



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
FEBRUARY 25, 2021  
8:30 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Monique Drake, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Porshia Williams, Code Compliance Manager  
Antonio Wood, Administrative Assistant  
Tasha Williams, Administrative Supervisor  
Rhonda Hasan, Assistant City Attorney  
Stephanie Bass, Code Compliance Supervisor  
Luke Boodram, Code Compliance Officer  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Sr. Code Compliance Officer  
Julio Davilo, Code Compliance Supervisor  
Bovary Exantus, Code Compliance Officer  
Tiffany Holder, Code Compliance Officer  
Linda Holloway, Sr. Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Michael Jordan, Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Vaughn Malakius, Code Compliance Officer  
Will Snyder, Code Compliance Officer  
Reginald White, Code Compliance Supervisor  
Gail Williams, Code Compliance Officer

**Respondents and witnesses**

CE19120404; CE19120594: Stephanie Toothaker  
CE20120413: Andrew Schein; Greg Berkowitz  
CE20101042; CE20060246; CE20110012: Andras Vlaics  
CE20020375: Brett Kublin  
CE19072339: Diana Magid; Ralph Reme  
CE20090065: Martin Coenen  
CE19050526: Harry Stalder  
CE20071065: Stuart Steinberg  
CE20090026: Serlien Jean-Louis  
CE19110028: Oscar Soto  
CE19031957: Billy Mathis  
CE19081904; CE20100384: Courtney Crush  
CE20100487: Lena Ung  
CE20090271: Yael Saias  
CE20030650: Yasmin Pottinger  
ENFCODE19100230; ENFCODE19100159; ENFCODE19100180; ENFCODE19100198; ENFCODE19100274: William Strop; Tam English  
CE19091695: Mark Berkowitz  
CE20110955; CE20120472: Adrene Fong Choy  
CE19110032: Mitchell Scavone  
CE20110682: Bryan Schiessl; Karen Lowell; Vaida Mareli  
CE20101032: Jack Seiler

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CE20090686: Trudy Storace; Raffio Strorace  
CE19120868: Minnie Brown; Terry Brown  
CE20081200: Moshe Sisso  
CE19062129: David Davis; Johnnie Davis  
CE19110934: Briere Justin; Vileda Justin  
CE19070591: Harold Sparti  
CE19082299: Sharon McGuire  
CE20071231: Alejandro Rodriquez  
CE18121830: Molly Pearl King; Kenneth King  
CE20020959: Claudia Kohn; Fabiola Torres  
CE19091273: Joseph Mayadeene  
CE20101299: Veronica Brown  
CE20020230: Yasmin Miles  
CE19051933: Andras Vlaics  
CE19110709: Ron Gilboa  
CE20050618: Michael Homes  
CE19070760: Andre Mack Carr  
CE20100676: Aryeh Benari; Judith McCarty  
FC20090013: Darmindra Persaud  
CE20100758: Gregory Schwenk  
CE17100604: Courtney Crush  
CE11120720; CE14061818: Gail Fisher, Gail Chin, Jimmy Chin  
CE12070146: Tania Bartolini  
CE16071179; CE18070095: Eric Munoz  
CE19051108: Jessica Jangbahadoor  
CE19060063: Elizabeth Fomin  
CE16061731: Jerry Slubowski  
CE10080416: Eddie Colameta  
CE18081369: Gustavo Bogomolni  
CE09040018: Avri Ben-Hamo  
CE17060717: Nathan Wrigley

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: CE20101032**

**Citation**

904 E LAS OLAS BLVD  
904 ELO LLC

VIOLATIONS: 18-1.

THERE IS NO SOCIAL DISTANCING OR ENFORCING OF MASK GUIDELINES AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE.

This case was first cited on 10/31/20 to comply by 11/1/20. Violations and extensions were as noted in the agenda. The property was in compliance as of 11/12/20, fines had accrued to \$2,750 and the City was requesting the full fine be imposed. The appeal deadline was 11/15/20.

Luke Boodram, Code Compliance Officer, recommended imposition of the \$250 civil penalty.

Ms. Jordan stated the owner's attorney had agreed to the \$250 penalty.

Judge Purdy imposed a \$250 civil penalty.

Later in the meeting, the case was recalled. Ms. Hasan said she had been communicating with the owner's attorney and

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he was now present.

Jack Seiler, attorney, said the owner admitted the violation occurred and agreed to pay the \$250 civil penalty.

**Case: CE20090065**

236 SW 21 ST

COENEN, MARTIN S

Service was via posting at the property on 1/14/21 and at City Hall on 1/28/21.

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

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE 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)

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

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)

THE GRAVEL DRIVEWAY ON THIS VACANT, UNOCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT.

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

Martin Coenen said the tenant had not been paying rent or maintaining the property. He asked to address the items other than the gravel driveway first, because they could be done quickly. Supervisor White said the driveway may require a permit.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE20020375**

127 SW 7 AVE

REVOLUTION SANDWICHES OF MIAMI LLC

Service was via posting at the property on 1/14/21 and at City Hall on 1/28/21.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE ARE MULTIPLE LARGE DUMPSTER CONTAINERS AND A COMMERCIAL TRUCK BEING STORED ON THIS RAC-AS ARTS AND SCIENCES DISTRICT VACANT PROPERTY. STORAGE SHALL NOT BE PERMITTED TO BE USED IF THE PRINCIPLE STRUCTURE IS NO LONGER IN USE.

Officer Williams presented the case file into evidence and stated the property was now in compliance. She requested a

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finding of fact that the violation had existed as cited.

The owner was having technical problems so Judge Purdy heard other cases while he reconnected.

Upon returning to the case, Brett Kublin was present.

Judge Purdy found in favor of the City that the violation had existed as cited.

**Case: CE20100676**

Citation

2645 NE 32 ST 1-2  
BRONIA LLC

This case was first cited on 11/2/20 to comply by 11/7/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Judith McCarty, owner, allowed her property manager to speak.

Aryeh Benari, property manager, admitted the property had not been in compliance when cited, but said they were "completely confused" about the fact that just having the ad posted on Airbnb constituted a violation. He said during this time, there had been one long-term tenant and no rentals through Airbnb. He stated they had made several unsuccessful attempts to remove the Airbnb listing. Officer Williams acknowledged it could be difficult to remove an Airbnb listing.

Judge Purdy imposed the \$21,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE20090026**

308 SW 23 ST  
JEAN-LOUIS, SERLIEN

Service was via posting at the property on 1/14/21 and at City Hall on 1/28/21.

Reginald White, Code Compliance Supervisor, 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 INCLUDING THE RIGHT-OF-WAY AREA.

9-308(a)  
**COMPLIED**

9-308(b)  
**COMPLIED**

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

Bovary Exantus, Code Compliance Officer, acted as interpreter for Serlien Jean-Louis, the owner. Mr. Jean-Louis described the work he had done at the property and agreed to finish the work within 14 days.

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

**Case: CE-19120404**

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1 N BIRCH RD  
LAS OLAS HARBOR CLUB LLC

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 \$5,300 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 a 63-day extension.

Stephanie Toothaker, attorney, explained there had been confusion regarding the permit applications, which were postponed to allow for an archeological survey. She agreed to the extension for both cases.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/29/21 hearing.

**Case: CE-19120594**

7 N BIRCH RD  
LAS OLAS HARBOR CLUB LLC

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 \$10,600 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 a 63-day extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/29/21 hearing.

**Case: CE20090271**

416 COCONUT ISLE DR  
416 COCONUT ISLES LLC

This case was first heard on 10/28/20 to comply by 11/7/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,750 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Yael Saias said they had cleaned up the property even though it was being demolished. She stated there was another case on this property for which they had accrued \$4,000 in fines. Officer Snyder stated this was a repeat violation of the previous case Ms. Saias mentioned. He said every time he visited the property, there was a large pile of landscape debris. Officer Snyder stated administrative costs totaled \$718 and 20% of the total fine was \$950. He acknowledged that the owner had made the attempt to comply.

Judge Purdy imposed a fine and administrative costs of \$1,668 for the time the property was out of compliance.

**Case: CE19110028**

323 MOLA AVE  
ASHITA HOMESTEAD LLC

Service was via certified mail on 2/9/21 and posting at City Hall on 1/28/21.

Stephanie Bass, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS : 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

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THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL TO ADJACENT PROPERTIES OR CITY RIGHT-OF-WAY.

Supervisor Bass said the Public Works Director was reviewing the plans and recommended a 63-day continuance.

Oscar Soto, attorney, said there had been a question of the source of the water. The owner's engineer had devised a way to address the issue and the City was reviewing it. He noted that the work would be done in conjunction with the construction of a new home on the lot.

Judge Purdy granted a 63-day continuance.

**Case: CE-19110032**

716 SOLAR ISLE DR  
HEDMAN, HENRIK

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, fines had accrued to \$17,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Stephanie Bass, Code Compliance Supervisor, recommended a 63-day extension. She said there was a permit on the property to do the needed work.

Mitchell Scavone agreed to the extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/29/21 hearing.

**Case: FC20090013**

3081 NW 19 ST  
PERSAUD USA PROPERTY HOLDINGS LLC

This case was first heard on 11/19/20 to comply by 12/24/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,200 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspections Officer, reported the property was in compliance and the owner had paid all reinspection fees. He supported a reduction of the fines.

Darindra Persaud said they had tried diligently to comply. He requested abatement of the fines.

Judge Purdy imposed a fine of \$2,000 for the time the property was out of compliance.

**Case: CE19072339**

211 SW 2 ST, # W  
RIVERWALK CENTRE LTD

Request For Extension

This case was first heard on 9/5/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$52,400 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspections Officer, reported all violations were in compliance. He noted that in the past year, businesses such as this were required to close, ending their revenue. He said all reinspection fees had been paid and he supported waiving the fine entirely.

Diana Magid stated the business had closed in March 2020 due to Covid, and once they reopened, they had worked to comply.

Ralph Reme, business owner, said they had been working on compliance when they shut down.

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Judge Purdy imposed no fine.

**Case: CE20081200**

1023 SW 15 TER 1-3

FLOZ 3 INVESTMENTS LLC

Service was via posting at the property on 2/13/21 and at City Hall on 1/28/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

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

9-308(a)

THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-308(b)

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA BOARDS ARE ROTTED WITH HOLES.

9-280(g)

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. THERE ARE INOPERABLE OUTLETS AND INTERMITTENT LIGHTING IN THE UNIT.

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

Moshe Sisso said the notices had been sent to the wrong company.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Later in the meeting, Ms. Hasan stated the Broward County Property Appraiser indicated a different owner, so notice was, in fact, not proper. She requested Judge Purdy vacate his order and she would withdraw the case. A new case could begin if the property was not in compliance when Inspector Jordan inspected.

Judge Purdy vacated his prior order and the City withdrew the case.

**Case: ENF-CODE-19100198**

817 NW 11 AVE

FEDERAL APARTMENTS LTD PRTNR;

% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting a \$427 fine be imposed.

Stephanie Bass, Code Compliance Supervisor, recommended reducing the amount owed to \$427 to cover administrative costs.

William Strop, attorney, and Tam English, property manager, agreed.

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Judge Purdy imposed administrative costs of \$427.

**Case: ENF-CODE-19100274**

1622 NW 7 CT

FEDERAL APARTMENTS LTD PRTNR;

% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting a \$427 fine be imposed.

Stephanie Bass, Code Compliance Supervisor, recommended reducing the amount owed to \$427 to cover administrative costs.

William Strop, attorney, and Tam English, property manager, agreed.

Judge Purdy imposed administrative costs of \$427.

**Case: ENF-CODE-19100230**

Request for Extension

508 NW 23 AVE 1-4

FEDERAL APARTMENTS LTD PRTNR;

% GREYSTONE SERVICING CORP

This case was first heard on 2/20/20 to comply by 3/26/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$8,700.

Linda Holloway, Senior Code Compliance Officer, recommended a 35-day extension.

William Strop, attorney, confirmed with Tam English, property manager, that 35 days was sufficient.

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

**Case: ENF-CODE-19100159**

Request for Extension

509 NW 23 AVE 1-4

FEDERAL APTS LTD PARTNERSHIP;

% GREYSTONE SERVICING CORP

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 \$27,500.

Linda Holloway, Senior Code Compliance Officer, recommended a 35-day extension.

William Strop, attorney, confirmed with Tam English, property manager, that 35 days was sufficient.

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

**Case: ENF-CODE-19100180**

Request for Extension

515 NW 23 AVE 1-4

FEDERAL APARTMENTS LTD PRTNR;

% GREYSTONE SERVICING CORP

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 \$22,000.

Linda Holloway, Senior Code Compliance Officer, recommended a 35-day extension.

William Strop, attorney, confirmed with Tam English, property manager, that 35 days was sufficient.

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

**Case: CE20120413**

110 SW 4 AVE

111 PROPERTY GROUP LLC

Service was via posting at the property on 2/5/21 and at City Hall on 1/28/21.

Linda Holloway, Senior 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.

9-305(a)

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

9-305(b)

THE LANDSCAPING 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 SWALE AREA.

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

Andrew Schein, attorney, agreed.

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

**Case: CE19082299**

1218 SW 29 TER

MCGUIRE, SHARON H

This case was first heard on 2/6/20 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 \$13,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Senior Code Compliance Officer, recommended a 21-day extension.

Sharon McGuire said she was hiring a landscaping company.

Judge Purdy granted a 21-day extension, during which time no fines would accrue.

**Case: CE19120868**

Request for Extension

1023 NW 7 TER

BROWN, MINNIE

This case was first heard on 9/23/20 to comply by 10/28/20. Violations and extensions were as noted in the agenda. The property was in compliance, and fines had accrued to \$5,450.

Linda Holloway, Senior Code Compliance Officer, said the owner wished the fines to be waived. She stated the owner had been unsure what needed to be done and had a financial hardship. Administrative costs totaled \$718 and she did not object to the request for a reduction.

Terry Brown, the owner's granddaughter, asked the fines to be waived because her grandmother was on a fixed income.

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Judge Purdy imposed no fine.

**Case: CE20110955**

629 SE 5 AVE

FORT PRUF ROCK LAND TR; FORT PRUF TRUSTEE LLC

Service was via posting at the property on 2/4/21 and at City Hall on 1/28/21.

Gustavo Caracas, 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. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-20090038, CE-20061158, CE-19090095) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and said 18-12(a) was now in compliance. He requested a finding of fact that the violation had existed as cited.

Adrene Fong Choy, property manager, was present.

Judge Purdy found in favor of the City that the violation had existed as cited.

**Case: CE20120472**

633 SE 5 AVE 1-4

FORT PRUF ROCK LAND TR; FORT PRUF TRUSTEE LLC

Service was via posting at the property on 2/4/21 and at City Hall on 1/28/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-20061157, CE-20090040, CE-20090098) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and said 18-12(a) was now in compliance. He requested a finding of fact that the violation had existed as cited.

Adrene Fong Choy, property manager, was present.

Judge Purdy found in favor of the City that the violation had existed as cited.

**Case: CE20110682**

Citation

761 SE 17 ST

17TH STREET PLAZA LLC; %SFLRE GROUP LLC

VIOLATIONS: 17-2. (a)

ANIMALS (DOGS) WERE HEARD BARKING FOR MORE THAN 5 MINUTES UNINTERRUPTED.

This case was first cited on 11/25/20 to comply by 11/26/20. Violations and extensions were as noted in the agenda. The

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property was in compliance as of 11/27/20, fines had accrued to \$2,750 and the City was requesting the full fine be imposed. The appeal deadline was 12/10/20.

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

Karen Lowell, attorney, said the business had been at this location since 2009. She said since the complaint, the owners had changed how the dogs were exercised and added acoustic fencing material. She noted that this was the only complaint in the time this business had been operating.

Porshia Williams, Code Compliance Manager, said there had been other complaints about the barking.

Ms. Hasan noted that the owner had appeal within the allowed time, and were appealing the finding of the violation. She said Judge Purdy should use the evidence to determine whether or not the violation existed.

Bryan Schiessl, neighbor, said they had worked with the owner to address this problem but the noise was "incredibly disruptive." He said the business had not made sufficient effort to mitigate the noise. He asked Judge Purdy to impose the fine.

Vaida Mareli, business owner, recalled that they were limited to allowing the dogs outside only between 7 AM and 7 PM. She stated they had the proper license to operate as a kennel in this commercial area. She stated they had filed a Police report because Mr. Schiessl had been "stalking" her young employees. Ms. Mareli said she needed clear direction on whether she could operate her business here between 7 AM and 7 PM, and not "two minutes at a time."

Judge Purdy denied the appeal and imposed the \$2,750 fine.

**Case: CE19051933**

1812 NW 8 PL

FERRELL, ROBERT H/E BARNES, GM, FERRELL

This was a request to vacate the order dated 3/5/20.

Judge Purdy vacated the order dated 3/5/20.

This case was first heard on 12/5/19 to comply by 1/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,175 and the City was requesting the full fine be imposed.

Stephanie Bass, Code Compliance Supervisor, explained that the owner had indicated that when he took over the property, there was an open case of which he was unaware. She noted that it was the responsibility of the prior owner to acknowledge any code enforcement action against the property.

Andras Vlaics, property manager, said this owner had purchased the property in February 2020. Inspector Gustavo Caracas had met with him at the property to discuss compliance, but they were not notified of the Massey hearing.

Judge Purdy imposed the \$1,175 fine.

**Case: CE20030072**

744 NW 2 AVE

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 1/12/21 and at City Hall on 1/28/21.

Vaughn Malakius, 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 ROTTED AND IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE CRACKS, STAINS AND MISSING AND

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PEELING PAINT.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.

18-12(a)

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

Officer Malakius presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Andras Vlaics, property manager, requested this be removed from the agenda because they had never received the March inspection report. He said they had already painted the cracks and fascia. He had also cut the overgrown bush and removed the trash. He requested a bit more time to address the driveway violation.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation.

Judge Purdy took a brief break.

**Case: CE20060246**

423 NW 13 AVE

DRAGOSLAVIC, GORAN

Service was via posting at the property on 1/26/21 and at City Hall on 1/28/21.

Vaughn Malakius, 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.

9-280(b)

THERE ARE BUILDING PARTS SUCH AS THE INTERIOR CEILING AND WALLS WHICH ARE DETERIORATED AND NOT MAINTAINED.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY.  
THE PARKING FACILITY AT THIS PROPERTY NEEDS RESTRIPING ACCORDING TO PERMITTED PLANS.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Andras Vlaics, property manager, said they had not received the inspection report in the mail but they had received the notice of hearing. He thought the roof was in compliance and said they would recoat and restripe the driveway.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

**Case: CE20110012**

1816 NW 8 PL

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 1/13/21 and at City Hall on 1/28/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

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

9-308(a)  
**COMPLIED**

9-280(b)  
THERE ARE BUILDING PARTS SUCH AS: BEDROOM AND UTILITY ROOM CEILINGS,  
THE KITCHEN COUNTER AND CUPBOARDS WHICH ARE DETERIORATED AND NOT  
MAINTAINED.

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

9-306  
THERE ARE EXTERIOR BUILDING PARTS SUCH AS WINDOWS THAT ARE COVERED  
WITH PLYWOOD. THERE ARE ROTTED SECTIONS OF WOOD ABOUT THE FASCIA.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Andras Vlaics, property manager, said they had already replaced the roof. They had also called an exterminator and were working on the cabinets and laundry room.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation.

**Case: CE19081904**

405 CORAL WAY  
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 \$4,300 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 a 163-day extension because the permit had been updated.

Courtney Crush, attorney, said the permit had been amended and agreed to the extension.

Judge Purdy granted a 161-day extension, during which time no fines would accrue.

**Case: CE20100384**

706 SE 12 ST  
DOMUS CONTEMPORARY LIVING LLC

Service was via posting at the property on 1/19/21 and at City Hall on 1/28/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

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

47-21.9.M.

SECTIONS OF THIS VACANT LOT HAVE NO LAWN COVER AS REQUIRED. ALL UNDEVELOPED PORTION OF A PARCEL OF LAND SHALL BE LEFT UNDISTURBED OR PLANTED WITH GROUND COVER OR LAWN SO AS TO LEAVE NO EXPOSED SOIL IN ORDER TO PREVENT DUST OR SOIL EROSION.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE VEHICLES THAT ARE BEING STORED ON THIS VACANT LOT.

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

Courtney Crush, attorney for the mortgagee, said the property owner had filed for bankruptcy, imposing a stay on the foreclosure sale. She said the mortgagee had been maintaining the grass. She stated they needed to get the federal stay on the bankruptcy lifted and reset the sale date. She requested more than 35 days.

Officer Caracas said the vacant lot had been used by the neighbors as a dump site and the City had been cleaning the property.

Ms. Hasan noted that any fines accrued would be invalidated due to the foreclosure and/or the bankruptcy.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

**Case: CE20020959**

Citation

1509 NE 5 CT  
VICTORIA PARK VENTURE LLC

This case was first cited on 8/26/20 to comply by 9/5/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$32,600 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fine.

Fabiola Torres said she had not been aware of the violation in March. She had submitted the documentation for the vacation rental in August but corrections were needed. She had ultimately decided not to use the property for a vacation rental, but did not know the ad was still active. She had removed the ad once she was made aware of it. She requested a reduction of the fine. Officer Jolly did not oppose the request.

Judge Purdy imposed a fine of \$3,000 for the time the property was out of compliance.

**Case: CE18121830**

1437 NW 10 PL  
KING, MOLLY PEARL

This case was first heard on 7/18/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,200 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended reducing the amount owed to \$856 to cover administrative costs.

Kenneth King, the owner's son, said they did not have \$856.

Molly Pearl King, owner, said she was on social security and did not have the money.

Judge Purdy imposed administrative costs of \$856.

**Case: CE19062129**

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1025 NW 11 AVE  
DAVIS, DAVID DAVIS, JOHNNIE

This case was first heard on 11/7/19 to comply by 11/17/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,650 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended reducing the amount owed to \$709 to cover administrative costs.

David Davis confirmed with Officer Jolly that the property was in compliance.

Judge Purdy imposed administrative costs of \$709.

**Case: CE19070591**

1131 NW 16 CT  
SPARTI, HAROLD S JR

This case was first heard on 9/9/20 to comply by 9/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,225 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, said the owner was trying to comply. He recommended a 63-day extension.

Harold Sparti agreed to the extension.

This was a request to vacate the order dated 1/14/21.

Judge Purdy vacated the order dated 1/14/21.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE20100487**

Citation

413 SW 25 TER  
WAY SING INC

This case was first cited on 10/14/20 to comply by 10/19/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,400 and the City was requesting the full fine be imposed.

Lena Ung said they had missed the renewal for the vacation rental in August. She said the City indicated they had not complied until December 16, 2020, but they had complied on October 23, 2020. She stated she had an email indicating their compliance on October 23, 2020. Ms. Ung requested the fine be waived.

Ms. Williams requested the case be recalled so research could be conducted.

Upon returning to the case, Patrice Jolly, Code Compliance Officer, said the owner had continued to advertise the property until December 16. Ms. Ung said she was unaware of that and reiterated that they had received the "Vacation Rental Certificate of Compliance" on October 26. Ms. Jordan displayed the certificate the City had associated with this property, and it was dated December 16, not October 26.

Judge Purdy imposed a fine of \$5,700 for the time the property was out of compliance.

**Case: CE19091273**

1525 NW 15 PL  
MAYADEENE, JOSEPH LE

This case was first heard on 2/20/20 to comply by 3/1/20, 3/26/20 and 4/2/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,950 and the City was requesting imposition of

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the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, recommended a 63-day extension.

Joseph Mayadeene said he had health issues.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE19110709**

1941 NW 12 AVE

E & R HOLDING GROUP LLC

This case was first heard on 9/23/20 to comply by 10/10/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, recommended a 7-day extension to confirm compliance.

Ron Gilboa was present.

Judge Purdy granted a 7-day extension, during which time no fines would accrue.

**Case: CE20100758**

Citation

4040 GALT OCEAN DRIVE

VACATIONS ON THE BEACH CORP

This case was first heard on 12/12/20 to comply by 12/17/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,600 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, said the property was now in compliance. Ms. Hasan stated the property was out of compliance for 38 days.

Gregory Schwenk said the property had been posted with the violation on November 27. He had used expeditors to file the paperwork and he had shut down the site immediately. On December 12, he had received the DBPR, which he thought was the license, and erroneously reactivated the site. When he realized his error, he had deactivated the site again until he had the final documentation from the City. Officer Jolly noted that if the property was still being advertised, it was still in violation. Mr. Schwenk said he had the paperwork showing when he deactivated the listing on Vrbo.

Judge Purdy imposed a fine of \$3,500 for the time the property was out of compliance.

**Case: CE20030650**

508 NW 20 AVE

GLOBAL ASSET PROPERTY GROUP INC

Service was via posting at the property on 1/26/21 and at City Hall on 1/28/21.

Vaughn Malakius, 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.

9-306

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

9-304(b) **COMPLIED**

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9-305(b)

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

Officer Malakius presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day, per violation.

Yasmin Pottinger, property manager, said neighbors were parking on the swale and she had posted "Keep Out" signs. She said they had applied for permits to rehab the property.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation.

**Case: CE20020230**

1609 NW 15 LN

PIONEER CONTRACTING & MGMT SERVICES INC

Service was via posting at the property on 2/3/21 and at City Hall on 1/28/21.

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

VIOLATIONS: 9-280(h)(1)

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

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.

18-12(a)

**COMPLIED**

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

Yasmin Miles, property manager, said they already had a permit to rehab the property.

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

**Case: CE20071231**

1401 NW 12 ST

RODRIQUEZ, ALEJANDRO ERNESTO

Service was via posting at the property on 2/5/21 and at City Hall on 1/28/21.

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

VIOLATIONS: 18-1.

THERE IS OUTDOOR STORAGE CONSISTING OF BUCKETS, BRICKS, A CONCRETE MIXER AND OTHER MISCELLANEOUS ITEMS.

9-306

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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)

**COMPLIED**

18-4(c)

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

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

Alejandro Rodriquez said all of the vehicles were intact and insured; they were collector's vehicles. He described how he intended to comply with the remaining violations.

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

**Case: CE20090686**

1001 NW 13 ST

STORACE, TRUDY H/E; STORACE, RAFFIO

Service was via posting at the property on 2/5/21 and at City Hall on 1/28/21.

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

VIOLATIONS: 18-12(a)

**COMPLIED**

18-1.

**COMPLIED**

9-280(b)

**COMPLIED**

9-280(h)(1)

**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 INCLUDING THE SWALE AREAS.

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

Raffio Storace said this was his 80-year old mother's home and he agreed to comply.

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

**Case: CE20101299**

1608 NW 15 ST

BROWN, VERONICA

Service was via posting at the property on 2/3/21 and at City Hall on 1/28/21.

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

VIOLATIONS: 24-27.(b)

**COMPLIED**

9-280(h)(1)

THE WOODEN FENCES AT THIS PROPERTY ARE IN DISREPAIR. THERE ARE MISSING PARTS AND MISSING PANELS. THE FENCES ARE NOT BEING MAINTAINED AS REQUIRED.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA AS WELL AS THE GRAVEL DRIVEWAY AND THE APPROACH DRIVEWAY ARE NOT WELL GRADED. THE GRAVEL IS WORN THROUGH AND GRASS AND WEEDS ARE GROWING THROUGH IT.

18-1.

**COMPLIED**

9-306

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

18-12(a)

**COMPLIED**

18-4(c)

**COMPLIED**

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

Veronica Brown said Officer Exantus had reinspected the property. She said she was in the "Rebuild Florida" program for a new roof, which would include new fascia boards. After the roof was done, she would repair the driveway.

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

**Case: CE19070760**

2228 NW 9 CT

CARR, MARY L H/E MOORE, CHESTER R JR

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 \$17,700 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, confirmed all violations were in compliance. He stated the family had suffered the loss of an uncle to Covid and recommended no fine be imposed.

Andre Mack Carr agreed to the fine reduction.

Judge Purdy imposed no fine.

**Case: CE19091695**

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611 NW 4 AV  
611 BROWARD COUNTY  
LONGSHOREMEN'S ASSOCIATION LLC

This case was first heard on 9/9/20 to comply by 10/14/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended imposition of the fine. She said the property owners in the area had been given advanced notice of the first inspections.

Mark Berkowitz, attorney, stated on October 11, he learned that the landscaping company could not repair the irrigation system on time. He had alerted Officer Holloway that the sod repair must wait another 30 days. He requested the fines be reduced.

Judge Purdy imposed the \$600 fine.

**Case: CE20071065**

280 SW 20 AVE 1-2  
SKIPJACK INVESTMENT GROUP LLC

This case was first heard on 10/14/20 to comply by 11/25/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, said the community residence was not yet registered with the City, but the application was in progress.

Stuart Steinberg said there had been confusion regarding the application process but they were working on it.

Judge Purdy imposed the \$4,550 fine, which would continue to accrue until the property was in compliance.

**Case: CE19050526**

247 SW 21 ST  
WILLIS, LISA D

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 \$34,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Reginald White, Senior Code Compliance Supervisor, recommended imposition of the fines.

Harry Stalder said he had painted the building, removed vehicles and cleaned up the property. He was unsure which violations remained.

Judge Purdy imposed the \$34,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE20091264**

1315 SW 5 CT  
OFFICE OF THE PRESIDING OVERSEER; THE SEAFARER'S CHURCH

Service was via posting at the property on 1/14/21 and at City Hall on 1/28/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(a)

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

BUSHES AND/OR PLANTS OVERGROWN AND ENCROACHING ON THE RIGHT-OF-WAY.

18-12(a) **COMPLIED**

Officer Jordan presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$50 per day.

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

**Case: CE20050618**

2124 NE 63 ST

ACCETTA, LINDA H/E; GONZALEZ, JONATHAN

Service was via posting at the property on 2/12/21 and at City Hall on 1/28/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-276.

THERE IS A NEED FOR THE EXTERMINATION OF RODENTS, VERMIN AND/OR OTHER PESTS PRESENT. THERE IS EVIDENCE OF APPARENT TERMITE DAMAGE THROUGHOUT THE PROPERTY.

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.

9-308(a)

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

9-308(b)

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THE ROOF TILES ARE DIRTY AND NOT MAINTAINED.

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. THE STRUCTURE POSSIBLY FALLING DUE TO ROTTEN WOOD AT THE NORTHWEST CORNER OF THE RESIDENCE. THE FASCIA AND SOFFITS ARE ROTTED AND HAS MISSING AND/OR PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILINGS IN THE RESIDENCE IS FALLING AND IS IN POOR CONDITION. THE WINDOWS ARE SCREWED SHUT.

9-280(g)

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. THE ELECTRICAL OUTLETS ARE IN DISREPAIR AND ARE INOPERATIVE. THE LIGHT FIXTURES ARE FALLING OFF THE WALL ON THE NORTHWEST CORNER OF THE GARAGE.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 30 days or a fine of

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\$100 per day, per violation. He said several neighbors had complained about the property.

Michael Homes, complainant, said he used to live at the property and the owner had over one year to bring the property into compliance. He stated the home was in foreclosure and the owner had no interest in maintaining it. It was a blight on the neighborhood and should be demolished.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

**Case: CE20101042**

110 SW 8 AVE

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 2/4/21 and at City Hall on 1/28/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 24-27.(b)

**COMPLIED**

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT MAINTAINED.

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.

18-12(a)

**COMPLIED**

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

Andras Vlaics, property manager, said he had tried unsuccessfully to meet with the inspector. He stated the photos were out of date; they had removed the fence that had been installed by a tenant, installed sod and cleaned up the property.

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

Judge Purdy took a brief recess.

**Case: CE20050605**

820 ARIZONA AVE

MILLER, ELORENE

Service was via posting at the property on 1/14/21 and at City Hall on 1/28/21.

Tiffany Holder, 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.

18-1.

THERE IS ACCUMULATION OF OUTDOOR STORAGE UNDER THE CARPORT 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 MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

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

**Case: ENF-CODE-19100135**

6301 NW 9 AVE

6301 POWERLINE STATION LLC

Service was via posting at the property on 2/4/21 and at City Hall on 1/28/21.

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

VIOLATIONS: 47-20.13.D

THE PARKING AREA IS CONSISTENTLY FLOODING WITH STORMWATER AND PARKING AREA DOES NOT PROVIDE ADEQUATE DRAINAGE OF STORMWATER IN THIS INDUSTRIAL PROPERTY.

47-21.11.A

THE LANDSCAPING ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE IS MISSING AND BARE AREAS OF LAWN COVER.

47-20.20.H

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS. THE WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-22.9

THERE IS A SIGN THAT READS "TRUCK PARKING AVAILABLE 24 HR ACCESS" THAT HAS BEEN ERECTED/DISPLAYED WITHOUT FIRST OBTAINING PERMITS.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS INCLUDING BUT NOT LIMITED TO INDOOR FURNITURE, PIECES OF WOOD, ETC. ON THE FRONT OF THE PROPERTY AND SWALE AREA.

Officer Champagne presented the case file into evidence and recommended ordering compliance with 47-22.9 within 7 days or a fine of \$100 per day; with 47-20.20.H and 47-20.13.D within 63 days or a fine of \$200 per day, per violation and with 47-21.11.A and 18-12(a) within 63 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 47-22.9 within 7 days or a fine of \$100 per day; with 47-20.20.H and 47-20.13.D within 63 days or a fine of \$200 per day, per violation and with 47-21.11.A and 18-12(a) within 63 days or a fine of \$100 per day, per violation.

**Case: CE19110934**

1130 NW 8 AVE

JUSTIN, BRIERE; JUSTIN, VILEDA

Service was via posting at the property on 2/4/21 and at City Hall on 1/28/21.

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

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

9-304(b)  
THERE IS A GRAVEL APPROACH TO THE DRIVEWAY THAT IS IN DISREPAIR.

47-34.1.A.1.  
**COMPLIED**

9-306  
**COMPLIED**

18-12(a)  
**COMPLIED**

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

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

**Case: CE20020147**

1529 NW 2 AVE

FYR SFR BORROWER LLC;

%HAVENBROOK HOMES

Service was via posting at the property on 2/4/21 and at City Hall on 1/28/21.

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

VIOLATIONS: 9-306  
**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**

9-304(b)  
THE DRIVEWAY TO THE PARKING AREA IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE IS A DROP OFF FROM THE PARKING AREA AND SIDEWALK TO THE APRON AT THE SWALE.

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

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

**Case: CE20110723**

1001 SW 4 AVE 1-2

B & V USA GROUP LLC

Service was via posting at the property on 2/5/21 and at City Hall on 1/28/21.

Michael Jordan, 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.

9-280(b)  
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE GARAGE DOOR IS BOARDED UP AND INOPERABLE AND THERE IS A BROKEN WINDOW ON THE WEST SIDE OF THE BUILDING.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$50 per day, per violation.

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

**Case: CE20040549**

1448 NW 6 ST  
MARGLIP INVESTMENTS LLC

Service was via posting at the property on 1/12/21 and at City Hall on 1/28/21.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

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

Officer Malakius presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

**Case: CE20090920**

1322 CORDOVA RD  
CONDOS, DEMETER

Service was via posting at the property on 1/12/21 and at City Hall on 1/28/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a) **COMPLIED**  
THERE IS OVERGROWTH, TRASH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THIS IS A RECURRING VIOLATION AND THE CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-20100278) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

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

Officer Caracas presented the case file into evidence and stated 18-12(a) was in compliance. He requested a finding of fact that violation 18-12(a) had existed as cited and recommended ordering compliance with 9-306 within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City that violation 18-12(a) had existed as cited and recommended ordering compliance with 9-306 within 35 days or a fine of \$50 per day.

**Case: CE20120299**

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1248 CORDOVA RD  
GOOD SERVICE REALTY INC

Service was via posting at the property on 1/19/21 and at City Hall on 1/28/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a) **COMPLIED**  
THERE IS OVERGROWTH ON THIS VACANT PROPERTY AND/OR ITS SWALE.  
RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL  
MAGISTRATE AS A RECURRING VIOLATION (CE-20090992, CE-20071226,  
CE-20050005, CE-19080960, CE-19060678, CE-19041258) WHETHER OR NOT IT  
COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and said 18-12(a) was now in compliance. He requested a finding of fact that the violation had existed as cited.

Judge Purdy found in favor of the City that the violation had existed as cited.

**Case: CE20120577**

805 SE 18 ST  
802 PETS LLC

Service was via posting at the property on 2/4/21 and at City Hall on 1/28/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 18-12(a) **COMPLIED**  
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT  
LOT/PROPERTY AND/OR ITS SWALE. THIS IS A RECURRING VIOLATION. THIS  
CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING  
VIOLATION (CE-19081698) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE  
THE HEARING.

Officer Caracas presented the case file into evidence and said 18-12(a) was now in compliance. He requested a finding of fact that the violation had existed as cited.

Judge Purdy found in favor of the City that the violation had existed as cited.

**Case: FC20050014**

475 SE 30 ST  
LOCAL EQUITY THREE LLC

Service was via posting at the property on 2/1/21 and at City Hall on 1/28/21.

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.

1:4.5.8.6, FFPC 6TH  
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN  
ACCORDANCE WITH THE CODE.

NFPA 1:1.7.7.2, FFPC  
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine

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of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

**Case: FC20090002**

211 NW 5 AVE

CHURCH OF GOD TEMPLE TRS

Service was via posting at the property on 2/1/21 and at City Hall on 1/28/21.

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

VIOLATION: F-103.2.5,BCBRA 3/19

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

**Case: FC20090004**

1395 W SUNRISE BLVD, #2

DACAPA LLC

Service was via posting at the property on 2/2/21 and at City Hall on 1/28/21.

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

VIOLATION: F-103.2.5,BCBRA 3/19

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

**Case: CE20020856**

930 NW 24 AVE

RAINES, AARON EST

Service was via posting at the property on 1/12/21 and at City Hall on 1/28/21.

Vaughn Malakius, 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.

9-280(h)(1)

THE CHAIN-LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SECTIONS AND THE TOP BAR IS NOT SECURED.

9-306

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

9-280(b)

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THERE ARE BROKEN WINDOWS WITH BOARDS AND TAPE COVERING THE WINDOW PANES WHICH ARE NOT MAINTAINED.

18-12(a)

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

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

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

**Case: CE20090872**

1007 NW 13 ST

MANDKE FAMILY INVESTMENTS LLC

Service was via posting at the property on 2/5/21 and at City Hall on 1/28/21.

Bovary Exantus, 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 SWALE AREA.

9-304(b)

**COMPLIED**

9-280(h)(1)

**COMPLIED**

47-34.1.A.1.

**COMPLIED**

18-4(c)

**COMPLIED**

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

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

**Case: CE19062029**

720 NW 4 AVE

TESTA, CENTORAMI, POLISENA LLLP

This was a request to vacate the order dated 10/14/20.

Judge Purdy vacated the order dated 10/14/20.

**Case: CE20021010**

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1740 NE 49 ST  
KNEZEVIC, ANA

This was a request to vacate the order dated 11/19/20.

Judge Purdy vacated the order dated 11/19/20.

**Case: CE19051895**

1814 NW 8 PL  
CHRISTIE, MILTON R JR H/E  
SCOTT, SHEILA M & HENDERSON, B E

This case was first heard on 11/7/19 to comply by 2/6/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,850 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$6,850 fine.

**Case: CE19100255**

1134 NW 9 TER  
FYR SFR BORROWER LLC  
%HAVENBROOK HOMES

This case was first heard on 2/20/20 to comply by 3/1/20 and 3/26/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$26,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$26,850 fine, which would continue to accrue until the property was in compliance.

**Case: CE19031957**

331 SW 29 AVE  
MATHIS, DEANNIA M MATHIS, VICTOR L ET AL

This case was first heard on 7/18/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$29,300 and the City was requesting a \$2,920 fine be imposed.

Judge Purdy imposed a fine of \$2,920 for the time the property was out of compliance.

**Case: CE-20010850**

1784 LAUDERDALE MANOR DR  
WALLACE, ERROL

This case was first heard on 9/9/20 to comply by 10/14/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

This was a request to vacate the order dated 1/14/21.

Judge Purdy vacated the order dated 1/14/21.

Judge Purdy imposed the \$6,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE19041002**

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3460 BERKELEY BLVD  
MORALES, FLOR M H/E MERAZ, ELMER R

This case was first heard on 11/7/19 to comply by 1/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,375 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,375 fine.

**Case: CE19110154**

1801 NW 26 AVE  
DEUTSCHE BANK NATL TR CO

This was a request to vacate the order dated 1/16/20.

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

**Case: CE19121106**

1309 NW 8 AVE  
PINE SHADOWS HOMEOWNERS ASSN; PHASE II & III INC

This was a request to vacate the order dated 10/14/20.

Judge Purdy vacated the order dated 10/14/20.

**LIEN REDUCTION HEARINGS**

**Case: CE17100604**

124 HENDRICKS ISLE  
124 HENDRICKS ISLE LLC

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$24,125 and City administrative costs totaled \$1,409.48. The applicant had offered \$1,500 and the City was requesting \$2,412.50.

Courtney Crush, attorney, said the seawall contractor had gone out of business and a new contractor had been hired. The seawall had been reconstructed, but there had been ongoing construction at the property, delaying closing the permit.

Judge Purdy reduced the lien amount to \$2,412.50 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE12070146**

1245 NW 2 AVE  
CHARLES, ODETTE

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$40,650 and City administrative costs totaled \$1,296.98. The applicant had offered \$4,065 and the City was requesting \$4,065.

Tania Bartolini, attorney, requested the lien be vacated because there had been fraud in this case. The owner had deeded the property to someone else, who had not paid the mortgage and the property went into foreclosure. In 2010, the buyer had deeded the property back to the prior owner without her knowledge and stolen her identity. Ms. Bartolini stated Ms. Charles had never accepted the deed, as required by Florida law. She stated the lien should actually be against the subsequent owner.

Judge Purdy reduced the lien amount to \$4,065 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: CE19051108**

1600 NW 8 ST

JAMES, WELLESLEY III & MAURKECIA

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$7,925 and City administrative costs totaled \$812.82. The applicant had offered \$500 and the City was requesting \$1,000.

Jessica Jangbahadoor agreed to the reduction.

Judge Purdy reduced the lien amount to \$1,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19060063**

1625 SE 10 AVE # 202

PRIMAK, ALEXANDRA

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$9,850 and City administrative costs totaled \$1,071.84. The applicant had offered \$1,071.84 and the City was requesting \$1,071.84.

Elizabeth Fomin requested the lien be waived because the owner had not been aware of it when she inherited the property from her deceased son.

Judge Purdy reduced the lien amount to \$1,071.84 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE16061731**

2025 S MIAMI RD

VICTORIA ONE ANCHOR BAY LLC

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$16,500 and City administrative costs totaled \$2,249.05. The applicant had offered \$1,500 and the City was requesting \$8,250.

Jerry Slubowski said they had worked diligently to comply the violations and requested the lien be reduced to administrative costs.

Judge Purdy reduced the lien amount to \$8,250 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: CE10080416**

2186 NE 56 ST #210

COLAMETA, EDWARD & COLAMETA, MARIA

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$23,910 and City administrative costs totaled \$1,254.38. The applicant had offered \$1,254.38 and the City was requesting \$2,391.

Eddie Colameta said he had purchased the property in foreclosure unaware of the violation. He offered \$1,500.

Judge Purdy reduced the lien amount to \$2,391 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: CE18081369**

3080 NW 17 ST

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BOGOMOLNI, GUSTAVO SAIEGH, MARCELO

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$68,100 and City administrative costs totaled \$1,434.98. The applicant had offered \$3,000 and the City was requesting \$6,100.

Alexandra Chan acted as interpreter for owner Gustavo Bogomolni. Ms. Chan explained that after the initial violation, others had been cited. She said the tenant had received the notices, not the owner.

The property manager said the same tenant had occupied the property for ten years. The husband was a mechanic who kept bringing junk cars to the property. The property manager had removed most of the cars before the start of the pandemic and the tenants had both contracted Covid and one had died. Once she had full access to the property, the property manager had addressed all of the violations. She said there was a sale closing scheduled for March 1.

Judge Purdy reduced the lien amount to \$4,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE09040018**

3220 NW 63 ST

RODRIGUEZ, LUIS E

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$87,000 and City administrative costs totaled \$4,373.48. The applicant had offered \$4,623.48 and the City was requesting \$8,700.

Avri Ben-Hamo said this owner had purchased the property in foreclosure and spent considerable funds to rehabilitate it. He had an email from Assistant City Attorney Tania Amar confirming that the lien would have been extinguished in a foreclosure action and agreed to forward it. He offered to pay the hard costs.

Judge Purdy heard other cases while Mr. Ben-Hamo sent the documents to the City.

Upon returning to the case, Ms. Jordan stated she had spoken with the Assistant City Attorney, and City was amending its request to \$4,373.48. Mr. Ben-Hamo agreed and requested 60 days.

Ms. Hasan said this settlement would allow the current owner to have a clear title.

Judge Purdy reduced the lien amount to \$4,373.48 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: CE17060717**

3700 SW 16 ST

WRIGLEY, MONICA & NATHAN J

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$78,000 and City administrative costs totaled \$652.50. The applicant had offered \$2,775 and the City was requesting \$2,775.

Nathan Wrigley agreed to the reduction.

Judge Purdy reduced the lien amount to \$2,775 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE11120720**

712 SW 4 PL

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FASOLAKIS, SOPHIA & GOUNARIS, GEORGE

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$29,525 and City administrative costs totaled \$3,739.65. The applicant had offered \$14,625 and the City was requesting \$14,625.

Gail Fisher, attorney, requested 60 days to pay the reduced fine amount.

Judge Purdy reduced the lien amount to \$14,625 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: CE14061818**

712 SW 4 PL

FASOLAKIS, SOPHIA & GOUNARIS, GEORGE

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$29,250 and City administrative costs totaled \$4,382.10. The applicant had offered \$14,625 and the City was requesting \$14,625.

Gail Fisher, attorney, requested 60 days to pay the reduced fine amount.

Judge Purdy reduced the lien amount to \$14,625 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: CE16071179**

1425 NE 1 AVE

ME & ME PROPERTY SOLUTIONS LLC

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$28,650 and City administrative costs totaled \$1,124.56. The applicant had offered \$500 and the City was requesting \$2,865.

Eric Munoz said this lien had been put on the property before he owned it and he had complied the violation by pulling a permit.

Judge Purdy reduced the lien amount to \$2,865 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE18070095**

1425 NE 1 AVE

ME & ME PROPERTY SOLUTIONS LLC

Notice was mailed to the owner via first class mail on 2/12/2021. Katrina Jordan, Presenter, testified that the lien amount was \$3,800 and City administrative costs totaled \$891.92. The applicant had offered \$200 and the City was requesting \$900.

Eric Munoz said this violation had related to a roof permit from a prior owner.

Judge Purdy reduced the lien amount to \$900 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Judge Purdy accepted page 51 into evidence listing the complied, closed and rescheduled cases.

**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:

CE20040437                      CE20050589

**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:

None

**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:

CE20040183

**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:

CE20100516

There being no further business, the hearing was adjourned at 2:50 P.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate