



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
APRIL 12, 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
Porshia Goldwire, Code Compliance Manager,
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Kelvin Arnold, Building Inspector
Stephanie Bass, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Mario Carrasquel, Building Inspector
Leonard Champagne, Senior Code Compliance Officer
Alejandro DelRio, Building Inspector
Adam Feldman, Code Compliance Supervisor
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Robert Kisarewich, Fire Inspector
Ron Kovacs, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
George Oliva, Chief Building Inspector
Wilson Quintero, Code Compliance Supervisor
Wilson Quintero Jr., Code Compliance Officer
Danny Reyes, Code Compliance Officer
Mary Rich, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Code Compliance Officer
Irma Westbrook, Code Compliance Officer
Gail Williams, Code Compliance Officer
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE17122249; CE17122253: Alexis Edwards; compliance coordinator
CE18012260: Mary Nielsen, owner
CE18030900: Heather Strauss, general manager; Luis Castillo, engineer
CE17071584: Alonzo Clark, owner
CE17111149: Igor Generalov, owner
CE17040777; CE17040780: Greg Brewton, agent
CE17070848: Tammy Steen, property manager
CE18010652: Jonathan Fish, owner; John Halliday, attorney
CE17062046: Ernest Edwards, representative
CE17041595: Cosmo Bivona, owner; Ryan Gesten, attorney
CE18022080: Lucmon Joseph, owner; Henry Abdullah, tenant
CE17120465: Juan Ramos, owner
CE17120002: Sharon Furtado, representative; Scott Strawbridge, director
CE18021243: Goran Dragoslavic, owner
CE17110532: Salvador Hasbun, owner
CE17051372: Valerie Vesley, owner; Florence Smith
CE17071951: Ronnie Kennedy, tenant
CE17122273: Peter Aiello, owner
CE14111350: Glenn Powell, registered agent
CE17111796: Stephon Walker, owner; Zachary Walker, attorney
CE17121176: Roupwatie Walls, owner
CE17040759: Antonio DeLorenzo, general contractor
CE17060439: Gilad Merioz, owner
CE17121100: Yvette Fernandez, property manager
CE17060480: Victor Estrada, owner
CE17111794: Roger Jones, owner
CE18010539: Billie Morrison, owner
CE17110811: Vito Santorsolva, owner
CE18011034; CE18011038: Anthony Thomas, owner
CE17121293: Eric Thorne, owner
CE17122211: Sashalee Nelson, power of attorney
CE18020268: Keith Jensen, owner
CE18010275: Louis McCutchen, owner
CE17090114: Parminder Malhotra, owner
CE17071851: Dan Ganea, owner
CE15071666: Victor Fontana, president; Chad Metters, attorney
CE18020950: Julianna Doherty, owner
CE17032492: Antoine Kagulian, representative
CE17072186: Andres Barcenias, owner
CE17060730: Walter Mendoza, tenant
CE17021504: Francisco Escalante, attorney
CE15051720: Caroline Bass, representative
CE16030478: Claudia Gill, representative
CE15031388: Justin Ortega, attorney

CE10040921: Myra Orellanes, representative
CE05111159: Daniel Stein, representative
CE11072212: Matthew Patton, owner
CE17042169; CT15041754: Anthony Escarra, attorney; Alejandro Vilarello, attorney
CE10070297; CE11060572: Dolores Sanchez, attorney
CE16040713: Terry Turbyfill, attorney
CE07070304: Abdul Razzak, representative; Yasir Billoo, attorney

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

The meeting was called to order at 9:04 A.M.

Case: CE17051372

910 E DAYTON CIR
VERLEY, VALRESIA

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 \$31,350 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, said he had inspected the previous day and the property was not in compliance.

Valerie Vesley, owner, stated the property was in compliance and Supervisor Quintero agreed to reinspect within 14 days.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE15071666

2841 NE 33 CT
BARCLAY SQUARE CONDO ASSN INC.

This case was first heard on 11/19/15 to comply by 5/19/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$64,300 and the City was requesting the full 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.

Chad Metters, attorney, agreed to the fine reduction.

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

Case: CE18021243

800 NW 11 AVE

800 NW 11 AVE LLC

Certified mail addressed to the owner was accepted on 3/12/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
24-28(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE DUMPSTER ENCLOSURE AND SURROUNDINGS, THERE IS AN INADEQUATE SANITATION SERVICE FOR THE DUMPSTER ON THIS MULTIFAMILY RESIDENTIAL PROPERTY OR IS NOT SERVICE REGULARLY AND THE DUMPSTER ENCLOSURE IS ALWAYS IN DISREPAIR STAGE. THE CAPACITY OF THE CONTAINER OR ITS LEVEL OF SERVICE ARE INADEQUATE TO SERVE THE NEEDS OF THE PROPERTY CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY IN THE MANNER THAT SUCH PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES. THIS IS A REPEAT VIOLATION OF CASE # CE16040222 PRESENTED TO THE SPECIAL MAGISTRATE ON 6/16/2016 AND JUDGE PURDY FOUND FOR THE CITY. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING AND PRESENTED AS A REPEAT VIOLATION TO THE MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

47-19.4.D.4

DUMPSTER GATES IN DISREPAIR AND OPEN AT ALL TIMES. THIS IS A REPEAT VIOLATION OF CASE # CE16040222 PRESENTED TO THE SPECIAL MAGISTRATE ON 6/16/2016 AND JUDGE PURDY FOUND FOR THE CITY. THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING AND PRESENTED AS A REPEAT VIOLATION TO THE MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

47-20.20.H.

THE PARKING LOT ON THIS MULTIFAMILY RESIDENTIAL DWELLING IS NOT MAINTAINED, THERE ARE AREAS WITH OIL STAINS, POTHoles, WHEEL STOPS IN DISREPAIR,

LOOSE AND/OR MISSING, STRIPPING SURFACE MARKINGS
ARE MISSING AND/OR FADING.

9-306

THE EXTERIOR BUILDING WALLS AND STAIRS HAVE NOT
BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR
THAT HAVE DIRT STAINS AND MISSING, PEELING PAINT.

Complied:

18-12(a)

18-4(c)

47-19.4.D.8.

Supervisor Quintero said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance with 47-20.20.H. within 49 days or a fine of \$100 per day and with 9-306 within 14 days or a fine of \$100 per day, and to impose a fine of \$100 per day, retroactive to 2/16/18 for 24-28(a) and 47-19.4.D.4 which would continue to accrue until the violations were in compliance.

Goran Dragoslavic, owner, presented his own photos of the property and copies of email his assistant had sent. He said someone visited the property five times per week and it was cleaned as needed. Mr. Dragoslavic said people hung out at the property at night and neighbors dumped household debris on the property. He said he tried to keep up the property. Supervisor Quintero viewed the photos and said the owner always did the minimum work on the property; the patching in the parking lot was loosening again and the dumpster enclosure must be done properly, with a permit.

Ms. Hasan did not feel 14 days would be sufficient to pull a permit for the dumpster enclosure. She explained that the code allowed the magistrate too impose a fine from the date the violation was cited for repeat violations.

Ms. Goldwire stated Mr. Dragoslavic was a repeat offender at his properties throughout the City. Mr. Dragoslavic said they always tried to address violations as soon as possible.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.4 and 47-20.20.H. within 63 days or a fine of \$100 per day, per violation and with 9-306 within 14 days or a fine of \$100 per day, and imposed a fine of \$100 per day, retroactive to 2/16/18 for 24-28(a), which would continue to accrue until the violation was in compliance.

Case: CE18010652

701 NW 5 AVE

BAYIT INVESTMENTS LLC

Service was via posting at the property on 3/12/18 and at City Hall on 3/15/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
47-20.20.G.

THERE ARE VEHICLES PARKED/STORED ON THE PARKING LOT FOR MORE THAN 24 HOURS WHILE WAITING FOR SERVICE OR PARTS.

47-20.20.H.

THE PARKING LOT ON THIS COMMERCIAL DWELLING HAS NOT BEEN MAINTAINED, THERE ARE AREAS WITH OIL STAINS, TRASH AND DEBRIS. STRIPPING SURFACE MARKINGS ARE MISSING AND/OR FADING.

47-34.1.A.1.

THERE IS A MAJOR AUTOMOTIVE REPAIR WORK BEING DONE ON THIS INDUSTRIAL ZONED COMMERCIAL PROPERTY, PROPERTY IS NOT APPROVED FOR THIS KIND OF WORK, APPROVAL BY ZONING IS FOR WAREHOUSE ACTIVITIES.

47-34.2.D.

THIS COMMERCIAL PROPERTY IS BEING USED IN VIOLATION OF SITE CONDITIONS AS ORDERED BY THE PLANNING AND ZONING BOARD.

Complied:

18-1.

24-29.(a)

Withdrawn:

18-4(c)

Supervisor Quintero said the case was begun pursuant to complaints. He presented photos of the property and the case file into evidence and recommended ordering compliance with 47-20.20.G and 47-20.20.H. within 49 days or a fine of \$100 per day, per violation and with 47-34.1.A.1.and 47-34.2.D. within 126 days or a fine of \$100 per day, per violation.

John Halliday, attorney, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance with 47-20.20.G and 47-20.20.H. within 49 days or a fine of \$100 per day, per violation and with 47-34.1.A.1.and 47-34.2.D. within 126 days or a fine of \$100 per day, per violation.

Case: CE17111149

441 SAN MARCO DR

510 LIDO DRIVE LLC

Personal service was made on 3/15/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
9-1.(a)

(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:

A.

ONE WHICH IS SO DILAPIDATED, DAMAGED, DECAYED, UNSANITARY, UNSAFE OR VERMIN INFESTED THAT IT CREATES A SERIOUS HAZARD TO THE HEALTH OR SAFETY OF THE OCCUPANTS OR THE PUBLIC.

UNSAFE: OCCUPIED OR IN USE WITHOUT FIRST OBTAINING THE CERTIFICATE OF OCCUPANCY.

9-259

VIOLATION OF FBC(2014) 111.1.1 AS ADOPTED BY THIS ORDINANCE: OCCUPIED BUILDING WITHOUT FIRST OBTAINING THE C.O.

Inspector Arnold 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.

Igor Generalov, owner, said he was trying to sell the property. He described problems they were having addressing the permit and inspection issues.

Inspector Arnold said the issue was that the building was being occupied without a Certificate of Occupancy.

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

Case: CE18030900

400 CORPORATE DR

PFL VII LLC

Personal service was made on 3/21/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.4.8

THE FIRE PUMP DOES NOT FUNCTION AS DESIGNED AND INSTALLED.

F-111.1.3

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

COMPLIED:

NFPA 1:11.1.7.6

Captain Kisarewich said work was ongoing to comply. He recommended ordering compliance within 98 days or a fine of \$100 per day, per violation.

Luis Castillo, engineer, said the results of the test and balance would be in within 98 days but work would take longer.

Ms. Flynn found in favor of the City and ordered compliance within 98 days or a fine of \$100 per day, per violation.

Case: CE17121293

2339 NW 12 CT

THORNE, ERIC G & ENA

Service was via posting at the property on 3/13/18 and at City Hall on 3/15/18.

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

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

Complied:

18-4(c)

9-304(b)

Officer Reyes 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.

Eric Thorne, owner, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE17122249

228 SW 22 AVE

RHA 2 LLC

Service was via posting at the property on 3/30/18 and at City Hall on 3/15/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
47-34.4.A.1.

THERE IS A WHITE AND GREEN COMMERCIAL LANDSCAPE TRUCK WITH A COMMERCIAL EQUIPMENT HITCHED TO THE REAR PARKED ON THE SWALE OF THIS PROPERTY. THIS IS A REPEAT VIOLATION PER CASE CE16110373. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

47-39.A.1.b.(7)(a)

THERE IS A WHITE AND GREEN COMMERCIAL LANDSCAPE TRUCK WITH A COMMERCIAL EQUIPMENT HITCHED TO THE REAR PARKED ON THE SWALE OF THIS PROPERTY. THIS IS A REPEAT VIOLATION PER CASE CE16110373. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway stated both violations were now in compliance. She requested a fine of \$200 be imposed for the time the property was out of compliance.

Alexis Edwards; compliance coordinator, said the former tenant had parked the vehicles on the swale.

Ms. Flynn imposed a fine of \$100.

Case: CE17122253

228 SW 22 AVE

RHA 2 LLC

Service was via posting at the property on 3/30/18 and at City Hall on 3/15/18.

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

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.
THIS IS A REPEAT CASE PER CASE CE16110373. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway stated both violations were now in compliance. She requested a fine of \$200 be imposed for the time the property was out of compliance.

Ms. Flynn imposed a fine of \$100.

Case: CE14111350

1124 NW 15 CT
DIESEN, BERNARD N

This case was first heard on 7/16/15 to comply by 8/27/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$45,700 and the City was requesting a \$1,275 fine be imposed.

George Oliva, Chief Building Inspector, requested the fines be reduced to \$575 to cover administrative costs.

Glenn Powell, registered agent, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$575 for the days the property was out of compliance.

Case: CE17071584

416 SW 25 TER
CLARK, ALONZO

Service was via posting at the property on 3/6/18 and at City Hall on 3/15/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1.

THERE IS AN EXCESSIVE AMOUNT OF OUTDOOR STORAGE ON THE PROPERTY AND ON A TRAILER STORED ON THE PROPERTY CONSISTING OF BUT NOT LIMITED TO SCRAP METAL, TIRES, BUCKETS, EXERCISE EQUIPMENT, ETC. OUTDOOR STORAGE IS NOT PERMITTED IN THIS RESIDENTIAL AREA ZONED RS-8.

9-278(e)

THERE ARE SHUTTERS ON THE WINDOWS AT THIS OCCUPIED PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS PLYWOOD COVERING THE WINDOWS.

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 ON THE PROPERTY AND SWALE.

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.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Alonzo Clark, owner, said the tenant had threatened him and he could not visit the property alone. Mr. Clark said the Police must go with him.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE18010539

2142 NE 58 ST
MORRISON, BILLIE TARNOVE

Service was via posting at the property on 3/8/18 and at City Hall on 3/15/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
9-308(b)

THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

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.

Complied:
9-280(h)(1)

Inspector Malakius 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, per violation.

Billie Morrison, owner, said she had an insurance claim for the roof repair and requested 60 days. Officer Malakius agreed.

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

Case: CE17122211

2373 NW 19 ST
DUDLEY'S TOWING CO

Jordan Wingate, Code Compliance Officer, testified to the following violation(s):
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Officer Wingate 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, per violation.

Sashalee Nelson, power of attorney, said neighbors dumped household trash on the property. She had installed No Dumping signs and cameras on the property but the problem was still happening. She said the new tenants were keeping an eye on the swale area.

Ms. Flynn found in favor of the City and denied the appeal.

Case: CE18020268

2530 ANDROS LN
JENSEN, KEITH

Service was via posting at the property on 3/5/18 and at City Hall on 3/15/18.

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

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

Case: CE17040759

1311 SEMINOLE DR
DANIELSSON, LEIF

This case was first heard on 1/18/18 to comply by 3/1/18. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$2,050 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, requested the fines be reduced to \$225 to cover administrative costs.

Ms. Flynn imposed a fine of \$225 for the days the property was out of compliance.

Case: CE18020950

3036 SW 10 ST

ACKER, JULIANNA LOUISE

Service was via posting at the property on 3/9/18 and at City Hall on 3/15/18.

Linda Holloway, 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.

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/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Complied:

18-12(a)

9-280(d)

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, per violation.

Julianna Doherty, owner, explained she was digging up her lawn to plant ornamental grass that was slow growing. She said she was only replanting a small section at a time.

Officer Holloway requested 14 days to check the registration on the vehicles and said she would allow 28 days for the landscape violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 63 days or a fine of \$25 per day and with the remaining violations within 14 days or a fine of \$25 per day, per violation.

Case: CE17110532
809 NW 7 TER
SUNRISE GATE LLC

Stipulated agreement

Violation:
15-28.

A BUSINESS IS BEING OPERATED AT THIS PROPERTY,
WITHOUT FIRST OBTAINING A BUSINESS TAX RECEIPT
FROM THE CITY.

The City had a stipulated agreement with the owner to comply within 126 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 126 days or a fine of \$100 per day

Case: CE17072186
3261 JACKSON BLVD
BARCENAS, RAY LE & BARCENAS, ANDRES

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation(s):
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Officer Quintero stated the property had been cited 7/31/17 and 48 hours later the trash remained. The City had removed the items.

Andres Barcenas, owner, admitted there had been debris but said he had not put it there. He stated the property was on a corner where people dumped garbage. He said he had installed cameras and signs to alert the public to the cameras. Mr. Barcenas requested a reduction of the fines.

Ms. Flynn found in favor of the City and denied the appeal.

Case: CE18010275
2709 NW 20 ST
MCCUTCHEN, LOUIS N

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

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

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

Officer Wingate presented photos of the property and the case file into evidence.

Louis McCutchen, owner, said the trailer must be demolished to be removed; he had been unable to sell it or give it away. He stated it had caught on fire while he was trying to dismantle it and requested 30-45 days. Officer Wingate confirmed the trailer had caught fire and recommended ordering compliance within 14 days.

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

Case: CE17062046

720 NE 62 ST

W2005 NEW CENTURY HOTEL PORTFOLIO L

Service was via posting at the property on 3/20/18 and at City Hall on 3/15/18.

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
PERMIT 15122501 (3 SIGNS 1-ILLUMINATED (HAMPTON
INN BY HILTON) 55)

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 recommended ordering compliance within 42 days or a fine of \$50 per day.

Ernest Edwards, representative, agreed.

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

Case: CE17041595

720 SW 27 AVE

720 SW 27 AVE LLC

This case was first heard on 8/10/17 to comply by 11/9/17. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$6,900 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, said the property was in compliance and recommended reducing the fine to \$534 to cover administrative costs.

Cosmo Bivona, owner, said he had spent "a ton of money" getting this resolved. Officer Holloway explained that Mr. Bivona had been unable to obtain a business tax receipt because there had been an unpermitted spray booth on the premises.

Ryan Gesten, attorney, explained that Mr. Bivona was suing the former owner regarding these issues. He said the former owner had provided permits and signed documents indicating everything was in compliance.

Ms. Flynn imposed no fine.

Case: CE17060730

3927 SW 16 ST

ZARTOLAS, ADA H & ZARTOLAS, GEORGE

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 in compliance, fines had accrued to \$2,250 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, said the property was in compliance and recommended the fines be reduced to \$764 to cover administrative costs.

Walter Mendoza, tenant, said he was responsible for the signs and the owner had told him to attend the hearing.

Ms. Flynn imposed a fine of \$764 for the days the property was out of compliance.

Case: CE17060439

1436 NE 57 PL

MERIOZ, GILAD

This case was first heard on 1/18/18 to comply by 3/1/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, recommended a 63-day extension.

Gilad Merioz, owner, agreed to the extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE17090114

2780 SW 2 ST

MALHOTRA, PARMINDER SINGH

Service was via posting at the property on 3/9/18 and at City Hall on 3/15/18.

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.

47-20.20.H.

THERE ARE CRACKS AND/OR HOLES AND THE ASPHALT TOP COAT IS RAISED, UNEVEN IN SOME AREAS AND HAVE MISSING SECTIONS.

THERE IS A WHEEL STOP THAT IS LOOSE/NOT PROPERLY ALIGNED. THE SURFACE MARKINGS ARE FADED/MISSING.

Complied:

18-12(a)

Officer Holloway said the owner had been taken advantage of by a contractor. She presented photos of the property and the case file into evidence and recommended ordering compliance within 105 days or a fine of \$25 per day, per violation.

Parminder Malhotra, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 105 days or a fine of \$25 per day, per violation.

Case: CE17110811

2308 NW 6 CT

SANTORSOLVA, VITO MICHELE

Service was via posting at the property on 3/22/18 and at City Hall on 3/15/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
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 TURF, SOD OR OTHER LIVING GROUND COVER.

Complied:

18-12(a)
47-34.1.A.1.
9-304(b)
9-306

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.

Vito Santorsolva, owner, agreed.

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

Case: CE17111796

1209 NW 6 ST
WALKER, VERDELLE T & WALKER, STEPHON

Service was via posting at the property.

Stephanie Bass, 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. SURFACE MARKINGS ARE FADED OR MISSING

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance within 30 days or a fine of \$50 per day.

Stephon Walker, owner, requested 45 days.

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

Case: CE17120465

736 NW 15 TER
RAMOS, JUAN RAMOS, MARIE

Service was via posting at the property on 3/20/18 and at City Hall on 3/15/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1.

THERE IS OUT-DOOR STORAGE ON THIS PROPERTY ZONED
RS8

9-280(h)

THE FENCE IS IN DISREPAIR

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.

THE HOUSE NUMBER IS MISSING FROM THE BUILDING ON
THIS PROPERTY

Complied:

24-27.(b)

9-304(b)

9-306

9-313(a)

Officer Suarez 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.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner, Juan Ramos. Mr. Ramos said he understood the violations and possible fines and agreed to comply within 35 days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE17120002

Administrative Hearing

746 NW 14 WY

HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE

Violation:

18-12(a)

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

Ms. Goldwire said she and Supervisor Westbrook had gone on a ride-along with the department and deputy directors and found empty lots owned by the Housing Authority with bulk trash violations. The properties had been cited and given 10 days to comply but failed to do so. On other occasions, the City had removed trash from the properties.

Sharon Furtado, representative, said she worked closely with Code Enforcement. In December, she had discovered trash on the property and called the Police because they believed that envelopes with names and addresses left at the site should allow them to identify the culprits. A Code Enforcement officer had arrived while they were at the property and informed them that if they filed a Police report, they need not remove the trash, the City would. The Police officer had concurred.

Ms. Goldwire said the City no longer used that process when dealing with illegal dumping because property owners had taken advantage of it and used it as an excuse not to maintain their properties. The Police officer responding now had the discretion to assess whether the dump was an illegal dump or if the property owner was neglecting the property.

Scott Strawbridge, director, noted that staff from Code Enforcement and the Police had not been aware of this new policy and given them bad information. He said some of the trash belonged to the City's former real estate consultant and he believed the Police did not want to prosecute this vendor. Mr. Strawbridge said they regularly dealt with illegally dumped trash.

Officer Caracas said staff from the Housing Authority had been present when he visited the property and informed him they were removing the trash.

Ms. Flynn found in favor of the property owner.

Case: CE17121176

Administrative Hearing

1237 NW 3 AVE

WALLS, JULIA H/E WALLS, ROUPWATIE H/E ET AL.

Violation:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wilson Quintero Jr., Code Enforcement Officer, said the property and been cited and given 48 hours to remove the trash. After 48 hours, the items remained but when the City's crew arrived to remove it, the trash had already been removed. The City had charged the owner \$35, per the ordinance, for the driver going to the property.

Roupwatie Walls, owner, said she had put the tree debris out after the hurricane. She stated the City had informed her in September to put the debris in the swale and the City would pick it up. Officer Quintero clarified that the debris had not been put out for

collection until December. The City had offered hurricane debris pickup until November but by December, regular bulk trash collection was back in effect.

Ms. Flynn found in favor of the City and denied the appeal.

Case: CE17122273

1057 SW 30 ST
AIELLO, PETER JOHN

Service was via posting at the property on 3/12/18 and at City Hall on 3/15/18.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
18-7(b)

BOARDING DOORS/WINDOWS IN MANNER OTHER THAN ORIGINAL CONSTRUCTION OF PROPERTY WITHOUT A CERTIFICATE OF BOARDING.

9-304(b)

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

Officer Sanguinetti presented photos of the property and the case file into evidence and said the owner had been present earlier and agreed to comply within 14 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE17070848

510 LONG ISLAND AVE
W RANCH CORPORATION

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 \$10,950 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said the trash and debris had been removed but the trash carts were still out. She recommended a 10-day extension.

Tammy Steen, property manager, agreed to address the problem.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: CE17060480

1612 NE 6 ST
ESTRADA, VICTOR

This case was first heard on 1/18/18 to comply by 3/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,950 and the City was requesting no fine be imposed.

Alejandro DelRio, Building Inspector, recommended no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE17040780

512 N ANDREWS AVE
ANDREWS VILLAGE LLC

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 \$9,000 and the City was requesting the full fine be imposed.

John Suarez, Code Compliance Officer, said the property was in compliance and requested the full fine.

Greg Brewton, agent, requested the fines be waived because there were notice issues when the property changed hands. Ms. Goldwire confirmed this, and recommended no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE17040777

508 N ANDREWS AVE
ANDREWS VILLAGE LLC

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 in compliance, fines had accrued to \$9,700 and the City was requesting the full fine be imposed.

John Suarez, Code Compliance Officer, said there had been notice issues with this property.

Ms. Flynn imposed no fine.

Case: CE18012260

308 SW 11 ST
NIELSEN, MARY BETH

Service was via posting at the property on 3/14/18 and at City Hall on 3/15/18.

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

THERE IS A RECREATIONAL VEHICLE BEING
STORED/PARKED ON THIS PROPERTY WHICH IS A NON
PERMITTED USE IN THIS RD-15 ZONED DISTRICT; PER
SEC. 47-5.12.

Officer Rich 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.

Mary Nielsen, owner, requested a couple of months to permit and install a fence to screen the RV or to sell it.

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

Case: CE17071951

1033 WYOMING AVE
HOBBS, VERONICA EST

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 \$10,950 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, confirmed the violations remained and it appeared no attempt was being made to address them.

Ronnie Kennedy, tenant, said the property was in compliance and presented his own photos. Officer Holloway agreed to reinspect within 10 days.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

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

Case: CE18011034

2308 NW 6 PL

THOMAS, ANTHONY LOUIS

Service was via posting at the property on 3/6/18 and at City Hall on 3/15/18.

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.

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/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.1.A.1.

OUTDOOR STORAGE.

47-34.4 B.1.

COMMERCIAL, INOPERABLE VEHICLES AND TRAILERS
IMPROPERLY PARKED/STORED ON PROPERTY.

9-308(a)

ROOF NOT MAINTAINED/ IN DISREPAIR

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 Caracas presented photos of the property and the case file into evidence and recommended ordering the derelict vehicles and trailers cited under 18-4(c) to be immediately removed and compliance with the remaining violations within 7 days or a fine of \$50 per day, per violation.

Anthony Thomas, owner, said he had a lot of vehicles on the properties but they were not commercial. He said he was in the process of renewing a roof permit. Officer Caracas said there was still debris and storage on the properties. He had told Mr. Thomas that the vehicles must also be registered and in working condition.

Ms. Flynn found in favor of the City and ordered compliance with 9-308(a) within 35 days or a fine of \$50 per day and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Case: CE18011038

2312 NW 6 PL

THOMAS, ANTHONY LOUIS & THOMAS, SERIN

Service was via posting at the property on 3/6/18 and at City Hall on 3/15/18.

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.

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/TRAILERS PARKED ON THE GRASS/LAWN AREA.

47-34.1.A.1.

OUTDOOR STORAGE.

47-34.4 B.1.

COMMERCIAL, INOPERABLE VEHICLES AND TRAILERS
IMPROPERLY PARKED/STORED ON PROPERTY.

9-308(a)

ROOF NOT MAINTAINED/IN DISREPAIR

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.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE17032492

3086 HARBOR DR

RUSTLE INVESTMENTS LLC

This case was first heard on 11/16/17 to comply by 12/28/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, confirmed the property was in compliance and requested the fines be reduced to \$575 to cover administrative costs.

Antoine Kagulian, representative, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$575 for the days the property was out of compliance.

Case: CE17071851

2781 NW 19 ST
GANEA, DAN

This case was first heard on 1/18/18 to comply by 2/1/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,600 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, confirmed the property was not in compliance.

Ms. Flynn imposed the \$27,600 fine, which would continue to accrue until the property was in compliance.

Later in the meeting, Supervisor Quintero announced the owner was now present and had been outside when the case was called.

Dan Ganea, owner, stated he was unaware he could not use the land to store his vehicles unless it was paved. He had found a storage location, and requested a week or two to move all of the vehicles to it.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE17121100

Administrative Hearing

1544 NW 15 TER
WRIGHT, ELIZABETH C & WRIGHT, JONATHAN

Violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wilson Quintero Jr., Code Enforcement Officer, stated the property was cited on 12/12/17. After 48 hours, the debris remained and the City removed it.

Yvette Fernandez, property manager, said a construction company had been doing work on the property and notified them of the citation. She said the trash was not from this property; it was from the neighbors. She asked Ms. Flynn to reconsider the fine.

Ms. Flynn found in favor of the City and denied the appeal.

Case: CE18022080

Ordered to reappear

721 SW 2 ST

FREE BETHLEHEM BAPTIST CHURCH INC.

This case was first heard on 3/15/18 to comply by 4/12/18. The property was not in compliance.

Mario Carrasquel, Building Inspector, said there was no permit application.

Lucmon Joseph, owner, said he had hired a contractor to pull a permit and discovered he must first go before the Historic Preservation Board for approval.

George Oliva, Chief Building Inspector, said a permit would take 15 days to go through the system. He recommended a 60-day extension for Mr. Joseph to go before the Historic Preservation Board.

Ms. Flynn granted a 70-day extension, during which time no fines would accrue.

Case: CE17111479

1850 SW 2 ST

POWERS, SUE ANN

Certified mail addressed to the owner was accepted on 3/13/18.

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

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

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS
ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING
VEHICULAR AND/OR PEDESTRIAN MOVEMENT AND BLOCKING
THE VISIBILITY OF THE STOP SIGN.

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.

9-306

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

9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET AND/OR PROPERLY DISPLAYED ON THIS PROPERTY.

Officer Williams presented photos of the property and the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE17101764

1401 NW 6 AVE

ASIAN HOLDING LLC

Service was via posting at the property on 3/23/18 and at City Hall on 3/15/18.

Roberta Jones, 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

18-4(c)

THERE IS A DERELICT/UNLICENSED BOAT/VEHICLE ON THE ON THE PROPERTY.

Complied:

47-19.5.E.5.

47-34.4 B.1.

Officer Jones recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: CE17040978

1051 NW 8 AVE

BETHEL EVANGELICAL BAPTIST CHURCH

Service was via posting at the property on 3/12/18 and at City Hall on 3/15/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
18-12(a)

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

47-19.5.E.7.

THE CHAIN LINK FENCE ON THIS PROPERTY IS IN
DISREPAIR.

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THIS CF
ZONED PROPERTY. PER TABLE 47-8.10., THIS IS NOT A
PERMITTED USE.

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.

Supervisor Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 70 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 70 days or a fine of \$100 per day, per violation.

Case: CE17121124

441 CAROLINA AVE

CJ & KK INDUSTRIES INC.

Service was via posting at the property on 3/12/18 and at City Hall on 3/15/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
47-34.4

THERE IS A COMMERCIAL VEHICLE BEING PARKED IN THIS
RESIDENTIAL PROPERTY

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON A GRASS/DIRT
SURFACE.

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

ON THE PROPERTY AND SWALE.

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.

9-313.(a)

HOUSE NUMBERS ARE NOT CLEARLY VISIBLE FROM THE STREET AND/OR PROPERLY DISPLAYED ON THIS PROPERTY.

Supervisor Quintero 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.

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

Case: CE17121555

417 NW 14 TER
DERY, MAC

Service was via posting at the property on 3/19/18 and at City Hall on 3/15/18.

Shelly Hullett, 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)

THE OFF-STREET PARKING FACILITIES (THE DRIVEWAY) IS NOT CLEARLY IDENTIFIED AND EVIDENT AND NOT SURFACED WITH A HARD, DUSTLESS MATERIAL.

Officer Hullett 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, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation.

Case: CE17101672

623 NE 5 TER
FEDERAL 627 N LLC

Service was via posting at the property on 3/7/18 and at City Hall on 3/15/18.

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

EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED
IN A SECURE AND ATTRACTIVE MANNER. THE WALLS ARE
DIRTY, PEELING AND COVERED WITH GRAFFITI. THE
BUILDING FACADE AND STRUCTURAL PARTS ARE
DETERIORATED.

Complied:

18-12(a)

47-20.20.H.

Officer Hullett said the owner had been working with her and had informed her that the property was under contract and should be sold in the next 90 to 120 days. She presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day and ordering the owner to attend the 6/7/18 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day and ordered the owner to attend the 6/7/18 hearing.

Case: CE17101456

2724 NE 21 TER

GRAD, JOHN & MARIA

Service was via posting at the property on 3/12/18 and at City Hall on 3/15/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL
PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALLS IN
GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN
DISREPAIR IF IT ALLOWS FOR UPLAND EROSION,
TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS
TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE SEAWALL
TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.

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.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE17120439

2500 E COMMERCIAL BLVD

ALTO PROPERTY MANAGEMENT LLC

Service was via posting at the property on 3/16/18 and at City Hall on 3/15/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

16061758 BALTCSM (ATF # F REMOVE WALLS AND REPAIRS
TO EXISTING BLDG)

16061760 PPIPINGREP (ATF # F DEMO AND CAP OFF SINK
16061758)

16061759 ECOMMREM (ATF # F REPAIR EXISTING LIGHT
FIXTURES 16061758)

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 recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE18010182

710 NW 14 WAY

IMMANUEL CHURCH OF GOD IN CHRIST

Service was via posting at the property on 3/7/18 and at City Hall on 3/15/18.

Gustavo Caracas, 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 MISCELLANEOUS TRASH,

RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND
SWALE 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.

Complied:

18-4(c)

24-27.(b)

9-280(h)(1)

Officer Caracas 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, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day, per violation.

Case: CE17122044

828 NW 14 WY

LAZCO HOLDING GROUP

Service was via posting at the property on 3/6/18 and at City Hall on 3/15/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
18-7(b)

BOARD UP WITHOUT PERMIT(S)

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-280(h)(1)

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

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.

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, REAR AND SWALE AREA.

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day, per violation.

Case: CE18012322

2142 NW 8 ST

WILLIAMS, ALISIA, WILLIAMS, M'LISIA

Service was via posting at the property on 3/6/18 and at City Hall on 3/15/18.

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.

Complied:

24-27.(b)

9-280(h)(1)

18-12(a)

Officer Caracas 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.

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

Case: CE17120984

1121 SW 30 ST

HOLLAND, KENNETH DOYLE, HOLLAND FAM REV TR

Service was via posting at the property on 3/19/18 and at City Hall on 3/15/18.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1-

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: TIRES, CHAIRS, BUCKETS, SCRAP METAL AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON THIS RD-15 ZONED PROPERTY PER SEC.47-5.13 .

9-304(b)

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

9-313.(a)

HOUSE NUMBERS ARE NOT VISIBLE OR PROPERLY DISPLAYED ON THIS PROPERTY.

Officer Sanguinetti presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE17062010

1302 SW 4 CT

LECKEY, FRANCIS O

Service was via posting at the property on 3/20/18 and at City Hall on 3/15/18.

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
PERMIT 16091505 (SERVICE CHG)

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 recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17111488

2765 NE 14 ST

PORTO VENEZIA CONDO ASSN INC.

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

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

THE EXISTING BACKFLOW PREVENTION DEVICE HAS NOT
BEEN INSTALLED OR HAS NOT BEEN TESTED FOR THE
SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING
CODE PLUMBING (FBCP) (2014) 312.10.2, THE STATE
OF FLORIDA ADMINISTRATIVE CODE (CHAPTER
62-555.360) AND CITY OF FORT LAUDERDALE MUNICIPAL
CODE OF ORDINANCES (CHAPTER 25-153, 28-155).

Inspector Carrasquel recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17122221

4444 EL MAR DR

MINTO VILLAS-BY-THE-SEA LLC

Service was via posting at the property on 3/20/18 and at City Hall on 3/15/18.

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 recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17122263

1521 NW 8 AVE

1519 NW 8 AVE LLC

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

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17062117 MACRPLL (AC CHANGE OUT)

Inspector Carrasquel recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17110280

2573 NE 26 AVE

TARBERT, WALTER R III & BRIE S

Service was via posting at the property on 3/8/18 and at City Hall on 3/15/18.

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

THERE ARE LARGE ROCKS THAT HAVE BEEN DEPOSITED ON THE SWALE AT THIS PROPERTY, CREATING AN OBSTRUCTION TO THE PUBLIC RIGHT OF WAY AND A POTENTIAL SAFETY HAZARD.

Inspector Malakius 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.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE18010500

1800 NW 14 AVE

CRISMAR HOLDINGS LLC

Service was via posting at the property on 3/8/18 and at City Hall on 3/15/18.

Danny Reyes, 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. DEAD TREE STUMP IN FRONT YARD AND DEAD TREE LIFE IN BACK YARD.

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.

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

Case: CE17082400

1523 NW 9 AVE

1523 NW 9 AVENUE LLC

Service was via posting at the property on 3/14/18 and at City Hall on 3/15/18.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
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.

9-305(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:

9-278(e)

18-4(c)

18-12(a)

9-304(b)

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, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE17111087

2430 NW 11 ST

SHAW, A C & BERNICE

Service was via posting at the property on 3/13/18 and at City Hall on 3/15/18.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
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.

Complied:

18-1.

9-280(h)(1)

9-313.(a)

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.

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

Case: CE17011306

2871 E SUNRISE BLVD

TIITF/DNR DIV REC & PARKS HUGH TAYL

Service was via posting at the property on 3/21/18 and at City Hall on 3/15/18.

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

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE
PLUMBING 16041320 (TUNNEL UNDER BUILDING FROM
EAST SIDE TOWARD)

Withdrawn:
FBC(2014) 110.6

Inspector DelRio recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17111351
2617 DEL MAR PL
JONES, JOE R

Service was via posting at the property on 3/22/18 and at City Hall on 3/15/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.18.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BDEMOM 17042711 REV2-TOTAL DEMO SFR-DEMO 250 SQ FT
EXISTING SFR
A PERMIT FOR THE DEMOLITION OF A BUILDING OR
STRUCTURE FOR WHICH AN APPLICATION IS MADE
VOLUNTARILY BY THE OWNER SHALL EXPIRE SIXTY (60)
DAYS FROM THE DATE OF ISSUANCE, AND SHALL
SPECIFICALLY REQUIRE THE COMPLETION OF THE WORK
FOR WHICH THE PERMIT IS ISSUED ON OR BEFORE THE
EXPIRATION DATE.

Withdrawn:
FBC(2014) 110.1

Inspector DelRio recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17101177
1004 SW 7 ST
SCHATZ, DAVID W

Service was via posting at the property on 3/26/18 and at City Hall on 3/15/18.

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(S)

16070920 (ATF NEW PAVER DRIVEWAY 600 SQ FT)

Withdrawn:

FBC(2014) 110.1

Inspector DelRio recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17111054

2161 SW 35 AVE

CAMPBELL, PATRICE

Service was via posting at the property on 3/7/18 and at City Hall on 3/15/18.

Linda Holloway, 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 Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$200 per day.

Case: CE17110515

941 SW 39 AVE

BENN, ROCHELLE & BENN, SHEQUILA & BENN, ERROL S

Service was via posting at the property on 3/9/18 and at City Hall on 3/15/18.

Linda Holloway, 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 INCLUDING REAR SWALE.

9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

9-308(b)

THERE ARE BUCKETS, TARPS AND SANDBAGS ON THE ROOF OF THIS PROPERTY.

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(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA HAS ROTTED WOOD.

18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THIS IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Complied:

9-280(h)(1)

9-279(f)

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance with 18-11(a) within 14 days or a fine of \$200 per day and with the remaining violations within 14 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-11(a) within 14 days or a fine of \$200 per day and with the remaining violations within 14 days or a fine of \$25 per day, per violation.

Case: CE18010316

2858 SW 4 CT

SWAY 2014-1 BORROWER LLC

Certified mail addressed to the owner was accepted on 3/8/18.

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
ON THE PROPERTY AND SWALE.

Complied:

18-4(c)

9-304(b)

9-313.(a)

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.

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

Case: CE18011811

631 E EVANSTON CIR

EDWARDS, KIRK

Service was via posting at the property on 3/7/18 and at City Hall on 3/15/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
47-39.A.1.b.(7)(a)

THERE IS A COMMERCIAL VEHICLE PARKED IN THE FRONT
YARD OF THIS RESIDENTIAL PROPERTY ZONED RS-6.7
IRREGULAR RESIDENTIAL . COMMERCIAL VEHICLES ARE
PROHIBITED IN THIS ZONING DISTRICT.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$200 per day.

Case: CE17050526

Amend order to withdraw two violations

1551 DAVIE BLVD

AMERICAN ONE INC.

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

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

24-27.(b)

TRASH CONTAINERS ARE NOT RETURNED TO AN APPROVED LOCATION AFTER SERVICE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE, INCLUDING BUT NOT LIMITED TO A COUCH AND SUPERMARKET CART. THIS IS A NON-PERMITTED USE PER SEC 47-24.3. FOR ZONING DESIGNATION RM-15.

9-305(b)

LANDSCAPE AND SWALE NOT MAINTAINED, THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER.

Withdrawn:

9-280(b)

9-306

This was a request to withdraw two of the violations.

Ms. Flynn amended the Order and withdrew two of the violations.

Case: CE18010197

1100 N VICTORIA PARK RD
LEZAMA, RICARDO & MICHELE

Service was via posting at the property on 3/14/18 and at City Hall on 3/15/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-272.(a)

A SEARCH OF THE HOST COMPLIANCE WEBSITE CONDUCTED TODAY. THIS PROPERTY WAS FOUND TO BE LISTED WITH AT LEAST ONE ACTIVE LISTING WITHOUT THE REQUIRED VACATION RENTAL CERTIFICATE OF COMPLIANCE. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17040475. 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 the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE18012026

2648 NE 26 PL

YAVEL, RICHARD

Service was via posting at the property on 3/13/18 and at City Hall on 3/15/18.

Jordan Wingate, 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 Wingate presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE18020707

6730 NW 26 AVE

EHRET, LEROY E & EHRET, CARIDAD R

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

Jordan Wingate, 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 Wingate presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE18010315

1105 NE 17 ST

HPA BORROWER 2016-2 LLC

Service was via posting at the property on 3/13/18 and at City Hall on 3/15/18.

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

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

Case: CE18020807

800 NE 16 TER

URDANIVIA, DIEGO

Service was via posting at the property on 3/6/18 and at City Hall on 3/15/18.

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

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

Case: CE18021116

1344 NW 7 AVE

CALVIN, JEFFREY M

Service was via posting at the property on 3/6/18 and at City Hall on 3/15/18.

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

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

Case: CE17060126

1660 SW 22 AVE

BRYAN, SCOTT L

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 \$7,300 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,300 fine, which would continue to accrue until the violations were corrected.

Case: CE17032014

1660 SW 22 AVE

BRYAN, SCOTT L

This case was first heard on 1/18/18 to comply by 3/1/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,075 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,075 fine, which would continue to accrue until the violations were corrected.

Case: CE17101207

1313 NE 15 AVE

SANCALL CORP

This case was first heard on 1/18/18 to comply by 3/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$700 fine.

Case: CE17061449

130 SW 30 AVE

JONES, JOEL & CHARLIE M

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 \$10,950 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,950 fine, which would continue to accrue until the violations were corrected.

Lien Reduction Hearings

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

Case: CE17042169

1708 SW 11 CT

PRESTIGE BRP 1 LLC

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$11,300 and City hard costs totaled \$488. Total liens for both cases: \$16,000; total hard costs: \$1,068.

Anthony Escarra, attorney, said the owner did not know the graffiti was on the building at first and then believe it was not his responsibility to address it.

Case: CT15041754

1708 SW 11 CT

PRESTIGE BRP 1 LLC

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$4,700 and City hard costs totaled \$580. The applicant had offered \$3,600.

Ms. Flynn reduced the lien amount to \$2,500 for both cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE10070297

3038 N FEDERAL HWY # E

3038 PARTNERS LLC

%RICHARD RODRIGUEZ

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$40,880 and City hard costs totaled \$387. The applicant had offered \$8,500. Total liens for both cases: \$91,080; total hard costs: \$645.

Dolores Sanchez, attorney, said a tenant had opened a sign permit and created partitions inside the property that the owner was not aware of. The notices had been sent to the property and the property manager at the time had not informed the owner. The property owner had also mismanaged funds. The property had gone into foreclosure and there was a contract for a short sale now. The bank would pursue foreclosure if the short sale did not happen. Ms. Sanchez stated the owner had addressed the violations. The bank's attorney had agreed to the offer her client had made regarding the liens.

Ms. Flynn reduced the lien amount to \$8,500 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: CE11060572

3038 N FEDERAL HWY # E
3038 PARTNERS LLC

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$50,200 and City hard costs totaled \$258. The applicant had offered \$1,200.

Ms. Flynn reduced the lien amount to \$1,200 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: CE15031388

1000 NW 11 PL
SCR CAPITAL PARTNERS LLC

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$24,550 and City hard costs totaled \$994. The applicant had offered \$994.

Justin Ortega, attorney, said the property had been bought at a foreclosure sale and his client had addressed the violations within one month. He requested a reduction to hard costs.

Ms. Flynn reduced the lien amount to \$994 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: CE17021504

192 FIESTA WY

16098 WESTON HOLDINGS LLC

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$43,500 and City hard costs totaled \$258.

Francisco Escalante, attorney, said the owner was unaware that some brokers had listed the house as a vacation rental. Home Away had still not taken the ad down. The house had been under a long term lease since June 2017. Mr. Escalante said an inspector had informed the owner after the property was cited that if he applied for the short term rental license he did not need to attend the hearing. The owner had gone through the process and received the certificate in January. Mr. Escalante said the house had never been rented out short-term and requested the fines be reduced to hard costs.

Ms. Flynn reduced the lien amount to \$258 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: CE16040713

3571 SW 1 ST
NRS MANAGEMENT LLC

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$147,600 and City hard costs totaled \$810.

Terry Turbyfill, attorney, said the owner had purchased the house with the violations and brought the property into compliance. He requested the fines be reduced to hard costs.

Ms. Flynn reduced the lien amount to \$810 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: CE05111159

1117 NE 11 AVE
STEPHENS, JAMES L

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$79,980 and City hard costs totaled \$433. The applicant had offered \$3,000.

Daniel Stein, representative, said the fence problem had lingered on for a long time. He said the posts on the fence had been installed on the wrong side, but the adjacent property had been a vacant lot.

Ms. Flynn reduced the lien amount to \$3,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15051720

730 NW 5 ST

BASS, E J JR & JEANNE D &

BASS, E G & MARGARET L EST

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$378,500 and City hard costs totaled \$1,500.

Caroline Bass, representative, confirmed that a tenant had not been keeping the owner aware of what was happening at the property. They had been made aware of the lien on December 1, 2017 during a title search. As soon as they were aware of the violation, they had contacted Code Enforcement Officer Shelly Hullett and immediately addressed the violation. Officer Hullett confirmed that the owner had been communicative and had acted quickly.

Ms. Flynn reduced the lien amount to \$1,500 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: CE07070304

2349 NW 15 ST

HORIZON HOME SOLUTIONS LLC

Notice was mailed to the owner via first class mail on 3/22/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$150,400 and City hard costs totaled \$2,687.

Yasir Billoo, attorney, said his client had purchased the property on 8/17/16, unaware of the lien from the prior owner. They had built a new home on the property which they were in the process of selling. Mr. Billoo said his client had spent almost \$250,000 on the property.

Ms. Flynn reduced the lien amount to \$2,687 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: CE11072212

1420 NW 9 AVE

PATTON, MATTHEW L H/E PATTON, CRYSTAL

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$51,775 and City hard costs totaled \$258.

Matthew Patton, owner, said the person who repaired the roof had done a very bad job and he had fired him.

Ms. Flynn reduced the lien amount to \$258 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: CE16030478

901 NW 19 ST

POWERLINE #30091 INC.

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$9,050 and City hard costs totaled \$212.

Claudia Gill, representative, said there had been a misunderstanding regarding the permit, as well as technical issues. She said the costs had been huge and requested the lien be reduced to hard costs.

Ms. Flynn reduced the lien amount to \$750 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: CE10040921

1112 SW 22 AVE

ESPINALES, SILVIA H/E

AROSTEGUI, ARIEL

Notice was mailed to the owner via first class mail on 3/12/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$1,660 and City hard costs totaled \$415. The applicant had offered \$300.

Myra Orellanes, representative, said they had attended mitigation in May 2017 and the \$1,660 had been collected on the HUD and should have been sent to the City from the title company. Someone at her company had not disbursed the money to the City. She requested a further reduction.

Ms. Flynn kept the lien amount at \$1,660 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:

CE18011345	CE17050044	CE17120024	CE17081697
CE17120776	CE17071318	CE17110124	CE17111419
CE17111529	CE18011857	CE18012359	CE17111794
CE18020475	CE18010598	CE18010976	CE18020203
CE18020205	CE18020406	CE17120278	CE18020344
CE17120568	CE17072095	CE18020640	CE18020479
CE17111704	CE18010575	CE18011556	CE18011657
CE18020543	CE17111640	CE18010376	CE17121131
CE17121164	CE17121341	CE17121631	CE18010092
CE18020533	CE18021225	CE18021621	CE18021765
CE18030215	CE18030776	CE18030824	CE18030827
CE18030829	CE18030831	CE18030897	CE18030899
CE18030902	CE18030912	CE18030910	CE18030909
CE18030913	CE18030981	CE18030828	CE17062746
CE17080290	CE17042476	CE17081870	CE17090819
CE17101568	CE17110799	CE17120555	CE17120558
CE17122101	CE15100959	CE16081965	CE17071232
CE17072250	CE17100643	CE17100512	CE17100642
CE17100855	CE17051028	CE17100525	CE17120458
CE18010877	CE18011069	CE18021318	CE18012025
CE18011960	CE18020805	CE17071637	CE18011921
CE18021317	CE16101088	CE18030796	

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:

CE17081917	CE16060755	CE17082150
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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:

CE18030985

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:

CE17071436	CE17041203	CE17081025	CE17120541
CE17100854	CE17111737	CE17120494	CE17111051

CE17100885	CE17120039	CE17120126	CE17120201
CE17120249	CE17121144	CE17121216	CE17120119
CE17100820	CE17100935	CE17101018	CE17121160
CE18021314	CE15120435		

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:

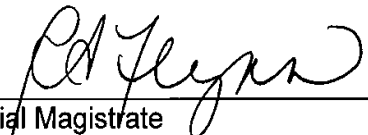
None

Respondent Non-Appearance

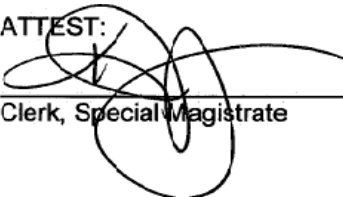
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE17120197 CE01072146 CE08041089

There being no further business, the hearing was adjourned at 12:52 P.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate