



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
FEBRUARY 9, 2021  
8:30 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Monique Drake, Administrative Assistant  
Hunter Dougherty, Administrative Aide  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Porshia Williams, Code Compliance Manager  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Paulette DelGrosso, Code Compliance Officer  
Manuel Garcia, Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Senior Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Karen Proto, Code Compliance Officer  
Wilson Quintero, Sr. Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
Will Snyder, Code Compliance Officer  
Lois Turowski, Code Compliance Officer  
Reginald White, Code Compliance Supervisor  
Gail Williams, Code Compliance Officer

**Respondents and witnesses**

FC20090010: Stephen Tilbrook; Michael Grosh  
CE19100292: Joseph Massaro  
CE20050328; CE20090537: Sandy Friedman; Elliot Kessler; Alan Egert; William Arthur  
CE20120920: Jennifer Wetstein  
CE20120053: John Evans  
CE20090644: Craig Green  
CE19110927: Donald Grant  
CE20120627; CE20070337: Courtney Crush  
CE20080233: Bernardo DelRio  
CE20040039: Quan Chhieng  
SE20080020; CE20060537: Ben Ezra  
CE20071100: Dorothy Harvey  
CE19070014: Eva Cmolova  
CE18091090: Deena Gray  
CE20070425: Ilene McMenami  
CE20110486: Civele Arrechea  
CE20110512: Charles Barnard  
CE19100748: Michelle Louis  
CE19010070: Corey Ritchie; Eleni Ward-Jankovic  
CE20110654: Darian Jackson  
CE20030284: Leonardo Faras  
CE20101192: Peggy Lee Brown; Krystle Powell  
CE20090070: Scott Allard  
CE20100739: Pastor Edred Bryan

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CE20030418: Marqurite McCutcheon  
CE20101083; CE20100750: Jordan Brown  
CE19071349: Ian Benshimon  
CE20110417: Ela Hernandez; Martha Lourdes Garcia  
CE20090861: John Aurelius; Jeffrey Fenster; Michael Yianilos  
CE19010339: Margaret Ilas  
CE20030572: Stephen McLaren  
CE20010501: Myles Schlam  
CE19091171: Grace Fitz  
CE20091014: Joan Torre; Sia Assad  
FC20100010: Andrew Nichols  
CE14080903: Lloyd Falk  
CE08020631; CE15031286; CE08020628: Jonathan Fish  
CE08100091: Sean Frampton; Jonathan Olsen  
CE19080422: Heidi Davis Knapik; Malory Dentmon  
CE19020126: Eran Margalit  
CT15052022; CE15100662; CE16010217: Deborah Martin  
CE18082141: Heidi Coppola  
CE19070689: Yira De La Paz  
CE16061843; CE16062033: Jacqueline Brown  
CE19010202: Sandra Cortes  
CE18101602; CE19082074: Pravin Kalloo

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

The meeting was called to order at 8:44 A.M.

**Case: CE20110512**

Citation

1601 SW 5 PL

Owner: BAUMERT, VINCENT A & EMELY C

VIOLATIONS: 15-281.(a)

THERE IS OPERATION OF A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE AT THIS LOCATION.

This case was first cited on 12/8/20 to comply by 12/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,600 and the City was requesting the full fine be imposed. The appeal deadline was 12/22/20.

Gail Williams, Code Compliance Officer, recommended imposition of the fine.

Charles Barnard, attorney, said the owners had not been aware of the rules but had begun the compliance process as soon as they received the citation. He requested the fines be waived for this first-time offense.

Ms. Hasan noted that this was an expired certificate, not a new one, so the owners were aware of the rules. Mr. Barnard reported this owner had purchased the property in September 2020: the certificate had expired under the previous owner.

Vincent Baumert stated he had taken possession of the property in July or September.

Porshia Williams, Code Compliance Manager, stated Ms. Flynn had the authority at a Massey hearing to reduce fines, civil penalties and had costs.

Ms. Flynn imposed a fine of \$1,800 for the time the property was out of compliance.

The following two cases were heard together:

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**Case: CE20050328**

Continuance

100 N FEDERAL HWY CU 3

Owner: WAVERLY 1 & 2 LLC

This case was first cited on 12/7/20 to comply by 12/7/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, reported the repair permit had been issued on January 14, but the facade was still in disrepair. She requested a timeline for repairs.

Sandy Friedman had provided photos of the property. He said there was a question about whether there should be a fine.

Ms. Hasan said at the previous hearing, there had been lengthy discussion and a continuance had been granted to ascertain what the issues were and when work would progress. She confirmed that the property owner had not requested an administrative hearing within the 15 days of the citation, which the code required. Ms. Flynn noted that the code language stated the Special Magistrate "shall" order the fine specified in the citation violation notice if the administrative hearing was not timely sought. Ms. Hasan confirmed that there had already been a finding that the violation existed.

Mr. Friedman said the difficulty of this job had made the permit process lengthy. He wanted to describe what they had done since the last hearing. Ms. Flynn said she had continued the case because it appeared there had been confusion regarding what was necessary to comply. She wanted Mr. Friedman to explain where the project stood and what it would take to comply.

Ms. Flynn reminded the participants that she was not here to make a finding of fact; they had waived that right by not requesting the administrative hearing by the date on the citation. She wanted a status of the project and how long it would take to comply.

William Arthur, architect, confirmed the permit had been issued and since then they had ordered materials and hired a contractor, who had already begun work. He estimated the property would be in compliance in three months.

Alan Egert, contractor, said they had begun demolition and materials were being delivered. He stated at the previous hearing, it had been indicated that compliance was reliant upon demolition, not reconstruction. He said complete demolition should be completed in three weeks. Ms. Hasan agreed that once demolition was complete, the property would be in compliance.

Mr. Egert said he would not have started work without having both the demolition and building permits.

Ms. Flynn stated she did not have discretion not to impose the fines; this would have been decided at an administrative hearing.

Ms. Flynn imposed the \$5,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE20090537**

Continuance

110 N FEDERAL HWY

Owner: WAVERLY 1 & 2 LLC

This case was first cited on 12/7/20 to comply by 12/7/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE20110486**

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1444 WINDSOR CT

Owner: THREEFOLD WINDSOR LLC

Service was via posting at the property on 1/26/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 18-1. **COMPLIED**

THERE IS GARBAGE AND TRASH THAT HAS BEEN LEFT ON THE FLOOR OF THE DUMPSTER ENCLOSURE AND AROUND THE PERIMETER OF THE ENCLOSURE.

18-12(a)

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

47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

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

Civile Arrechea said the maintenance crew had cleaned up the enclosure but the owner intended to rebuild the enclosure in aluminum. Ms. Arrechea had already applied for a permit. Officer Turowski suggested ordering compliance with 18-12(a) within 10 days and with 47-19.4.D.8. within 34 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 47-19.4.D.8. within 34 days or a fine of \$100 per day, per violation.

**Case: CE-19100748**

1720 NW 7 AVE

Owner: LOUIS, MICHELLE

This case was first heard on 2/6/20 to comply by 2/16/20 and 3/5/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Lois Turowski, Code Compliance Officer, stated the property was not in compliance.

Michelle Louis said she was in the Rebuild Florida program and she had submitted a permit application on December 22, 2020. They had painted the house and repaired the driveway. She was unsure what violations were not in compliance. Officer Turowski stated there were still derelict vehicles, debris and unmaintained/missing landscaping. She could not see if the driveway was in compliance because of the vehicles parked on it. Ms. Louis stated the sprinkler system was broken and they were getting the funds to repair it. She said her mother used the cars. Officer Turowski stated one of the cars was not registered.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

**Case: CE19010070**

2120 NW 4 ST

Owner: BAILEY, ANTONIA M

This case was first heard on 5/16/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,050 and the City was requesting no fine be imposed.

Eleni Ward-Jankovic, CRA representative, agreed with the fine reduction.

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Ms. Flynn imposed no fine.

**Case: SE20080020**

Nuisance Abatement - Appeal

705 SW 10 ST

Owner: Z P G REV TR; GONZALEZ, ZOILA TRUSTEE ET AL

VIOLATIONS : 24-7(b)

THERE IS BULK TRASH ON THE RIGHT-OF-WAY AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 8/4/20 and the trash remained 48 hours later. The City had subsequently removed the trash.

Ben Ezra, property manager, said they had a contract with a company to clean up their properties and remove bulk trash. He said other people dumped the bulk trash on this property.

Ms. Flynn denied the appeal.

**Case: CE20060537**

Nuisance Abatement - Appeal

713 SW 13 AVE

Owner: TROPICAL VIEW APARTMENTS LLC; %SAAR MANAGEMENT

VIOLATIONS: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Gail Williams, Code Compliance Officer, testified that the property had been cited on 6/11/2020 and the trash remained 48 hours later. The City had subsequently removed the trash.

Ben Ezra, property manager, said they had a contract with a company to clean up their properties and remove bulk trash. He said he often called the City about others dumping on the property. He had sent proof of the contract to Officer Williams.

Ms. Flynn denied the appeal.

**Case: CE20070425**

Nuisance Abatement - Appeal

1243 SW 21 ST

Owner: MCMENAMIN, MICHAEL &; MCMENAMIN, ILENE

VIOLATIONS : Sec. 24-7(b)

THERE IS BULK TRASH ON THE RIGHT-OF-WAY NOT ON SCHEDULED DATE AND TIME.

Wilson Quintero, Senior Code Compliance Officer, testified that the property had been cited on 7/14/20 and the trash remained on 7/20/20. The City had subsequently removed the trash.

Ilene McMenami said she had not been aware of the notice because it was sent to her PO Box. She had not been visiting the property often due to the pandemic, but when she did, she had seen the notice. She stated the neighbor had called Code Enforcement because she wanted the grass cut shorter but the property had not been cited for that. Ms. McMenami said the neighbor rented out her home on Airbnb and often put her bulk trash on this property. She had learned to call the police when she was illegal dumping on her property.

Officer Quintero explained that it was the billing that had been sent to the PO Box. The property had been posted with the notice. He said it was the owner's responsibility to keep the property clear.

Ms. Flynn granted the appeal.

**Case: CE20101083**

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2817 E OAKLAND PARK BLVD

Owner: ACS 2817 LLC

Service was via posting at the property on 1/26/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT IS IN DISREPAIR. THE STRIPING NEEDS TO BE REDONE, THE WHEEL STOPS REPAIRED OR REPLACED, AND IT NEEDS TO BE RESURFACED. THERE ARE SOME AREAS THAT ARE UNEVEN AND THERE ARE HOLES AND CRACKS IN THE SURFACE.

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.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Jordan Brown said he had received proposals from contractors for the parking lot and he wanted to sealcoat and restripe it and repair/replace the wheel stops instead of repaving the entire thing. He said the recoating and remediating the exterior walls would cost more than \$20,000. Officer Koloian stated there were holes and cracks in the parking lot and it needed repair. She said Mr. Brown had sent her a proposal in November but nothing had been done to apply for a permit and no work had been done.

Mr. Brown said the building work would take three to four weeks. He stated he had never received a straight answer whether he could just sealcoat the parking lot.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$50 per day, per violation.

**Case: CE20100750**

2817 E OAKLAND PARK BLVD

Owner: ACS 2817 LLC

Service was via posting at the property on 1/26/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING LOT IS IN DISREPAIR. THE STRIPING NEEDS TO BE REDONE, THE WHEEL STOPS REPAIRED OR REPLACED, AND IT NEEDS TO BE RESURFACED. THERE ARE SOME AREAS THAT ARE UNEVEN AND THERE ARE HOLES AND CRACKS IN THE SURFACE.

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.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$50 per day, per violation.

**Case: CE19110927**

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430 ARIZONA AVE

Owner: GRANT, CLAUDETTE B H/E; GRANT, DONALD

Service was via posting at the property on 1/21/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-304(b)

THE DRIVEWAY IS IN DISREPAIR. IT HAS HOLES, CRACKS AND NEEDS TO BE RESURFACED.

9-306

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

18-4(c)

THERE IS A DERELICT VEHICLE(S) ON THE PROPERTY.

47.19.HH.II.4.a

THERE IS A STORAGE POD EXCEEDING THE NUMBER OF DAYS ALLOWED, STORED AT THE PROPERTY.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Donald Grant requested 90 days. He said he had pulled a permit to repave the driveway and it would take more than 14 days. That would also allow him time to address the other issues.

Officer Koloian suggested 42 days or \$25 per day but 10 days for 18-4(c). Mr. Grant stated the vehicle was licensed and insured. Officer Koloian stated if a vehicle was not operable, or if it was "just being stored" it could be considered derelict.

Ms. Hasan noted that in one of the photos, one front tire was flat, rendering the vehicle inoperable.

Ms. Flynn found in favor of the City and ordered compliance with 18-4(c) within 10 days and with the remaining violations within 49 days or a fine of \$25 per day, per violation.

**Case: CE18091090**

941 SW 21 TER

Owner: 941 TERRACE FL LLC

% CFR REALTY PARTNERS LLC

This case was first heard on 5/16/19 to comply by 7/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, said a permit had been issued and said she would recommend a 42-day extension.

Deena Gray agreed with the extension.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

**Case: CE19070014**

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928 NW 4 AVE

Owner: CMOLOVA, EVA

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 \$16,400 and the City was requesting the full fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the amount owed to \$718 to cover administrative costs.

Eva Cmolova agreed to the reduction.

Ms. Flynn imposed a fine of \$718 for the time the property was out of compliance.

**Case: CE19091171**

3821 SW 10 ST

Owner: FITZ, J A & GRACE H

This case was first heard on 3/5/20 to comply by 3/26/20 and 5/7/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$19,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, remarked this property had "come a very, very long way" and as of her 2/8/21 inspection, the property was in compliance. She recommended no fines be imposed.

Grace Fitz thanked the City.

Ms. Flynn imposed no fine.

**Case: CE19010339**

3030 SW 7 ST

Owner: ILAS, MARGARET A

This case was first heard on 5/16/19 to comply by 5/26/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,925 and the City was requesting no fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended no fine be imposed.

Margaret Ilas thanked the City.

Ms. Flynn imposed no fine.

**Case: CE20100739**

2525 NW 21 ST

Owner: GRACE COVENANT CHURCH OF FORT; LAUDERDALE INC

Service was via posting at the property on 1/12/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 18-4(c)

THERE IS A DERELICT VESSEL/TRAILER ON THE PROPERTY.

Officer Proto presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Pastor Edred Bryan said they had called the police when the boat appeared on the property. They had approached the neighbors and this had almost resulted in an altercation. He wanted to grant the City the authority and pay it to remove

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the boat.

Porshia Williams, Code Compliance Manager, informed Pastor Bryan that it would cost much more if the City removed the boat. Pastor Bryan said towing companies had asked where the boat would be towed to and Ms. Williams said the City did not have an impound yard for boats. Pastor Bryan agreed to find a resolution.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

**Case: CE20101192**

2329 NW 15 CT

Owner: BROWN, PEGGY LEE DEBERRY

Service was via posting at the property on 1/20/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT. THERE IS A BLUE TARP ON THE ROOF BEING HELD DOWN WITH SANDBAGS.

Officer Proto presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day.

Peggy Lee Brown agreed to comply within 63 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day.

**Case: CE20110654**

2308 NW 15 CT

Owner: JENKINS, GRACE D

Service was via posting at the property on 1/12/21 and at City Hall on 1/26/21.

Karen Proto, 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.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-12(a) **COMPLIED**

Officer Proto presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$25 per day, per violation.

Darian Jackson agreed to comply within 34 days.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$25 per day, per violation.

**Case: CE20110417**

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3021 NW 19 ST

Owner: AUER DA FA LLC % FAMILY DOLLAR; ATTN: LEASE ACCOUNTING ST #30486

Service was via posting at the property on 1/12/21 and at City Hall on 1/26/21.

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

VIOLATIONS: BCZ-39-133(e)(3)

THE BUFFER WALL ON THIS PROPERTY IS IN DISREPAIR. IT HAS CRACKS/HOLES.

BCZ-39-79(a) **COMPLIED**

THE LANDSCAPING ON THE PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS THROUGHOUT THE ENTIRE PROPERTY WITH BARE AND MISSING GROUND COVER WITH IRRIGATION LINES EXPOSED. ALL TREES, HEDGES AND VEGETATION SURROUNDING THE ENTIRE PROPERTY NEEDS TO BE TRIMMED.

47-19.9 **COMPLIED**

Officer Proto presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ela Hernandez said they were working to bring the property into compliance. She said they wanted to remove the wall because it caused issues with illegal dumping but the City had denied that request. They already had a contractor looking into what needed to be done, and she requested 60 days to comply. Officer Proto agreed to 60 days, provided that by that time, the work was completed with a permit.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

**Case: CE20030418**

2650 NW 21 ST

Owner: MCCUTCHEON, MARQRITE WALKER

This case was first heard on 10/14/20 to comply by 11/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,700 and the City was requesting a \$580 fine be imposed.

Karen Proto, Code Compliance Officer, recommended reducing the amount owed to \$580 to cover administrative costs.

Marqurite Walker agreed to the reduction.

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

**Case: FC20090010**

Ordered to reappear

17 S FTL BEACH BLVD

Owner: THOR GALLERY AT BEACH PLACE LLC

This case was first heard on 12/9/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, reported there had been substantial progress coming into compliance.

Stephen Tilbrook, attorney, said they had discussed a 91-day extension with Captain Kisarewich. He agreed to provide a progress report at that time. Captain Kisarewich listed the six violations that remained and how these should be addressed. He agreed to a 91-day extension.

Michael Grosh agreed.

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Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/11/21 hearing..

**Case: FC20100010**

Ordered to reappear

5555 N FEDERAL HWY

Owner: CORAL RIDGE PRESBYTERIAN CHURCH INC

This case was first heard on 11/19/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, said there had been substantial progress. The fire sprinkler heads had been replaced in the enclosed areas but there remained an issue with sprinkler heads in the exterior overhangs. He recommended a 63-day extension for the owner to decide on the correct path to take to complete compliance.

Andrew Nichols said fixing the exterior heads was not financially responsible because they were about to launch a \$15 million restoration campaign for the entire campus. He wished the Fire Department to help them decide the best way to create a sustainable system for the future. Mr. Nichols stated their architect had submitted the plans for the renovation, which would eliminate a large number of the existing heads. He said 61 of the heads that were in violation would remain in place following construction, so he proposed they repair those heads. For the remaining heads, which would be demolished in construction, he requested an extension to the date of their groundbreaking, scheduled for 4/17/2022.

Captain Kisarewich stated there were approximately 120 heads cited. He noted the contractor could not certify the sprinkler system until all the heads had been replaced and until Captain Kisarewich had that certification, the violation would remain.

Ms. Flynn said after a 63-day extension, the owner must decide whether they would remain in violation until construction was done.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/13/21 hearing.

**Case: CE19071349**

Vacate Order of 1/12/21 and rehear

2828 SW 4 CT

Owner: LEVINTIN REAL ESTATE LLC %TD CPA PC

This case was first heard on 3/5/20 to comply by 3/19/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,450 and the City was requesting a \$948 fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, reported the property was in compliance. She said there was one wall that remained in violation after the other walls were painted but the owner was not aware it was in violation. She recommended reducing the amount owed to \$948 to cover administrative costs.

Ian Benshimon agreed to the reduction.

Ms. Flynn imposed a fine of \$948 for the time the property was out of compliance.

**Case: CE20030284**

2323 NW 12 CT

Owner: FYR SFR BORROWER LLC; %HAVENBROOK HOMES

Service was via posting at the property on 1/12/21 and at City Hall on 1/26/21.

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

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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 AREA.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS. THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND HAS GRASS GROWING THROUGH IT.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT ARE DIRTY AND HAVE STAINED PAINT.

Officer Proto presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$25 per day, per violation.

Leonardo Faras agreed to comply within 34 days.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$25 per day, per violation.

**Case: CE20040039**

644 NW 15 TER 1-2

Owner: CHHIENG, QUAN CHI

Service was via posting at the property on 1/30/21 and at City Hall on 1/26/21.

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.

9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA.

18-12(a)

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

Officer Garcia presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$100 per day, per violation.

Quan Chhieng said last week was the first time he became aware of the violations. He requested 45 days because the tenant who was causing the issues was moving out. Officer Garcia agreed.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

**Case: CE20091014**

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3900 SW 12 PL

Owner: PHA GROUP LLC

Service was via posting at the property on 1/17/21 and at City Hall on 1/26/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4(c) **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.

9-280(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304(b)

THE DRIVEWAYS ON THE PROPERTY ARE IN NEED OF MAINTENANCE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day, per violation.

Joan Torre stated they could comply within 21 days.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, per violation.

**Case: CE20071100**

Nuisance Abatement - Appeal

735 NW 15 WAY

Owner: HARVEY, DOROTHY M C &; IKEY, PEARL C

VIOLATIONS: Sec. 24-7(b)

THERE IS BULK TRASH ON THE RIGHT-OF-WAY NOT ON SCHEDULED DATE AND TIME.

Manuel Garcia, Senior Code Compliance Officer, testified that the property had been cited and the trash remained 48 hours later. The City had subsequently removed the trash on 8/5/20.

Dorothy Harvey said she thought the bulk trash pickup was the day after the trees were trimmed. She stated she did not live at the property and people dumped on the property.

Ms. Flynn denied the appeal.

**Case: CE20030572**

3150 SW 20 ST

Owner: MCCLAREN, STEPHEN & TERI

This case was first heard on 10/14/20 to comply by 11/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,700 and the City was requesting the full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$764.

Stephen McLaren described work he had done to comply.

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Ms. Flynn imposed a fine of \$764 for the time the property was out of compliance.

**Case: CE20010501**

3521 RIVERLAND RD

Owner: LAKHA, ZULFIQAR

This case was first heard on 2/20/20 to comply by 5/21/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Myles Schlam said Charles Fields, the tenant, had sought to comply by being accredited by the Florida Association of Recovery Residences [FAR], but during Covid, the association had ceased inspections. Law enforcement was also not conducting fingerprinting during the pandemic. Mr. Schlam stated FAR had resumed operations and he assumed Mr. Fields could be certified within 60 days.

Manuel Garcia, Senior Code Compliance Officer, did not object to the request for an extension, but pointed out that the City requires certification from FAR, as well a City Business Tax License and zoning approval. The FAR certification was needed to obtain the City certification.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

**Case: CE20090644**

422 MOLA AVE

Owner: BANK REO SERVICING LLC

Service was via posting at the property on 1/11/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 18-12(a) **COMPLIED**

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

47-19.5.E.7.

THE FENCE AT THIS PROPERTY IS IN DISREPAIR. THERE ARE DETERIORATED AND MISSING SECTIONS ALONG THE FENCE LINE.

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

Craig Green agreed to comply within 35 days.

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

**Case: CE20120053**

418 MOLA AVE

Owner: EVANS, JOHN

Service was via posting at the property on 1/11/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 47-19.3(h)

THERE IS A WATERCRAFT DOCKED ADJACENT TO THIS RESIDENTIAL PROPERTY IN SUCH A POSITION THAT CAUSES IT TO EXTEND BEYOND THE SIDE SETBACK LINES.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of

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\$50 per day.

John Evans stated he had already moved the boat.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

**Case: CE20080233**

532 HENDRICKS ISLE

Owner: BEXA LLC

Service was via posting at the property on 1/11/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-313.(a) **COMPLIED**

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-306

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

18-12(a)

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

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

Bernardo DelRio said he had already begun compliance and was about to apply for a permit to demolish the building. Officer Snyder suggested allowing 28 days and ordering the respondent to attend the 3/9/21 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 3/9/21 hearing.

**Case: CE20070337**

555 ANTIOCH AVE

Owner: BAYSHORE CONCEPTS LLC

Service was via posting at the property on 1/11/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-305(a) **COMPLIED**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of

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\$50 per day.

Courtney Crush, attorney, agreed to comply within 35 days.

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

**Case: CE20120627**

501 ORTON AVE

Owner: GRAND PALM PLAZA LLC

Service was via posting at the property on 1/13/21 and at City Hall on 1/26/21.

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

VIOLATIONS: Sec. 25-4

THERE IS A DUMPSTER OBSTRUCTING THE SIDEWALK AT THIS LOCATION.

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

Courtney Crush, attorney, agreed to comply within 14 days.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

**Case: CE20090861**

3022 NE 26 ST

Owner: FENSTER, JEFFREY M

Service was via posting at the property on 1/13/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-308(b) **COMPLIED**

THE ROOF AT THIS PROPERTY IS NOT MAINTAINED AND IS DIRTY AND/OR STAINED WITH MILDEW.

9-306

THE EXTERIOR BUILDING PARTS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR.

47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 70 days or a fine of \$50 per day, per violation.

Jeffrey Fenster said the home was under contract for sale and the buyer intended to demolish the house. He said he had already painted the home and repaired the soffits. An engineering group had determined the sea wall was stable and required only minor repairs. He said his attorney, John Aurelius, had spoken with the City Attorney and requested a continuance. Mr. Fenster requested an extension to pull the permits.

Michael Yianilos, the buyer's realtor, requested 90 days. He said as soon as they closed, they would demolish the house and he wanted assurances that the violations would not interfere with their ability to pull permits.

Ms. Hasan acknowledged she had had spoken with Mr. Aurelius. She confirmed there were violations on the property

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and noted that demolition would not cure the seawall violation.

Mr. Yianilos clarified that they would submit the application for the seawall, dock and piles at the same time or shortly after submitting an application for demolition.

Ms. Hasan stated Ms. Flynn would find for the City that the violations existed as cited and would provide 90 days to comply.

Mr. Fenster said there was no violation. He said the repairs to the seawall were so minor that a permit was not needed. He feared that a finding that violations existed would interfere with the transaction. He requested a continuance. Mr. Yianilos stated if the buyer was satisfied with the outcome of this hearing, the closing would be the following day. He requested that no fines be imposed in 90 days if the violations remained; they would appear for a status report. Ms. Hasan explained that a separate hearing was needed to impose fines.

Officer Snyder referred to the photos and noted the seawall violation clearly existed. He stated he had requested 70 days to show progress on the seawall repair, which would require a permit. He agreed to 90 days, with an order to reappear. If there was progress and a permit application had been submitted, they could request an extension.

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

**Case: CE20120920**

301 ISLE OF CAPRI DR

Owner: WETSTEIN, LEWIS

Service was via posting at the property on 1/13/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE20090345. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT REGARDLESS OF ANY ACHIEVED COMPLIANCE.

24-27.(b)

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$50 per day, per violation.

Jennifer Wetstein agreed to comply within 7 days. Officer Snyder confirmed that property owners were responsible to maintain the swale. He also informed Ms. Wetstein that after collection, the trash bins must be moved back out of view from the public right-of-way.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day, per violation.

**Case: CE19100292**

Request for Extension

108 S GORDON RD

Owner: MASSARO, JOSEPH & MASSARO, SUSAN

This case was first heard on 2/20/20 to comply by 4/23/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,700.

Will Snyder, Code Compliance Officer, said the seawall permit required final inspection. He did not object to the request for an extension.

Joseph Massaro said the permit was ready for pickup and he was unsure how long the work would take. Officer Snyder

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said the permit had been issued said he would call the contractor. He recommended a 119-day extension.

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

**Case: CE20090070**

2506 CASTILLA ISLE

Owner: ALLARD, SCOTT M

Service was via posting at the property on 1/11/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-308(b)

THE ROOF ON THIS PROPERTY IS DIRTY/STAINED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-4(c) **WITHDRAWN**

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

Scott Allard said the violations had already been addressed. He had been trying to contact the former code inspector.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE20110462**

6811 NW 32 AVE

Owner: LAPI, VALENTINA; LAPI, VALERIE

Service was via posting at the property on 1/20/21 and at City Hall on 1/26/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-313.(a) **COMPLIED**

THIS PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

24-27.(b) **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.

9-304(b) **COMPLIED**

THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE CRACKS AND THE SURFACE IS FADED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR FADED PAINT.

9-280(b) **COMPLIED**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BROKEN WINDOW ON THE REAR OF THE PROPERTY.

18-12(a) **COMPLIED**

18-1. **COMPLIED**

18-4(c) **COMPLIED**

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

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

**Case: CE20090945**

827 SW 28 ST

Owner: VIVAS, ANDRES ALI

Service was via posting at the property on 1/19/21 and at City Hall on 1/26/21.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 18-12(a) **COMPLIED**

9-308(b) **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.

9-306

THE EXTERIOR BUILDING WALLS ARE NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THE EXTERIOR BUILDING WALLS ARE DISCOLORED AND STAINED.

Supervisor White presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$25 per day, per violation.

**Case: CE20030523**

2880 SW 1 ST 1-4

Owner: MERIDIAN PARTNERS 2, LLC

Service was via posting at the property on 1/25/21 and at City Hall on 1/26/21.

Dorian Koloian, 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, INCLUDING THE SWALE AREA.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. A PART OF THE CHAIN LINK FENCE IS HANGING DOWN AND NOT PROPERLY SUPPORTED.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.  
47-34.1.A.1.

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THERE IS INSIDE FURNITURE AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTSIDE OF THIS PROPERTY. THIS IS AN ILLEGAL LAND USE FOR PROPERTY ZONED RMM-25 PER THE ULDR TABLE CODE SECTION 47-5.19.

47-21.16.A.

THERE IS A DEAD TREE STUMP AT THIS PROPERTY.

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

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

**Case: CE20120346**

1325 N DIXIE HWY

Owner: ALABASTER REAL ESTATE HOLDINGS; LLC % CONSTANTIN A FOCA

Service was via posting at the property on 1/25/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

18-12(a)

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

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

**Case: CE20120595**

1646 NE 12 TER

Owner: CEO HOLDING LLC

Service was via posting at the property on 1/13/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 18-12(a)

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

Officer Turowski 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: CE20120788**

1608 NW 5 AVE

Owner: FERACE, JAMES E JR (AGD) H/E; STEFANOV, PATRICK

Service was via posting at the property on 1/26/21 and at City Hall on 1/26/21.

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

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VIOLATIONS: 18-12(a)  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-1.  
THERE IS AN EXCESSIVE ACCUMULATION OF ITEMS STORED IN THE FRONT YARD OF THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO: A HOT TUB, HOUSEHOLD ITEMS COVERED WITH TARPS, AND A TRAILER.

9-280(d)  
THE FRONT WINDOW OF THIS PROPERTY IS CRACKED.

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

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

**Case: CE20020336**

2640 NW 21 ST

Owner: GEFEN, DORON

Service was via posting at the property on 1/12/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS IN THE REAR OF THE HOUSE AND AROUND THE DOOR FRAMES NEED TO BE PAINTED, AS WELL AS THE SIDE OF THE HOUSE THAT CONNECTS WITH THE ADJACENT PROPERTY HAS NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA, ALSO NEEDS TO BE PAINTED.

18-12(a) **COMPLIED**

Officer Proto presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$50 per day.

**Case: CE20100096**

2791 NW 23 ST

Owner: 2791 23 LAND TR; RIPROCK HOMES INC TRUSTEE

Service was via posting at the property on 1/12/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 18-12(a) **COMPLIED**  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

BCZ-39-79(e)  
THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE AREAS OF MISSING AND BARE LAWN COVER. THE VEGETATION SURROUNDING THE PROPERTY NEEDS TO BE CUT AND MAINTAINED.

BCZ-39-133(e)(3)

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THE CHAIN LINK FENCE ON THE PROPERTY IS IN DISREPAIR AND IS FALLING OVER.

Officer Proto presented the case file into evidence and recommended ordering compliance within 60 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 60 days or a fine of \$25 per day, per violation.

**Case: FC20050001**

619 SW 13 AVE

Owner: TILLMAN, DAREN M/MARBELLA S

Service was via posting at the property on 1/15/21 and at City Hall on 1/26/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: FC20060006**

1208 NW 3 ST

Owner: FADI INVESTMENT CORP

Service was via posting at the property on 1/20/21 and at City Hall on 1/26/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: CE20030659**

2512 WHALE HARBOR LN

Owner: LASSITER, JOHN

Service was via posting at the property on 1/19/21 and at City Hall on 1/26/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4(c) **COMPLIED**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-278(e) **COMPLIED**

Officer Garcia presented the case file into evidence and recommended ordering compliance within 21 days or a fine of

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\$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day.

**Case: CE20050729**

623 NW 13 TER

Owner: ATTOR WAY LLC

Service was via posting at the property on 1/13/21 and at City Hall on 1/26/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b) **WITHDRAWN**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

18-12(a) **COMPLIED**

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-308(a) **COMPLIED**

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-308(b) **COMPLIED**

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-306

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

18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 34 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 34 days or a fine of \$100 per day, per violation.

**Case: CE20011453**

700 ISLE OF PALMS DR

Owner: CM LAND DEV CORP

Service was via posting at the property on 1/11/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-305(b) **COMPLIED**

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.

9-308(b)

THE ROOF IS STAINED OR DISCOLORED.

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

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

**Case: CE20071241**

2624 N OCEAN BLVD

Owner: NGUYEN, THI DANG

Service was via posting at the property on 1/13/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 47-21.11.C.

LANDSCAPED SIGHT TRIANGLE AREA IS NOT BEING MAINTAINED AS PROVIDED IN SECTION 47-2.2.

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

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

**Case: CE20091015**

3000 GRANADA ST

Owner: CCR REALTY INVESTMENTS INC

Service was via posting at the property on 1/11/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 9-306

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO WINDOWS, FLOORS, CEILINGS AND DOORS.

18-12(a) **COMPLIED**

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

9-280(g) **COMPLIED**

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-276(c)(3) **COMPLIED**

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.

9-278(G) **COMPLIED**

THE SCREENS FOR THE WINDOWS ARE NOT MAINTAINED AND/OR MISSING AT THIS PROPERTY.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of

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\$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE20120725**

1565 NW 5 ST

Owner: ANAJASE REALTY TR; TAMAR GROUP LLC TRUSTEE

Service was via posting at the property on 1/13/21 and at City Hall on 1/26/21.

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

VIOLATIONS: 18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE19020257. THIS CASE SHALL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING TO OBTAIN A FINDING OF FACT.

24-27.(b) **COMPLIED**

THERE ARE WASTE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE19020257. THIS CASE SHALL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING TO OBTAIN A FINDING OF FACT.

Officer Snyder presented the case file into evidence and stated both violations were now in compliance. He requested a finding of fact that the violations had existed as cited and were recurring.

Ms. Flynn found in favor of the City that the violations had existed as cited and were recurring.

**Case: CE16021366**

Citation

1541 SW 22 AVE

Owner: USSA, AURELIO, SAUL

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH AND DEBRIS ON THIS PROPERTY.

The City was requesting the fine be reduced to \$242.60.

Ms. Flynn imposed a fine of \$242.60.

**Case: CE20071072**

2323 SW 19 AVE

Owner: PALMS AT RIVER OAKS LLC

This case was first heard on 10/14/20 to comply by 10/24/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,350 fine, which would continue to accrue until the property was in compliance.

**Case: CE20071366**

2656 MIDDLE RIVER DR

Owner: ALBANESE, ROBERT D

This case was first heard on 11/19/20 to comply by 12/3/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,350 and the City was requesting imposition of the fines, which

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would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,350 fine, which would continue to accrue until the property was in compliance.

**Case: CE20030391**

2830 NW 24 ST

Owner: DAWKINS, CLIFTON

This case was first heard on 10/14/20 to comply by 11/18/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the property was in compliance.

**Case: ENF-CODE-19100361**

2610 NW 20 CT

Owner: CORBETT, DOROTHY B EST

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 not in compliance, fines had accrued to \$12,075 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,075 fine, which would continue to accrue until the property was in compliance.

**Case: CE19100280**

1521 NE 5 TER

Owner: STISKIN, JAY STISKIN REV TR

This case was first heard on 3/5/20 to comply by 4/9/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,950 fine, which would continue to accrue until the property was in compliance.

**Case: CE19020058**

450 W EVANSTON CIR

Owner: SMITH, JAMES E EST

This case was first heard on 10/28/20 to comply by 11/7/20 and 11/25/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,525 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,525 fine, which would continue to accrue until the property was in compliance.

**Case: CE19050825**

582 W CAMPUS CIR

Owner: CALLOWAY, ARLEEN

This case was first heard on 2/20/20 to comply by 4/2/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, reported the property was now in compliance. She recommended

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reducing the amount owed to \$856 to cover administrative costs.

Ms. Flynn imposed a fine of \$856 for the time the property was out of compliance.

**Case: CE20100643**

Citation

2880 SW 1 ST

Owner: MERIDIAN PARTNERS 2 LLC

This case was first cited on 10/15/20 to comply by 10/15/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,250 and the City was requesting the full fine be imposed. The appeal deadline was 10/31/20.

Ms. Flynn imposed the \$11,250 fine.

**Case: CE19090698**

1153 ARIZONA AVE

Owner: CJ & KK INDUSTRIES INC

This case was first heard on 9/9/20 to comply by 11/11/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,450 fine, which would continue to accrue until the property was in compliance.

**Case: CE19070614**

Vacate final order 9/19/2019

5211 NE 17 AVE

Owner: HANSEN, KYLE H/E KUHN, JOELLE

This was a request to vacate the order dated 9/19/19.

Ms. Flynn vacated the order dated 9/19/19.

Ms. Flynn accepted into evidence pages 44 and 45 of complied, closed, withdrawn and rescheduled cases.

**Lien Reduction Hearings**

**Case:CE19080422**

601 S ANDREWS AVE

PUBLIX SUPER MARKETS INC

% EXPENSE PAYABLES LEASE TEAM

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$25,800 and City administrative costs totaled \$618.10. The applicant had offered \$618.10 and the City was requesting \$5,160.

Heidi Davis Knapik, attorney, provided a Power Point presentation and said staff and the contractor had not been aware that the 15-foot easement was not the property of Publix and they had stored their equipment there. She said the contractor had tried to get the proper license from the City to use the space, unaware that fines would start accruing in four days regardless of his actions. The notices had been sent to a PO Box and when Publix found out about the violations in January, they had corrected the violation and been informed via email that the property was in compliance. Ms. Knapik added that there had been a second open case that had not been noticed properly. The property had been posted on February 10 stating the property was not in compliance and fines were accruing. She requested a reduction to administrative fees.

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Malory Dentmon, Publix representative, confirmed that as soon as they were aware of the violation, they had worked with the Code Enforcement Officer to comply.

Ms. Flynn reduced the lien amount to \$3,800 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: CE14080903**

320 DELAWARE AVE  
320 DELAWARE AVENUE INC.

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$196,575 and City administrative costs totaled \$1,948.20. The applicant had offered \$3,000 and the City was requesting \$9,828.75.

Lloyd Falk, owner, said they had offered the City \$3,000. He explained the project had been delayed because he had an assistant who had stolen \$400,000 from him. Because of the theft, it had taken time to refurbish the entire structure. Mr. Falk confirmed that there had been a pending sale, but this had fallen through.

Ms. Flynn reduced the lien amount to \$3,000 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: CE08100091**

414 SE 12 CT  
OLSEN, JONATHAN & FRAMPTON, SEAN

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$41,540 and City administrative costs totaled \$2,140.74. The City was requesting \$5,000.

Jonathan Olsen said they had missed the February 2013 hearing to contest the violations. They had discovered the lien during a title search to sell the property. He said they were selling the property for \$325,000 and they, the sellers, were paying the lien. Mr. Olsen said there was a mortgage for approximately \$100,000 on the property. He stated Mr. Frampton had attended Special Magistrate hearings related to this property and they thought it was in compliance.

Sean Frampton confirmed that they did not know this violation existed. If they had known about it, they would have addressed it years ago.

Ms. Flynn reduced the lien amount to \$5,000 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: CE19020126**

730 NW 17 AVE  
TOPPRO HOMES LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$133,450 and City administrative costs totaled \$1,533.28. The applicant had offered \$1,500 and the City was requesting \$6,627.50.

Eran Margalit said he had purchased the property with the lien and he had acted immediately to correct the violations.

Ms. Flynn reduced the lien amount to \$6,627.50 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: CE18082141**

1725 NW 10 AVE  
HARRISON FLA LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$73,900 and City administrative costs totaled \$1,412.74. The City was requesting \$3,695.

Heidi Coppola said she had taken over compliance for this company in February 2020. She had discovered that their property manager had not been taking care of the property. She had addressed the violations as quickly as possible.

Ms. Flynn reduced the lien amount to \$3,695 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: CE19070689**

1851 NE 46 ST  
SAAPAZ BEACH PROPERTIES LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$69,000 and City administrative costs totaled \$670.95. The applicant had offered \$500 and the City was requesting \$6,900.

Yira De La Paz said she became aware of the violation in September 2019 and she immediately hired a company to address it. She had complied prior to the deadline but had not attended the Special Magistrate hearing and had been unable to contact the inspector. She said she was having trouble with tenants not paying rent due to the pandemic.

Ms. Hasan pointed out that these had been two repeat violations.

Ms. Flynn reduced the lien amount to \$4,800 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: CE19010202**

3490 SW 19 ST  
SANDRA P. CORTES

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$24,550 and City administrative costs totaled \$1,027.28. The applicant had offered \$1,222 and the City was requesting \$2,455.

Sandra Cortes said she had purchased the house in January and after the tenant left she had removed the fence. Once that was done she had needed to repair the irrigation system and pressure clean the sidewalk. She said the work had cost her \$16,000 and she was paying off a water/wastewater service lien of \$13,000.

Ms. Flynn reduced the lien amount to \$1,500 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: CE08020628**

401 NW 7 ST  
THRIVE DEVELOPMENT GROUP LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$9,450 and City administrative costs totaled \$699.46. The applicant had offered \$50 and the City was requesting \$1,417.

Jonathan Fish said they were planning on fixing up the entire block and getting rezoning and site plan approvals was taking time. He said they were putting a lot of money into the properties and requested a reduction.

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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: CE15031283**

415 NW 7 ST

THRIVE DEVELOPMENT GROUP LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$10,800 and City administrative costs totaled \$1,711.46. The applicant had offered \$50 and the City was requesting \$2,160.

Jonathan Fish stated this lot was adjacent to the property in the previous case. He said they inherited the violations from the previous owner.

Ms. Flynn reduced the lien amount to \$2,160 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: CE08020631**

415 NW 7 ST

THRIVE DEVELOPMENT GROUP LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$55,350 and City administrative costs totaled \$975. The applicant had offered \$200 and the City was requesting \$2,767.

Jonathan Fish said they were waiting for certain entitlements on the property but the pandemic had caused delays.

Ms. Flynn reduced the lien amount to \$2,200 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 three cases were heard together:

**Case: CT15052022**

1335 SW 26 AVE

BELUGA INVESTMENT LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$48,525 and City administrative costs totaled \$1,631.10. The City was requesting \$3,000.

Ms. Flynn said the total liens for all three cases exceeded \$72,000. The owner had offered \$5,000 and the City was requesting \$6,735, of which \$3,363 was for hard costs. She felt this was reasonable.

Deborah Martin agreed that \$6,735 was reasonable. She said her client had been the private lender and had owned the property for four months. She said once they were aware of the violations, they had complied immediately.

Ms. Flynn reduced the lien amount to \$6,735 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: CE15100662**

1335 SW 26 AVE

BELUGA INVESTMENT LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$19,900 and City administrative costs totaled \$1,079.10. The City was requesting \$2,779.10.

**Case: CE16010217**

1335 SW 26 AVE  
BELUGA INVESTMENT LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$4,300 and City administrative costs totaled \$653.46. The City was requesting \$953.46.

**Case: CE16061843**

3130 NW 69 CT  
JACQUELINE S BROWN

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$8,700 and City administrative costs totaled \$1,711.46. The applicant had offered \$250 and the City was requesting \$2,000.

Jacqueline Brown said this case was making her desperate and she could not afford the liens. She said the previous owner had installed an air conditioner without a permit. Once she was aware of the violations, she had applied for the permit and put \$8,000 into the property. She said the lien had not come up in a title search when she purchased the property.

Ms. Flynn reduced the lien amount to \$1,171.46 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: CE16062033**

3130 NW 69 CT  
JACQUELINE S BROWN

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$87,450 and City administrative costs totaled \$2,255.46. The applicant had offered \$750 and the City was requesting \$5,000.

Ms. Flynn reduced the lien amount to \$2,255.46 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: CE18101602**

3827 SW 12 CT  
PGK INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$6,400 and City administrative costs totaled \$311.92. The applicant had offered \$1,000 and the City was requesting \$1,000.

Pravin Kalloo agreed to the City's request of \$1,000 per each of his two cases.

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: CE19082074**

3827 SW 12 CT  
PGK INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 1/28/2021. Katrina Jordan, Presenter, testified that the lien amount was \$2,700 and City administrative costs totaled \$379.64. The applicant had offered \$1,000 and the City was requesting \$1,000.

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.

**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:

CE20060671

**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:

CE20060752

CE20090062

**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:

None

**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:

None

**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:

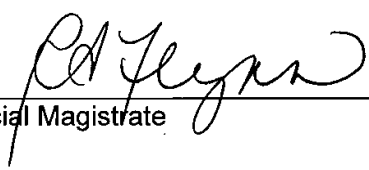
None

**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 2:31 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate

