



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
SEPTEMBER 23, 2020
8:30 A.M.**

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
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
James Fetter, Code Compliance Officer
Manuel Garcia, Senior Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Michael Jordan, Code Compliance Officer
Dorian Koloian, Senior Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE19110386; CE18101055: Courtney Crush
CE20071097: Anthony Chiarello
CE19110398: Mary Beth Nielsen
CE19011733: Paul Gordon
CE18121806; CE18041194; CE18041193; CE18081911: Kobi Thaller; Uri Cohen; Uval Arama
CE19111242: Andrew Mann, Whitney Turner
CE19082206: Tim Walters
CE05111134; CE17110975; CE18060394; CE01041373: Dominick Rivera
CE13121695; CE13021490; CE13021115: Richard Vidot
CE19061104: Alejandro Paez; Mauricio Paez
CE19080870: Dumond Devallon
CE19090745: Gabriel Lander
CE19120383: Ronald Moorehead, John Brown
CE20071258: Richard Iacino
CE20061095: Steve Williamson
CE20050762: John Osa
CE18071626; CE19020680: Valeria Schvartzman
CE19050021: Mohammed Paracha
CE19100601: Kenneth Trent
CE10062442; CE12020626: Alexander Virelles
CE20080154: Leonardo Farias

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CE11061440: Henry Clyne; Jo George Colonna; Victor Carrera; Ryan
CE19070099: Yolande Brown
CE18051895: Elicio Melcon, Srinu Mutyala
CE19110241: David Russo
CE19020417: David Naham, Zimour Sapir
CE19081904: Arturo Bengochea

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

The meeting was called to order at 8:35 A.M.

Case: CE20050762

1544 N VICTORIA PARK RD

Owner: OSA, JOHN E

Service was via posting at the property on 9/3/20 and at City Hall on 9/11/20.

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

VIOLATIONS: 47-34.4.B.

OVERNIGHT PARKING OF RECREATIONAL VEHICLE (RV), IN PLAIN SIGHT, IS PROHIBITED IN THE ZONING DISTRICT. THIS IS A RECURRING VIOLATION PER CASES CE19071159, CE19071160, CE20020890, AND CE20050775 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

47-34.4.B.1.

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND OR WATERCRAFT AT THIS LOCATION.

Officer DelGrosso reported the property was now in compliance. She requested a finding of fact that the violations had existed as cited and that a fine of \$100 per day would be imposed if the violations recurred.

John Osa said he had needed to change the RV's storage site in July.

Ms. Flynn Found in favor of the City that the violations had existed as cited and stated a fine of \$100 per day would be imposed if the violations recurred.

Case: CE20071097

Administrative Hearing - Citation

235 ALMOND AVE

Owner: ILENE RICHMOND LIV TR;

LORRAINE VREELAND REV LIV TR ETA

This case was first cited on 7/26/20 to comply by 7/26/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,000 and the City was requesting the full fine be imposed. The appeal deadline was 8/10/20.

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

Anthony Chiarello, attorney, said the business had closed immediately, per the citation. He said the citation was unclear about whether the violation was for serving alcohol for carryout without a license, which was permitted per the Florida Governor's Executive Order, or for serving alcohol in open containers. He stated the bar was in compliance with the order: it was selling alcohol in closed containers for off-site consumption. Mr. Chiarello referred to the photos and insisted that no alcohol was being consumed on the premises; people were purchasing closed drinks at the bar. Other photos showed a

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man consuming a beer, but he was in front of an adjacent establishment, not Hunter's Bar. Mr. Chiarello added that the containers for the beverages were sealed and compliant with the guidelines specified by the Florida Department of Business and Regulation. He stated the bar had been in communication with Fort Lauderdale Community Enhancement Supervisor Bass via email and Supervisor Bass had closed the bar for one week. Upon reopening, the bar was reminded that containers must be sealed and no chairs could be provided. Because the bar been closed for one eek and allowed to reopen, Mr. Chiarello felt that no fines should be imposed.

Ms. Hasan said the issues in the citation referred to Broward County Orders. At this time, alcohol could be served, but must be in sealed cups and could not be consumed on the premises.

Officer Jordan had spoken with the man shown in the photo, who informed him that the bar provided the chairs on the sidewalk. He said the bar drinks in the photo did not have covers on them and after the photos were taken, the patrons had exited the bar and sat in the folding chairs to consume the drinks. He said the evidence supported the citation and it should stand.

Mr. Chiarello said there was controversy regarding who owned the chairs in the photos, and it was the City's responsibility to prove the allegations. He requested that if Ms. Flynn considered imposing a fine, that it should be reduced.

Stephanie Bass, Code Compliance Supervisor, said she had spoken with the adjacent business owner, who informed her that the chairs belonged to Hunter's Bar, and he had asked the bar not to put the chairs in front of this adjacent property. She confirmed that when she informed the bar that it could reopen, she had informed them that the to-go containers must be sealed, and the contents could not be consumed on the premises. She had noted that one of the major complaints was that patrons were consuming on the premises.

Ms. Hasan reminded everyone that hearsay was admissible in Chapter 162 proceedings and she disputed Mr. Chiarello's assertion that no evidence had been presented, as Officer Jordan and Supervisor Bass had testified about the conditions at the bar.

Ms. Flynn agreed there was evidence in the photographs of the violations. She also did not see why the adjacent store, which sold clothing, would provide outdoor seating. However, Ms. Flynn was willing to show lenience in the fine and reduce it.

Ms. Flynn imposed a \$7,500 fine for the time the property was out of compliance.

Case: CE19070099

3696 SW 15 CT

Owner: BROWN, YOLANDE ANN MARIE

This case was first heard on 9/19/19 to comply by 10/24/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,250 and the City was requesting a \$1,850 fine be imposed.

Yolande Brown thought the fines had stopped accruing at approximately \$5,000. Ms. Jordan said Ms. Brown was recalling an extension she had been granted when fines were suspended. Ms. Flynn explained that the property had not been in compliance on April 2, when the extension expired.

James Fetter, Code Compliance Officer, said the property was in compliance on May 20, so fines of \$50 per day had accrued between April 3 and May 20.

Ms. Flynn imposed a fine of \$200 for the time the property was out of compliance.

Case: CE18051895

5136 NE 26 AVE

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Owner: NEON INVESTMENTS LLC
%HOWARD S WEINSTEIN PA

This case was first heard on 1/16/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Srini Mutyala, managing member of Neon Investments, said they had granted the prior owner a mortgage on the property, and the prior owner had defaulted. It had taken Neon Investments almost one year to foreclose on the property in February and some work had been slowed by the pandemic.

Ms. Flynn imposed a fine of \$200 for the time the property was out of compliance.

Case: CE-19120383

Order to re-appear

1217 SW 17 ST

Owner: MOOREHEAD, RONALD

This case was first heard on 8/13/20 to comply by 9/24/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines would begin to accrue on 9/25/20.

Mike Sanguinetti, Code Compliance Officer, reported that as of September 21, the violation remained.

John Brown, neighbor, confirmed that the boat and trailer remained on the property. He asked Ms. Flynn to order the boat and trailer to be removed immediately and to be absent from the property in perpetuity.

Ronald Moorehead said he was installing a seawall and a boatlift where the boat would be kept. He said his contractor was experiencing problems but would do the work as soon as he was able. He stated no other neighbors had complained about the boat. He said Mr. Brown had called the City numerous times about the boat and had harassed his contractors. He recalled that the City inspector had recommended a 120-day extension at the previous hearing but the Special Magistrate had granted less time due to Mr. Brown's complaints.

Ms. Hasan stated the case had been heard and the violation determined to exist. She said Mr. Moorehead should find an alternate location for the boat until the seawall and boatlift were built. Ms. Flynn agreed.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19080870

1073 IROQUOIS AVE

Owner: DEVALLON, DUMOND & YAMA MAZARD

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 \$750 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed that the property was in compliance and recommended imposition of the \$750 fine.

Dumond Devallon said the work had been expensive. He said he thought he had complied in time to avoid the fines. Officer Caracas said Mr. Devallon had been given sufficient time to comply. He said administrative costs totaled \$672.

Ms. Flynn imposed a fine of \$250 for the time the property was out of compliance.

Case: CE19011733

Vacate Order of 2/20/2020 and Re-Hear

401 N BIRCH RD, # 511

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Owner: DD INVESTMENTS GALE LLC

This case was first heard on 8/15/19 to comply by 9/26/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,250 and the City was requesting the full fine be imposed.

Deanglis Gibson, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$672.

Paul Gordon said the property had been complied on January 6, 2020. Ms. Flynn noted that there had been a gap from 9/26/19 and 11/7/19 when fines had accrued. Mr. Gordon said he had two surgeries last year in Germany and he had not been able to get the documents to and from the United States. He had explained this to Officer Suarez in August and September. He said he had not rented the property during the time it was out of compliance.

Officer Gibson said the property had not been rented, but the listing was kept up, and the fine had accrued as long as the listing remained.

Ms. Flynn imposed a fine of \$2,200 for the time the property was out of compliance.

Case: CE19061104

1016 NW 10 TER

Owner: PAEZ, ALEJANDRO

This case was first heard on 11/7/19 to comply by 12/12/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,400 and the City was requesting the full fine be imposed.

Deanglis Gibson, Code Compliance Officer, stated administrative costs totaled \$681.

Alejandro Paez said he had needed to evict the tenant in order to comply. The tenant had been evicted in November 2019 and it had taken time to afford the work that must be done. He requested a fine reduction.

Officer Gibson said he had seen the property recently and noted that it was not being kept well. Mr. Paez stated they had recently put new grass down.

Ms. Flynn imposed a fine of \$4,500 for the time the property was out of compliance.

Case: CE-19100601

2425 E LAS OLAS BLVD

Owner: OATES, BEVERLEY C

Service was via posting at the property on 9/10/20 and at City Hall on 9/11/20.

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

VIOLATIONS: 8-91.(c)

THIS IS A RS-8 ZONED PROPERTY. 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.

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

Kenneth Trent agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE-19111242

724 RIVIERA ISLE DR

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Owner: 724 RIVIERA ISLES DRIVE LLC

This case was first heard on 2/6/20 to comply by 2/13/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,400 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$580 to cover administrative costs.

Whitney Turner, prior owner, agreed to pay the fine.

Andrew Mann, the new owner's attorney, said this violation had not showed up on a search prior to closing.

Ms. Flynn imposed a fine of \$580 for the time the property was out of compliance.

Case: CE19020417

701 NW 21 TER

Owner: MMD PROPERTY INVESTMENTS LLC

This case was first heard on 4/18/19 to comply by 4/28/19 and 5/23/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$41,300 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$20,000.

David Naham said a contractor had taken his money to remodel the property and disappeared. He had needed to leave the state for a month because his mother had been ill and ultimately died. He said this was a bad area and people were throwing trash on this property every day. Zimour Sapir, Mr. Naham's assistant, said subcontractors were coming to Mr. Naham for payment because the contractor had left without paying them.

Ms. Flynn imposed a fine of \$7,500 for the time the property was out of compliance.

Case: CE19081904

405 CORAL WAY

Owner: VIEIRA, CARLOS

This case was first heard on 1/16/20 to comply by 2/13/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended imposition of the full fine.

Arturo Bengochea, architect, said there was a valid building permit on the property since May 2019, and the drawings included new windows, stucco and roof. He requested a 120-day extension. Officer Snyder said he would check the plans. Ms. Hasan stated the permit pulled was only for interior work.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

Case: CE-19110386

Administrative Hearing - Citation

225 S FORT LAUDERDALE BEACH BLVD

Owner: L & A BEACH HOLDINGS LLC

This case was first cited on 11/8/19 to comply by 11/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,500 and the City was requesting the full fine be imposed. The appeal deadline was 11/23/19.

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

Courtney Crush, attorney, said the business had a permit for the sandwich boards from 2014 but the permit had expired due to other issues at the property and those must be addressed before the permit was reinstated. In the interim, they had removed the signs.

Officer Snyder recommended imposition of the fines, and said administrative costs totaled \$451.

Ms. Flynn imposed a \$6,800 fine for the time the property was out of compliance.

Case: CE18101055

537 BAYSHORE DR

Owner: BAYSHORE CONCEPTS LLC

This case was first heard on 1/17/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,250 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$1,878 to cover administrative costs.

Courtney Crush, attorney, agreed.

Ms. Flynn imposed a fine of \$1,878 for the time the property was out of compliance.

Case: CE19082206

730 NW 9 ST

Owner: TIMOTHY K WALTERS REV TR
WALTERS, T & NALTERS, S TRUSTEES

Service was via posting at the property on 9/3/20 and at City Hall on 9/11/20.

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

VIOLATIONS: 47-20.20.H.

THE PARKING FACILITY IS IN DISREPAIR. THERE IS GRASS/WEEDS GROWING THROUGH THE ASPHALT. THE ASPHALT HAS OIL STAINS, HOLES AND IS FADED. THE WHEEL STOPS ARE BROKEN, NOT SECURE AND OR MISSING.

18-12(a)

COMPLIED

47-21.11.A.

COMPLIED

Officer Holloway presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day.

Tim Walters agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

Case: CE19090745

1128 NE 2 AVE

Owner: INSTA HOMEBUYERS LLC

Vacate Order of 9/9/2020 and Re-Hear

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.

Linda Holloway, Senior Code Compliance Officer, recommended no fine be imposed.

Gabriel Lander agreed.

Ms. Flynn imposed no fine.

Case: CE20061095

Citation

1245 NW 1 AVE

Owner: ABACOS Y3K HOLDINGS LLC

This case was cited on 6/25/20 to comply by 7/9/20. The property was in compliance, fines had accrued to \$18,500 and the City was requesting the full fine be imposed. The appeal deadline was 7/10/20.

Linda Holloway, Senior Code Compliance Officer, recommended reducing the fines to \$664 to cover administrative costs.

Steve Williamson agreed. He said he had submitted an adverse possession return with the property appraiser regarding this property.

Ms. Flynn imposed a fine of \$664 for the time the property was out of compliance.

Case: CE20071258

Citation

1239 NW 2 AVE

Owner: IACINO FAM TR;

IACINO, RICHARD J & JOAN Y TRUSTEE

This case was cited on 8/1/20 to comply by 8/1/20. The property was in compliance, fines had accrued to \$450 and the City was requesting the full fine be imposed. The appeal deadline was 8/16/20.

Richard Iacino said he had never been notified of the problem.

Linda Holloway, Senior Code Compliance Officer, said this case had led to a minimum housing violation at the property. She said Mr. Iacino told her he was aware the truck was parked there but was not aware it had been left there.

Ms. Flynn imposed the \$450 fine.

Case: CE18110360

2606 DEL MAR PL

Owner: DELMAR HOLDINGS LTD

This case was first heard on 6/20/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,525 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, said due to the owner's financial hardship and the cost to repair the barrel tile roof, the City was requesting all fines be waived.

Mr. Kramer, representative, agreed.

Ms. Flynn imposed no fine.

Case: CE-19110398

308 SW 11 ST

Owner: NIELSEN, MARY BETH

This case was first heard on 2/6/20 to comply by 2/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended imposition of the fines.

Mary Beth Nielsen said she had paid for storage space but there had been an issue moving the boat and trailer. She had not been home when this happened, so she did not know about the violation.

Ms. Flynn imposed a fine of \$200 for the time the property was out of compliance.

Case: CE-19110241

5556 N FEDERAL HWY

Owner: BALFOUR INVESTMENTS LLC; %RYAN

Service was via posting at the property on 9/9/20 and at City Hall on 9/11/20.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.5.D.5.

THIS IS A B-1 BOULEVARD BUSINESS ZONED PROPERTY. THE BUFFER WALL
LOCATED ON THIS PROPERTY IS IN DISREPAIR AND HAS MISSING SECTIONS.

Officer Champagne presented the case file into evidence and said the owner had agreed to come into compliance within 21 days or a fine of \$200 per day.

David Russo agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 21 days or a fine of \$200 per day.

Case: CE19050021

2090 NE 55 CT

Owner: PARACHA INVESTMENTS LLC

This case was first heard on 9/5/19 to comply by 12/6/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$25,200 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, confirmed that the property was in compliance and said the owner had put significant effort in.

Mohammed Paracha said he had redone the entire house, inside and out. He requested a reduction in the fines.

Officer Champagne recommended reducing the fines to \$985 to cover administrative costs.

Ms. Flynn imposed a fine of \$985 for the time the property was out of compliance.

Case: CE20080154

Citation

2816 SW 5 ST

Owner: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

This case was cited on 8/11/20 to comply by 8/16/20. The property was in compliance, fines had accrued to \$9,500 and the City was requesting the full fine be imposed. The appeal deadline was 8/31/20.

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Dorian Koloian, Code Compliance Officer, said the violation persisted because the dead tree was still on the property, even though it had been removed from the powerlines.

Leonardo Farias said they had called FPL, believing that they were responsible to remove the tree but they had informed him it was his responsibility. Mr. Farias had hired a contractor, who said the City informed him he needed to apply for a permit to remove the tree.

Officer Koloian stated a permit was not needed to remove a dead tree.

Ms. Flynn imposed the \$9,500 fine, which would continue to accrue until the property was in compliance.

Case: CE-19110936

1725 SW 14 CT

Owner: CULTRUN INC

Service was via posting at the property on 9/5/20 and at City Hall on 9/11/20.

Manuel Garcia, Senior 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 AND OVERGROWN CONDITIONS.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE-20010885

1621 SEABREEZE BLVD

Owner: BIZ, G ROBERT

Service was via posting at the property on 9/11/20 and at City Hall on 9/11/20.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 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 HAS TWO TONE PAINT.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE19072318

637 NW 15 TER

Owner: CANDO MIAMI LLC

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 \$7,800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$7,800 fine.

Case: CE20020284

801 NE 62 ST

Owner: FIRTH PROPERTIES 899 NE 62ND LLC

Service was via posting at the property on 9/6/20 and at City Hall on 9/11/20.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: BCZ 39.200.(a).(b) **COMPLIED**

THERE IS AN ADULT ENTERTAINMENT ESTABLISHMENT BEING RUN AT THIS PROPERTY WHICH IS IN VIOLATION OF THE BROWARD COUNTY CODE OF ORDINANCE.

15-28. **COMPLIED**

THERE IS AN ADULT ENTERTAINMENT BUSINESS BEING RUN WITHOUT A BUSINESS TAX RECEIPT.

5-28.(b) **COMPLIED**

THERE IS PARTIAL NUDITY BEING PERMITTED AT THIS ESTABLISHMENT.

Officer Gibson reported the property was now in compliance and requested a finding of fact that the violation had existed as cited.

Ms. Flynn Found in favor of the City that the violations had existed as cited.

Case: CE19071855

Vacate and Re-hear

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 \$5,800 and the City was requesting the full fine be imposed.

Ms. Flynn vacated the previous Order and re-imposed the \$5,800 fine.

Case: CE19042568

711 CAROLINA AVE

Owner: TAH 2015-1 BORROWER 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 in compliance, fines had accrued to \$6,300 and the City was requesting \$1,500 fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the fine to \$1,500.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE19121286

410 SW 30 TER

Owner: SMITH, LORRAINE E

This case was first heard on 2/6/20 to comply by 2/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,900 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,900 fine.

Case: CE20071032

Citation

2760 SW 2 ST 1-4

Owner: OMBUES INVESTMENTS LLC

This case was cited on 8/14/20 to comply by 8/18/20. The property was in compliance, fines had accrued to \$5,250 and the City was requesting the full fine be imposed. The appeal deadline was 8/29/20.

Ms. Flynn imposed the \$5,250 fine.

Case: CE19061671

130 FLORIDA AVE

Owner: SRP SUB LLC

This case was first heard on 1/16/20 to comply by 2/6/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$850 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$850 fine.

Case: CE19110709

1941 NW 12 AVE

Owner: E & R HOLDING GROUP LLC

Certified Mail to the owner was accepted on 9/5/20. Service was also via posting at City Hall on 9/11/20.

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 ON THE PROPERTY AND SWALE.

9-306 - Complied

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.

18-1. - Complied

THERE IS ROOFED OUTDOOR STORAGE CONSISTING OF, BUT NOT LIMITED TO APPLIANCES AND OTHER ITEMS AT THIS PROPERTY; THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-12(a) - Complied

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

Officer Jolly presented the case file into evidence and reported only violation 9-305(b) remained. He recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE-19120868

1023 NW 7 TER

Owner: BROWN, MINNIE

Service was via posting at the property on 9/3/20 and at City Hall on 9/11/20.

Linda Holloway, Senior 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 ON THE PROPERTY AND SWALE.

9-304(b)

COMPLIED

47-34.1.A.1.

COMPLIED

47-34.4.B.1.

COMPLIED

9-306

COMPLIED

18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. IT IS IN DISREPAIR WITH FLAT TIRES, ITEMS STORED ON AND INSIDE THE CONVERTIBLE AND TIRES AND RIMS SINKING INTO THE TURF UNDERNEATH.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE19022059

2840 NW 18 CT

Owner: MCCORMICK, ROSLYN

This case was first heard on 1/16/20 to comply by 2/20/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$625 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$625 fine.

Case: CE18120326

1816 NW 24 TER

Owner: YOLO 21 LAND TR 777 FINANCIAL LLC TRUSTEE

This case was first heard on 2/6/20 to comply by 2/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,450 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,450 fine.

Case: CE-19121266

Citation

1206 NW 13 LN

Owner: MCKENZIE, VERSTON &; MCKENZIE, LEVI

This case was cited on 12/28/19 to comply by 12/30/19. The property was in compliance, fines had accrued to \$7,200 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE19022182

1142 NW 15 CT

Owner: VERNELUS, VERMILIEEN & ITALIA

This case was first heard on 2/6/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$200 fine.

Case: CE19060322

1404 NW 1 AVE

Owner: LEE, MICHAEL A

This case was first heard on 9/19/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,225 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$2,225 fine.

Case: CE19011708

Vacate Order of 5/16/2019

204 NW 17 CT

Owner: KEYSTONE HALLS INC

Ms. Flynn vacated the Order dated 5/16/19.

Case: CE19011713

Vacate Order of 5/16/2019

200 NW 17 CT

Owner: KEYSTONE HALLS INC

Ms. Flynn vacated the Order dated 5/16/19.

Lien Reduction Hearings

Case: CE18071626

1610 NW 7 PL

MARMATI LLC

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$87,850 and City administrative costs totaled \$1,212.72. The applicant had offered \$3,000 and the City was requesting \$4,395.50.

Valeria Schwartzman agreed to the City's reduction.

Ms. Flynn reduced the lien amount to \$4,395.50 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.

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Case: CE19020680

2315 NW 12 CT
MARMATI LLC

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$7,000 and City administrative costs totaled \$682.56. The applicant had offered \$350 and the City was requesting \$700.

Valeria Schvartzman agreed to the City's reduction.

Ms. Flynn reduced the lien amount to \$700 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: CE11061440

2847 SW 4 PL
CLYNE, HENRY V H/E

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$95,700 and City administrative costs totaled \$598.94. The applicant had offered \$2,000 and the City was requesting \$2,000.

Henry Clyne agreed to the City's reduction.

Ms. Flynn reduced the lien amount to \$2,000 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.

The following two cases were heard together:

Case: CE10062442

2440 NW 31 AVE
DIPLOMAT PROPERTY SOLUTIONS LLC

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$215,670 and City administrative costs totaled \$1,062.12. The applicant had offered \$1,000 and the City was requesting \$2,156.

Total Lien amount for both cases: \$218,120; Total administrative costs: \$1,964. The City was requesting a reduction to \$3,057 for both cases.

Alexander Virelles agreed to the City's reduction.

Ms. Flynn reduced the lien amount to \$3,057 for both cases, 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: CE12020626

2440 NW 31 AVE
DIPLOMAT PROPERTY SOLUTIONS LLC

Notice was mailed to the owner via first class mail on 9/15/2020. George Oliva, Chief Building Inspector, testified that the lien amount was \$2,450 and City administrative costs totaled \$901.88. The applicant had offered \$901 and the City was requesting \$901.

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The following three cases were heard together:

Case: CE13121695

1011 NW 2 AVE
ALEXANDER, JAMES K

Notice was mailed to the owner via first class mail on 9/21/2020. Katrina Jordan, Presenter, testified that the lien amount was \$219,200 and City administrative costs totaled \$2,723.94. The City was requesting \$4,907.

Total Lien amount for all three cases: \$1,472,090; Total administrative costs: \$3,756.12. For all three cases, the City was requesting a reduction to \$14,721.

Richard Vidot stated he and his partner were buying the property and requested the fine be reduced to less than \$10,000. He said the elderly owners were ill and had lost all equity in the property in the real estate bubble. The property manager they had hired had not done his job. Mr. Vidot confirmed that he and his partner were assuming the liens.

Ms. Flynn reduced the lien amount to \$9,800 for all three cases, 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: CE13021490

1011 NW 2 AVE
ALEXANDER, JAMES K

Notice was mailed to the owner via first class mail on 9/21/2020. Katrina Jordan, Presenter, testified that the lien amount was \$1,031,850 and City administrative costs totaled \$388.42. The City was requesting \$4,907.

Case: CE13021115

1011 NW 2 AVE
ALEXANDER, JAMES K

Notice was mailed to the owner via first class mail on 9/21/2020. Katrina Jordan, Presenter, testified that the lien amount was \$220,800 and City administrative costs totaled \$403.76. The City was requesting \$4,907.

Case: CE18121806

620 NW 14 AVE
101HOMES REALTY LLC

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$4,350 and City administrative costs totaled \$769.70. The applicant had offered \$217.50 and the City was requesting \$870.

Kobi Thaller agreed to the City's reduction.

Ms. Flynn reduced the lien amount to \$870 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: CE18041194

624 NW 14 AVE
101HOMES REALTY LLC

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$137,500 and City administrative costs totaled \$999.22. The applicant had offered \$129 and the City was requesting \$6,875.

Kobi Thaller said they had evicted someone from the building and the tenant had filed the Code Enforcement complaint but also filed a no-contact order, preventing them from accessing the property interior until the eviction was accomplished.

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Uval Arama said they had removed the vehicle right way. He explained that the tenant had also filed a complaint with the Broward County Office of Professional Standards Human Rights Section.

Ms. Flynn reduced the lien amount to \$6,875 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: CE18041193

628 NW 14 AVE
101HOMES REALTY LLC

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$198,900 and City administrative costs totaled \$1,131.40. The applicant had offered \$500 and the City was requesting \$9,945.

Uval Arama said they had complied this property on time.

Kobi Thaller agreed they had complied within the deadlines provided by the Code Enforcement officer. He said the City hired a contractor to install a sidewalk in front of the parking lot and this had been done incorrectly, damaging the parking lot asphalt. He said he had been in constant contact with the Code Enforcement officer.

Ms. Flynn reduced the lien amount to \$7,500 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: CE18081911

628 NW 14 AVE # 1
101 HOMES REALTY LLC

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$57,150 and City administrative costs totaled \$901.40. The applicant had offered \$500 and the City was requesting \$2,857.50.

Kobi Thaller stated this was the building to which they had been denied access. He requested 90 days.

Ms. Flynn reduced the lien amount to \$901.40 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: CE05111134

843 SW 14 CT
ACKERMAN, JAMES J EST

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$2,350 and City administrative costs totaled \$1,347.06. The applicant had offered \$1,000 and the City was requesting \$1,410.

Dominick Rivera agreed to the City's reduction. He stated he was the listing broker and staff indicated he had Power of Attorney.

Ms. Flynn reduced the lien amount to \$1,410 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: CE17110975

843 SW 14 CT
ACKERMAN, JAMES J EST

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount

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was \$1,500 and City administrative costs totaled \$914. The applicant had offered \$1,000 and the City was requesting \$1,000.

Dominick Rivera agreed to the City's reduction.

Ms. Flynn reduced the lien amount to \$1,000 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: CE18060394

843 SW 14 CT

ACKERMAN, JAMES J EST

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$12,350 and City administrative costs totaled \$895.58. The applicant had offered \$1,000 and the City was requesting \$1,000.

Dominick Rivera agreed to the City's reduction.

Ms. Flynn reduced the lien amount to \$1,000 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: CE01041373

843 SW 14 CT

ACKERMAN, JAMES J EST

Notice was mailed to the owner via first class mail on 9/15/2020. Katrina Jordan, Presenter, testified that the lien amount was \$459,000 and City administrative costs totaled \$1,039.68. The applicant had offered \$1,000 and the City was requesting \$23,352.50.

Dominick Rivera did not agree to the City's request for \$23,352.50 and said he needed to speak to the estate representatives. He said the property was the inheritance for the deceased owner's children and the \$23,35.850 "eats into their proceeds on the sale." They were assuming the fine would be reduced to approximately \$1,000 to \$2,000. Mr. Rivera said the violations had been cured prior to the owner's death. The property was currently under contact and the estate would net \$700,000 to \$750,000.

Ms. Flynn reduced the lien amount to \$20,352.50 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.

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:

CE19071242

CE19091562

CE19080763

CE20020236

CE19090595

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:

FC20020014

CE19121106

CE20011533

CE19100069

CE-19110028

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:

CE20050526

CE19072121

CE-19110757

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:

CE20070108 CE16081989 CE13081985 CE18121461
CE06021432

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:

None

There being no further business, the hearing was adjourned at 12:25 P.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate