



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
FEBRUARY 15, 2018
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Yvette Cross-Spencer, Clerk III
Loen Garrick, Clerk III
Crystal Green-Griffith, Clerk III
Katrina Jordan, Administrative Services Supervisor
Stacey Ramsey, Clerk III
Geneva Williams, Clerk III
Victoria Mack, Clerk III
Rhonda Hasan, Assistant City Attorney
Kelvin Arnold, Building Inspector
Susan Ateek, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Alejandro DelRio, Building Inspector
Dick Eaton, Code Compliance Supervisor
Adam Feldman, Code Compliance Supervisor
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Robert Kisarewich, Fire Inspector
Vaughn Malakius, Code Compliance Officer
Jorge Martinez, Code Compliance Officer
George Oliva, Chief Building Inspector
Paulette Perryman, Code Compliance Officer
Danny Reyes, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Geneva Williams, Clerk III
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE17032695: Diana Ewing, owner
CE17072237: Orestes Cabrera, power of attorney
CE17120403: Lee Roy Smith, property manager
CE17100633: Kevin Remer, contractor
CE16040747: John Watson Jr., owner
CE17101793: James Sherlock, owner's friend and certified arborist; Kim Pearson, Landscape Plans Examiner for the City's Department of Sustainable Development; Dan Henrich, owner' son and power of attorney
CE17062537: Jonathan Fish, owner; Rod Feiner, attorney
CE16081989: Carlos Valdes, manager
CE17032130; CE17052110; CE17052122: Courtney Crush, attorney
CE17062534: Sally Stark, court reporter; Gaspar Forteza, attorney; Rena Moforis, owner
CE17080886: Timothy Gula, owner
CE17040074: Xiao Zhu, power of attorney
CE17011470: Eric Eife, manager
CE17021824; CE17090736: David Valdini, representative
CE17070398: Simon Berdugo, owner
CE17051970: Shumuel Casper, owner
CE15100257: Nancy Summa, owner
CE15121922: Allen Shore, attorney
CE17100876: Dominic Prince, owner
CE17041697: James Hurchalla, attorney; Sandra Polselli, former owner
CE17050341: Christopher Lorusso, permit runner
CE17062110: Courtney Crush, attorney; Gary Mercado, owner
CE16082002: Peter Sorrentino, owner
CE14121602: Norman Gabe, contractor; Michelle Garrido, attorney
CE17100321: Stevo Marcetic, owner
CE17060577: Eric Martinez, contractor

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

The meeting was called to order at 9:09 A.M.

Case: CE15121922

1725 SW 5 ST
4 STAR PROPERTY ACQUISITIONS LLC

This case was first heard on 2/18/16 to comply by 3/31/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,700 and the City was requesting the full fine be imposed.

Jorge Martinez, Code Compliance Officer, recommended reducing the fines to \$500 to cover administrative costs.

Allen Shore, attorney, thanked the City for the fine reduction.

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

Case: CE17041697

Request for extension

1950 SE 24 AVE
QUINN KEELER TR
HENRY N COLE TR

This case was first heard on 8/17/17 to comply by 11/16/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jorge Martinez, Code Compliance Officer, said the new owner was making progress and recommended a 63-day extension.

James Hurchalla, attorney, and Sandra Polselli, the former owner, were present.

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

Case: CE16081989

710 N FEDERAL HWY
LAUDERDALE ONE LLC

This case was first heard on 6/1/17 to comply by 8/3/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$19,500 fine, which would continue to accrue until the property was in compliance.

Carlos Valdes, manager, said they had cleaned the catch basins so the water was draining properly and the parking lot work was in for permits.

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

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

Case: CE17052110

Continued from 1/18/18

2640 NE 32 ST
BARMER LLC

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
47-34.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF 4 UNITS HAS BEEN CHANGED TO 7 UNITS PLUS A RENTAL OFFICE WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT. THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL FACILITY IN CONJUNCTION WITH 2648-2667 NE 32 ST.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION Sec. 47-34.1. THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per case.

Courtney Crush, attorney, said they had performed research and determine this had been a licensed motel in 1957. They needed to research the State's records to determine how many rooms had been permitted. She requested a 91-day continuance. Ms. Hasan agreed to the continuance request.

Judge Purdy continued the case to 5/17/18.

Case: CE17052122

Continued from 1/18/18

2648 NE 32 ST
BARMER LLC

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
47-34.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF 4 UNITS HAS BEEN CHANGED TO 8 UNITS WITHOUT OBTAINING THE REQUIRED PERMITS AND THE

CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.
THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL FACILITY IN
CONJUNCTION WITH 2640-2667 NE 32 ST.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER
REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO
CORRECT THE VIOLATIONS AS NOTED IN SECTION Sec.
47-34.1.THE CITY SHALL HAVE RECOURSE TO ADDRESS THE
VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE
VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Judge Purdy continued the case to 5/17/18.

Case: CE17062110
2667 NE 32 ST
BARMER LLC

Continued from 1/18/18

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
47-34.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND
BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY
PERMITTED OCCUPANCY CLASSIFICATION OF 2 UNITS HAS
BEEN CHANGED TO 4 UNITS WITHOUT OBTAINING THE
REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY
FROM THE BUILDING DEPARTMENT.
THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL
FACILITY IN CONJUNCTION WITH 2640-2648 NE 32 ST.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE
OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING,
TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN
SECTION Sec. 47-34.1.THE CITY SHALL HAVE RECOURSE
TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE
UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT
THE OWNERS EXPENSE.

Judge Purdy continued the case to 5/17/18.

Case: CE14121602
3420 NW 53 ST
SEAGIS FLCC LLC ONE TOWER BRIDGE

This case was first heard on 11/5/15 to comply by 12/17/15. Violations and extensions
were as noted in the agenda. The property was in compliance, fines had accrued to
\$25,300 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, confirmed the property was in compliance and recommended reducing the fines to \$500 to cover administrative costs.

Norman Gabe, contractor, and Michelle Garrido, attorney, agreed.

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

Case: CE17072237

404 NW 21 TER
CRANEADOS LLC

Service was via posting at the property on 1/23/18 and at City Hall on 2/1/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THE DRIVEWAY OF THIS PROPERTY IS NOT MAINTAINED IN A GOOD, SMOOTH, WELL-GRADED CONDITION.

9-305(b)

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE AREA, IS NOT PROPERLY MAINTAINED IN A HEALTHY, GROWING CONDITION AND PROTECTED. THERE ARE AREAS OF THE YARD WHICH ARE BARE AND NEED SOD OR LIVING GROUND COVER.

9-306

THE EXTERIOR WALLS OF THIS BUILDING HAVE NOT BEEN MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE PAINT IS DIRTY, STAINED, LOOSE OR PEELING. THE BUILDING FACADE IS DETERIORATED.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$150 per day, per violation.

Orestes Cabrera, power of attorney, explained that the current owner had not been aware of the violations.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day, per violation.

Case: CE17062537

701 NW 5 AVE
BAYIT INVESTMENTS LLC

This case was first heard on 8/17/17 to comply by 8/27/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$33,750 fine, which would continue to accrue until the property was in compliance.

Rod Feiner, attorney, requested a 63-day extension. He said the accountant, to whom the notices were sent, had moved out of the country. He explained that the owner had already taken some action to comply.

Ms. Hasan recommended a shorter extension, such as 35 days.

Judge Purdy granted a 49-day extension, during which time no fines would accrue.

Case: CE17032130
711 ANTIOCH AVE
BAYSHORE VILLAS LLC

This case was first heard on 5/18/17 to comply by 6/1/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,900 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, requested the full fine.

Courtney Crush, attorney, said the violation related to tenants' not taking the trash bins in. She said there was now a property manager and requested the fines be reduced to cover administrative costs. Officer Caracas reported the administrative costs totaled \$994.

Judge Purdy imposed a fine of \$994 for the days the property was out of compliance.

Case: CE17062534
744 NW 5 AVE
MOFORIS, RENA MARIE

Ordered to reappear

This case was first heard on 8/17/17 to comply by 8/27/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$28,250 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, confirmed that as of Tuesday, there were still derelict vehicles on the property.

Gaspar Forteza, attorney, said the case was on appeal because "the procedure that has been utilized is contrary to the code, particularly the notice provisions, precluding my client from ever coming into compliance under this theory of constant, continuous violations for a nebulous idea, parking several different vehicles without identifying any one particular vehicle."

Mr. Forteza wished to submit documentary evidence and an adjudication from Code Compliance Officer Gustavo Caracas, stating the property had been brought into compliance by the deadline stated in the order.

Ms. Hasan objected to Mr. Forteza's remarks, and said the appeal was not germane to this hearing. She wanted Mr. Forteza's evidence and testimony restricted to the issue of compliance and Mr. Forteza agreed.

Judge Purdy moved this case to the end of the hearing.

Upon returning to the case, Officer Gottlieb suggested a 14-day extension to reinspect the property. Mr. Forteza did not object, but wanted Judge Purdy to "give at least a little bit of guidance as to how that code is to be interpreted because they are applying it in...an incorrect fashion." Mr. Forteza said the code indicated that the City was supposed to tag the vehicle and provide 24 hours (on public property) or 10 days (on private property) to remove such vehicle. No vehicle had been so tagged and instead the City had towed the vehicle and cited this as a recurring violation, even though the owner had never been cited for any such violation in the time she owned the property.

Mr. Forteza wanted Judge Purdy to direct Officer Gottlieb to cite the only the same vehicle that had been present for more than 24 hours as a recurring violation. If a vehicle was on the property but had not been present for more than 24 hours, it should not be cited as a recurring violation.

Officer Gottlieb said the *property* had been posted with the notice "including any and all derelict vehicles. It does not have to be for each individual vehicle." Mr. Forteza said, "The law is clear Judge...it's a per-vehicle violation."

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

Case: CE17070398

1444 NE 4 AVE

MODPOD DEVELOPERS LLC

Service was via posting at the property on 1/20/18 and at City Hall on 2/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

Simon Berdugo, owner, agreed to comply within 21 days.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE17100321

5801 NE 14 RD
MARCETIC, RADMILA & MARCETIC, STEVO

Service was via posting at the property on 1/20/18 and at City Hall on 2/1/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Stevo Marcetic, owner, said he had applied and the State license would take 30 days. He requested 91 days.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$250 per day.

Case: CE16040747

520 NW 22 AVE
DAUGHTRY, WILLER EST

Vacate Order to Impose the Fine of 8/10/17
and re-hear the case

This was a request to vacate the Order to Impose the Fine dated 8/10/17 and re-hear the case. This case was first heard on 9/1/16 to comply by 10/20/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,075 and the City was requesting the full fine be imposed.

Ms. Allman explained that at the August 10, 2017 hearing, the owner had been present, but was informed he did not need to stay to have his case heard and he had left. Shelly Hullett, Code Compliance Officer, said if the owner had been present when the case was heard, she would have asked for the fines to be reduced to administrative costs.

John Watson, owner, agreed to vacating the order and rehearing the request to impose the fines.

Judge Purdy vacated the Order to Impose the Fine dated 8/10/17.

Officer Hullett recommended reducing the fines to \$709 to cover administrative costs.

Judge Purdy imposed a fine of \$709 for the days the property was out of compliance.

Case: CE17100633

516 MOLA AVE
MOLA VENTURES LLC

Personal service was made on 1/17/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE
MASTER PERMIT 16122016 (500,512,516 MOLA: INSTALL
WATER AND SEWER)
SUB PERMIT 17021444((3)1INCH IRRIG, 1INCH
DOMES, (2)1.5 DOMES METERS FOR)

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK
SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION
PURPOSES UNTIL APPROVED.

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

Kevin Remer, contractor, agreed.

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

Case: CE17101793

2539 NE 26 TER
HENRICH, ELAINE M HENRICH TR

Service was via posting at the property on 1/24/18 and at City Hall on 2/1/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
47-21.15.D.1.e

THERE IS A LARGE BISCHOFIA TREE ON THIS PROPERTY THAT HAS
BEEN TRIMMED AND/OR HAT-RACKED IN SUCH A WAY TO BE
CONSIDERED ABUSE. TREE ABUSE IS PROHIBITED. TREE ABUSE
SHALL INCLUDE DAMAGE INFLICTED UPON ANY PART OF A TREE
WHICH MAY PERMIT INFECTION OR PEST INFESTATION; WHICH

PERMANENTLY REDUCES THE FUNCTION OF THE TREE OR WHICH ALTERS THE NATURAL SHAPE OF THE TREE.

47-21.16.A.

THERE IS A LARGE BISCHOFIA TREE ON THIS PROPERTY WHICH HAS BEEN ABUSED, CREATING A SITUATION WHERE IT THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE. IN ITS CURRENT CONDITION IT COULD FORESEEABLE CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE AND IS DECLARED A PUBLIC NUISANCE.

Inspector Malakius presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Ms. Hasan stated the remedy for the violation was removal of the tree.

James Sherlock, the owner's friend and certified arborist, said the tree was in the backyard and therefore did not present a hazard to the public. He agreed that some limbs should not have been removed, but said a viable remedy was crown restoration, not removal. Dan Henrich, the owner's son and power of attorney, said FPL had trimmed one side of the tree and a trimming service had subsequently evened it out on the other side.

Kim Pearson, Landscape Plans Examiner for the City's Department of Sustainable Development, testified that the bischofia tree had been abused and the corrective action was to remove it. Mr. Sherlock argued that the tree could be allowed to grow back and selectively pruned. He acknowledged that this was an invasive tree.

Ms. Pearson listed her professional credentials, said she was a certified arborist and had a degree in ornamental horticulture. She disagreed with Mr. Sherlock that the bischofia tree could be saved by crown restoration. She added that it was classified as an exotic invasive tree. Ms. Pearson said tree abuse was prohibited by code on all trees, including invasive ones. For the health and welfare of the City, she said the tree must be removed.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE16082002

2741 NE 29 CT

SORRENTINO, PETER A & STEPHANIE

SORRENTINO FAM REV LIV TR ET AL.

Service was via posting at the property on 1/18/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15051227 (ROOM ADDITION)

FBC(2014) 111.1.1

CERTIFICATE OF OCCUPANCY.
ADDITION TO THE PROPERTY IS BEING USED OR OCCUPIED
WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY
ISSUED BY THE BUILDING OFFICIAL.

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

Peter Sorrentino, owner, agreed.

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

Case: CE17120403

436 NW 15 WAY

STS GROUP USA INC.

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS AN ACCUMULATION OR UNTENDED GROWTH OF WEEDS,
UNDERGROWTH OR OTHER DEAD OR LIVING PLANT LIFE;
OVERGROWTH OF LAWN, GRASS, WEEDS OR FOLIAGE; TRASH,
RUBBISH, LITTER, REFUSE, GARBAGE, YARD WASTE, OR DEBRIS;
DISCARDED MACHINERY, APPLIANCES, FURNITURE OR SIMILAR
ARTICLE; STAGNANT WATER; OTHER OBJECTIONABLE, UNSIGHTLY,
OR UNSANITARY MATTER ON PROPERTY AND ADJACENT SWALE.

9-278(g)

WINDOW SCREENS THROUGHOUT THIS OCCUPIED PROPERTY ARE
MISSING OR DAMAGED PREVENTING PROTECTION AGAINST INSECTS.

9-306

EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED IN A
SECURE AND ATTRACTIVE MANNER. THE PAINT IS DIRTY, STAINED,
LOOSE OR PEELING. THE BUILDING FACADE AND STRUCTURAL PARTS
INCLUDING FASCIA AND SOFFITS ARE DETERIORATED.

Complied:

9-280(f)

Officer Hullett said the case was begun pursuant to a complaint. She presented photos of the property and the case file into evidence and recommended ordering compliance with 18-12(a) and 9-278(g) within 10 days or a fine of \$100 per day, per violation and with 9-306 within 21 days or a fine of \$100 per day.

Lee Roy Smith, property manager, said neighbors used to put trash in their dumpster and on their property. He said they had cameras and security lights on the property.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) and 9-278(g) within 10 days or a fine of \$100 per day, per violation and with 9-306 within 21 days or a fine of \$100 per day.

Case: CE17040074

1117 NE 16 TER
ZHU, YUN

This case was first heard on 6/1/17 to comply by 7/13/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$54,000 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, said the property was in compliance as of the previous day and fines totaled \$53,500. He recommended reducing the fines to \$2,000 to cover administrative costs.

Xiao Zhu, power of attorney, was present. Officer Snyder read a statement from the owner saying they had worked to comply the violations but admitted they should have been more communicative with Officer Snyder.

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

Case: CE15100257

1620 N FEDERAL HWY
H J ROSELLI PROPERTIES LLC

This case was first heard on 2/18/16 to comply by 5/18/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,200 and the City was requesting a \$1,275 fine be imposed.

George Oliva, Chief Building Inspector, confirmed the property was in compliance and recommended reducing the fines to \$1,275 to cover administrative costs.

Nancy Summa, owner, asked that the fines be reduced to the lowest administrative hard costs. Inspector Oliva stated \$1,275 was the City's hard costs.

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

Case: CE17011470

1121 NE 11 AVE
SCHWING, STEFAN D

This case was first heard on 5/18/17 to comply by 6/29/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$50,250 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, said the violation remained and recommended imposition of the fine.

Eric Eife, manager, said the owner lived in South Africa. He stated in May, after being cited, they had decided not to use the property as a vacation rental anymore. He said he would provide the City with the certification that the property was no longer being rented.

Judge Purdy granted a 14-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/1/18 hearing.

Case: CE17060577

6150 NW 31 WY
LAWRENCE, HEATHER & DINEEN, HEIDI

Service was via posting at the property on 1/22/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
PERMIT 16111550 (REROOF SHINGLE TO SHINGLE 1500 SQ FT)

Withdrawn:
FBC(2014) 110.6

Inspector DelRio presented photos of the property and 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: CE17032695

201 SE 23 ST
EWING, DIANA A

This case was first heard on 6/1/17 to comply by 7/13/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$27,750 and the City was requesting the full fine be imposed.

Ron Kovacs, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the full fine.

Diana Ewing, owner, said her property had been damaged in the hurricane and this had delayed her compliance.

Judge Purdy imposed a fine of \$2,500 for the days the property was out of compliance.

Case: CE17100876

1726 LAUD MANORS DR
FLETCHER, YVETTE

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
PERMIT 14032227(NEW SFR 4 BED, 3 BATH, 1 STORY, 1 CAR
GARAGE)

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE
BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK
SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION
PURPOSES UNTIL APPROVED.

Inspector Arnold presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day.

Dominic Prince, owner, agreed.

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

Case: CE170519708

1521 NW 8 AVE
1519 NW 8 AVE LLC

Service was via posting at the property on 1/22/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
PERMIT 16022365 (ATF: REPLACED PLUMB: KITCHEN
SINK, 2 BATHROOM SINKS,)

Withdrawn:

FBC(2014) 110.6

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

Shumuel Casper, owner, said his property had been heavily damaged in the hurricane and requested more than 42 days.

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

Case: CE17050341

2436 AQUAVISTA BLVD 8
SIENEMA, CRAIG

Service was via posting at the property on 1/1918 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
16062586 (NEW DOCK)

Withdrawn:

FBC(2014) 110.6

Inspector DelRio presented photos of the property and 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: CE17021824

Ordered to reappear

1401 SW 33 ST
DAVID S JACKSON REV TR
JACKSON, DAVID S TRUSTEE

This case was first heard on 8/17/17 to comply by 9/28/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$29,250 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, said the owner had sent in the paperwork to register the property but still needed to pass inspection the following Tuesday. He recommended imposition of the fines.

David Valdini, representative, said the paperwork had needed corrections and they had paid their business development tax.

Judge Purdy Imposed the \$29,250 fine.

Case: CE17090736

3030 NE 21 TER
DAVID S JACKSON REV TR JACKSON, DAVI

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$500 per day.

David Valdini, representative, requested 63 days and Officer Ateek did not object.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$500 per day.

Case: CE17080886

808 NW 7 TER
GULA, TIMOTHY J & GULA, JEAN E

Service was via posting at the property on 1/11/18 and at City Hall on 2/1/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
PERMIT 16120437 (INSTALL EQUIPMENT AT EXISTING
CELL SITE)

Withdrawn:

FBC(2014) 110.1

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

Timothy Gula, owner, agreed.

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

Case: CE17120833

605 E EVANSTON CIR
LAU, LINDA MARIE

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation(s):

47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE ON THIS RS-6.7 ZONED
RESIDENTIAL PROPERTY.

Officer Gottlieb said this was an ongoing problem at this property. She presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE17111656

2496 SW 8 ST
VIL, GINETTE H/E ALEXANDRE, GANET

Service was via posting at the property on 1/16/18 and at City Hall on 2/1/18.

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

18-4(c)

THERE IS A DERELICT VEHICLE WITH NO TAG PARKED ON
THE SWALE OF THE PROPERTY. THIS IS A RECURRING VIOLATION
AS PER CASES CE17070270, CE17070269 AND CE11041588.

THE CASE WILL BE PRESENTED BEFORE THE SPECIAL
MAGISTRATE TO GET A FINDING OF FACT AS A RECURRING
VIOLATOR WEATHER IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway presented photos of the property and the case file into evidence, reported the violation was now in compliance and requested a finding of fact that the violation had existed as cited.

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

Case: CE17011946

704 SW COCONUT DR
MCNALLY, STEPHEN A

Service was via posting at the property on 1/11/18 and at City Hall on 2/1/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT WERE LEFT TO EXPIRE
ELECTRICAL 16041919 (REWIRE THE HOUSE, NEW ELEC
PANELS, UNDERGROUND)

Withdrawn:
FBC(2014) 110.6

Inspector Martinez presented photos of the property and 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: CE17110672

1320 NW 19 ST
FRANCO, MIGUEL ANGEL

Service was via posting at the property on 1/16/18 and at City Hall on 2/1/18.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY
HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES
NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE
NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM
FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE

ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Reyes presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE17101094

1820 SW 20 ST
TOLOTTI, CARLY C

Service was via posting at the property on 1/17/18 and at City Hall on 2/1/18.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE AREA.

Officer Sanguinetti presented photos of the property and 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.

Case: CE17081633

616 INTRACOASTAL DR
616 INTRACOASTAL DRIVE LLC

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

Inspector Malakius presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE17110280

2600 NE 26 AVE
GRADY, HERBERT

Service was via posting at the property on 1/9/18 and at City Hall on 2/1/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
25-7(a)

THERE ARE SIGNS ALONG WITH ITEMS, MATERIALS AND OBJECTS THAT HAVE BEEN DEPOSITED OR PLACED ON THE PUBLIC SIDEWALK OF THE PROPERTY BLOCKING THE PUBLIC RIGHT OF PASSAGE WITHOUT THE EXPRESS CONSENT AND PERMISSION OF THE CITY COMMISSION.

Inspector Malakius presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE17100466

94 HENDRICKS ISLE
94-96 HENDRICKS ISLE LLC

Service was via posting at the property on 1/16/18 and at City Hall on 2/1/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAYS. PROPERTY OWNERS FAILING TO PREVENT TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING THEIR PROPERTY, ARE IN VIOLATION.

9-313(c)

THE ASSIGNED STREET NUMBER OF ALL STRUCTURES AND BUILDINGS LOCATED ON NAVIGABLE WATERWAYS AND WITHIN THE CITY SHALL BE DISPLAYED ON THE PROPERTY SO AS TO BE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE17100469

200 HENDRICKS ISLE
MOSES, GEORGE J GEORGE J MOSES REV L

Service was via posting at the property on 1/16/18 and at City Hall on 2/1/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAYS. PROPERTY OWNERS FAILING TO PREVENT TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING THEIR PROPERTY ARE IN VIOLATION.

9-313(c)

THE ASSIGNED STREET NUMBER OF ALL STRUCTURES AND BUILDINGS LOCATED ON NAVIGABLE WATERWAYS AND WITHIN THE CITY SHALL BE DISPLAYED ON THE PROPERTY SO AS TO BE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE17100472

534 HENDRICKS ISLE
MENDEZ, BERNARDO DEL RIO VANEGAS, XIM

John Suarez, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAYS. PROPERTY OWNERS FAILING TO PREVENT TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING THEIR PROPERTY, ARE IN VIOLATION.

9-313(c)

THE ASSIGNED STREET NUMBER OF ALL STRUCTURES AND BUILDINGS LOCATED ON NAVIGABLE WATERWAYS AND WITHIN THE CITY SHALL BE DISPLAYED ON THE PROPERTY SO AS TO BE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE17100488

121 HENDRICKS ISLE
MUNOZ, PABLO G

Service was via posting at the property on 1/16/18 and at City Hall on 2/1/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAYS. PROPERTY OWNERS FAILING TO PREVENT TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING THEIR PROPERTY, ARE IN VIOLATION.

9-313(c)

THE ASSIGNED STREET NUMBER OF ALL STRUCTURES AND BUILDINGS LOCATED ON NAVIGABLE WATERWAYS AND WITHIN THE CITY SHALL BE DISPLAYED ON THE PROPERTY SO AS TO BE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation.

Case: CE17111711

520 N ANDREWS AVE
BR ARCHCO FLAGLER VILLAGE LLC

Service was via posting at the property on 1/16/18 and at City Hall on 2/1/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
18-1.

THERE IS GRAFFITI ON THE EXTERIOR WALLS OF THIS
VACANT COMMERCIAL PROPERTY. THE GRAFFITI ON THE
EXTERIOR WALLS MAY ADVERSELY AFFECT AND IMPAIR THE
ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CE18011701

1460 SW 24 CT
SMITH, PIERRE-PAUL

Service was via posting at the property on 1/30/18 and at City Hall on 2/1/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.6.9.3.1.1.1 out

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12
MONTHS.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

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

Case: CE18011736

3278 DAVIE BLVD
SARRIA HOLDINGS II INC.

Personal service was made on 1/30/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 25:13.6.2.1

THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT BEEN MADE ON THE BACKFLOW PREVENTION DEVICE WITHIN THE PAST 12 MONTHS.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

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

Case: CE18010822

520 SW 4 AVE
CHILDS, ROBERT & MARIA

Service was via posting at the property on 1/30/18 and at City Hall on 2/1/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.6.9.3.1.1.1 out

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

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

Case: CE16072233

644 NE 17 AVE
ROBINSON, JOHN WILLIAM

Service was via posting at the property on 1/17/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15121658 (DUPLEX: INSTALL 52-FT STEEL-FRAMED WOOD FENCING)
PERMITTING AND INSPECTION PROCESS.

Withdrawn:
FBC(2014) 110.6

Inspector DelRio presented photos of the property and 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: CE16120439
2513 TORTUGAS LN
GROSS, NOAH & WEIL, MARK

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
BUILDING 15101352 (PERIMETER FENCE AT SOUTH
SIDE 50 LF)

Withdrawn:
FBC(2014) 110.6

Inspector DelRio presented photos of the property and 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: CE17031546
1027 NE 13 AVE
NIKAJ, ESMERALDA & NIKAJ, NESTI

Service was via posting at the property on 1/17/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1
THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #16082443 (BALTR1M)

Withdrawn:
FBC(2014) 110.6

Inspector DelRio presented photos of the property and 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: CE17051761

714 NE 16 AVE
LENNCOR GROUP LLC

Service was via posting at the property on 1/25/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 16082156 (REROOF 700 SF FLAT AND 2000 SF
TILE)

Withdrawn:
FBC(2014) 110.6

Inspector DelRio presented photos of the property and 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: CE17051765

181 VERMONT AVE
SNELL, LOUISE

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT# 16082367 (SFR REROOF 591 SQ FT FLAT)

Withdrawn:
FBC(2014) 110.6

Inspector DelRio presented photos of the property and 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: CE17052090

1932 E SUNRISE BLVD
GATEWAY SHOPPING CENTER CORP

Service was via posting at the property on 1/22/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
16032316 (BACKFLOW REPLACE 1IN RPB)

Withdrawn:

FBC(2014) 110.6

Inspector DelRio presented photos of the property and 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: CE17061347

2341 SW 35 AVE
ZIMMERMAN, DAVID

Service was via posting at the property on 1/18/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #16110985 (WOOD FENCE 55 POSTS)

Withdrawn:

FBC(2014) 110.1

Inspector DelRio presented photos of the property and 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: CE17070441

1400 NE 56 ST # 209
DIXIE REALTY LLC

Service was via posting at the property on 1/18/18 and at City Hall on 2/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
MASTER PERMIT # 16080775
PERMIT 16080776 (ATF # 209 ELECTRIC PER PLANS
BP16080775)
PERMIT 16080777 (ATF # 209 REPLACE FIXTURES
BP16080775)
PERMIT 16080778 (ATF # 209 AC REPLACEMENT BP16080775)

Withdrawn:
FBC(2014) 110.1

Inspector DelRio presented photos of the property and 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: CE17100730
2531 GULFSTREAM LN
ZBOYA, DIANE

Service was via posting at the property on 1/17/18 and at City Hall on 2/1/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
BCZ 39-275(12)(d)

THERE IS A BOAT AT THIS PROPERTY THAT EXTENDS INTO
THE WATERWAY MORE THAT 33% OF THE WIDTH OF THE
WATERWAY.

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

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

Case: CE17100080
2511 NW 28 TER
MILLER, RENE M

Service was via posting at the property on 1/25/18 and at City Hall on 2/1/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE

SANITARY FACILITIES AND NO RUNNING WATER. PORTION OF THE STRUCTURE WAS OPEN AND UNSECURED AT TIME OF SITE INSPECTION. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER. THE STRUCTURE IN ITS PRESENT CONDITION IS CONDUCIVE TO BREEDING OF RODENTS, PEST AND VERMIN LEADING TO A HEALTH HAZARD AND DEEMING THE PREMISES UNSAFE.

18-7(a)

VACANT AND UNOCCUPIED BUILDING OR PORTION THEREOF, WHICH DOORS, WINDOWS, OR OTHER OPENINGS ARE BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR; UNDER CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

a. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

b. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IS VACANT AND OPEN TO CASUAL ENTRY DUE TO THE DETERIORATION, DUE TO DOORS MISSING AND OR NOT LOCKED OR WINDOWS MISSING OR BROKEN. THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering the owner to apply for the required permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Judge Purdy found in favor of the City and ordered the owner to apply for the required permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Case: CE17110339

2810 RIVERLAND ROAD
VICENTE, ANGELICA M H/E VICENTE, RICH

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THERE IS TRAILER WITH A BOAT PARKED ON THE GRASS/LAWN AREA.

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

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

Case: CE17110854

3913 SW 13 CT
BELANCE, LEROY

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

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

Complied:

18-4(c)

9-313.(a)

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

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

Case: CE17110879

3705 SW 13 CT

PISZEL, MARTIN

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
9-280(b)

SOME OF THE WINDOWS AT THIS PROPERTY ARE IN
DISREPAIR AND BOARDED UP WITH PLYWOOD.

Complied:

18-12(a)

24-27.(b)

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

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

Case: CE17100309

5551 NE 29 AVE

GOBETTI, RUDIMAR LUIS & MARGOT

Service was via posting at the property on 1/20/18 and at City Hall on 2/1/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$500 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$500 per day.

Case: CE17111058

1415 NW 4 AVE
EXPRESS RPM INC.

Service was via posting at the property on 1/13/18 and at City Hall on 2/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17090684

1442 NE 55 ST
HUJBER, RICHARD A

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.
Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17090764

2451 NE 49 ST # 106
OBRIEN, DAVID

Service was via posting at the property on 1/19/18 and at City Hall on 2/1/18.
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17100263

4040 GALT OCEAN DR # 515
JMAK, MARIANNE NUBLAT ZHMAK, VOLODYMY

Service was via posting at the property on 1/20/18 and at City Hall on 2/1/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17100264

4040 GALT OCEAN DR # 818
ROBBINS, JUDY

Service was via posting at the property on 1/20/18 and at City Hall on 2/1/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17100267

4040 GALT OCEAN DR # 610
LUCAS, WILLIAM R

Service was via posting at the property on 1/20/18 and at City Hall on 2/1/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$500 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$500 per day.

Case: CE17100268

4040 GALT OCEAN DR # 706
BLUE NOTES REAL ESTATE GROUP LLC

Service was via posting at the property on 1/20/18 and at City Hall on 2/1/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE17100270

4040 GALT OCEAN DR # 510
ZABRESKY, MICHAEL H/E ZABRESKY, SHARO

Service was via posting at the property on 1/20/18 and at City Hall on 2/1/18.

Grace Ateek, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

Officer Ateek presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE16081009

1336 NE 1 AVE
AMERICAN REAL ESTATE STRATEGIES FUN

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,050 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,050 fine, which would continue to accrue until the violations were corrected.

Case: CE17020095

3473 RIVERLAND RD
HILL, JACQUELINE
3473 RIVERLAND ROAD TR

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,950 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,950 fine, which would continue to accrue until the violations were corrected.

Cases Complied

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

CE17071926	CE17071401	CE17081867	CE17081700
CE17100745	CE17110949	CE17110950	CE17101747
CE17072247	CE17080025	CE17101797	CE17082333
CE17072094	CE17110790	CE17051807	CE17051807
CE17120097	CE17090074	CE18011704	CE18011710
CE18011711	CE18011712	CE18011713	CE18011714
CE18011716	CE18011734	CE18011738	CE18011744
CE18010818	CE18010821	CE18010825	CE18011077
CE18011083	CE16100185	CE17031572	CE17051497
CE17051539	CE17052469	CE17082498	CE17101194
CE17101592	CE17110840	CE17110859	CE17110900
CE17110907	CE17110866	CE17110867	CE17110952
CE17110906	CE17121128	CE17121423	CE17121894
CE17090549	CE17090577	CE17100016	CE17100024
CE17100038	CE17101494	CE17090612	CE17090685
CE17090737	CE17090763	CE17090765	CE17100097
CE17100251			

Cases Rescheduled

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

CE17101435

Cases Closed

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

None

Cases Withdrawn

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

CE15121012	CE17101601	CE17101055	CE17100634
CE17100636	CE17060276	CE17100741	CE17101126
CE17101150	CE17100461	CE17100474	CE17100479
CE17100491	CE17100498	CE17100282	CE17070646
CE17082106	CE17082163	CE18011412	

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:

None

There being no further business, the hearing was adjourned at 11:45 A.M.


SPECIAL MAGISTRATE

ATTEST:

Clerk, Special Magistrate