



CITY OF FORT LAUDERDALE

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

Staff Present:

Mary Allman, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Porshia Williams, Code Compliance Manager
Antonio Wood, Administrative Assistant
Christine Chaney, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Luke Boodram, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Christina Caserta, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
James Fetter, 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
Dorian Koloian, Sr. Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Will Snyder, Code Compliance Officer
Gail Williams, Code Compliance Officer

Respondents and witnesses

FC20120008: Victor Agnellini	CE19031908: Keith Edwards
CE21010549: Vanessa Aguero	CE20110738; CE20110740: Ihab Mahmood
CE20020371: Eric Temple	CE18072153: Tom Runyan
CE19061768: Ralph Lynch	CE20100693: Shannon Brooks
CE20060315: Dilma Melendez	CE20100763; CE20100768: Ana Maria Braga
CE20120479: Ralph Andujar	CE20060050: James Facciolo
CE18101061: Matt Voorhees	CE20010995: Antonio Martin Del Campo
CE20120936: Arthur Porosoff	CE15040774: Camilla Oliva
CE21010072: Hope Calhoun	CE16040644: Mark Tenzer; Danielle Spradley
CE20110682: Karen Lowell	CE19050992; CE19050993; CE19042231; CE19042232: Tuyen Do; Ana Cuffia
CE18061183; CE18061190: Yuting Chen	CE18080459: Kim Sweers
CE19100003: David Fradin	CE16081912; CE17100521: Courtney Crush
CE20010657: Lissette De Armas; Christina Cuervo	CE19041836: Tomy Jacob
CE20071033: Brian Hierholzer	CE19052629: Donna Geusse
FC20020014: Doug Snyder, Andrew Guerrero; Spencer Green	CE19030828: Ben Ezra
CE20101198: Donald Westervelt	CE13060859: James Wood; Diana Leon
CE20100921: Sasi Haham	CE18060717: Michael Duncan
CE17051808: Colby Cooper	CE16080864; CE19120186: Alicia McLeod
CE21010547: Shaya Markovic	

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.
The meeting was called to order at 8:30 A.M.

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Case: CE17051808

1500 SW 17 ST

PIER 17 INVESTMENTS 2014 LLC

This case was first heard on 5/16/19 to comply by 11/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,300 and the City was requesting the full fine be imposed.

Luke Boodram, Code Compliance Officer, recommended imposition of the fines.

Colby Cooper stated SHM Southfork purchased the property in October 2019 and repaired the seawall. Considering the cost of the seawall repairs, he requested the fines be reduced to administrative costs. Officer Boodram said administrative costs totaled \$663.

Judge Purdy imposed administrative costs of \$663.

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

Case: CE18061183

801 N FEDERAL HWY

AMEIYU INVESTMENTS LLC

This case was first heard on 3/21/19 to comply by 9/9/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,000 and the City was requesting a \$9,500 fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, said the violations were complied on 1/18/21. He recommended reducing the fines to \$9,500.

Yuting Chen agreed to the fine reduction. He said it had been a challenge to maintain the property because construction workers at the adjacent property had used the parking lot. They had determined it would be best to demolish the property and asked if the fines would be reduced further if they promised to demolish the property. Officer Champagne stated this was why the City had requested cutting the fines in half for each case..

Judge Purdy imposed a fine of \$9,500 for the time the property was out of compliance.

Case: CE18061190

801 N FEDERAL HWY, # 2

AMEIYU INVESTMENTS LLC

This case was first heard on 3/21/19 to comply by 9/9/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,000 and the City was requesting a \$9,500 fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, said the violations were complied on 1/18/21. He recommended reducing the fines to \$9,500.

Yuting Chen agreed to the fine reduction.

Judge Purdy imposed a fine of \$9,500 for the time the property was out of compliance.

Case: CE21010072

700 NW 21 TER

FPT FORT LAUDERDALE LLC

Service was via posting at the property on 3/6/21 and at City Hall on 3/11/21.

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

VIOLATIONS: 47-19.9.A.2.c. **COMPLIED**

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THERE IS OUTSIDE STORAGE OF SCRAP METAL MATERIAL THAT EXCEEDS THE HEIGHT OF THE WALL AT THIS LOCATION. THIS IS A REPEAT VIOLATION AS PER CASE CE15082378 WHERE AT THE 1/21/16 SPECIAL MAGISTRATE HEARING, SM FLYNN FOUND THAT THE VIOLATION DID EXIST, ORDERED 77 DAYS TO COMPLY AND \$150 A DAY FINE THEREAFTER PER VIOLATION.

Officer Holloway presented the case file into evidence and stated the property was now in compliance. Due to the recurring nature of the violation, she recommended imposing a fine of \$50 per day for the 16 days the property was out of compliance.

Hope Calhoun, attorney, said as soon as her client was aware of the violation, they had taken steps to comply. She asked that the fines be waived.

Judge Purdy found in favor of the City that the violation had existed as cited and imposed a fine of \$800 for the 16 days the property of out of compliance.

Case: CE18072153 Request For Extension

3105 SW 14 ST
DYE, JULIA D

This case was first heard on 2/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

James Fetter, Code Compliance Officer, said the owner was awaiting final inspections.

Tom Runyan stated only the landscaping remained unfinished. He said his client could not afford to pay for the landscaping and they were seeking donations. He requested a 90-day extension to have sod installed.

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

Case: CE20010995

5433 NE 22 TER
MARTIN DEL CAMPO, ANTONIO
DEL CAMPO, MARTHA H

This case was first heard on 10/28/20 to comply by 10/31/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,425 and the City was requesting the full fine be imposed.

Michael Jordan, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$580.

Antonio Martin Del Campo said the tenant had prevented workers from entering the property so they had needed to evict the tenant in order to comply. He added that it had cost him over \$22,000 to repair the property and the tenant had not paid rent for a year. Mr. Del Campo requested no fines be imposed.

Judge Purdy imposed administrative costs of \$580.

Case: CE21010547

Citation

1505 NW 7 TER
MARKOVIC, SHAYA

This case was first cited on 1/15/21 to comply by 1/20/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed. No appeal had been received.

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

Shaya Markovic stated even though the citation was dated 1/15/21, it had not been mailed until 1/19/21 and he received it on 1/22/21. He had immediately contacted Officer Jolly. He said someone at the City had informed hm that he could complete the existing reservation, which he had, on 1/25/21. He had provided a copy of the cancellation notice for the subsequent reservation.

Judge Purdy imposed the \$1,400 fine.

Case: CE21010549
111 FLORIDA AVE
AGUERO, VANESSA

Citation

This case was first cited on 1/16/21 to comply by 1/21/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. No appeal had been received.

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

Vanessa Aguero said she had moved to a rental because her daughter had been bullied in school. She had started renting the home out as a vacation rental unaware that certification/registration was needed.

Judge Purdy imposed a fine of \$600 for the time the property was out of compliance.

Case: CE20101198
1340 NW 5 AVE
BIBI FOUNDATION INC

Citation

This case was first cited on 11/25/20 to comply by 12/3/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed. No appeal had been received.

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

Donald Westervelt, lessee, said the State site had informed him that if he lived at the property, he did not need to register with the State but he had not checked with the City. The owner notified him of the violation on December 18 and he had immediately removed the listing, he stated there had been no renters the entire time for which he had been fined. He requested a reduction of the fines.

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

Case: FC20120008
20 ISLE OF VENICE DR
AQUALUNA LAS OLAS CONDO ASSN INC

Service was via posting at the property on 3/3/21 and at City Hall on 3/11/21.

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

VIOLATIONS: NFPA 72:17.4.5, 2013 **COMPLIED**
ALARM DEVICE NEEDS TO BE INSTALLED.

1:14.4.1, FFPC 6th e **COMPLIED**
THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

NFPA 101:7.2.2.5.3.1 **CMP 3/24/2021**
THERE IS STORAGE IN THE EMERGENCY EGRESS STAIRWAY.

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101:9.4.2.4 FFPC 6th

PICTOGRAPH SIGNAGE IS NOT PROVIDED AT EACH ELEVATOR LANDING.

1:13.3.1.1, FFPC 6th **COMPLIED**

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day for the one remaining violation.

Victor Agnellini said they had been working on the violations with the property manager. He believed they would be finished shortly.

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

Case: FC20020014

Ordered To Re-Appear

1200 NW 62 ST

CYPRESS CREEK FLORIDA LLC

This case was first heard on 10/14/20 to comply by 12/9/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, reported a fire alarm permit application had been submitted. An electrical permit was in process. Captain Kisarewich said demolition work had taken place, under a permit. He confirmed that as soon as fire alarm and sprinkler permits were issued, the case would be in compliance.

The owner's representative said they would submit a full set of construction documents that would cover the sprinklers and fire alarms. Captain Kisarewich believed the permits could be issued within 60 days.

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

Case: CE19031908

2858 SW 4 PL

EDWARDS, KEITH

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 \$21,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vaughn Malakius, Code Compliance Officer, recommended imposition of the fines.

Keith Edwards described work he had done and said someone needed to inspect it. Officer Malakius referred to photos he had taken two days ago and said the property was not in compliance.

Judge Purdy imposed the \$21,600 fine, which would continue to accrue until the property was in compliance.

Case: CE20010657

Request For Extension

1117 NE 5 TER

TGCG HOLDINGS LLC

This case was first heard on 1/14/21 to comply by 3/18/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$175.

Vaughn Malakius, Code Compliance Officer, said the owner had agreed the project could be completed in three weeks.

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Christina Cuervo agreed to comply within three weeks.

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

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

Case: CE20100763

Citation

4040 GALT OCEAN DR 1001
GOOD DAY REAL ESTATE LLC

This case was first cited on 11/17/20 to comply by 11/22/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

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

Ana Maria Braga said the unit had not been rented until 11/21/20. Officer Williams explained that it had been advertised on 11/17/20.

Judge Purdy imposed the \$24,400 fine, which would continue to accrue until the property was in compliance.

Case: CE20100768

Citation

4040 GALT OCEAN DR 319
GOOD DAY REAL ESTATE LLC

This case was first cited on 11/17/20 to comply by 11/22/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines. She said the owner had submitted the City license application in December.

Judge Purdy imposed the \$24,400 fine, which would continue to accrue until the property was in compliance.

Case: CE20100921

Citation

1415 SW 27 CT
1415 SW LLC

This case was first cited on 10/26/20 to comply by 10/31/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

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

Sasi Haham said they had been advised by the City to obtain the State license but not been informed that one was also required from the City. He stated he was selling the property at the end of April and requested the case be dismissed. He had provided a copy of the sales contract. Mr. Haham said the property had not been rented since last March.

Judge Purdy imposed the \$28,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy took a brief recess.

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Case: CE20060050

Citation

4771 BAYVIEW DR
TENAGLIA, AMADEO
TENAGLIA, MARIA ELIZABETH

This case was first cited on 6/30/20 to comply by 7/5/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$36,400 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines. She stated the property was out of compliance for 182 days.

James Facciolo stated he had submitted the affidavit pursuant to their discussions at the last hearing. He said the owner had no idea the property was being used as a vacation rental; tenants had been subletting it. Mr. Facciolo said there had been notice issues because the owner had moved in with his daughter. When the owner became aware of the violation, Mr. Facciolo had begun eviction proceedings. The owner was currently going through mental health and guardianship proceedings. Mr. Facciolo requested the fines be waived due to the circumstances.

Ms. Hasan felt Mr. Facciolo had made a compelling case for humanitarian relief.

Officer Williams stated administrative costs totaled \$727.

Judge Purdy imposed administrative costs of \$727.

Case: CE20100693

Citation

3116 NE 45 ST
NE 45TH STREET LLC

This case was first cited on 11/2/20 to comply by 11/12/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,400 and the City was requesting the full fine be imposed. No appeal had been received.

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

Shannon Brooks said they had temporarily moved to Tennessee and been cited while they were away. Once she was aware of the violation, she had acted to comply. She apologized and requested the fines be waived.

Judge Purdy imposed a fine of \$2,700 for the time the property was out of compliance.

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

Case: CE20110738

2926 CORTEZ ST
CORTEZ PROPERTY DEVELOPMENT LLC

Service was via posting at the property on 2/24/21 and at City Hall on 3/11/21.

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

VIOLATIONS: 47-21.11.D.

THERE ARE PLANT MATERIALS THAT ARE BLOCKING THE VISIBILITY OF ONCOMING TRAFFIC.

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47-21.11.A.

THE LANDSCAPING AT THIS PROPERTY IS NOT WELL MAINTAINED. TREE DEBRIS IS ALLOWED TO ACCUMULATE, TREES ARE NOT CARED FOR AND ARE SHOWING SIGNS OF DECAY AND MOUNDS OF DIRT ARE BECOMING OVERGROWN. THE LANDSCAPE IS NOT KEPT IN A SMOOTH LEVEL GROUNDED CONDITION.

18-12(a)

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

47-19.5.J.1.

THERE IS A NON-PERMITTED TEMPORARY CONSTRUCTION FENCE ON THE PROPERTY.

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

Ihab Mahmood said the landscaping issues had been taken care of. He said they were seeking a company to remove the fence.

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

Case: CE20110740

2933 POINSETTIA ST
CORTEZ PROPERTY DEV LLC

Service was via posting at the property on 2/24/21 and at City Hall on 3/11/21.

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

VIOLATIONS: 47-21.11.A.

THE LANDSCAPING AT THIS PROPERTY IS NOT WELL MAINTAINED. TREE DEBRIS IS ALLOWED TO ACCUMULATE, TREES ARE NOT CARED FOR AND ARE SHOWING SIGNS OF DECAY, AND MOUNDS OF DIRT ARE BECOMING OVERGROWN. THE LANDSCAPE IS NOT KEPT IN A SMOOTH LEVEL GROUNDED CONDITION.

18-12(a)

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

47-19.5.J.1.

THERE IS NON-PERMITTED TEMPORARY CONSTRUCTION FENCE ON THE PROPERTY.

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

Ihab Mahmood said the landscaping issues had been taken care of and they were seeking a company to remove the fence.

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

Case: CE18101061

509 MIDDLE RIVER DR
VOROBK, DANIEL MATTHEW

This case was first heard on 2/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$32,300 and the City was requesting a \$7,775 fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$7,775.

Matt Voorhees said they had purchased the property in "horrible" condition on December 31, 2018. They had applied for a seawall permit in March 2019 and the permit was issued in April 2020. They were unaware of any violations on the property until receiving notice of this hearing. Mr. Voorhees said they were building a home on the property.

Officer Snyder said the new owner should have been notified of the violations. He said administrative costs totaled \$1,408.

Judge Purdy imposed administrative costs of \$1,408.

Case: CE20110682

761 SE 17 ST

17TH STREET PLAZA LLC % SFLRE GROUP LLC

Vacate Order of 2/25/2021 and Rehear

Citation

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 property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, said the fine was \$1,500. On 2/25/21, an order had been issued with the incorrect fine amount.

Karen Lowell agreed.

Judge Purdy imposed the \$1,500 fine.

Case: CE20060315

501 SE 21 ST

SFR 2012-1 FLORIDA 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 not in compliance, fines had accrued to \$18,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, reported the property was not in compliance and recommended imposition of the fine.

Dilma Melendez, property manager, requested an extension. She said vendors were quitting due to COVID and they were also having difficulty communicating with the inspector about what must be done.

Stephanie Bass, Code Compliance Supervisor, said the tenant had complained about the condition of the roof. The City opposed any extension.

Judge Purdy imposed the \$18,100 fine, which would continue to accrue until the property was in compliance.

Case: CE19100003

1108 NW 1 AVE

FIRST FORT LAUDERDALE HAITIAN

MISSIONARY BAPTIST CHURCH

This case was first heard on 10/28/20 to comply by 12/30/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,300 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, said administrative costs totaled \$718.

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David Fradin said they had difficulty finding a company to pave the parking area. He said \$718 was a lot of money for the church. Their pastor had died of COVID and many members were not attending services.

Judge Purdy imposed \$718 for administrative costs.

Judge Purdy revisited the case later in the meeting and waived all fines and administrative costs.

Case: CE19061768

425 NE 8 ST

LYNCH, RALPH L

Service was via posting at the property on 2/16/21 and at City Hall on 3/11/21.

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

VIOLATIONS: 9-280(g) **COMPLIED**

18-4(c) **COMPLIED**

47-21.16.A. **COMPLIED**

47-20.20.H. **COMPLIED**

9-305(b) **COMPLIED**

9-304(b)

THE GRAVEL DRIVEWAY AND SWALE AREAS ARE NOT WELL-GRADED AND OR DUST FREE.

9-308(b) **COMPLIED**

9-306 **COMPLIED**

18-12(a)

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Malakius presented the case file into evidence and explained that there were active construction sites to the north and south of this property and a City planner had suggested the owner be granted six months to one year regarding the driveway. Officer Malakius recommended allowing six months to monitor the situation. Regarding the trash violation, he recommended ordering compliance within 10 days or a fine of \$25 per day.

Ralph Lynch sad he was working with Officer Malakius.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$25 per day, and continued 9-304(b) for 189 days.

Case: CE20120479

505 BREAKERS AVE

UNION HOLDINGS LLC

Service was via posting at the property on 2/15/21 and at City Hall on 3/11/21.

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

VIOLATIONS: 18-12(a)

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

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

Ralph Andujar said they had addressed the trash and had someone was now attending to the property weekly.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE20020371

419 NE 2 AVE

TEMPLE, ERIC R

Service was via posting at the property on 2/16/21 and at City Hall on 3/11/21.

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

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

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR. THERE ARE SECTIONS LEANING AND CONSIDERED UNSTABLE AND NOT BEING MAINTAINED AS REQUIRED.

9-304(b) **COMPLIED**

9-306 **COMPLIED**

18-12(a)

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

18-4(c) **COMPLIED**

Officer Malakius presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Eric Temple stated he was working to comply the two outstanding violations.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

Case: CE20120909

400 CAROLINA AVE

SRP SUB LLC

Service was via posting at the property on 2/17/21 and at City Hall on 3/11/21.

Porshia Williams, Code Compliance Manager, testified to the following violation(s):

VIOLATIONS: 9-304(b) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

18-12(a) **COMPLIED**

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND OR ITS SWALE THAT CONSISTS OF METAL POLES, A BROKEN TENT, AND OTHER MISCELLANEOUS ITEMS.

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.

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

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

Case: CE20120668

330 SW 29 AVE

FRANCIS, MICHEL EST

Service was via posting at the property on 2/17/21 and at City Hall on 3/11/21.

Porshia Williams, Code Compliance Manager, testified to the following violation(s):

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

9-304(b) **COMPLIED**

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

18-1. **COMPLIED**

9-306

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

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

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

Case: CE20120697

1124 NW 15 ST

SYLLA, FRANCOIS H/E SYLLA, MARIE SAINT PHARD

Service was via posting at the property on 3/3/21 and at City Hall on 3/11/21.

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

VIOLATIONS: 47-34.4.B.1. **COMPLIED**

Sec. 25-4 **COMPLIED**

18-4(c) **COMPLIED 3/24/12**

THERE ARE DERELICT VEHICLES ON THE PROPERTY WITH NO TAGS AND EXPIRED TAGS. THIS IS A REPEAT VIOLATION PER CASE CE19021763 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON JUNE 6, 2019 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 18-4(c). THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Exantus presented the case file into evidence and stated the property was in compliance. He recommended imposing a fine for the 93 days the property was out of compliance. Officer Exantus needed to look up the proposed fine, so Judge Purdy heard other cases.

Upon returning to the case, Stephanie Bass, Code Compliance Supervisor, said the total fine was \$2,325 for 93 days.

Judge Purdy found in favor of the City and imposed a fine of \$2,325 for the 93 days the property was out of compliance.

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Case: CE20110143

1579 NW 15 TER
VICTORES, NORMA

Service was via posting at the property on 3/4/21 and at City Hall on 3/11/21.

Bovary Exantus, 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.

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.

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

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. THE WALLS ARE DIRTY AND HAVE RUST STAINS IN THE REAR OF THE PROPERTY.

18-12(a)

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

9-304(b) **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.

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

Case: CE20110220

1709 NW 14 ST
WELLS, PATRICK

Service was via posting at the property on 3/6/21 and at City Hall on 3/11/21.

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

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

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR. THE FENCE HAS FALLEN AND HAS MISSING PARTS AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304(b) **COMPLIED**

9-308(b)

THE ROOF IS STAINED AND DIRTY.

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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.

18-12(a)

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

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

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

Case: CE20120897

408 NW 14 TER

YOUNG MENS CHRISTIAN ASSOCIATION OF SOUTH FLORIDA INC

Certified Mail to the owner was accepted on 3/15/21. Service was also via posting at the property on 3/11/21.

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.

9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF OVERGROWTH AT THE FRONT SECTION OF THE BUILDING.

47-20.20.(H)

THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPEDED.

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

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

Case: FC20110006

1026 NW 9 AVE

MARCELIN, HARRY

Service was via posting at the property on 3/3/21 and at City Hall on 3/11/21.

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

VIOLATIONS: 1:50.5.2.1, FFPC 6th

THE HOOD FIRE SUPPRESSION SYSTEM HAS NOT BEEN INSPECTED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 6 MONTHS.

NFPA 1:50.5.6.1, FFP

UPON INSPECTION, THE EXHAUST SYSTEM HAS BEEN FOUND TO BE CONTAMINATED WITH DEPOSITS FROM GREASE-LADEN VAPORS.

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Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

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

Case: FC20120006

1005 S FEDERAL HWY

FIRST CHURCH OF CHRIST SCIENTIST

Service was via posting at the property on 3/4/21 and at City Hall on 3/11/21.

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.

NFPA 101:7.9.2.1, FF **WITHDRAWN**

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE20120300

2506 AQUAVISTA BLVD

ZARRAGA, MATTHEW; ZARRAGA, WAYNE GOOLSBY

Service was via posting at the property on 2/15/21 and at City Hall on 3/11/21.

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 ITS SWALE.

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

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

Case: CE20120936

601 N RIO VISTA BLVD

SOUTH BANK APTS LLC

Service was via posting at the property on 3/8/21 and at City Hall on 3/11/21.

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

VIOLATIONS: 47-22.9.

THERE IS UNPERMITTED SIGNAGE AT THIS PROPERTY.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

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Case: CE21010347

1415 SW 1 ST 1-8
MODEST NOOK LLC

Service was via posting at the property on 3/8/21 and at City Hall on 3/11/21.

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

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

47-20.20.(H)

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY, INCLUDED BUT NOT LIMITED TO INGRESS AND EGRESS OF PARKING FACILITY (GRAVEL SWALE/RIGHT-OF-WAY).

9-308(a) **COMPLIED**

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE19031957

Vacate Order of 2/25/2021 and Rehear

331 SW 29 AVE
MATHIS, VICTOR L MATHIS, DEANNIA M EST 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 \$29,100 and the City was requesting the full fine be imposed.

Dorian Koloian, Senior Code Compliance Officer, recommended reducing the fine to \$2,920.

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

Victor Mathis attended the meeting late and Ms. Jordan informed him of Judge Purdy's determination. Mr. Mathis said the original notices had been sent to his deceased sister. He said subsequent notices referred to additional violations. Mr. Mathis stated he could not pay the fine in less than six months. Ms. Jordan informed Mr. Mathis that the City offered a payment plan for fines.

Case: CE19111014

700 E DAYTON CIR
PARENT, JEAN ROBERT

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 not in compliance, fines had accrued to \$5,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,100 fine, which would continue to accrue until the property was in compliance.

Case: CE19031263

729 NE 15 AVE
RICHARDSON, GLORIA & RICHARDSON, JAMES

This case was first heard on 11/7/19 to comply by 12/12/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,400 and the City was requesting a \$310 fine be imposed.

Judge Purdy imposed a fine of \$310 for the time the property was out of compliance.

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Case: CE19031857

1465 NW 6 ST
JAMES, LARRY G

This case was first heard on 6/20/19 to comply by 8/8/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,200 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$11,200 fine.

Case: CE20100753

4040 GALT OCEAN DR 427
VORONTSOVA, ELENA

Citation

This case was first cited on 11/24/20 to comply by 11/29/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$23,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20100894

610 SW 11 ST
RANKIN, HELEN

Citation

This case was first cited on 10/26/20 to comply by 10/31/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$400 fine.

Case: CE20121077

806 NW 8 AVE
NESS PAPER INDUSTRIES LLC % SHALOM ANDRUSIER

Service was via posting at the property on 2/16/21 and at City Hall on 3/11/21.

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

VIOLATIONS: 47-19.4.b.1.

THERE IS A 4 YARD CUBIC DUMPSTER LEFT OUTSIDE ON THE PROPERTY AFTER ITS BEEN PICKED UP. THE DUMPSTER IS LEFT OUTSIDE ON A REGULAR BASIS AND NOT BROUGHT BACK TO THE INTERIOR OF THE BUILDING.

9-304(b)

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

18-12(a)

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

47-20.20.(H)

THERE ARE POTHoles ABOUT THE PARKING LOT, THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND/OR RESTRIPIING ACCORDING TO PERMITTED PLANS.

18-4(c)

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

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Supervisor Bass presented the case file into evidence and recommended ordering compliance with 9-304(b), 18-12(a) and 18-4(c) within 10 days or a fine of \$25 per day, per violation; with 47-19.4.b.1. within 21 days or a fine of \$50 per day and with 47-20.20.(H) within 30 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b), 18-12(a) and 18-4(c) within 10 days or a fine of \$25 per day, per violation; with 47-19.4.b.1. within 21 days or a fine of \$50 per day and with 47-20.20.(H) within 30 days or a fine of \$50 per day.

Lien Reduction Hearings

Case: CE16040644

325 ISLE OF CAPRI
PENNYMAC CORP

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, presenter, testified that the lien amount was \$128,100 and City administrative costs totaled \$2,689.84. The applicant had offered \$5,000 and the City was requesting \$32,025.

Mark Tenzer said the bank had foreclosed on the previous owner, who had explained that two violations existed prior to his ownership; one violation was for a fence replacement done to repair damage after a hurricane, when the owner thought a permit was not needed; one violation was for work a neighbor had done that the owner did not realize required a permit and the last violation for the dock repair, which the owner indicated he had just replaced nails to reattach boards.

Judge Purdy reduced the lien amount to \$25,000 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: CE19041836

716 NW 14 WY
IMMANUEL CHURCH OF GOD IN CHRIST

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$45,200 and City administrative costs totaled \$1,475.10. The applicant had offered \$1,500 and the City was requesting \$4,520.

Tomy Jacob said they had purchased the property in bad condition and applied for permits but during the work, some workers had contracted COVID, delaying the work. He asked that fines be reduced to administrative costs.

Judge Purdy reduced the lien amount to \$4,520 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: CE15040774

208 SW 2 ST
OLIVA OLIVA LLC
A I R ENTERPRISES LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$4,050 and City administrative costs totaled \$1,000.84. The applicant had offered \$405 and the City was requesting \$1,000.84.

Camilla Oliva said once they were aware of the violations, they had acted to comply.

Judge Purdy reduced the lien amount to \$1,000.84 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.

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Case: CE19052629

825 NW 19 AVE

6IX JAY LLC HOLDINGS OF RJ SEEDS LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$11,200 and City administrative costs totaled \$860.74. The applicant had offered \$1,120 and the City was requesting \$2,800.

Donna Geusse said the owners were building two homes on vacant land. She asked for the fines to be reduced to \$1,120, 10% of the total.

Judge Purdy reduced the lien amount to \$2,800 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: CE13060859

1741 NW 7 AVE

WOOD, JAMES R & AIMEE C

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$94,700 and City administrative costs totaled \$2,499.28. The applicant had offered \$1,500 and the City was requesting \$4,735.

James Wood said bank representatives had indicated the bank would pay for the repairs but it never had.

Diana Leon said her parents owned the property now with no knowledge of the lien; the title company had informed them that the title was clean. Ms. Jordan said the lien was in Mr. Woods's name.

Judge Purdy reduced the lien amount to \$3,000 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: CE19030828

1022 SW 2 CT

TROPICAL VIEW APARTMENTS LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$6,600 and City administrative costs totaled \$843.28. The applicant had offered \$2,500 and the City was requesting \$3,300.

Ben Ezra said they had worked with the City and requested a reduction of the fines.

Judge Purdy reduced the lien amount to \$3,300 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: CE18060717

2183 NE 59 CT

DUNCAN, MICHAEL H/E ROMANELLI, PIA

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$4,500 and City administrative costs totaled \$520. The applicant had offered \$500 and the City was requesting \$2,250.

Michael Duncan said the tenant was supposed to address the lien reduction but she had not. He only recently became aware of the lien.

Judge Purdy reduced the lien amount to \$2,000 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.

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

Case: CE19050992

403 SW 17 ST

BOCA ISLAND LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$15,500 and City administrative costs totaled \$1,030.54. The City was requesting \$7,750.

Tuyen Do asked for the fines to be reduced to administrative costs. He said they had never had compliance issues before. Mr. Do said they had worked with the tenant to get the proper licenses and register with the City. It had cost the tenant \$3,000 in fees and \$5,000 in legal fees. The tenant had ultimately been unable to comply and been evicted and it had cost a substantial amount of money to repair the unit.

Ana Cuffia stated she had worked with the tenant and owner to comply and said they had done everything possible to maintain the properties.

The business owner said they had been informed by the City that the properties must be registered with FAR before registering with the City. The FAR registration had been a lengthy, expensive process.

Ms. Cuffia said Boca Island maintained 15-18 properties in the area, providing housing that they maintained beautifully. When these four properties were vacated, Boca Properties had lost significant income.

Ms. Hasan said this owner was experienced, owning multiple properties in the City, and should have obtained the proper licenses and registrations before operating.

Judge Purdy reduced the lien amount to \$2,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19050993

407 SW 17 ST

BOCA ISLAND LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$15,500 and City administrative costs totaled \$1,162.72. The City was requesting \$7,750.

Judge Purdy reduced the lien amount to \$2,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19042231

604 SW 16 CT

BOCA ISLAND LLC % TUYEN DO

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$19,800 and City administrative costs totaled \$1,346.24. The City was requesting \$5,940.

Judge Purdy reduced the lien amount to \$2,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE19042232

606 SW 16 CT

BOCA ISLAND LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$17,600 and City administrative costs totaled \$1,397.58. The City was requesting \$5,280.

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Judge Purdy reduced the lien amount to \$2,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18080459

500 NE 17 WAY

PHILLIPS, KIM & SWEERS, RANDALL

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$40,500 and City administrative costs totaled \$512.28. The applicant had offered \$4,012 and the City was requesting \$8,100.

The owner's attorney suggested reducing the fines to the City administrative costs. He said there was an issue with notice not being sent to the owners at their correct mailing address. He had reviewed emails and noted the property had been in compliance prior to the fine imposition hearing and the owners thought that the compliance meant they did not need to attend any further hearings. Judge Purdy noted that this had been a repeat violation.

Porshia Williams, Code Compliance Manager, said all notices were sent to the address listed on the tax records. Regarding the repeat violation, the owners had been aware that registration was required.

Judge Purdy reduced the lien amount to \$8,100 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE16081912

500 RIVIERA DR

500 RIVIERA LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$56,000 and City administrative costs totaled \$761.48. The City was requesting \$28,000.

Courtney Crush, attorney, said the owners had registered the vacation rental with the State and County and experienced delays while applying for the City registration. She said the owners were not disregarding the notices and were working to comply. Ms. Crush requested a further reduction to perhaps 10% of the total.

Judge Purdy reduced the lien amount to \$5,600 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: CE17100521

500 RIVIERA DR

500 RIVIERA LLC

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$107,900 and City administrative costs totaled \$1,548.34. The City was requesting \$26,975.

Courtney Crush, attorney, said the property had been flooded during King tides and the first contractor recommended the owners wait to repair the seawall. This had delayed compliance.

Judge Purdy reduced the lien amount to \$10,000 payable within 60 days. If payment was not made by that date, the lien

Case: CE16080864

2313 NW 6 CT

MCCLEOD, ALICIA

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount

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was \$2,050 and City administrative costs totaled \$1,002.46. The City was requesting \$1,100.

Alicia McCleod stated she was disabled and on a fixed income. She requested additional time to pay as well.

Judge Purdy reduced the lien amount to \$1,100 payable within 6 months. 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: CE19120186

2313 NW 6 CT

VALENTINE, CLAUDIA EST

Notice was mailed to the owner via first class mail on 3/11/2021. Katrina Jordan, Presenter, testified that the lien amount was \$4,200 and City administrative costs totaled \$969.84. The was requesting \$1,000.

Alicia McCleod said family members had caused the violations and she had needed to remove them to make the repairs.

Judge Purdy reduced the lien amount to \$1,000 payable within 6 months. 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:

CE20071033	FC20120001	FC20120002	FC20120007
CE21010362	CE20120907	CE21010345	CE21010716
CE20120212	CE20120772	CE21010196	CE20081149
CE20100694	CE20050669	FC20120003	CE20020113
CE20110084	CE19051128	CE20090062	CE20120849
CE21010359	CE21010487	CE20060036	CE20120972
CE21010357	CE21010358	CE20010439	

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:

CE20030210	CE20060004	CE19052245	CE20110001
CE20080381	CE20090812		

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:

CE20120983	CE21010002	CE21010098	CE20100234
CE20100669	CE20100672		

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

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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:

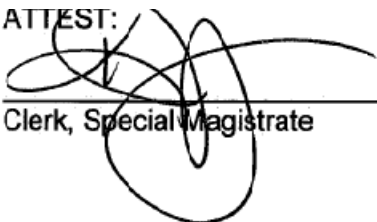
None

There being no further business, the hearing was adjourned at 1:05 P.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate