



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JULY 29, 2021
9:00 A.M.**

APPROVED

Staff Present:

Mary Alman, Administrative Assistant
Monique Drake, Administrative Assistant
Loen Garrick, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Porshia Williams, Code Compliance Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney

Respondents and witnesses

CE20050328; CE20090537: Stephen Tilbrook
CE16040506: John Radaker
CE20060408: Vincent John Owoc
CE21030523: Stephan Guarch
CE19041567: David Beckerman
CE19021740: Miguel Ponce

CE21020089; CE21020528: Quentin Viac
CE21010534: Jose Gonzales
CE16121097; CE21010803: Vincent Baumert; Charles
Barnard
CE17010654: Andrew Schein
CE19070772: Danielle Beard Jones

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

The meeting was called to order at 1:57 PM.

Lien Reduction Hearing

Case: CE16040506

237 CITY VIEW DR
RADAKER, JOHN

Katrina Jordan, Presenter, testified that the lien amount was \$75,050 and City administrative costs totaled \$657.26. The applicant had offered \$500 and the City was requesting \$7,505.

John Radaker, owner, said his father had been involuntarily committed and spent the last five years of his life in and out of mental health facilities. Mr. Radaker spent a significant amount of this time commuting to St. Petersburg to assist his father. His father committed suicide in 2018 and Mr. Radaker said he was still dealing with this now. In 2019, his brother began to experience mental health issues. He said when the notices were sent regarding the violations, he must have been out of town.

Judge Purdy reduced the lien amount to \$3,750 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20060408

320 SW 12 CT 1 2
OWOC, VINCENT; OWOC, AMY

Katrina Jordan, Presenter, testified that the lien amount was \$10,000 and City administrative costs totaled \$569.98. The applicant had offered \$569.98 and the City was requesting \$3,000.

Vincent Owoc, owner, said he lived elsewhere and had never received notices at his home address. As soon as he was aware of the violations, he had complied immediately.

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: CE20050328

100 N FEDERAL HWY
WAVERLY 1 & 2 LLC
%ELLIOT KESSLER

Katrina Jordan, Presenter, testified that the lien amount was \$9,150 and City administrative costs totaled \$1,248.66. The applicant had offered \$915 and the City was requesting \$2,745.

Stephen Tilbrook, attorney, said this had been a complicated compliance process. He requested a reduction to \$915 per case due to the good faith efforts to comply.

Judge Purdy reduced the lien amount to \$2,745 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: CE20090537

110 N FEDERAL HWY
WAVERLY 1 & 2 LLC
%ELLIOT KESSLER

Katrina Jordan, Presenter, testified that the lien amount was \$9,150 and City administrative costs totaled \$896.68. The applicant had offered \$915 and the City was requesting \$2,745.

Judge Purdy reduced the lien amount to \$2,745 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: CE17010654

1700 N ANDREWS AVE
GJ MANAGEMENT LLC
%AGENTS AND CORPORATIONS, INC

Katrina Jordan, Presenter, testified that the lien amount was \$64,450 and City administrative costs totaled \$1,797.84. The applicant had offered \$500 and the City was requesting \$32,225.

Andrew Schein, attorney, said the owner had not received notice of the violation. He said the owner had been in Columbia when the property was cited. When the owner was aware of the violation and was back in the country in April 2021, he had immediately found a contractor to address the violation.

Judge Purdy reduced the lien amount to \$5,500 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: CE21030523

1221 E LAS OLAS BLVD
ALL AROUND LAS OLAS LLC

Katrina Jordan, Presenter, testified that the lien amount was \$1,950 and City administrative costs totaled \$339.98. The applicant had offered \$250 and the City was requesting \$585.

Stephan Guarch said he thought he had 30 days to comply and had experienced a staff shortage.

Judge Purdy reduced the lien amount to \$525 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: CE19021740

1270 SE 2 ST
PONCE, MIGUEL E

Katrina Jordan, Presenter, testified that the lien amount was \$20,750 and City administrative costs totaled \$658.32. The applicant had offered \$500 and the City was requesting \$6,225.

Miguel Ponce, owner, said he could not keep up with the City paperwork for the vacation rental licensing.

Judge Purdy reduced the lien amount to \$4,000 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: CE21010534

1445 N ANDREWS AVE
SUL10 PROPERTIES LLC

Katrina Jordan, Presenter, testified that the lien amount was \$29,200 and City administrative costs totaled \$569.98. The applicant had offered \$569.98 and the City was requesting \$8,760.

Jose Gonzales, representative, said he had de-listed the property but not notified the City.

Judge Purdy reduced the lien amount to \$2,920 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: CE19041567

1236 NE 12 AVE
JEVRIC, BLAGOJE & VIDOSAVA

Katrina Jordan, Presenter, testified that the lien amount was \$15,980 and City administrative costs totaled \$519.84. The applicant had offered \$500 and the City was requesting \$4,785.

David Beckerman said the owner lived in Canada and the property manager had not finalized the air conditioner permit. A subsequent property manager had done so.

Judge Purdy reduced the lien amount to \$1,600 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE21020528

1418 NE 53 CT
FL2DAY INC

Katrina Jordan, Presenter, testified that the lien amount was \$750 and City administrative costs totaled \$346.96. The applicant had offered \$75 and the City was requesting \$750.

Quentin Viac, property manager, said the owners lived in France. Ms. Jordan said the violations related to trash receptacle left out overflowing and vacation rentals without a certificate. Mr. Viac stated the previous property manager had not obtained a certificate.

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

Case: CE21020089

1418 NE 53 CT
FL2DAY INC

Katrina Jordan, Presenter, testified that the lien amount was \$11,400 and City administrative costs totaled \$862.96. The applicant had offered \$1,140 and the City was requesting \$5,700.

Judge Purdy reduced the lien amount to \$2,280 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: CE19070772

3051 NW 17 ST
3051 NW 17 STREET LAND TR
BONFIGLIO, TIFFANY TRUSTEE

Katrina Jordan, Presenter, testified that the lien amount was \$21,100 and City administrative costs totaled \$749.84. The applicant had offered \$749.84 and the City was requesting \$4,220.

Danielle Beard Jones, representative, said the tenant had not maintained the lawn and it had been re-sodded three times. She requested a reduction of the fine.

Judge Purdy reduced the lien amount to \$2,110 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: CE06121097

1451 SW 11 PL
CASTILLO, MARTHA

Katrina Jordan, Presenter, testified that the lien amount was \$5,750 and City administrative costs totaled \$974.98. The applicant had offered \$300 and the City was requesting \$1,725.

Charles Barnard, attorney, said the tenant had not notified the owner of the citation, so the owner took no action. The tenants had stopped accepting bookings for the property after receiving the citation. It had taken time for the owner to remove the advertisement.

Judge Purdy reduced the lien amount to \$1,725 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: CE21010803

1451 SW 11 PL
CASTILLO, MARTHA

Katrina Jordan, Presenter, testified that the lien amount was \$25,600 and City administrative costs totaled \$615.98. The applicant had offered \$500 and the City was requesting \$10,240.

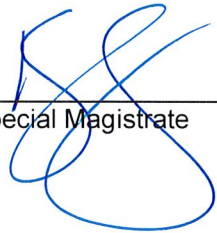
Judge Purdy reduced the lien amount to \$4,000 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

There being no further business, the hearing was adjourned at 2:37 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate