



CITY OF FORT LAUDERDALE

**DRAFT**  
**BUILDING AND CONSTRUCTION ENFORCEMENT**  
**SPECIAL MAGISTRATE HEARING**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBERS**  
**FORT LAUDERDALE CITY HALL**  
**MARK PURDY PRESIDING**  
**DECEMBER 8, 2020**  
**8:30 A.M.**

**Staff Present:**

Tasha Williams, Administrative Assistant  
Katrina Jordan, Administrative Supervisor  
Doris Coleman, Administrative Assistant  
Victoria Mack, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Yvette Cross Spencer, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Alex Albores, Building Inspector  
Mario Carrasquel, Building Inspector  
Leonardo Martinez, Building Inspector  
Jorge Martinez, Building Inspector  
George Oliva, Chief Building Inspector  
Mary Rich, Building Inspector  
Jose Saragusti, Building Inspector  
Hector Suarez, Building Inspector

**Respondents and witnesses**

BE20040034: John Brown  
BE20100062: Scott Marcus, Israel Villy  
CE20050370: Sandra Miura  
BE20040207: Mark Berkowitz  
BE20040205: Paul Dinnocenzi  
BE20110001: Manuel Velar  
BE20070313: Anna Mirtha  
CE20030389: Reowtie Roy  
BE20040226: Bill Hammel  
BE20040238: John J. Henry; Ludwing Parra-Ramirez; Alfred Holifield  
CE19031267: William Spencer  
BE20060179: Fredric Stein  
BE20040237: Harvey Adelson  
BE20040381: Ryan Sweeney  
BE20090012: Courtney Crush; Ronald Cameron  
BE20100007; BE20100014; BE20100030; BE20100031; BE20100018: Constantine Vittoratos; Panagis Vittoratos  
BE20040258: Sheryl Lopez  
BE20090025; BE20100002: Dani Tobaly  
CE15101622: Michael Daniel; Carol Pieter; Maria Carolina  
BE20060161: Jerrick Campbell  
CE20050554: Marvin Jones  
CE19030625: Eligia McKenna  
CE11022376: Richard Rosa; Peter Bajic  
CE16071778: Nancy Kaufman  
CE17061544: Rita Stuart  
CE19081660: Sheleen Kahn  
CE13021118: Richard Vidot  
CE18020915: Sam Williams  
CE06021432: Zvi Yosifon  
CE19060535: Heidi Coppola

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CE19010202: Sandra Cortes

CE18121461; CE13081985: Karla Crawford

CE19020214; CE08041908; CE08051987; CE15051063; CE19100107: Laura Fabricio

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

The meeting was called to order at 8:45 A.M.

**Case: BE20040034**

50 ISLE OF VENICE

Owner: 50 ISLE OF VENICE LLC  
% JOHN A BROWN

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

Jose Saragusti, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PM-09070955 - ATF - FIRE DAMAGE REPAIR GROUND A & 2ND FLOOR A.

Inspector Saragusti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

John Brown described the permit process and stated the last issue should be resolved in a week or so.

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

**Case: BE20100062**

191 NE 23 AVE

Owner: SEVEN ISLES DRIVE LLC  
%SPRINGFIELD BEACON HOLDING 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 \$6,000 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$250 to cover administrative costs.

Scott Marcus said they had addressed the violation within days but they had problems reaching Inspector Carrasquel for reinspection.

Judge Purdy imposed a fine of \$250 for the time the property was out of compliance.

**Case: BE20070313**

629 NW 14 WAY

Owner: CDH MANAGEMENT LLC

This case was first heard on 7/23/20 to comply by 7/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$290 to cover administrative costs.

Anna Mirtha agreed.

Judge Purdy imposed a fine of \$290 for the time the property was out of compliance.

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**Case:** CE19031267

1412 NW 15 TER

Owner: SPENCER, WILLIAM & CYNTHIA

This was a request to vacate the order dated 7/11/19.

Judge Purdy vacated the order dated 7/11/19.

**Case:** CE20030389

800 NW 10 TER

Owner: ROY & ROY INC

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

Alexander Albores, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW A/C AND DUCT WORK INSTALLED.

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

Reowtie Roy said she had spoken with the tenant, and they were in the process of complying.

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

**Case:** CE20050370

413 SW 22 TER

Owner: ROSARIO, VICTOR E & ESTHER

Service was via posting at the property on 11/23/20 and at City Hall on 11/25/20.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
ENCLOSING CARPORT WITH NEW ROOF DECK AND WALLS, NEW WINDOWS AND DOOR INSTALLED ON THAT SECTION OF THE HOUSE.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 72 days or a fine of \$50 per day.

Sandra Miura stated the permit was in process and they were working on the comments.

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$50 per day.

**Case:** BE20100018

2516 NE 21 ST

Owner: MILLENNIUM A1A BUILDERS LLC

This case was first heard on 10/9/20 to comply by 10/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed.

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Hector Suarez, Code Compliance Officer, said the citation had been issued on 10/9/20 and the violation was complied on 10/19/20. This was also a repeat violation. He recommended imposition of the full fine.

Panagis Vittoratos stated they had complied within one or two days.

Judge Purdy imposed the \$4,000 fine.

**Case:**            **BE20100007**  
                  2516 NE 21 ST  
**Owner:**       MILLENNIUM A1A BUILDERS LLC

This case was first heard on 10/2/20 to comply by 10/5/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine. She said the total fines for the remaining four cases was \$2,650.

Panagis Vittoratos requested a fine reduction.

Judge Purdy imposed the \$150 fine.

**Case:**            **BE20100014**  
                  2516 NE 21 ST  
**Owner:**       MILLENNIUM A1A BUILDERS LLC

This case was first heard on 10/7/20 to comply by 10/8/20. 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 the full fine be imposed.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine. Administrative costs totaled \$543.

Judge Purdy imposed a fine of \$543 for the time the property was out of compliance.

**Case:**            **BE20100030**  
                  2516 NE 21 ST  
**Owner:**       MILLENNIUM A1A BUILDERS LLC

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

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine.

Judge Purdy imposed the \$400 fine.

**Case:**            **BE20100031**  
                  2516 NE 21 ST  
**Owner:**       MILLENNIUM A1A BUILDERS LLC

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

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fine.

Judge Purdy imposed the \$400 fine.

**Case:** BE20040207  
440 NW 6 ST  
Owner: BROWARD COUNTY  
LONGSHOREMEN'S ASSOCIATION INC

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Mark Berkowitz said they had completed the inspection. Inspector Oliva instructed him where to send it.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** BE20040226  
800 SW 21 TER  
Owner: 800 ON THE TRAX LLC

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Bill Hammel said there were some roof issues they must address and requested 60 days to repair it and submit the report. Inspector Oliva explained that the report must be submitted to receive an extension.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** BE20040237  
1801 SW 11 CT  
Owner: HARVEY J ADELSON FAM TR  
ADELSON, HARVEY J TRUSTEE ET AL

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Harvey Adelson said they were in the process of making repairs.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** BE20040238  
1100 SW 15 AVE  
Owner: CHURCH OF JESUS CHRIST OF LATTER  
DAY SAINTS TAX ADMINISTRATION

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Ludwing Parra-Ramirez requested 42 days to submit the report.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** CE19030625  
3333 RIVERLAND RD  
Owner: MCKENNA, ELIGIA R

This case was first heard on 7/11/19 to comply by 8/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,650 and the City was requesting a \$225 fine be imposed.

Jorge Martinez, Building Inspector, recommended reducing the fines to \$225 to cover administrative costs.

Eligia McKenna agreed.

Judge Purdy imposed a fine of \$225 for the time the property was out of compliance.

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**Case:** BE20060161

3120 SW 17 ST

Owner: SELECT OCEAN HOLDING LLC

This case was first heard on 6/12/20 to comply by 6/12/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$89,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the contractor had violated a Stop Work Order and no permit application had been submitted to the City. He recommended imposition of the fine.

Jerrick Campbell said the previous owner was supposed to address the existing violations but he apparently had not. He stated no structural work had been done. Inspector Carrasquel said a lot of work had been done on the property, including new bathroom and kitchen remodeling and a new fence. Mr. Campbell said he had installed the fence immediately after a neighbor complained there was no fence around the pool. He said he had difficulty reaching Inspector Carrasquel.

Judge Purdy imposed the \$89,000 fine, which would continue to accrue until the property was in compliance.

**Case:** BE20090012

2200 S ANDREWS AVE

Owner: MIAMI YACHT DIVERS INC

This case was first heard on 9/3/20 to comply by 10/3/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$16,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the owner had demolished a curb and installed gravel on City property with no permit and a Stop Work Order had been issued.

Courtney Crush, attorney, stated the landscape island was partly on private and partly on public property and the damaged curb portion was on the private section. She was researching who was responsible to maintain the landscape island. Inspector Carrasquel explained that even if this was private property, there were requirements for drainage and engineering that must be met, and a permit was required. He recommended a 42-day extension.

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

**Case:** BE20090025

2607 SUGARLOAF LN

Owner: PEDERSEN, PER S

This case was first heard on 9/8/20 to comply by 10/8/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the demolition permit had not been issued until 12/4/20. He recommended a 63-day extension.

Dani Tobaly said they were in the process of permitting.

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

**Case:** BE2010002  
2607 SUGARLOAF LN  
Owner: SPIGEL, NILI; TOBALY, DANIEL

This case was first heard on 10/1/20 to comply by 10/1/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$33,500 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$1,500 to cover administrative costs.

Dani Tobaly agreed to the fine reduction.

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

**Case:** CE19061176  
618 N BIRCH RD  
Owner: TROPIROCK LLC

This case was first heard on 11/12/19 to comply by 12/24/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,900 and the City was requesting a \$225 fine be imposed.

Jorge Martinez, Building Inspector, recommended reducing the fines to \$225 to cover administrative costs.

Judge Purdy imposed a fine of \$225 for the time the property was out of compliance.

**Case:** CE20050554  
3250 GLENDALE BLVD  
Owner: JONES, MARVIN

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-1(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
WOOD FENCE.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Marvin Jones said there had been major flooding in the area, which delayed their progress. Officer Suarez stated there had been plenty of time to pull a permit. He suggested 49 days.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

**Case:** BE20040258  
2551 W STATE ROAD 84  
Owner: S ROCKS LLC

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY



INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS  
RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE  
BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Cheryl Lopez said she had believed the former management company was handling this but they had not so she had subsequently hired a new management company. She requested an extension.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** CE15101622  
3001 N FEDERAL HWY  
Owner: 3001 HOTEL LLC

This case was first heard on 3/3/16 to comply by 8/4/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$153,600 and the City was requesting a \$1,275 fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$1,275 to cover administrative costs.

Maria Carolina said the violations were from a previous owner and they had just found out about this the previous week.

Judge Purdy imposed a fine of \$1,275 for the time the property was out of compliance.

**Case:** BE20110001  
601 RIVIERA ISLE DR  
Owner: RIVERA WATERVIEW LLC

This case was first heard on 11/2/20 to comply by 11/4/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,350 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$250 to cover administrative costs.

Manuel Velar agreed to the fine reduction.

Judge Purdy imposed a fine of \$250 for the time the property was out of compliance.

**Case:** BE20040205  
539 N BIRCH RD  
Owner: INKA GRAND FL I LLC &  
INKA GRAND FL II LLC

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE  
BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY  
INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Paul Dinnocenzi said the engineer had informed him the report would be ready within the week.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** **CE20080421**  
1016 SW 22 TER  
Owner: GORMAN, RANDALL

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

Mario Carrasquel, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:  
NEW METAL SHED INSTALLED ON THE BACK YARD.

Inspector Carrasquel presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

**Case:** **BE20040175**  
255 SW 24 ST  
Owner: MCDONALDS FAMILY PROPERTIES LLC

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

Jorge Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-09081303 - ASPHALT EXIST PARKING LOT 18300SF SERVICE STATION.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

**Case:** **CE20060428**  
815 NE 19 AVE  
Owner: SIXTH STREET CORP

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

Alexander Albores, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY

PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
ROOF REPAIRS WITHOUT PERMIT.

Inspector Albores 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:** CE20060621

1681 SW 32 PL  
Owner: BLANCO, JESSICA

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

Alexander Albores, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
CONCRETE DRIVEWAY.

Inspector Albores 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:** BE20030041

525 N FORT LAUDERDALE BEACH BLVD  
Owner: FTLFS TRUST FLORIDA LP  
% MW LAUDERDALE LP

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.3.2.1  
THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
PM-18070870 - INSTALL FOUR - 24 INCH DISPOSAL WELLS.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

**Case:** CE20050150

1400 NE 54 ST #301  
Owner: BRUNEL, ANNIE

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: 9-1(d)  
ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION  
AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT  
THIS PROPERTY THAT WAS STARTED OR COMPLETED

WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO:  
REMODELING OF TWO BATHROOMS IN UNIT

FBC(2017) 105.1  
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY  
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER  
BUT NOT LIMITED TO:  
NEW KITCHEN AND BATHROOMS.

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

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$50 per day, per violation.

**Case:** BE20070198  
3010 HOLIDAY DR 1-4  
Owner: HARBOUR BEACH RESIDENCES LLC

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 28-155.(a)  
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE  
SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING  
CODE- PLUMBING (FBCP) (2014) 312.10.2, THE STATE OF FLORIDA  
ADMINISTRATIVE CODE (CHAPTER 62-555.360) AND CITY OF FORT LAUDERDALE  
MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155)  
CCN 3B64-J9AL.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

**Case:** BE20070254  
809 NE 20 AVE  
Owner: GOLDEN DIVERSIFIED SERV INC

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 28-155.(a)  
THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE  
SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE- PLUMBING (FBCP)(2014)  
312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER 62-555.360) AND CITY OF  
FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES(CHAPTER 25-153, 28-155)  
CCN 8G99-U6VV.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

**Case:** CE20040473  
1617 SW 17 AVE  
Owner: KALLUS, YAAKOV SHIMON

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED OR COMPLETED WITHOUT OBTAINING THE REQUIRED PERMITS CONSISTING OF BUT NOT LIMITED TO: HORIZONTAL WOOD FENCE.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

**Case:** BE20040201  
3564 N OCEAN BLVD  
Owner: BRANCH BANKING AND TRUST COMPANY  
% BB&T PROPERTY TAX COMPLIANCE

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2017) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** BE20040203  
4101 N OCEAN BLVD  
Owner: CCO OCEAN CAPITAL LLC

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):  
VIOLATIONS: FBC(2017) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT

BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE20040210**

Owner: 901 N FEDERAL HWY  
R K ASSOCIATES #5 INC  
SEARS-TAX DEPT D/768 B2-116A

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE20040227**

Owner: 1508 SW 5 PL 1-4  
DENIS, JOSEPHINE

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** BE20040229  
1516 SW 5 PL  
Owner: APART FLORIDA LLC

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** BE20040241  
1516 E LAS OLAS BLVD  
Owner: VENTAS REALTY LTD PRTNR  
% KINDRED HEALTHCARE INC

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH: THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case:** BE20040242  
614 SE 9 ST  
Owner: EVANGELICAL FOUNDATION  
FOR CHRISTIAN SERVICE INC

Service was via posting at the property on 11/25/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY

INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS  
RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR  
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE  
BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: BE20040253**

993 W STATE ROAD 84  
Owner: WILLIAM WYLE SACKS TR  
%CASTO INVESTMENTS CO

Service was via posting at the property on 11/24/20 and at City Hall on 11/25/20.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15  
PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE  
BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY  
INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS  
RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL  
ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT  
BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT  
TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

**Case: CE19080377**

2240 NW 30 TER  
Owner: HENRY, HUBERT AGUSTAS LLOYD, NATASHA

This case was first heard on 1/17/20 to comply by 3/20/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,500 fine, which would continue to accrue until the property was in compliance.

**Case: BE20090033**

5910 NE 28 AVE  
Owner: UDELSON, TARA S

This case was first heard on 9/9/20 to comply by 9/11/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,800 and the City was requesting a \$545 fine be imposed.

Judge Purdy imposed a fine of \$545 for the time the property was out of compliance.



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**Case:** BE20090073  
5910 NE 28 AVE  
Owner: UDELSON, TARA S

This case was first heard on 9/28/20 to comply by 9/30/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting a \$545 fine be imposed.

Judge Purdy imposed a fine of \$545 for the time the property was out of compliance.

**Case:** BE20090078  
401 LIDO DR  
Owner: 401 LIDO LLC

This case was first heard on 9/30/20 to comply by 9/30/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,000 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$14,000 fine.

**Case:** BE20100006  
340 SAN MARCO DR  
Owner: 340 SAN MARCO LLC

This case was first heard on 10/2/20 to comply by 10/5/20. 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 the full fine be imposed.

Judge Purdy imposed the \$2,700 fine.

**Case:** BE20060252  
212 SE 2 AVE  
Owner: 212 PARTNERS LLC

This case was first heard on 6/22/20 to comply by 6/23/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$150 fine.

**Lien Reduction Hearings**

**Case:** CE11022376  
705 SW 15 AVE  
BAJIC, PETER & JOANNE

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$103,100 and City administrative costs totaled \$889.22. The applicant had offered \$10,000 and the City was requesting \$10,000.

Richard Rosa, attorney, said he was the closing agent and he did not represent the owner. He requested a further reduction to \$5,000. Ms. Hasan noted that Mr. Rosa did not have standing for the owner.

Peter Bajic, owner, requested a reduction to \$5,000 because tenants were unable to pay rents, causing financial issues.

Judge Purdy reduced the lien amount to \$10,000 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: CE16071778**

650 E DAYTON CIR  
12 NAMES LLC

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$208,500 and City administrative costs totaled \$3,045.56. The applicant had offered \$1,200 and the City was requesting \$18,245.

Nancy Kaufman said they had purchased the property with the violations and brought them into compliance within 60 days and spent almost \$20,000. She requested a reduction.

Considering the negative impact this property had on the neighborhood for an extended period of time, Ms. Hasan felt the City's offer was very reasonable.

Judge Purdy reduced the lien amount to \$10,425 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: CE17061544**

825 NE 18 ST  
US BANK TRUST NA TRUSTEE % RESICAP

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$6,575 and City administrative costs totaled \$1,216.62. The applicant had offered \$657.50 and the City was requesting \$3,287.50.

Rita Stuart said the bank had taken the property in foreclosure and over \$60,000 into it. They had hoped to reduce the fine to 10%.

Judge Purdy heard other cases while staff made contact with another respondent/witness.

Upon returning to the case, the respondent had not been contacted.

Judge Purdy reduced the lien amount to \$3,287.50 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE19081660**

905 NW 16 AVE  
MATUT, DAVID

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$3,300 and City administrative costs totaled \$346.28. The City was requesting \$1,650.

Sheleen Kahn requested the liens be reduced to 10% of the total.

Judge Purdy reduced the lien amount to \$1,650 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: CE13021118**

1019 NW 2 AVE  
ALEXANDER, JAMES & STRAPKA, STAPHANIE

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$765,300 and City administrative costs totaled \$531.28. The applicant had offered \$4,000 and the City was requesting \$16,000.

Richard Vidot the property buyer, said the elderly owners had accrued the fines during the economic downturn and it had

taken time to evict the tenants. Since then, the owners had both experienced medical issues. He stated they intended to completely renovate the property. He requested a reduction to less than \$5,000. Ms. Hasan objected because the property had been a repeat offender and there had been significant delays in compliance. She felt the City's offer was "more than fair."

Judge Purdy reduced the lien amount to \$7,643 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: CE18020915**

1340 NW 6 AVE  
WILLIAMS, SAM  
WILLIAMS, AUGUSTA

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$10,775 and City administrative costs totaled \$1,196.46. The applicant had offered \$500 and the City was requesting \$1,616.25.

Sam Williams was present.

Judge Purdy reduced the lien amount to \$1,616.25 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:CE06021432**

1537 NW 4 AVE  
SPENCER, MOSES

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$133,578.80 and City administrative costs totaled \$4,203.38. The applicant had offered \$5,000 and the City was requesting \$13,357.

The owner's assistant said they purchased the property with the violations and liens and they had immediately acted to comply. She requested a lien reduction to \$5,000.

Judge Purdy reduced the lien amount to \$9,203.38 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: CE19060535**

3431 SW 13 CT  
HARDING FLA LLC

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$15,550 and City administrative costs totaled \$859.30. The applicant had offered \$1,805 and the City was requesting \$2,332.50.

Heidi Coppola stated the property manager had misled them regarding the violations. She requested the fines be reduced.

Judge Purdy reduced the lien amount to \$2,332.50 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

**Case: CE18121461**

1323 NW 15 AVE  
1323 NW 15 AVENUE INC

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$16,000 and City administrative costs totaled \$843.76. Total Lien amount for both cases: \$22,800.00; Total administrative costs: \$1,820.66. The applicant had offered \$1,000 for both cases and the City was requesting \$2,960.00 for both cases.

Karla Crawford said the tenants had caused the violations and she did not know the fines were accruing. She requested the fine for both cases be reduced to \$2,500.

Judge Purdy reduced the lien amount to \$1,250.00 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: CE13081985**

1323 NW 15 AVE  
1323 NW 15 AVENUE INC

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$6,800 and City administrative costs totaled \$976.90.

Judge Purdy reduced the lien amount to \$1,250.00 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 five cases for the same address were heard together:

**Case: CE19020214**

1445 NW 7 TER  
MERRILL LYNCH MORTGAGE TR ET AL.  
%NATIONSTAR MTG LLC

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$80,400 and City administrative costs totaled \$986.62. Total Lien amount for all five cases: \$3,825,125; Total administrative costs: \$7,464.48. The City was requesting \$14,425.78 for all five cases.

Laura Fabricio said CE08051987 and CECE15051063 were barred by the foreclosure and lis pendens that had been filed. They had paid hard costs for three other cases, and requested a reduction of liens regarding CE19100107 and CE19020214.

Ms. Hasan clarified that liens were barred by foreclosure, but not the fines, so the fines for those cases would remain.

Judge Purdy reduced the lien amount to \$14,425.78 for all five cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

**Case: CE08041908**

1445 NW 7 TER  
MERRILL LYNCH MORTGAGE TR ET AL.  
%NATIONSTAR MTG LLC

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$9,880 and City administrative costs totaled \$1,205.48. The applicant had offered \$1,205.48 and the City was requesting \$1,432.50.

**Case: CE08051987**

1445 NW 7 TER  
MERRILL LYNCH MORTGAGE TR ET AL.  
%NATIONSTAR MTG LLC

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$3,480,225 and City administrative costs totaled \$1,721.46. The applicant had offered \$1,721.46 and the City was requesting \$7,000.

**Case: CE15051063**

1445 NW 7 TER  
MERRILL LYNCH MORTGAGE TR ET AL.  
%NATIONSTAR MTG LLC

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$250,450 and City administrative costs totaled \$2,858.28. The applicant had offered \$2,858.28 and the City was requesting \$2,858.28.

**Case: CE19100107**

1445 NW 7 TER  
MERRILL LYNCH MORTGAGE TR ET AL.  
%NATIONSTAR MORTGAGE LLC

Notice was mailed to the owner via first class mail on 11/23/2020. Katrina Jordan, Presenter, testified that the lien amount was \$4,500 and City administrative costs totaled \$692.64. The applicant had offered \$692.64 and the City was requesting \$1,125.

Judge Purdy accepted page 23 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:  
None

**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

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**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE19010202

There being no further business, the hearing was adjourned at 12:08 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:

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