

MONROE D. KIAR

TOWN ATTORNEY
TOWN OF DAVIE
6191 SW 45th Street, Suite 6151A
Davie, Florida 33314
(954) 584-9770

TOWN ATTORNEY REPORT

DATE: December 24, 2002

FROM: Monroe D. Kiar

RE: Litigation Update

1. **Sunrise Water Acquisition Negotiations:** The Town requested competitive proposals for providing engineering services to conduct a western area utilities study. The Bid Selection Committee ranked URS as its first choice. At the Town Council Meeting of October 3, 2001, a resolution was approved selecting URS to provide engineering services for the western area utilities study and authorizing the Town Administrator to negotiate an agreement with URS for such services. The Town Attorney's Office has in the past, spoken with Mr. Cohen, who indicated that negotiations with URS have been ongoing. Mr. Cohen indicated that URS was requested to provide the Town with a Memorandum of Services setting forth their anticipated costs for each service to be rendered to enable the Town to determine the precise cost of the project and to determine if there are funds available to allow URS to conduct such services. A response has been received by the Town. The Town Attorney has also spoken with Mr. Dan Colabella, the Director of Public Utilities, who indicated that no agreement has been reached with URS as yet for conducting the engineering services for the western area utility study.
2. **Seventy-Five East, Inc. and Griffin-Orange North, Inc. v. Town of Davie:** A Final Order and Judgment Granting Petition for Common Law Certiorari was entered by Judge Patricia Cocalis in these two consolidated cases. Pursuant to the direction given to Mr. Burke by the Davie Town Council, an appeal of the Order entered by Judge Cocalis was filed with the 4th District Court of Appeal, but the 4th District Court of Appeal denied the Town's Petition for Writ of Certiorari on the Merits and Without Opinion, ordered that the matter be remanded back to the Town Council and required it to vote on the application based on the record as it existed prior to

the filing of the Writ of Certiorari and in accordance with the Final Judgment entered by Judge Cocalis. The Petitioner requested the matter again be placed on the Town Council Agenda and the matter was again heard on October 2, 2002, by the Town Council. After a presentation by Mr. Burke, the applicant and Staff evidence was presented by those in attendance who spoke in favor and in opposition to the two Petitions, the Town Council voted 4 to 1 to deny each petition. A Petition for Supplemental Relief to Enforce Mandate, or in the Alternative, Supplemental Complaint for Writ of Mandamus and for Writ of Certiorari has been filed by the Plaintiffs, Griffin-Orange North, Inc. and Seventy-Five East, Inc. with regard to the Quasi Judicial Hearing held before the Town of Davie on October 2, 2002. The Plaintiffs have filed these pleadings requesting that the Court order the Town of Davie to grant it the B-3 zoning and they are seeking a recovery of their attorneys' fees and court costs for their preparation and filing of this new Petition for Supplemental Relief to Enforce the Court's Mandate. Essentially, the pleadings request that the Circuit Court quash the Town Council's second denial of the Plaintiffs' zoning application and request that the Court compel approval of the B-3 zoning designation. The Plaintiffs have filed the pleadings with the same Court (Judge Cocalis) which previously entered a Final Judgment in favor of the Plaintiffs and have also filed an identical original action to cover all of their procedural basis. The Town Attorney's Office has reviewed the new pleadings filed by the Petitioner and has on several occasions, spoken with Mr. Burke, our special counsel, regarding their contents and litigation strategy. Mr. Burke previously indicated that the Petitioner filed a Motion to Consolidate the Petition for Supplemental Relief to Enforce Mandate as well as the second lawsuit it initiated, and requested that both lawsuits be heard before the original Judge in this case, Judge Cocalis, who is no longer in the Civil Trial Division, rather than Judge Robert Carney, who has taken over Judge Cocalis' prior case load. A hearing on the Petitioner's Motion to Consolidate the new Petition for Writ of Certiorari with its previously filed action was heard on December 17, 2002. Judge Carney granted the property owner's Motion to Consolidate, but denied the property owner's second Motion which was to transfer both actions back to Circuit Court Judge Patricia Cocalis. Finally, Judge Carney ordered that the Town of Davie submit a response to Petitioner, Griffin-Orange North, Inc.'s Petition for Relief on or before January 10, 2003, and Mr. Burke's law firm is presently preparing an appropriate response to be filed pursuant to the Court's Order.

3. **MVP Properties, Inc.:** The Plaintiff previously filed a multi-count lawsuit in the United States District Court for the Southern District of Florida where a Final Summary Judgment in favor of the Town and against Plaintiff, MVP Properties, Inc. was granted by the Court. MVP Properties, Inc. appealed to the 11th Circuit Court of Appeals which later affirmed the decision of the lower court in favor of the Town of Davie and against the Plaintiff, MVP Properties, Inc. The Town is currently pursuing collection of the Judgment for costs that has been obtained from MVP Properties, Inc. In the meantime, MVP Properties, Inc. has instituted a new lawsuit

in which it has filed a Complaint for Inverse Condemnation against the Town of Davie. The Florida League of Cities declined to represent the Town in this latest lawsuit as actions for inverse condemnation are excluded from coverage by the League. Accordingly, the Town Attorney's Office has reviewed the Complaint for Inverse Condemnation filed by MVP Properties, Inc. against the Town of Davie and has timely filed a Motion to Dismiss the Plaintiff's Complaint. Said Motion to Dismiss had been scheduled for hearing for Tuesday, October 29, 2002, at 2:00 P.M. The Plaintiff however, requested that the hearing be continued to a later date and the hearing is now scheduled to be heard in February, 2003. The Town Attorney's Office is confident in the outcome of this litigation.

4. **Town of Davie v. Malka:** The Town Attorney's Office recently spoke with the Building Department and the Chief Building Official, Mr. Craig, confirmed that his staff is keeping a close eye on this particular property owner to ensure that the property owner is moving ahead with final completion of all additions of the structure as promised. During our last conversation, he indicated that there have been no recent complaints from the community.

5. **City of Pompano Beach, et al v. Florida Department of Agriculture and Consumer Services:** As indicated in prior Litigation Reports, on May 24, 2002, Judge Fleet issued a 19 page Order on the Motion for Temporary Injunction in which he concluded that the Amendments regarding the Citrus Canker litigation enacted by the Florida Legislature as codified in Florida Statutes Section 581.184, was an invalid invasion of the constitutional safeguard contained in both the United States Constitution and the Constitution of the State of Florida. The Judge ultimately entered a statewide Stay Order enjoining the Department of Agriculture from entering upon private property in the absence of a valid search warrant issued by an authorized judicial officer and executed by one authorized by law to do so. The Florida Department of Agriculture and Consumer Services filed its Notice of Appeal seeking review by the 4th District Court of Appeal. The Department of Agriculture also filed a Motion with the 4th District Court of Appeal seeking that the appellate procedures be expedited, and a motion in which there was a suggestion for "bypass" certification to the Supreme Court of Florida. The Department of Agriculture contended that in light of the gravity and emergency nature of the issues, the matter should be certified by the 4th District Court of Appeal directly to the Supreme Court for its adjudication since the Department of Agriculture anticipated that regardless as to how the 4th District Court of Appeal rules on the matter, it would in fact be appealed by either the Department of Agriculture or by the County and coalition of cities to the Supreme Court of Florida for final adjudication. The 4th District Court of Appeal in fact for only the fourth time in its history, did certify this matter directly to the Florida Supreme Court for adjudication. The Florida Supreme Court however, refused to hear this matter at this stage and remanded it back to the 4th District Court of Appeal for further proceeding. Both the Florida Department of Agriculture and Consumer Services

and the County and coalition of cities have filed their respective Appellate Briefs. The Florida Department of Agriculture recently filed a Reply Brief to the Brief filed by Broward County and the coalition of cities. The Town Attorney, along with several other municipal attorneys, at the request of the Chief Appellate Attorney for Broward County, Andrew Meyers, attended the oral argument in these proceedings before a three judge panel at the 4th District Court of Appeal Courthouse in Palm Beach County on December 4, 2002. Oral argument was originally scheduled to be 20 minutes per side, but exceeded more than 1 hour. The Judges asked numerous poignant questions of both the attorneys for the Department of Agriculture and those present representing the coalition of cities, and appeared to express some concern regarding the possible evasion of constitutional safeguards afforded to the citizens of Florida by the employees of the Department of Agriculture entering upon the private backyard properties of the citizens. As of the date of this Report, the Town Attorney's Office has received no word that the 4th DCA has ruled as yet regarding the appeal. It is anticipated however, that regardless of how the 4th DCA rules, the matter will ultimately be further appealed to the Florida Supreme Court for final adjudication.

6. **Christina MacKenzie Maranon v. Town of Davie:** The Town of Davie filed a Motion for Summary Final Judgment on behalf of the Town of Davie and Police Officer Quentin Taylor seeking to dismiss both parties as defendants in this lawsuit. In response, the Plaintiffs filed an Amended Complaint naming the Town of Davie only as a defendant. Officer Taylor was no longer named a party to these proceedings. The Florida League of Cities attorney assigned to this case has filed a Motion to Dismiss the Amended Complaint and has advised the Town Attorney's Office that if it is not granted, he will again file a Motion for Summary Judgment. On this date, December 24, 2002, the Town Attorney conferred with Mr. McDuff's office regarding the status of this case, and was advised that the Judge has still not yet ruled upon the Town's Motion to Dismiss the Amended Complaint. If the Motion to Dismiss is denied, then it is anticipated a Motion for Summary Judgment will be filed on behalf of the Town. From prior discussions with Mr. McDuff, the Town Attorney has been advised that it is Mr. McDuff's belief that this case will ultimately be dismissed by the Court in its entirety. In the meantime, the Plaintiffs have done little to move this case forward.
7. **Spur Road Property:** Mr. Burke had previously given a presentation to the Town Council and at that time, advised the Council that the Division of Administrative Hearings had ruled against the Town of Davie's protest to the Department of Transportation's award of the property to the highest bidder, and that a Final Order had been entered by the Department of Transportation adopting the recommendations of the Judge for the Division of Administrative Hearings. The Council then authorized Mr. Burke to take an appeal of the Final Order that was entered against the Town and Mr. Burke timely filed a Notice of Appeal. The Clerk

of the Department of Transportation thereafter, prepared the Record for Appeal and the Appellate Brief was prepared and timely filed by Mr. Burke's office. In the meantime, the Department of Transportation continues to own the property and has not transferred title to the highest bidder. The Florida Department of Transportation filed its Brief and the Town filed its Reply Brief. On December 17, 2002, the Court heard oral argument and Mr. Burke has indicated that he is awaiting the decision from the 4th District Court of Appeal on the Appeal filed by the Town of Davie. As of the date of this Report, the Court has not yet ruled.

9. **Peter Castagna v. Officers Brito and Williams:** Peter Castagna filed a lawsuit against Officers Daniel Brito and Paul Williams alleging an action for damages pursuant to Title 42 U.S.C. 1983, for alleged false imprisonment, battery and alleged intentional infliction of emotional distress. The outside legal counsel assigned by the Florida League of Cities to defend the police officers at the League's expense, filed a Motion to Dismiss the lawsuit instituted by Mr. Castagna. Prior to the Motion being heard, the attorneys for Mr. Castagna filed an Amended Complaint and our special outside legal counsel has filed a Motion to Dismiss the Amended Complaint. The Town Attorney's Office spoke with the office of Mr. McDuff on this date, December 24, 2002, and was advised that the Motion to Dismiss is still pending. In the meantime, the case has been scheduled for trial for May, 2003. In January, 2003, the deposition of the Plaintiff, as well as Officers Brito and Williams will be conducted. As indicated in prior Reports, it is the belief of our Florida League of Cities attorney that it is very questionable that the police conduct on June 25, 1999, resulted in the problems which the Plaintiff contends he now has as a result of the incident of June 25, 1999, and that the evidence will show that there was no improper conduct by the police officers in this matter.
10. **Covenant House of Florida, Inc. v. Town of Davie:** This matter has been settled whereby the Town Council entered into a Contract for the purchase of the real property which is the subject of the lawsuit and as part of the settlement proposal upon completion of the purchase, the lawsuit would be dismissed. The closing on the subject property located on Orange Drive took place on Thursday, November 14, 2002, and the Town is now the owner of the property. The Town Attorney has again spoken with our outside counsel assigned by the Florida League of Cities, Mr. Burke, and he confirmed that the proposed Order of Dismissal has been submitted to the Court for its ratification and approval and he is awaiting return of same from the Court. Upon receipt of the Order of Dismissal, the Town Attorney's Office will provide a copy of same to the Town for distribution to the members of the Town Council. The Deed to the subject property has been filed with Broward County for recording and upon receipt of the recorded document from Broward County, the original will be forwarded to the Administrator and Clerk for safekeeping.
11. **Pelican Coast Holdings, Inc. and William Cuthbertson v. Town of Davie:** A Petition for Certiorari was served upon the Town along with an Order to Show

Cause signed by Judge Burnstein requiring the Town of Davie to show cause why the relief requested in the Petition for Certiorari should not be granted. On July 22, 2002, Appellee, Town of Davie, filed its response to the Petition for Writ of Certiorari and Pelican Coast Holdings, Inc. and William Cuthbertson have since filed their Reply Brief. Oral argument in this matter was held on October 3, 2002 and thereafter, both side submitted Memorandum of Law in support of their respective positions. On October 28, 2002, Judge Burnstein issued her Order in this case. The Court granted the Petition for Writ of Certiorari and quashed the condition imposed by the Town Council at its May 15, 2002 Meeting that the owner of the property obtained a "special permit" from the Council, if the owner seeks to serve alcoholic beverages at the site. The Court does however, make clear that the owners and users of the property are bound by the separation requirements for alcoholic establishments, but the Court proposes that the Town would be able to monitor the owner's compliance through its occupational licensing regulations. The Court has also ruled that the Petitioner is entitled to recover its attorney's fees in prosecuting the appeal. A copy of Judge Burnstein's Order of October 28, 2002 has been previously provided to the Mayor and Councilmembers. At the first meeting in November of the Davie Town Council, the Council authorized Mr. Burke's firm to file the necessary paperwork to challenge Judge Burnstein's Order of October 28, 2002. Pursuant to the Council's instructions, a Petition for Writ of Certiorari has been filed on behalf of the Town of Davie with the 4th District Court of Appeal. The Petition will be reviewed by a 3 judge panel of the 4th District Court of Appeal and if it is determined that the Petition states a prima facie case for relief, an Order to Show Cause will be entered which will require Pelican Coast Holdings, Inc. and William Cuthbertson to file a response. As of this date, December 24, 2002, Mr. Burke advises that the 4th District Court of Appeal has not yet ruled on our Petition for Writ of Certiorari.

12. **DePaola v. Town of Davie:** Plaintiff DePaola filed a lawsuit against the Town of Davie and the Town filed a Motion to Dismiss. The Motion to Dismiss was heard by Judge Burnstein who requested that both sides file Memoranda of Law in support of their positions and she took the case under advisement. Both sides did file their Memoranda of Law in support of their positions on the Town's Motion to Dismiss, and on November 13, 2002, the Court entered an Order granting the Town's Motion to Dismiss and entered an Order of Dismissal. The Court found that Mr. DePaola had administrative remedies as a career service employee, either by pursuing a civil service appeal or by a grievance procedure established under a collective bargaining agreement, but he had failed to pursue his administrative remedies. A copy the Court's Order of November 13, 2002, has been previously provided to the Town Council for its review. The Plaintiff DePaola has filed a Motion with the Court for Re-Hearing of the Town's Motion to Dismiss. As of this date, December 24, 2002, the Court has not yet ruled on Mr. DePaola's Motion for Reconsideration and for a Re-Hearing. The Court can deny the Motion for Reconsideration without a hearing, or on the other hand, grant Mr. DePaola a re-hearing. As soon as the Court has

ruled, the Town Attorney's Office will so advise the Town Council.

13. **Southern Homes of Davie, LLC v. Davie (Charleston Oaks Plat) Case No. 02-015674 (11):** The Town was served with a Summons and Complaint for Declaratory Judgment and Injunction and Petition for Writ of Mandamus with regard to Case Number 02-015674 (11) instituted by Southern Homes of Davie, LLC against the Town of Davie relevant to the "Charleston Oaks Plat". The Florida League of Cities has accepted responsibility for providing a defense to the Town of Davie relevant to this lawsuit and has assigned the case to Attorney Michael Burke. The Plaintiff is seeking both equitable relief and monetary damages against the Town. The Plaintiff is alleging that they have suffered injury as a result of the Town's refusal to process, review and/or approve its Site Plan Application while the Zoning in Progress has been in effect. They are seeking an Order declaring that the Plaintiff is entitled to approval of its Site Plan Application and that the Town be estopped to apply the "Zoning in Progress"; declaring that the Zoning in Progress does not exist and/or does not apply to Plaintiff's Site Plan Application and/or Plaintiff's property, and other relief. Since then, the Plaintiff has filed a second companion case also seeking a Declaratory Judgment and Injunction and Petition for Mandamus against the Town of Davie with regard to the "Flamingo Plat". This too, has been accepted for defense by the Florida League of Cities. Both cases have been since consolidated for discovery purposes and Mr. Burke's firm has filed its response to each Complaint filed in the two lawsuits. The Town Attorney again spoke with Mr. Burke regarding these matters on December 24, 2002. Both Mr. Burke and the Town Attorney have been in contact with the attorneys for the Plaintiff, and are discussing a potential dismissal of both lawsuits in light of the Town Council's recent action in approving the code changes pertaining to the Zoning in Progress. Mr. Burke is awaiting a written proposal from Attorney Spencer. As soon as it is received, he and the Town Attorney's Office will confer and review same for possible changes.

14. **Moises Narvaez v. Town of Davie:** Mr. McDuff, the League of Cities attorney assigned to this case, advises that Mr. Narvaez claims that while at the Players Pub bar, he was punched by another patron. According to the Davie Police that when they were summoned to the bar, they asked the Plaintiff, who had been hit in the face, whether he wanted medical attention and he indicated that he did not want medical attention. According to the Plaintiff, the next day when he awoke at home, he was unable to walk. Mr. McDuff indicates that while at Memorial Hospital in Hollywood, the Plaintiff indicated that he was beaten by several individuals while walking home from the bar. Mr. McDuff indicates that at his deposition, Plaintiff later changed his account of what happened and is now contending that the Town was negligent in not providing him with medical attention at the time of the incident at the Players Pub bar. This matter was set for the trial period that was to have commenced November 4, 2002, but did not reach trial. The Plaintiff had previously offered to settle this case for the sum of \$250,000.00, which offer was rejected by the Florida League of Cities. The Town Attorney's Office has been

advised this date that the case has in fact just settled and the Plaintiff has agreed to accept \$35,000.00 in settlement of his claim. On December 12, 2002, the Town Attorney's Office provided to the members of the Town Council and the Town Administrator a copy of the General Release and No Lien Affidavit executed by the Plaintiff, Moises Narvaez, in favor of the Town of Davie and accordingly, this matter is now concluded.

15. **Asset Management Consultants of Virginia, Inc. v. Town of Davie:** The Town of Davie has been sued by Asset Management Consultants of Virginia, Inc., who are seeking a refund of a public service fee imposed on certain property owners by the Town pursuant to Ordinance No. 99-35 of the Town Code. The Town filed a Motion to Dismiss the Complaint along with a Memorandum of Law in support of the Town's position. The Town's position is that at the time of the passage of Ordinance No. 99-35 of the Davie Town Code, it was properly initiated and therefore, the Plaintiff is not entitled to a refund of the public services fees which were subsequently declared unconstitutional and contrary to Section 192.042 of the Florida Statutes by the Florida Supreme Court in 1999. The Town of Davie's Motion to dismiss the lawsuit was heard on Friday, November 15, 2002, and after Judge Greene heard lengthy oral argument on both sides, the Court granted the Town of Davie's Motion to Dismiss Plaintiff's Complaint. The Judge granted our Motion to Dismiss with Prejudice as to Count II, which was a claim by the Plaintiff against the Town of Davie for unjust enrichment with regard to the Town of Davie's collection of the public service fee which was subsequently ruled unconstitutional. The Judge also granted the Town's Motion to Dismiss Counts I and III in which the Plaintiff sought a declaratory judgment and a refund of the public services fee that was collected relevant to the Plaintiffs. The Judge also struck with prejudice that portion of Count III which sought prejudgment interest against the Town if the Plaintiff is successful. The Judge did give the Plaintiff 20 days in which to amend Count I and the balance of Count III. A copy of the Court's Order of November 15, 2002, was previously forwarded to the Town for distribution to the Mayor and Councilmembers. The Plaintiffs filed a Motion for Extension of Time to submit their Amended Complaint and were initially granted an extension up to and including December 20, 2002. Since that date, they have received a second extension for an additional few days. Since the Court initially stated that the Plaintiffs could have additional time, our special counsel, Mr. Johnson, agreed to both extensions with the understanding that the Town shall also have an additional 20 days from the date of receipt of the Amended Complaint with which to file an appropriate response to the Amended Complaint.
16. **Michael Biglen v. Town of Davie:** The Plaintiff has sued Florida Power & Light Company, the Town of Davie and several other defendants. The Plaintiff alleges that he made contact with an overhead power line owned by Florida Power & Light Company while he was on the premises of a private land owner. Nevertheless, he asserts claims for negligence against the Town claiming a duty owed by the Town to

enforce compliance with one of its ordinances. The Town has filed a Motion to Dismiss the Plaintiff's Second Amended Complaint for failure to state a cause of action for premises liability against the Town of Davie, that the Plaintiff's claims are barred by sovereign immunity, and seeking an award from the Plaintiff of attorney's fees and costs pursuant to Florida Statutes §57.105. It is the Town's position that the Plaintiff has asserted claims against the Town without a good faith basis in doing so and that no facts or legal theories support the Plaintiff's claims and therefore, based on the circumstances, the Town is entitled to an award of its attorney's fees and costs.