



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
MARCH 1, 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
Dorian Koloian, Clerk III
Katrina Jordan, Administrative Services Supervisor
Stacey Ramsey, Clerk III
Geneva Williams, Clerk III
Porshia Goldwire, Code Compliance Manager,
Rhonda Hasan, Assistant City Attorney
Kelvin Arnold, Building Inspector
Susan Ateek, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Mario Carrasquel, Building Inspector
Leonard Champagne, Senior Code Compliance Officer
Alejandro DelRio, Building Inspector
Dick Eaton, Code Compliance Supervisor
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Robert Kisarewich, Fire Inspector
Ron Kovacs, Code Compliance Officer
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
Mary Rich, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE18020490: Lars Anderson, general manager
CE17100821: Michael Bloom, attorney; Tom Giarella, tenant
CE17070173: David Tsveyer, property manager
CE17031093: Karen Fugate, representative
CE11032733: Vivian Tuchman, president; Abraham Tuchman, property manager
CE18010413: Anthony Diaz, property manager
CE17062534: Jane Goldberg, court reporter; Gaspar Forteza, attorney; Rena Moforis, owner
CE17072100: Andrew Schein, attorney; David Sanchez, neighbor; Colleen Lockwood, president of association
CE17060119: Efrem Knight, owner; Juan Morales, contractor
CE17052057: Russell Halley, attorney
CE17121183: Courtney Crush, attorney; Alexandra Henao, owner
CE16110654: Eric Martinez, contractor
CE16041723: Kristin Bursa, manager of compliance
CE18010284: Leo Edelsberg, owner
CE17100648: Daniel DeLeon, tenant
CE17101435: Charles White, owner
CE17060125: Sean Lamb, owner
CE17090039: Darryl Sands, owner
CE17051956: Amir Darmon, property manager
CE17110222: James Blaszyk, owner
CE18010003: Catherine James, vehicle owner
CE17070097: Thomas Reich, owner
CE17062643: Katrina Jackson, operations superintendent; Cesar Feliz, supervisor
CE17020792: Laura Santisteban, owner; Harry Linet, owner
CE16061433: Nectaria Chakas, attorney; Serafin Betancourt, contractor
CE17110433: Francesca McFeely, property manager
CE17012061: Courtney Crush, attorney
CE17100583: Rafael Suarez, district manager
CE17082150: Paul Figg, attorney
CE17060293: Vincent Buchan, property manager
CE17111028: Kevin Lotterman, owner; Loibel Lotterman, owner
CE17100212: Aminata Miller, owner
CE17101551: Leola Mayo Harrel, owner
CE15110456: Zsolt Kovacs, association manager; Robert Adams, association president
CE17121360: Willy Mompremier, owner
CE17100258; CE17100259; CE17100261; CE17100266: Lee Cohn, representative
CE17082508: Sean Wideberg, manager
CE16100532: Juan Rodriguez, property manager
CE17021636: Peter Solnick, attorney
CE13020643: Gregory McAloon, attorney
CE14120351: Hasia Bitton, agent
CE14050748; CE14050749: Humberto Cancio, attorney

Special Magistrate Hearing

March 1, 2018

Page 3

CE14121454: Matthew Turner, owner; Sarah Turner, owner

CE14040760; CE15071437: Jarod Pond, representative

CE16010882: Debbie Wysocki, attorney

CE13031575: Allen Shore, attorney

CE07050156: Joseph Grano, representative

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

The meeting was called to order at 9:08 A.M.

Case: CE17072100

806 NE 16 PL

TITAN MIDDLE RIVER 8 LLC

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation(s):
47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

18-12(a)

Withdrawn:

26-229.(x)

Officer Gottlieb 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, per violation.

Andrew Schein, attorney, said some issues had already been resolved and agreed to the 42 days.

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

Case: CE17100821

412 SE 32 ST

3131 SE 6 AVE LLC

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation(s):
47-19.4.D.1.

THERE IS A 4 YARD DUMPSTER ON THE PROPERTY, THAT IS NOT INSIDE THE REQUIRED ENCLOSURE.

47-20.20.H.

THE PARKING LOT IS IN DISREPAIR. THERE ARE WHEEL STOPS THAT ARE DAMAGED, MISSING AND OUT OF PLACE. THERE ARE CRACKS AND POTHOLES. THE STRIPES ARE FADED OR MISSING.

47-19.9.

THERE ARE TABLES, STOOLS AND TRASH BINS OUTSIDE IN FRONT OF THIS B-3 ZONED BUSINESS.

Withdrawn:

9-306

Officer Gottlieb 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, per violation.

Michael Bloom, attorney, said he had spoken to the City attorney and agreed to a 90-day status conference. He explained there were issues between the landlord and tenant pending.

Ms. Hasan confirmed she had spoken with Mr. Bloom and the tenant had not been allowing the owner on the property. In 90 days, the owner could provide an update.

Tom Giarella, tenant, said the owner had abandoned the property. The owner had not allowed him to pay the rent since the owner purchased the property and was trying to force Mr. Giarella to break the lease by not allowing him to fix anything on the property.

Judge Purdy found in favor of the City and ordered compliance within 98 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 6/7/18 hearing.

Case: CE17121183

1112 NE 5 AVE

HENAO INVESTMENTS LLC

Service was via posting at the property on 2/7/18 and at City Hall on 2/15/18.

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 91 days or a fine of \$250 per day.

Courtney Crush, attorney, said the owner had been working with the Fire Department and Building Department. She requested 91 days.

Judge Purdy found in favor of the City and ordered compliance within 112 days or a fine of \$250 per day.

Case: CE17082508

4500 N FEDERAL HWY
EDKAR INVESTMENTS INC.

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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 (16111321) (SIGN ILLUM RACEWAY
MOUNTED CHANNEL LETTERS AND)

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 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: CE17011470

1121 NE 11 AVE
SCHWING, STEFAN D

This case was first heard on 5/18/17 to comply by 6/29/17. The property was in compliance and fines had accrued to \$50,250. The City was requesting imposition of a \$5,000 fine for the time the property was out of compliance.

Will Snyder, Code Compliance Officer, said the respondent had been order to attend this hearing.

Eric Eife, manager, said the owner lived out of the country. He stated he had informed the inspector last May that the owner did not intend to use the property as a vacation rental but no one from the City had ever responded. He explained that the ad on the website had been “parked” meaning that if someone inquired, they would be informed the property was not for rent. Mr. Eife had subsequently been informed he must provide documentation from the sites that the property was no longer being marketing for rent, which he did.

Judge Purdy imposed a fine of \$5,000 for the time the property was out of compliance.

Case: CE17062534

Ordered to reappear

744 NW 5 AVE
MOFORIS, RENA MARIE

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 \$26,750 fine, which would continue to accrue until the property was in compliance.

Ms. Hasan stated the City was closing the case and recommending no fines be imposed. A code supervisor would meet with the respondent to discuss what should be done to keep the property in compliance.

Gaspar Forteza, attorney, thanked the City, and explained that body shop tenants used the outdoor storage yard, which had been grandfathered in, to store vehicles. He said the City was maintaining a position that any future violations would result in fines “retroactively from the date the violation was first observed.” Mr. Forteza wanted the City to stipulate that for any future violations, “they have to post notice; they have to give 24 hours; they have to do this 10-day.” Judge Purdy replied, “No, I’m not even going there.”

Judge Purdy imposed no fine.

Case: CE17110222

2117 SW 10 AVE
BLASZYK, JAMES H/E COLOMA, NICOLE MARIE

Service was via posting at the property on 2/9/18 and at City Hall on 2/15/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 111.1.1

THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED
WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF
OCCUPANCY FROM THE BUILDING DEPARTMENT.

FBC(2014) 105.3.2.1

BUILDING PERMIT NUMBER 01012103 WAS LEFT TO EXPIRE.

Inspector Arnold presented photos of the property and the case file into evidence.

James Blaszyk, owner, said this issue related to a 2001 permit and the previous owner. He said he and his title company were working to resolve this. He requested more time.

Inspector Arnold acknowledged that this was a difficult case and recommended ordering compliance within 189 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 189 days or a fine of \$50 per day.

Case: CE18010284

1320 DIXIE HWY

1320 NE 7TH AVE LLC

Service was via posting at the property on 2/8/18 and at City Hall on 2/15/18.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON
THIS PROPERTY AND SWALE AREA. THIS IS A REPEAT
VIOLATION OF CASE NUMBER CE16120042, WHERE THE
SPECIAL MAGISTRATE FOUND IN FAVOR OF THE CITY.
THIS CASE WILL B E PRESENTED TO THE MAGISTRATE,
EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE
PRIOR TO THE HEARING.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended imposing a fine of \$50 per day, retroactive to the date she first noted the violation: 1/5/18.

Leo Edelsberg, owner, said they had a dumpster issue and they had a permit in for a new one. In January, The City had been performing street renovations and this temporarily prevented the dumpsters from being picked up. The property manager was also sending Mr. Edelsberg photos of the property every day showing its condition. Officer Gottlieb stated the property had been a problem for several years.

Judge Purdy found in favor of the City and imposed a fine of \$50 per day, retroactive to the date she first noted the violation: 1/5/18.

Case: CE17060125

1727 POINSETTIA DR
LAMB, SEAN & RACHEL

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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 16082398
PERMIT#16082406 (ROOFTOP SOLAR PV SYSTEM INSTALL
BP 16082398)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

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.

Sean Lamb, owner, said he wanted to void the permit and no work had been done.

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

Case: CE16041723

1303 SE 17 ST
SOUTHPORT RETAIL LLC
% PRINCIPAL REAL ESTATE INVESTOR

This case was first heard on 8/18/16 to comply by 8/28/16. 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 the full fine be imposed.

Lois Turowski, Code Compliance Officer, reported the property was now complied and recommended reducing fines to \$1,399 cover administrative costs.

Kristin Bursa, manager of compliance, agreed.

Judge Purdy imposed a fine of \$1,399 for the days the property was out of compliance.

Case: CE16061433

Ordered to reappear

2323 W STATE ROAD 84

AZURITE CORP LTD

This case was first heard on 8/4/16 to comply by 11/3/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$22,200.

Nectaria Chakas, attorney, said in February, Special Magistrate Flynn had imposed fines due to a lack of compliance activity, which had been caused by a dispute between the owner and contractor. There was a new contractor, Serafin Betancourt. Ms. Chakas said Ms. Flynn had ordered the respondent to attend this hearing to report on progress and she would consider staying the fines if progress was being made. Ms. Chakas reported progress was being made. She requested 98 days.

Judge Purdy granted a 98-day extension, during which time no fines would accrue and ordered the respondent to attend the June 7, 2018 hearing.

Case: CE17060293

3317 NE 16 CT

FRP 3 LLC

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
47-21.9.K.

DECORATIVE STONE GRAVEL UTILIZING ENTIRE FRONTAGE
OF PROPERTY WHERE LANDSCAPING IS REQUIRED.
DECORATIVE STONE BEING USED IN LIEU OF LIVING
GROUND COVER/SOD.

9-305(b)

PROPERTY OWNER NOT PROPERLY MAINTAINING AND
PROTECTING LANDSCAPING. MAINTENANCE SHALL INCLUDE
BUT NOT LIMITED TO REMOVAL/REPLACEMENT OF DEAD OR
DISEASED PLANTS AND REMOVAL OF REFUSE; PRESENT A
HEALTHY GROWING CONDITION AND WELL KEPT APPEARANCE
AT ALL TIMES.

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days.

Vincent Buchan, property manager, said it was very difficult to maintain sod in this area because of its proximity to the ocean. He showed photos of when the property had been sodded and stated he did not want it to look like this again. He also wished to save water.

Officer Caracas recommended the owner remove the rocks and plant live landscaping within 35 days or a fine of \$100 per day, per violation.

Porshia Goldwire, Code Compliance Manager, stated a landscaping inspector had informed her that live plantings were important in this area. If progress was being made in 35 days, they would support an extension.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation and ordered the respondent to attend the April 12, 2018 hearing.

Case: CE17090039

2031 NW 29 AVE

SANDS, DARRYL & SANDS, MARY E EST

Service was via posting at the property on 2/3/18 and at City Hall on 2/15/18.

Jordan Wingate, 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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. THERE ARE MULTIPLE WINDOWS ON
THE FRONT OF THE PROPERTY THAT ARE BROKEN OR ARE
IN DISREPAIR.

Officer Wingate 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, per violation. He said the owner had been present earlier and agreed.

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

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

Case: CE17100258

4040 GALT OCEAN DR # 309

TSS CAPITAL LLC

Service was via posting at the property on 1/24/18 and at City Hall on 2/15/18.

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.

Lee Cohn, representative, said the owner had been informed by the State that having a State license exempted them from needing a City license but they had learned this was not true. He said there were 76 total units in one group and 91 in another that were being rented. Mr. Cohn said they intended to comply every unit but he did not believe it could be done within 42 days. He requested 84 days.

Officer Ateek said each individual owner had already been notified and each was responsible to apply for the City license for his/her unit.

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

Case: CE17100259

4040 GALT OCEAN DR # 423

TSS CAPITAL LLC

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

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: CE17100261

4040 GALT OCEAN DR # 505

PETER L MASTERS REV TR

MASTERS, KAROLYN S TRUSTEE

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

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: CE17100266

4040 GALT OCEAN DR # 905

AGD HOLDINGS LLC

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

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: CE15110456

3600 GALT OCEAN DR
EDGEWATER ARMS INC.

This case was first heard on 4/21/16 to comply by 10/18/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$26,600 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.

Zsolt Kovacs, association manager, agreed.

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

Case: CE17031093

630 RIVIERA ISLE
630 SE 25TH AVENUE BUSINESS TR

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 \$72,800 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance and recommended reducing the fines to \$902 to cover administrative costs.

Karen Fugate, representative, agreed.

Judge Purdy imposed a fine of \$902 for the days the property was out of compliance.

Case: CE17040746

547 NE 1 AVE
BR ARCHCO FLAGLER VILLAGE LLC

Request for extension

This case was first heard on 1/18/18 to comply by 2/8/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$10,000.

Ron Kovacs, Code Compliance Officer, said all violations remained and requested a 56-day extension.

Judge Purdy granted a 56-day extension, during which time no fines would accrue.

Case: CE17100648

1601 NW 7 PL

EREL, NATAN

Service was via posting at the property on 2/14/18 and at City Hall on 2/15/18.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation(s):
18-4(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, AND THERE ARE WEEDS COVERING THE PROPERTY AND SWALE.

18-12(a)

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

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

Daniel DeLeon, tenant, agreed.

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

Case: CE17062643

2300 W COMMERCIAL BLVD

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

Personal service was made on 2/13/18.

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 14100671 (INSTALL NEW FM-200 SYSTEM)

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 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.

Cesar Feliz, supervisor, said the contractor who opened the permit had informed him that the final inspection was performed on 1/14/16 and was surprised the permit had remained open.

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

Case: CE17100583

3050 W BROWARD BLVD

COLE FD PORTFOLIO VI LLC

% FAMILY DOLLAR STORES TAX DEPT.

Service was via posting at the property on 2/9/18 and at City Hall on 2/15/18.

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

THERE IS TRASH/RUBBISH/DEBRIS AND SCATTERED LITTER ON THIS PROPERTY INCLUDING THE SWALE. PER PREVIOUS CASES CE16120773, CE16040449, CE15101784 AND CE14090649 THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO GET A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

Rafael Suarez, district manager, said there had been management changes but once he was aware of the violation he had acted.

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

Case: CE18020490

101 S FTL BEACH BLVD

LAS OLAS BEACH CLUB CONDO ASSN

Personal service was made on 2/14/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-111.1.3

THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY BY A BROWARD COUNTY LICENSED TEST AND BALANCE COMPANY.

Lars Anderson, general manager, said they were working on getting a new contractor and requested 94 days.

Captain Kisarewich recommended ordering compliance within 98 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 98 days or a fine of \$100 per day.

Case: CE16110654

1200 N FTL BEACH BLVD 702
SCHAEFFER, HEATHER ALSTON

This case was first heard on 4/6/17 to comply by 6/1/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,750 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, confirmed the property was in compliance and recommended reducing the fines to \$550 to cover administrative costs.

Judge Purdy imposed a fine of \$550 for the days the property was out of compliance.

Case: CE17101435

1714 SW 22 ST
1137 LLC

This case was first heard on 11/16/17 to comply by 12/7/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,100 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, said once the owner was notified he had acted immediately to comply. He recommended a fine reduction to \$550.

Charles White, owner, agreed.

Judge Purdy imposed a fine of \$550 for the days the property was out of compliance.

Case: CE17052057

1100 NE 17 TER
FEDERAL NATIONAL MORTGAGE ASSN % SE

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 in compliance, fines had accrued to \$3,100 and the City was requesting the full fine be imposed.

Paulette Perryman, Code Compliance Officer, confirmed the property was in compliance and recommended impose the full fine plus \$396 in administrative costs.

Russell Halley, attorney, thanked Judge Purdy.

Judge Purdy imposed a fine of \$396 for the days the property was out of compliance.

Case: CE17101551

3515 SW 12 CT

MAYO, LEOLA E

Service was via posting at the property on 2/16/18 and at City Hall on 2/15/18.

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

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

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

24-27.(b)

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Officer Holloway 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, per violation.

Leola Mayo Harrel, owner, agreed.

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

Case: CE17121360

3613 SW 14 ST

MOMPRESMIER, WILLY

Service was via posting at the property on 2/14/18 and at City Hall on 2/15/18.

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.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEED AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE 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 \$25 per day, per violation.

Willy Mompremier, owner, agreed.

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

Case: CE17082150

3267 DAVIE BLVD

SZOKE FAMILY LIMITED PARTNERSHIP 2

Service was via posting at the property on 2/9/18 and at City Hall on 2/15/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
15-28.

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS TAX RECEIPT.

47-22.9.

THERE ARE VARIOUS SIGNS INCLUDING BUT NOT LIMITED TO WINDOW SIGNAGE, WALL SIGN(S), MOVEABLE SIGNS AND A SANDWICH SIGN HAVE BEEN ERECTED/DISPLAYED WITHOUT FIRST OBTAINING PERMITS.

Officer Holloway had received an email from the owner's attorney requesting a 35-day continuance and she had agreed to request one.

Judge Purdy reset the case to April 12, 2018.

Case: CE18020537

6365 NW 6 WAY
RFP MAINSTREET PARK/CYPRESS LLC

Service was via posting at the property on 2/20/18 and at City Hall on 2/15/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY
INSPECTION.

Captain Kisarewich 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: CE16100532

6884 NW 30 AVE
INSPIRON LLC

Ordered to reappear

This case was first heard on 4/6/17 to comply by 4/21/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$143,000 fine, which would continue to accrue until the property was in compliance.

Jorge Martinez, Code Compliance Officer, recommended a 14-day extension.

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

Case: CE11032733

725 NW 6 AVE
LUMA PROPERTIES INC.

This case was first heard on 5/19/17 to comply by 8/18/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,750 and the City was requesting a \$225 fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fine to \$225 to cover administration costs.

Vivian Tuchman, president, thanked the City.

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

Case: CE17020792
2317 CASTILLA ISLE
LINET, HARRY A

This case was first heard on 4/20/17 to comply by 6/1/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$128,500 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Laura Santisteban, owner, said they had removed the listing but the website was still using the photos of the property. She confirmed they had not renewed the contract with the rental companies.

Judge Purdy granted a 14-day extension, during which time no fines would accrue and ordered the respondent to attend the March 15, 2018 hearing.

Case: CE17070173
600 NW 18 ST
KAAREFL CORP

Service was via posting at the property on 2/7/18 and at City Hall on 2/15/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-308(b)

THE ROOF ON THIS PROPERTY IS STAINED/DIRTY.

Complied:

24-27.(b)
47-34.1.A.1.
18-12(a)
9-280(b)

Officer Snyder 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, per violation.

David Tsveyer, property manager, agreed and said they were in the process of complying.

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

Case: CE18010003

2135 NW 7 ST
JAMES, LOUIS A LE JAMES, LARRY G

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
18-4(c)

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

Officer Caracas presented photos of the property and the case file into evidence and requested the vehicle immediately be towed. He said the vehicle had been red-tagged. He had opted not to tow the vehicle until now because of a "No Trespassing" sign.

Catherine James, vehicle owner, said she had received the vehicle from her brother. She said she had recently had it transferred into her name and bought insurance. Officer Caracas agreed to reinspect.

Judge Purdy reset the case for March 15, 2018.

Case: CE17051956

2060 SW 16 CT
HIRSCH, MARK

This case was first heard on 8/17/17 to comply by 10/12/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$41,700 fine, which would continue to accrue until the property was in compliance.

Amir Darmon, property manager, said he had just taken over and he would comply all violations immediately.

Judge Purdy granted a 14-day extension, during which time no fines would accrue and ordered the respondent to attend the March 15, 2018 hearing.

Case: CE18010413

732 NW 15 TER

MRBR 10 LLC

Service was via posting at the property on 2/7/18 and at City Hall on 2/15/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Withdrawn:

18-4(c)

18-12(a)

Complied:

24-27.(b)

9-304(b)

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

Anthony Diaz, property manager, said a neighbor had been putting things on the property, which had killed the grass. He requested more than 35 days.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

Case: CE17100212

3361 NW 64 ST

MILLER, AMINATA

Service was via posting at the property on 2/3/18 and at City Hall on 2/15/18.

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.

Aminata Miller, owner, said she was in the process of obtaining a license.

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

Case: CE17080308

Stipulated agreement

545 NW 8 AVE

EILAND, MICHAEL ALBERT

Violations:

9-306

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

18-12(a)

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

Complied:

18-4(c)

47-34.1.A.1.

9-308(a)

9-308(b)

18-1.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$25 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE17082049

2361 SW 36 TER

TOSKI, BRUCE

Service was via posting at the property on 2/6/18 and at City Hall on 2/15/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
9-279(f)

THIS SINGLE FAMILY RESIDENT IS BEING OCCUPIED WITHOUT WATER SERVICE BEING PROPERLY CONNECTED TO THE WATER AND SEWER SYSTEMS OF THE CITY.

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance within 3 days or a fine of \$200 per day.

Judge Purdy found in favor of the City and ordered compliance within 3 days or a fine of \$200 per day.

Case: CE17081641

616 INTRACOASTAL DR

616 INTRACOASTAL DRIVE LLC

Personal service was made on 2/8/18.

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

THERE IS A POOL OF STAGNANT WATER IN THE REAR AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS NOT BEING MAINTAINED, IN THIS CONDITION THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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, per violation.

Case: CE17122220

2060 NE 54 CT

TRAINER, JAMES E III & ROBYN L

Service was via posting at the property on 2/8/18 and at City Hall on 2/15/18.

Vaughn Malakius, 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.

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: CE17110975

843 SW 14 CT

ACKERMAN, JAMES J

Service was via posting at the property on 2/5/18 and at City Hall on 2/15/18.

Mike Sanguinetti, 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.

Officer Sanguinetti 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.

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

Case: CE17111028

3331 NW 64 ST

LOTTERMAN, KEVIN J H/E LOTTERMAN, KACEY A

Service was via posting at the property on 2/9/18 and at City Hall on 2/15/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
17042193 BROOFRPL (SFR REROOF 400 SQ FT FLAT)

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 Oliva 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: CE17121926

1423 NW 4 ST

COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 2/8/18 and at City Hall on 2/15/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER.

9-306

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

9-280(h)(1)

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

Officer Hullett said the case was begun pursuant to a complaint about raw sewage on the 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, per violation.

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

Case: CE17052099

1201 NW 4 ST

SIXTH STREET CORP

Service was via posting at the property on 2/8/18 and at City Hall on 2/15/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPING OF THIS PROPERTY IS NOT PROPERLY

MAINTAINED IN A HEALTHY, GROWING CONDITION AND PROTECTED. THERE ARE AREAS OF THE YARD WHICH ARE BARE AND NEED TURF, SOD OR OTHER LIVING GROUND COVER.

Complied:

47-34.1.A.1.

9-304(b)

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 within 21 days or a fine of \$50 per day.

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

Case: CE17120631

1614 NW 3 AVE

BRIDGE GLOBAL INC.

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

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:

16071122 BPAVENGISF (INSTALL PAVER DRIVEWAY)

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.

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

Case: CE17051063

1811 NW 26 AVE

SANDERS, J EST

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

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

GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND/OR
DUST- FREE. DRIVEWAY REMAINS IN DISREPAIR.

Complied:

9-280(b)

9-305(b)

Officer Reyes presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE17111646

1709 SW 5 ST

TIERNEY, MICHAEL

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

Mary Rich, Code Compliance Officer, testified to the following violation(s):
47-19.3(h)

THE BOAT AT THIS PROPERTY IS ENCROACHING ON THE
NEIGHBORING PROPERTY AT 1705 SW 5 STREET. IT IS IN
VIOLATION OF THE 5' SIDE SETBACK REQUIREMENTS FOR
PROPERTY IN THIS RS-8 ZONED NEIGHBORHOOD.

Officer Rich presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE17122047

2200 NW 20 ST

SAINT VINCENT LLC

Service was via posting at the property on 2/3/18 and at City Hall on 2/15/18.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS
AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER
AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Wingate 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: CE17060015

6501 NE 21 RD

NORLING, RASMUS P T

NORLING, KELLY J

Service was via posting at the property on 2/9/18 and at City Hall on 2/15/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
14100367 (CONVERT GARAGE INTO BEDROOM AND BATH)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Carrasquel 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: CE17061388

3101 NW 69 CT

VICTOR, ELNE JOSEPH & THERVIL, CLERMELINE

Service was via posting at the property on 2/9/18 and at City Hall on 2/15/18.

Mario Carrasquel, 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 #06050778

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 Carrasquel 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: CE17120868

2121 W PROSPECT RD
HYPERION COMMUNICATIONS OF FL
% LEVEL 3 TAX DEPT

Service was via posting at the property on 2/9/18 and at City Hall on 2/15/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
28-155.(a)

THE FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN
INSTALLED AND OR 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).

Inspector Carrasquel 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: CE17030184

1215 NW 2 AVE
HAMMER, STEPHEN

Service was via posting at the property on 2/9/18 and at City Hall on 2/15/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
47-34.4 B.

THERE IS A BOAT AND A RECREATIONAL VEHICLE BEING
PARKED OVERNIGHT IN THE REAR OF THIS RESIDENTIALLY
ZONED UNOCCUPIED PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING

FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Complied:

9-313.(a)

VOID

9-278(e)

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

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

Case: CE17031775

1119 NW 7 AVE

REANO, MARTHA

Service was via posting at the property on 2/7/18 and at City Hall on 2/15/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Complied:

9-278(e)

9-280(b)

9-308(b)

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

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

Case: CE17070540

1500 NW 1 AVE

SMITH, GERALD G

Personal service was made on 2/8/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING
MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

9-308(b)

Withdrawn:

47-34.1.A.1.

Officer Snyder 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.

The following four case for the same owner at the same address were heard together:

Case: CE17071396

300 NW 11 ST

RA FINANCIAL GROUP LLC

Service was via posting at the property on 1/24/18 and at City Hall on 2/15/18.

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

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND
DEBRIS ON PROPERTY/SWALE OF THIS VACANT FENCED
LOT.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE17071397

300 NW 11 ST

RA FINANCIAL GROUP LLC

Service was via posting at the property on 1/24/18 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 OF THE FENCED VACANT LOT.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE17071398

300 NW 11 ST

RA FINANCIAL GROUP LLC

Service was via posting at the property on 1/24/18 and at City Hall on 2/15/18.

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 OF THIS FENCED VACATE LOT.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE17071399

300 NW 11 ST

RA FINANCIAL GROUP LLC

Service was via posting at the property on 1/24/18 and at City Hall on 2/15/18.

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 OF THIS FENCED VACANT LOT.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE17070239

1001 ARIZONA AVE
JACKSON, ROSELIND Y

Service was via posting at the property on 2/8/18 and at City Hall on 2/15/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING
MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

18-1.

18-12(a)

18-4(c)

24-27.(b)

24-28(a)

9-304(b)

9-306

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE17082190

Stipulated agreement

203 SW 27 AVE
HORN LAND TR #1 HORN, GEORGE TRUSTEE

Violations:

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD
OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND
THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING
IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR
BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.
THE WATER DOES NOT DRAIN.

The City had a stipulated agreement with the owner to comply within 182 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 182 days or a fine of \$100 per day.

Case: CE17082191

Stipulated agreement

201 SW 27 AVE

HORN LAND TR #1 HORN, GEORGE TRUSTEE

Violations:

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING. THE WATER DOES NOT DRAIN.

The City had a stipulated agreement with the owner to comply within 182 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 182 days or a fine of \$100 per day.

Case: CE17110594

2735 SW 8 ST

HARPAUL, ROSELLA M & RODRIGUEZ, JASMINE

Service was via posting at the property on 2/9/18 and at City Hall on 2/15/18. Linda Holloway, Code Compliance Officer, testified to the following violation(s):

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR DUE TO A FALLEN TREE AND IS NOT BEING MAINTAINED AS REQUIRED.

Complied:

18-1.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE17122256

227 SW 22 AVE

OPPORTUNITIES ONE LLC

Service was via posting at the property on 2/8/18 and at City Hall on 2/15/18.

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

THERE IS A VEHICLE PARKED ON THE LAWN. THIS IS A RECURRING VIOLATION PER CASE CE17051627. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT AS A RECURRING VIOLATOR WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway presented photos of the property and the case file into evidence, reported the property 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: CE18011067

410 SW 30 TER

SMITH, LORRAINE E

Service was via posting at the property on 2/8/18 and at City Hall on 2/15/18.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. PER CASES CE1012 0459, CE11071926, CE12042091, CE12071234 AND CE15090537 THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE16122194

3200 NE 36 ST # 321

ESPOSITO, ANNE M

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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

THE FOLLOWING BUILDING PERMIT IS EXPIRED.
16062705 (INSTALL 12 WINDOWS & 1 DOOR)

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: CE17031347

3430 GALT OCEAN DR # 1404

POSZYWAK, KEITH E

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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:
MECHANICAL PERMIT #16080390 (MACRPLL)

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: CE17060119

1041 SW 17 ST

V21 HOMES LLC

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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
16100254 (REPAIR DRIVEWAY - BRICK PAVERS 254 SQ FT)
16010775 (SKYLIGHT REPAIR AND PAINT 100 SF)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS

APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

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: CE17060488

1420 NW 15 TER

CRUZ, FELIX N & PAMELA

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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 16071056 (REROOF 1300 SF SHINGLE)

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: CE17061667

3333 NE 33 ST

GALT II LLC

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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
16061979 (EAST, REPLACE DUCT AND DIFFUSERS SIDE)

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: CE17071694

1 NW 57 ST

MISSOURI-LARGO LLC DEPT PT-FL-07117

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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 16101838 (REPLC 2 INCH WILKINS 975XL BACKFLOW)

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: CE17072285

333 SUNSET DR # 1005

AMBROSE, RICHARD LAWRENCE

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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 15101591 (WINDOWS 4-RETROFIT)

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: CE17082511

2849 SW 4 CT

NOARALIS, VERISSEAU

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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 17011043 (ATF STUCCO REPAIR)

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: CE17082694

624 ORTON AVE

BEACH VISTA APTS INC.

Service was via posting at the property on 2/13/18 and at City Hall on 2/15/18.

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 16091358 (REPAVE IN KIND TO RESTORE
CONDITION OF SURFACE)

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: CE17110910

3719 SW 13 CT

BEANHEAD INVESTMENTS LLC

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

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.

9-308(a)

ROOF IS IN DISREPAIR

Complied:

9-304(b)

24-27.(b)

9-305(b)

47-34.1.A.1.

18-12(a)

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

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

Case: CE17110951

1350 SW 32 AVE

HANOY HOLDINGS TWENTY-TWO INC.

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

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.

9-308(b)

THERE IS TRASH AND DEBRIS ON THE ROOF OF THIS PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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, per violation.

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

Case: CE17120695

2001 SW 37 TER

SWAY 2014-1 BORROWER LLC

Service was via posting at the property on 2/12/18 and at City Hall on 2/15/18.

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.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO METAL CHAIRS, WOOD, AND CINDER BLOCKS. THIS IS A NON-PERMITTED USE PER SEC 47-24.3. FOR ZONING DESIGNATION RS-8.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES 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 \$25 per day, per violation.

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

Case: CE18010426

1130 NE 3 AVE

HARVEY, ROBERT

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

Leonard Champagne, Senior 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. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17032713. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE

VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

Officer Champagne presented photos of the property and the case file into evidence, reported the property 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: CE17120884

901 SE 2 CT
905 SE 2 LLC

Service was via posting at the property on 2/2/18 and at City Hall on 2/15/18.

Ron Kovacs, 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 Kovacs 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: CE17110433

2331 NW 69 CT
WILLIAMS, MELISSA SUE LE
WHEELER, PAUL MICHAEL

Service was via posting at the property on 2/3/18 and at City Hall on 2/15/18.

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: CE17110436

2615 NE 26 ST

CC&E VACATION PROPERTIES LLC

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

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: CE17110438

2900 BAYVIEW DR

WARK, LOIS VANESSA

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

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: CE17110439

3011 NE 55 PL

CASA PANACEA LLC

Service was via posting at the property on 2/3/18 and at City Hall on 2/15/18.

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: CE17110440

3213 NE 40 ST

BRANT INVESTMENTS LTD

Service was via posting at the property on 2/3/18 and at City Hall on 2/15/18.

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: CE17120838

2740 NE 30 PL

CASTILLO, JUAN CARLOS

Service was via posting at the property on 2/10/18 and at City Hall on 2/15/18.

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: CE17041277

1751 LAUD MANORS DR
BLAKE, NAKIA

This case was first heard on 8/17/17 to comply by 9/14/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$21,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$21,600 fine, which would continue to accrue until the violations were corrected.

Case: CE17070278

2514 SW 9 AVE
AERO SHADE TECHNOLOGIES INC.

This was a request to vacate the Orders dated 8/17/17 and 11/16/17.

Judge Purdy vacated the Orders dated 8/17/17 and 11/16/17.

Case: CE17101341

3007 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

This case was first heard on 1/18/18 to comply by 1/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,750 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,750 fine, which would continue to accrue until the violations were corrected.

Case: CE17101534

3001 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

This case was first heard on 1/18/18 to comply by 1/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$1,550 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,550 fine, which would continue to accrue until the violations were corrected.

Case: CE17101535

3012 HARBOR DR

RIVIERA RESORT CLUB DEV INC.

This case was first heard on 1/18/18 to comply by 1/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,550 fine, which would continue to accrue until the violations were corrected.

Lien Reduction Hearings

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

Case: CE14040760

1305 NW 7 TER

YBARRA, MICHAEL

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$21,800 and City hard costs totaled \$810. Total liens for both cases: \$64,300; total hard costs: \$1,795.

Jarod Pond, representative, said he had paid for the repairs himself. The delay was caused by his being away periodically for work as a yacht chef. He guessed the property was now worth \$180,000.

Judge Purdy reduced the lien amount to \$2,310 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: CE15071437

1305 NW 7 TER

YBARRA, MICHAEL

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$42,500 and City hard costs totaled \$985.

Judge Purdy reduced the lien amount to \$2,485 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: CE13031575

1725 SW 5 ST

4 STAR PROPERTY ACQUISITIONS LLC

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$6,860 and City hard costs totaled \$774. The applicant had offered \$774.

Allen Shore, attorney, stated they had saved the house from demolition. He explained that the prior owners were not well educated and one of them had become disabled in 2016. When Mr. Shore became involved, he found that the prior owners were being taken advantage of by someone advising them. The house had been purchased by the current owner in June 2016, the new owner had filed permit applications in February 2017 and permits had been issued in July 2017, stopping the fines. Mr. Shore asked Judge Purdy to consider the "capacity situation, the fiscal health situation" of the prior owners. He requested the fines be reduced and said he did not object to paying hard costs.

Judge Purdy reduced the lien amount to \$1,274 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: CE13020643

111 SW 2 AVE

111 PROPERTY GROUP LLC

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$198,300 and City hard costs totaled \$350.

Gregory McAloon, attorney, said the current lessee had taken over the lease on 12/29/16; the original violations dated to February 2013. The fines had accrued from March 2013 until the new lessee took over and complied the violations on April 20, 2017. He requested a reduction of the fine.

Judge Purdy reduced the lien amount to \$2,850 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE14050748

1075 W SUNRISE BLVD
FLOVAL OIL CORP

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$31,300 and City hard costs totaled \$1,086. The applicant had offered \$1,565. Total liens for both cases: \$62,600 total hard costs: \$2,172.

Humberto Cancio, attorney, explained that this had been empty lot that required subdividing to solve the problem of the wall built on the property. Once that was done, the City had cited the second lot, doubling the fines for the same violation. Mr. Cancio stated his client purchased the property and been informed by the County that it was contaminated. After working with the state, they had entered into a restrictive covenant limiting how and where construction could be done on the property. They had needed to coordinate the wishes of the City, State and County for the site plan. To address all the issues, they had needed to subdivide the property and then discovered that a neighbor had installed a fence on this property, resulting in three months' negotiations.

Mr. Cancio stated they had put \$4 million into the property. Half the property was currently under contract for sale. Mr. Cancio reminded Judge Purdy that this owner had solved the problems, not caused them. He had made an offer of \$1,500 per citation, plus \$1,086 in hard costs.

Judge Purdy reduced the lien amount to \$2,651 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: CE14050749

1075 W SUNRISE BLVD
FLOVAL OIL CORP

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$31,300 and City hard costs totaled \$1,086. The applicant had offered \$1,565.

Judge Purdy reduced the lien amount to \$2,651 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: CE17021636

1 NURMI DR

1 NURMI LLC

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$39,000 and City hard costs totaled \$304. The applicant had offered \$500.

Peter Solnick, attorney, said on some occasions, someone had listed the property for rent without the owner's knowledge. The property had never actually been rented and the property had been sold.

Judge Purdy reduced the lien amount to \$1,304 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: CE14120351

520 SW 22 TER

BITTON, HASIA

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$29,000 and City hard costs totaled \$258. The applicant had offered \$600.

Hasia Bitton, agent, said the house had been vacant for 10 years and she purchased it from the bank. She had addressed the violations over the course of one year and invested almost \$150,000.

Judge Purdy reduced the lien amount to \$858 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: CE14121454

1110 PONCE DE LEON DR

TURNER, MATTHEW & SARAH

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$21,500 and City hard costs totaled \$258.

Matthew Turner, said they had a mold remediation claim on the property and the general contractor they had hired had not closed out the permits. He had paid a subsequent contractor \$7,000 to take care of the permits and inspections. Mr. Turner had been traveling and missed the last hearing.

Judge Purdy reduced the lien amount to \$758 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: CE16010882

2301 N ATLANTIC BLVD
CLOSING HOME LOANS LLC
%BRANDON HEAT

Notice was mailed to the owner via first class mail on 2/16/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$16,500 and City hard costs totaled \$350.

Debbie Wysocki, attorney, said the new owner was Simon Edward Heat.

Judge Purdy reduced the lien amount to \$350 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: CE07050156

4761 NE 19 AV
DI CARLO, LISA F

Notice was mailed to the owner via first class mail on 2/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$17,400 and City hard costs totaled \$764. The applicant had offered \$875.

Joseph Grano, representative, sold the property to the current owner in 2008. He said this owner was unaware of the violation from the prior owner, the bank.

Judge Purdy reduced the lien amount to \$1,764 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.

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:

CE17101097	CE17120043	CE17061843	CE17111006
CE17080920	CE17080003	CE17071278	CE17072208
CE17090101	CE17081423	CE17111829	CE17121315
CE17122208	CE17062701	CE17052285	CE17110385
CE17080235	CE17090113	CE18020467	CE18020474
CE18020478	CE18020482	CE18020536	CE18020528
CE18020538	CE18020539	CE18020540	CE16051028
CE17060474	CE17070655	CE17070783	CE17070830

CE17101669	CE17101760	CE17110785	CE17110793
CE17110797	CE17110806	CE17110810	CE17110814
CE17110823	CE17110828	CE17110856	CE17110875
CE17121127	CE17121063	CE17121091	CE17121109
CE17121227	CE17121345	CE17121347	CE17121366
CE17121380	CE17121546	CE17122042	CE17120871
CE17120880	CE17100686	CE17100201	CE17100305
CE17100306	CE17100307	CE17100319	CE17100345
CE17100347	CE17100348	CE17100807	

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:

CE17050044 CE17101394 CE18010197

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:

CE17070097	CE17012061	CE17100174	CE17110474
CE17121525	CE17111057	CE16021718	CE17020130
CE17060245	CE17062083	CE17070801	CE17071232
CE17071383	CE17051625		

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

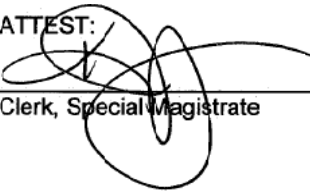
Respondent Non-Appearance

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:

CE17080823 CE14080632

There being no further business, the hearing was adjourned at 12:26 P.M.


SPECIAL MAGISTRATE

ATTEST:

Clerk, Special Magistrate