NW 4TH AVE LLC

This case was first heard on 12/5/19 to comply by 1/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was requesting a \$330 fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, confirmed the case was in compliance and recommended reducing the fine to \$330.

Linda Dupoux said she had resolved the violations as soon as she was aware of them. She felt her handyman may have overlooked some of the issues. She requested no fine be imposed.

Judge Purdy imposed a fine of \$330 for the time the property was out of compliance.

The following two cases for the same owner were heard together:

Case: CE19042231

604 SW 16 CT

Owner: BOCA ISLAND LLC % TUYEN DO

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, recommended no extension be granted.

Patricia Rathburn, neighbor, stated this owner owned 12 properties in the neighborhood. They owner had still not taken any steps to address the violation. She noted that the owner had never appeared at a hearing and these units were too close, per City code.

Jonathan Schwartz, attorney for the tenant, said the tenant had power of attorney for the owner. He stated the tenant had been working with FAR regarding approval. He noted that the code had been amended in 2019 and he felt this property may be subject to grandfathering.

Ms. Hasan recommended imposition of the fine. She said nothing had been presented indicating that Mr. Schwartz represented the owner for any of the four properties. She pointed out that the original citation was over a year old, plenty of time to go through the process.

Steve Cook, neighbor, said this had been going on for a long time. He said this owner owned several duplexes and they were not maintained and caused problems in the neighborhood.

Judge Purdy imposed the \$13,000 fine, which would continue to accrue until the property was in compliance.

Case: CE19042232

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606 SW 16 CT

Owner: BOCA ISLAND LLC % TUYEN DO

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$13,000 fine, which would continue to accrue until the property was in compliance.

Case: CE19050992

403 SW 17 ST

Owner: BOCA ISLAND LLC

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,000 fine, which would continue to accrue until the property was in compliance.

Case: CE19050993

407 SW 17 ST

Owner: BOCA ISLAND LLC

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20030671

Citation

716 SW 16 AVE 1-5

Owner: DDD GLOBAL INVESTMENT LLC;
% SAUL EWING ARNSTEIN & LEHR LLP

This case was first heard on 3/16/20 to comply by 3/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. The appeal deadline was 5/31/20.

Gail Williams, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fine.

Adam Dahari said he had not been notified of the violation by mail for a week and a half, but the tenant had alerted him to the posted citation. He had immediately called the waste hauler and they had removed the trash on 3/22/20.

Judge Purdy imposed the \$600 fine.

Case: CE19091695

611 NW 4 AVE

Owner: 611 BROWARD COUNTY LONGSHOREMENS ASSOCIATION LLC

Service was via posting at the property on 8/24/20 and at City Hall on 8/27/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.5.D.5.

COMPLIED

47-21.11.A.

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THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE BARE AND MISSING AREAS OF LIVING GROUND COVER ON THE PROPERTY AND SWALE AREA.

9-306
COMPLIED

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Mark Berkowitz, the owner's attorney, said they had hired a landscaping contractor to address the violations but this would take 35 days because a new irrigation system must be installed. He requested 35 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE19032104

Request For Extension

1444 NW 1 AVE

Owner: HICKMAN, MARK S

This case was first heard on 11/7/19 to comply by 2/6/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,950.

Linda Holloway, Senior Code Compliance Officer, said one violation remained.

Mark Hickman said he was experiencing problems finding a contractor willing to pull a permit. He requested three months.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE19100064

Administrative Hearing

1524 SW 5 ST

Owner: LUEDKE, ROSS

VIOLATION:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

The violation was first cited on 8/1/20: upon reinspection on 8/5/20 the violation remained and on 8/10/20 the City had removed the violation.

Ross Luedke stated he had been out of town when the property was cited. He added that he had spoken with Officer Quintero and informed him that he had not put the trash on the property and he was out of town. He assumed he would not be cited for the violation. Mr. Luedke requested the fine be waived.

Wilson Quintero Jr., Code Compliance Officer, said he would never tell someone that that a citation would be cleared after the trash had been removed by the City.

Wanda Acquavella, Code Compliance Officer, agreed that once the trash was removed by the City, it went to billing and it was out of the Code Enforcement team's control.

Judge Purdy denied the appeal.

Case: CE19081937

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96 HENDRICKS ISLE

Owner: 94-96 HENDRICKS ISLE LLC

This case was first heard on 12/5/19 to comply by 2/6/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,950 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fine.

John Brown said most of the violations had been corrected immediately; only the cosmetic wall had taken time to comply. He said they had re-done their repair of the wall at Officer Snyder's request.

Officer Snyder stated the issues had not been only cosmetic; there were two holes in the wall from where air conditioners had been removed.

Judge Purdy imposed the \$1,950 fine.

Case: CE17100600

110 HENDRICKS ISLE

Owner: TERRACES OF THE ISLES OWNER ASSN INC

This case was first heard on 3/15/18 to comply by 6/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,900 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fine.

Jeffrey Green, attorney for the association, said they had obtained the permit from Broward County and had diligently followed up with the City. He said the plans had needed revision because Broward County had changed the requirement for sea wall height.

Officer Snyder noted that the property representatives and contractors had been very professional. He suggested a reduction of \$2,500.

Judge Purdy imposed a fine of \$2,500 for the time the property was out of compliance.

Case: CE20050045

Citation

225 S FORT LAUDERDALE BEACH BLVD

Owner: L & A BEACH HOLDINGS LLC

This property was first cited on 5/7/20 to comply by 5/9/20. Violations and extensions were as noted in the agenda. The appeal deadline was 5/22/20. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the full fine.

Courtney Crush, attorney, said the owner had complied in a few days.

Judge Purdy imposed the \$1,000 fine.

The following two cases for the same address were heard together.

Case: CE20030749

Citation

1210 NE 4 ST

Owner: SIMS, BENJAMIN DAVID

This property was first cited on 5/5/20 to comply by 5/6/20. Violations and extensions were as noted in the agenda. The appeal deadline was 5/20/20. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the full fine.

Joseph Rosenbaum, attorney, said the owner had never received the citation. He added that this property was under a one-year lease from March 8, 2020. The lessee had been subleasing the property and did receive notice. The lessee had been in the process of obtaining the certificate of compliance at the end of March but it had not been issued until after the property was cited. Mr. Rosenbaum asked the City to fine the lessee instead of the owner.

Officer Jolly said the lessee had continued to operate before the certificate of compliance was issued. He stated the violations were posted on the property, per City code.

Ms. Hasan noted that the appeal time for the violation expired on 5/20/20 and no one had appealed.

Mr. Rosenbaum said the subleasing had ceased, the house was not occupied and was being sold. He requested the fine be reduced to one day.

Ms. Jordan said the City had used the mailing address current at the time the citation was mailed; the address had recently been changed.

Judge Purdy imposed the \$1,400 fine.

Case: CE20060810

Citation

1210 NE 4 ST

Owner: SIMS, BENJAMIN DAVID

This property was first cited on 7/12/20 to comply by 7/12/20. Violations and extensions were as noted in the agenda. The appeal deadline was 7/27/20. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the full fine.

Mr. Rosenbaum stated there was no witness present to testify to the noise nuisance violation and requested the fine be reduced.

Ms. Hasan noted that the appeal time for this violation had passed.

Judge Purdy imposed the \$200 fine.

Case: CE19070591

1131 NW 16 CT

Owner: SPARTI, HAROLD S JR

Service was via posting at the property on 8/26/20 and at City Hall on 8/27/20.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

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VIOLATIONS: 9-313.(a)
HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET OR PROPERLY DISPLAYED ON THIS PROPERTY.

9-305(a)
THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND PEDESTRIAN MOVEMENT.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE LARGE TREES AND BUSHES GROWING WILDLY THROUGHOUT THE PROPERTY INCLUDING THE SWALE.

18-4(c) Complied

47-20.13.A.
THERE IS AN ACCUMULATION OF OVERGROWTH AND UNPERMITTED TREES PLANTED IN THE SWALE AREA WITHOUT AN ENGINEERING PERMIT.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 10 days and the remaining violations within 63 days or a fine of \$25 per day, per violation.

Harold Sparti stated some of the violations had already been corrected.

Judge Purdy found in favor of the City and ordered compliance with 9-313.(a) within 10 days and the remaining violations within 63 days or a fine of \$25 per day, per violation.

Case: CE18121737

1530 NW 18 CT

Owner: CREW, LACY A

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,050 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, confirmed the property was in compliance and recommended the full fine be imposed.

Lacy Crew said he had hired someone to do the work but apparently it had not been done timely.

Officer Jolly said he would not oppose a fine reduction and administrative costs totaled \$672.

Judge Purdy imposed a fine of \$672 for the time the property was out of compliance.

Case: CE19070668

2007 NE 30 ST

Owner: FYFE, JOHN M

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,250 and the City was requesting a \$581 fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$581 to cover administrative costs.

Donovan Daley agreed.

Judge Purdy imposed a fine of \$581 for the time the property was out of compliance.

Case: CE19072416

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2648 NE 27 TER

Owner: VICTOR, MELISSA & NEAL

This case was first heard on 9/19/19 to comply by 9/29/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,700 and the City was requesting a \$534 fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$534 to cover administrative costs.

Neal Victor said he had taken ownership of the home on November 12 and had complied the violation as soon as possible. He asked for a further fine reduction.

Judge Purdy imposed a fine of \$534 for the time the property was out of compliance.

Case: CE19031155

1519 NW 13 CT

Owner: HARDEN, MARGARET

This case was first heard on 12/5/19 to comply by 1/1/6/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the full fine.

Barney Harden said they had tried to comply the violations as soon as possible and his mother was experiencing a financial hardship. He requested a fine reduction.

Judge Purdy imposed a fine of \$810 for the time the property was out of compliance.

Case: CE19081102

1830 NW 27 TER 0

Owner: JONES, CHARLES MICHAEL

Service was via posting at the property on 8/26/20 and at City Hall on 8/27/20.

Karen Proto, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)
COMPLIED

47-34.1.A.1.
COMPLIED

9-278(e)
COMPLIED

9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Officer Proto presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

Case: CE 19110257

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639 NW 9 AVE

Owner: LAWRENCE, BEAMON; JONES, ALTHEMEASE

Service was via posting at the property on 8/27/20 and at City Hall on 8/27/20.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO ALUMINUM, APPLIANCES AND OTHER MISCELLANEOUS ITEMS, WHICH IS A NON-PERMITTED LAND USE ON THIS RMM 25 ZONE AS PER ULDR SECTION 47 5.19.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A WELL KEPT MANNER. THERE ARE AREAS OF BARE AND MISSING GROUND COVER ON THE EXTERIOR GROUNDS OF THE PROPERTY.

Officer Exantus presented the case file into evidence and recommended ordering compliance with 18-12(a) and 47-34.1.A.1. within 14 days and 9-305(b) within 42 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) and 47-34.1.A.1. within 14 days and 9-305(b) within 42 days or a fine of \$50 per day, per violation.

Case: CE 20011110

202 NE 12 AVE

Owner: PREMOCK, SEAN & MELISSA

Service was via posting at the property on 8/27/20 and at City Hall on 8/27/20.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-11(b)

THE POOL AT THIS UNOCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 7 days or the City will board up the pool.

Judge Purdy found in favor of the City and ordered compliance within 7 days or the City will board up the pool.

Case: CE 19100850

1544 NW 9 AVE

Owner: ESCRIBANO, AGUSTINA

Service was via posting at the property on 8/26/20 and at City Hall on 8/27/20.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b)

WITHDRAWN

9-305(a) Complied

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE INCLUDING A LARGE AREA OF BARE DIRT IN THE REAR OF THE PROPERTY THAT APPEARS TO BE UTILIZED AS A PARKING SURFACE.

9-304(b)

THE PARKING AREA IS NOT BEING MAINTAINED IN A NEAT WELL-KEPT MANNER. THERE ARE VEHICLES AND TRAILERS BEING PARKED ON THE LAWN.

47-34.4.B.1. Complied

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT. THERE ARE SEVERAL BROKEN WINDOWS AS WELL.

18-12(a)

COMPLIED

47-21.16.A

THERE ARE SEVERAL DEAD TREE STUMPS ON THE PROPERTY.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

Case: CE 19120404

1 N BIRCH RD

Owner: LAS OLAS HARBOR CLUB LLC

Service was via posting at the property on 8/27/20 and at City Hall on 8/27/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

47-19.3.(f)(4)

WITHDRAWN

Officer Snyder presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE 19120594

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7 N BIRCH RD

Owner: LAS OLAS HARBOR CLUB LLC

Service was via posting at the property on 8/27/20 and at City Hall on 8/27/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 8-91.(c)

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR AND THERE IS EVIDENCE OF UPLAND EROSION.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE 20010136

505 BREAKERS AVE

Owner: UNION HOLDINGS LLC

Service was via posting at the property on 8/27/20 and at City Hall on 8/27/20.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) Complied

47-21.9.M.

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE 20010850

1784 LAUDERDALE MANOR DR

Owner: WALLACE, ERROL

Service was via posting at the property on 8/26/20 and at City Hall on 8/27/20.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE20060240

Citation

904 E LAS OLAS BLVD
Owner: 904 ELO LLC

VIOLATIONS: 18-1. CMP 6/28/2020 – 10 DAYS @ \$250 = \$2,500
THIS ESTABLISHMENT IS NOT FOLLOWING THE BROWARD COUNTY EMERGENCY
ORDERS OF SOCIAL DISTANCING, OVERCROWDED ESTABLISHMENT, CONSUMPTION
OF FOOD AND BEVERAGES AT THE BAR AREA AND NOT WEARING FACIAL
COVERING (STAFF MEMBERS), THIS CONSTITUTING A PUBLIC NUISANCE.

The violation was first cited on 6/19/20, ordered to comply by 6/19/20. The property was in compliance and the fine had accrued to \$2,500

Judge Purdy imposed a \$250 fine for the time the property was out of compliance.

Case: CE19090745

1128 NE 2 AVE
Owner: INSTA HOMEBUYERS LLC

This case was first heard on 12/19/19 to comply by 1/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$7,800 fine.

Case: CE19010553

3516 SW 12 CT
Owner: MATERA HC LLC %HON CAPITAL LLC

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,900 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$3,900 fine.

Case: CE19071855

521 SW 10 ST
Owner: VISRAM, SABRINA H/E VISRAM, AZIM

This case was first heard on 11/7/19 to comply by 11/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$600 fine.

Case: CE20030679

Citation

1516 SW 5 PL 1-4
Owner: APART FLORIDA LLC

This case was first heard on 3/16/20 to comply by 3/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed. The appeal deadline was 5/31/20.

Judge Purdy imposed the \$800 fine.

Case: CE18120174

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2222 INTRACOASTAL DR

Owner: SWARZAK, ANTHONY; SWARZAK, ELIZABETH

This case was first heard on 2/21/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE20040293

Citation

520 SAN MARCO DR

Owner: JWO REAL ESTATE INVESTMENT 1 LLC

This property was first cited on 4/20/20 to comply by 4/30/20. Violations and extensions were as noted in the agenda. The appeal deadline was 5/4/20. The property was not in compliance, fines had accrued to \$33,000 and the City was requesting the full fine be imposed and continue to accrue.

Judge Purdy imposed the \$33,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20060408

Citation

320 SW 12 CT 1-2

Owner: OWOC, VINCENT; OWOC, AMY

This property was first cited on 5/7/20 to comply by 5/9/20. Violations and extensions were as noted in the agenda. The appeal deadline was 5/22/20. The property was in compliance, fines had accrued to \$10,000 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$10,000 fine.

Case: CE20080635

Citation

320 SW 12 CT 1-2

Owner: OWOC, VINCENT; OWOC, AMY

This property was first cited on 8/15/20 to comply by 8/15/20. Violations and extensions were as noted in the agenda. The appeal deadline was 8/30/20. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$2,000 fine.

Case: CE20020570

Citation

1013 NW 12 ST

Owner: ALNAKOTA CONSULTING LLC

This property was first cited on 5/13/20 to comply by 5/14/20. Violations and extensions were as noted in the agenda. The appeal deadline was 5/28/20. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$800 fine.

Case: CE20080005

Citation

320 SW 12 CT

Owner: OWOC, VINCENT; OWOC, AMY

This property was first cited on 7/31/20 to comply by 7/31/20. Violations and extensions were as noted in the agenda. The appeal deadline was 8/15/20. The property was in compliance, fines had accrued to \$5,250 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$5,250 fine.

Case: CE19011708 Vacate Order Of 01/16/2020

204 NW 17 CT

Owner: KEYSTONE HALLS INC

Judge Purdy vacated the Oder dated 1/16/20.

Case: CE19011713 Vacate Order Of 01/16/2020

200 NW 17 CT

Owner: KEYSTONE HALLS INC

Judge Purdy vacated the Oder dated 1/16/20.

Case: CE18081609 Stipulated Agreement

4721 BAYVIEW DR

Owner: WALTERS, FREDERICK L

VIOLATIONS: 47-21.16.A. 28 DAYS @ \$25 (10/10/2020)
THERE IS A FICUS LOCATED IN THE BACK YARD WITH SIGNIFICANT
STRUCTURAL CRACKS AND BRANCHES FALLING.

9-305(b) 28 DAYS @ \$25 (10/10/2020)
THE LANDSCAPE ON THIS OCCUPIED RESIDENTIAL PROPERTY IS NOT BEING
MAINTAINED. THERE ARE AREAS WITH PLANT OVERGROWTH, DEAD LANDSCAPE,
DEAD TREE AND BRANCHES IN THE REAR AND FRONT YARD THAT ARE VISIBLE
FROM THE RIGHT OF WAY. THERE ARE AREAS WITH BARE LAWN COVER.

18-1. 28 DAYS @ \$25 (10/10/2020)
THERE IS AN EXCESSIVE ACCUMULATION OF DEAD, OVERGROWN LANDSCAPE IN
THE FRONT AND REAR YARD OF THIS PROPERTY. IN THIS CONDITION IT
CREATES A PUBLIC NUISANCE IN THAT IT ADVERSELY AFFECTS AND IMPAIRS
THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND MAY BECOME INFESTED
OR INHABITED BY RODENTS OR OTHER VERMIN.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$25 per day, per violation.

Judge Purdy approved the stipulated agreement, found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE 20011645

2929 RIVERLAND RD

Owner: F & F INVESTMENTS GROUP LLC

Service was via posting at the property on 8/26/20 and at City Hall on 8/27/20.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.15.

THERE WERE TREES REMOVED FROM THIS PARCEL WITHOUT THE APPROPRIATE ISSUED PERMIT(S). SOME OF THE TREES WERE PROTECTED SPECIES.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

Case: CE19070995

1500 DAVIE BLVD

Owner: WELLS FARGO BANK NA TRUSTEE
%FRENKEL LAMBERT WEISS WEISMAN

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,000 and the City was requesting the full fine be imposed. Administrative costs totaled \$670.

Judge Purdy imposed a fine of \$670 for the time the property was out of compliance.

Case: CE18061183

Request For Extension

801 N FEDERAL HWY

Owner: AMEIYU INVESTMENTS LLC

This case was first heard on 3/21/19 to comply by 9/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE18061190

Request For Extension

801 N FEDERAL HWY, # 2

Owner: AMEIYU INVESTMENTS LLC

This case was first heard on 3/21/19 to comply by 9/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE-19110028

Ordered To Reappear

323 MOLA AVE

Owner: ASHITA HOMESTEAD LLC

This case was first heard on 3/5/20 to comply by 5/21/20. Violations and extensions were as noted in the agenda. The property was not in compliance.

Judge Purdy granted a continuance to 9/23/20.

Lien Reduction Hearings

Case: CE19041077

3771 SW 1 ST

HIPRUN INTERNATIONAL LLC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$3,300 and City administrative costs totaled \$602.60. The applicant had offered \$100 and the City was requesting

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\$825.

Eric Nur said they had done more than the City required, such as painting the entire property instead of just the fascia. He stated the property had improved drastically since they purchased it three years ago. He requested 90 days

Judge Purdy reduced the lien amount to \$825 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19080323

812 SE 12 ST

SCHMID, FREDERICK W JR REV TR

SCHMID, FREDERICK W JR TRUSTEE

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$6,100 and City administrative costs totaled \$337.28. The applicant had offered \$100 and the City was requesting \$610.

Frederick Schmid Jr. said he had missed the first notice due to medical issues. He stated the Fire Inspector had informed him via text that he did not need to attend the Massey hearing, the Inspector would inform the City that the property was in compliance. Mr. Schmid requested a reduction.

Judge Purdy reduced the lien amount to \$610 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15021415

1121 W PROSPECT RD

HUDSON INVESTMENTS & ASSN INC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$21,600 and City administrative costs totaled \$883.46. The applicant had offered \$883.46 and the City was requesting \$1,080.

James Ewing said the violation was from 2015, when a bank owned the property. They had closed on the property in February 2020. They had spent almost \$2,100 to take care of the violations and \$7,500 to repair the roof. He requested the fines be waived.

Judge Purdy reduced the lien amount to \$1,080 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE11041630

4860 NW 9 TER

3R INVESTMENT GROUP LLC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrin Jordan, Presenter, testified that the lien amount was \$186,700 and City administrative costs totaled \$843.70. The applicant had offered \$500 and the City was requesting \$3,734.

Juan Romero Leiva said the property was connected to the City sewer.

Judge Purdy reduced the lien amount to \$3,734 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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Case: CE09071870

1705 SW 14 ST
HORNADAY, VIRGINIA
VIRGINIA SUE HORNADAY REV TR

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$371,500 and City administrative costs totaled \$704.12. The applicant had offered \$3,500 and the City was requesting \$3,500.

Virginia Hornaday requested 30 days.

Judge Purdy reduced the lien amount to \$3,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19031266

1201 NW 5 AVE
FICH ASSOCIATES LLC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$11,950 and City administrative costs totaled \$769.22. The applicant had offered \$300 and the City was requesting \$1,195.

Katia Delima said when her client purchased the property in November 2019, they were unaware of the liens. They had received additional paperwork from the title company in January indicating that there were liens. They had addressed the violations.

Judge Purdy reduced the lien amount to \$1,195 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19061835

122 SW 24 AVE
ELLIS, EDDIE

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$3,200 and City administrative costs totaled \$467.30. The applicant had offered \$100 and the City was requesting \$500.

Eddie Ellis said the tenants had left the property and he had repaired it.

Judge Purdy reduced the lien amount to \$500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18100072

1200 SW 12 ST # 315
FOLSOM, TYLER ANDREW

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$21,700 and City administrative costs totaled \$510.60. The applicant had offered \$500 and the City was requesting \$2,175.

Ronald Herbert said a contractor had abandoned the project and he had needed to find a new one.

Judge Purdy reduced the lien amount to \$2,175 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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Case: CE12050648

1617 NW 15 CT
NETWORK GROUP INVESTMENTS INC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$68,100 and City administrative costs totaled \$1,936.12. The applicant had offered \$1,500 and the City was requesting \$8,172

Heisel Alvarez said they had acted to comply the violations as soon as they were aware of them; the violations had not shown up on the lien search. She requested a reduction.

Judge Purdy reduced the lien amount to \$6,936.12 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18121185

1801 NW 26 AVE
SATISFYING CO

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$8,950 and City administrative costs totaled \$1,125.10. The applicant had offered \$1,125.10 and the City was requesting \$2,237.50.

Salvador Marvano said the violation was from a previous owner.

Judge Purdy reduced the lien amount to \$2,237.50 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases were heard together:

Case: CE12080700

1816 NE 11 AVE
DESOUZA, BRYAN A & SANCHEZ, OSCAR DEREK

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$43,800 and City administrative costs totaled \$212. Total Lien amount for both cases: \$71,300; Total administrative costs: \$1,372.20. The City was requesting \$7,130 for both cases.

Bryan DeSouza said they had underestimated the amount of time needed to administer a vacation rental and the notices had been sent to an incorrect address listed in the tax records. They had sought assistance from an attorney regarding the certificate. They had been scheduled for a Lien Reduction hearing in 2019 but City Hall had closed due to a City water main break. Mr. DeSouza requested that the lien for this case be reduced to administrative costs because a prior owner had caused the violation and there had been a partial administrative release of lien for this property through foreclosure.

Judge Purdy reduced the lien amount to \$212 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17101256

1816 NE 11 AVE
DESOUZA, BRYAN A & SANCHEZ, OSCAR DEREK

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$27,500 and City administrative costs totaled \$1,160. The applicant had offered \$1,160 and the City was requesting \$2,750.

Judge Purdy reduced the lien amount to \$2,750 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16040228

413 SW 5 ST
ELITE HOME INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$29,125 and City administrative costs totaled \$1,430.12. The applicant had offered \$1,900 and the City was requesting \$2,912.50.

Debbie Riano sad as soon as she was aware the violations after purchasing the property in foreclosure, she had addressed them. She stated she had spent approximately \$30,000 to address the violations and rehabilitate the property. She requested a reduction to administrative costs.

Judge Purdy reduced the lien amount to \$2,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17042307

1419 NW 8 AVE
BANICK FAMILY LLLP

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$2,075 and City administrative costs totaled \$648.12. The applicant had offered \$648.12 and the City was requesting \$950.

Andrea Taylor said a tenant she was evicting had put the trash on the property. She said there had been confrontations with the tenant and she had therefore avoided her until she was gone.

Judge Purdy reduced the lien amount to \$950 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CT15041785

534 NW 9 AVE
RICE CAPITAL LLC

Vacate Order Of 9/3/2015

Judge Purdy vacated the Order dated 9/3/2015.

The following five cases were heard together:

Case: CE12071654

534 NW 9 AVE
RICE CAPITAL LLC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$29,475 and City administrative costs totaled \$418.12. The applicant had offered \$100 and the City was requesting \$1,474.

Case: CE11050186

534 NW 9 AVE
RICE CAPITAL LLC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$465,850 and City administrative costs totaled \$418.12. The applicant had offered \$100 and the City was requesting \$23,292.

Case: CE12040823

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534 NW 9 AVE
RICE CAPITAL LLC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$30,800 and City administrative costs totaled \$885.42. The applicant had offered \$100 and the City was requesting \$1,540.

Case: CE14021418

534 NW 9 AVE
RICE CAPITAL LLC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$184,800 and City administrative costs totaled \$2,396.60. The applicant had offered \$100 and the City was requesting \$9,240. Total Lien amount for all four cases: \$710,925 ; Total administrative costs: \$4,118.26. The City was requesting \$35,546 for all four cases.

Michelle Rogers stated they had purchased the property at a tax deed auction and later discovered that when the property had a home on it, it had accumulated a couple million dollars' worth of fines. They had purchased the vacant lot for \$21,755.37 and they had paid \$13,188 to the City for demolishing the building and keeping the property to code. Since purchasing the property, they had removed sand from the old house foundation, re-sodded and continually maintained the lawn and removed trash, as well as paying off utility liens for \$8,106. In total, they had spent \$45,211.60 and the property was valued at \$41,440 on the Broward County Property Appraiser's website. She requested the fines be reduced to administrative costs.

Ilian Rashtanov, attorney for the owner, explained the costs the owner had incurred with the purchase of the property. He did not want his clients, who were trying to better the community, to be penalized.

Ms. Rogers stated their intention was to sell the property to someone else to build on, and noted the property was in an Opportunity Zone.

Case: CE11050183

534 NW 9 AVE
RICE CAPITAL LLC

Notice was mailed to the owner via first class mail on 9/2/2020. Katrina Jordan, Presenter, testified that the lien amount was \$284,350 and City administrative costs totaled \$396. The City was requesting \$8,530.50.

Judge Purdy reduced the lien amount to \$4,514.26 for all five cases, payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20020222 CE19081755 CE19111082 CE20010594
CE20011171 CE19062080

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20020379 CE20020075

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19070584 CE18101373 CE20050224 CE20050178

CE20050211

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE 20011714	CE20050711	CE20061159	CE20061256
CE20061241	CE18121806	CE18041194	CE18041193
CE18081911			

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

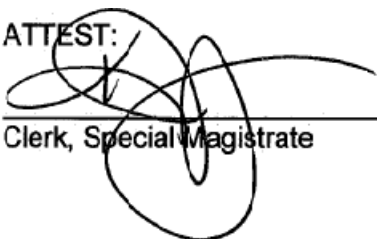
Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

There being no further business, the hearing was adjourned at 2:07 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate