



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
June 7, 2018  
9:00 A.M.**

**Staff Present:**

Yvette Cross-Spencer, Clerk III  
Loen Garrick, Clerk III  
Crystal Green-Griffith, Clerk III  
Keyandre Haynes, Clerk III  
Katrina Jordan, Administrative Services Supervisor  
Felicia Blue, Clerk III  
Stacey Ramsey, Clerk III  
Rhonda Hasan, Assistant City Attorney  
Kelvin Arnold, Building Inspector  
Grace Ateek, Code Compliance Officer  
Stephanie Bass, Code Compliance Officer  
Gustavo Caracas, Code Compliance Officer  
Alejandro DelRio, Building Inspector  
Dick Eaton, Code Compliance Supervisor  
Adam Feldman, Code Compliance Supervisor  
Janice Hall, Code Compliance Officer  
Linda Holloway, Code Compliance Officer  
Shelly Hullett, Code Compliance Officer  
Roberta Jones, Code Compliance Officer  
Captain Robert Kisarewich, Fire Inspector  
Dorian Koloian, Code Compliance Officer  
Ron Kovacs, Code Compliance Officer  
Vaughn Malakius, Code Compliance Officer  
Paulette Perryman, Code Compliance Officer  
Wilson Quintero, Code Compliance Supervisor  
Mary Rich, Code Compliance Officer  
Mike Sanguinetti, Code Compliance Officer  
Will Snyder, Code Compliance Officer  
Irma Westbrook, Code Compliance Supervisor  
Gail Williams, Code Compliance Officer  
Jordan Wingate, Code Compliance Officer  
Environmental Crimes Detective Eugene McCoy

**Respondents and witnesses**

CE18041943: Gregory Cook, general manager  
CE17042472: Mark Ellert, owner  
CE17081689; CE17081690; CE17081692: Andrea Andrada, owner's representative  
CE16120002: Philip Nathans, legal representative  
CE17081189: Dejacmar Delice, owner  
CE17120403: Alexandr Melnikov, owner  
CE17061369: Adrian Barrios, owner  
CE17070628; CE17070722: Monica Posin, owner; Francela Cajin, property manager  
CE17120833: Carolyn Ware, attorney; Linda Lau, owner; Maria Camps, attorney;  
Daiana Santos, paralegal  
CE17060365; CE17060316; CE18010962: Courtney Crush, attorney  
CE17100531; CE18011603: Maria Penalzoza, property manager; Jessica Gonzalez,  
property manager; Garth Fabian, owner  
CE16121225: William Comstock, owner  
CE18011769: Medaro Pena, owner  
CE17021687: Brian Hierholzer, company president  
CE17032360: Latrinsha Greaves, owner  
CE16110685: Joseph Miles, attorney  
CE17061854: Brian Kilcullen, owner  
CE16060755: Richard Dewitt, attorney  
CE18040098: Serge Agnant, owner  
CE17030373: Laritza Fornet, owner  
CE17040778: Christopher Evans, attorney  
CE17081906: David Knezevich, owner  
CE18031646: Jordan Zanlene, owner; Bala Somasun-daram, consultant; Margaret  
Birch, HOA president; Linda Patrick, neighbor; Valerie Everett Jones, neighbor; Joe  
Powell, neighbor  
CE18040524: Marc Fetzer, owner  
CE18041927: Roberta Bisson, owner  
CE17101256: Donald Lunny, attorney  
CE16051293: Casey Jones, property manager  
CE17051956: Mark Hirsch, owner; Amir Darmon, property manager  
CE15102439: John Nolan, general manager; Michel Howard, court reporter  
CE18030292: Melody Rowlette, owner  
CE16061433: Andrew Schein, attorney; Serafin Betancourt, general contactor  
CE17061690: Joe Louissaint, owner  
CE18030700: Kelly Brandenburg, owner's representative  
CE18040323: John Clark Jr., property manager; Stephanie Charles, tenant  
CE17121300: Beth Brooks, owner  
CE18050418: Marchelos Spiro, owner  
CE15110738: Robert Keesler, general manager  
CE18020866: Cindy Thorne-Novacek, owner  
CE18021986; CE18041979: Michael Lufty, bank representative  
CE18050013: Christian Jurvic, property manager

CE18011761: Mustafa Cevic, power of attorney  
CE18050320: Joseph Fleming, engineer; Kristen Sarubbe, property manager  
CE15102202: Jill Gold, attorney  
CE16101328: Lindsay Yarmuth, attorney  
CE09070928: Richard D'Errico, owner  
CE17111291: Burton Emery, owner  
CE14061007: Mark Kushner, attorney  
CE15100937: Andrew Rosenberg, owner  
CE16110687: Jeff Green, attorney; Ryan Johnson, general manager  
CE11041628: Christopher Dahm, owner  
CE15081264: Melissa Kallas, owner  
CE18011766: Wanda Martin, owner, Scott Coloney, owner  
CE16031642; CE15081264; CE16041323: Brett Howell, owner; Andre Senior, representative  
CE14100915: Melissa Kallas, owner

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

The meeting was called to order at 9:03 A.M.

**Case: CE16060755**

Rescheduled from 05/17/18

1345 NE 4 AVE

TOM TOM REALTY HOLDINGS LLC

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

47-19.5.H.

THERE IS NON PERMITTED RAZOR/BARBED WIRE FENCING ON THIS PROPERTY.

47-20.20.D.

THE PARKING FACILITIES ARE BEING USED FOR STORAGE IN THE FORM OF SHIPPING CONTAINERS AND OTHER EQUIPMENT.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS INCLUDING BUT NOT LIMITED TO SHIPPING CONTAINERS, PALLETS AND OTHER MISC. ITEMS. THIS IS NOT A PERMITTED USE ON AN RDS-15 AND CB ZONED PROPERTY.

Complied:

9-313.(a)  
47-20.20.J.

Officer Champagne presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$200 per day, per violation.

Richard Dewitt, attorney, said they had been working with the City and kept Officer Champagne aware of their progress. He stated they had submitted an application for improvements, including building a second story to bring all of the stored items inside. He requested time to get the permits and begin construction.

Officer Champagne reported he had received complaints regarding the property and there were things that could be done sooner, such as removing the barbed wire. Mr. Dewitt stated removing the barbed wire would leave the property vulnerable to theft. He pointed out that the barbed wire had been on the fence for 30 years.

Ms. Flynn found in favor of the City and ordered compliance within 91 days and a fine of \$200 thereafter and ordered the respondent to attend the 9/6/18 hearing.

**Case: CE16110685**

1200 N FTL BEACH BLVD  
1200 CLUB CONDO ASSN INC.

This case was first heard on 6/1/17 to comply by 7/13/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,850 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, recommended reducing the fines to \$225 to cover administrative costs.

Joseph Miles, attorney, thanked Ms. Flynn.

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

**Case: CE18031646**

1680 NW 31 AVE  
GEOSYNERGY LLC

Service was via posting at the property on 5/18/18 and at City Hall on 5/24/18.

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

THERE IS OVERGROWTH, TRASH, RUBBISH, LITTER AND/OR  
DEBRIS ON THIS VACANT LOT AND SWALE AREA.

24-11(c)

THERE IS CONSTRUCTION DEBRIS AND/OR DUST THAT IS BECOMING AIRBORNE, WHICH IS A NUISANCE AND AFFECTS THE HEALTH, SAFETY AND WELFARE OF THE SURROUNDING PROPERTIES.

47-1.14.B.5.

THIS VACANT LOT IS BEING USED FOR STAGING AND STORING OF CONSTRUCTION EQUIPMENT IN A RC-15 -RESIDENTIAL SINGLE FAMILY AND CLUSTER/MEDIUM DENSITY ZONING DISTRICT. THIS IS A NON-PERMITTED USE PER SECTION 47-5.14, LIST OF PERMITTED AND CONDITIONAL USES. PER SECTION 47-34.2.B IT SHALL BE UNLAWFUL TO USE ANY PROPERTY WITHIN THE CITY IN VIOLATION OF THE REQUIREMENTS OF THE ULDR. SECTION 47-1.14.B.5 PROVIDES THAT A PROHIBITED USE IS ANY USE WHICH IS NOT LISTED AS A PERMITTED, CONDITIONAL OR ACCESSORY USE IN THAT ZONING DISTRICT.

47-19.1.C.

THIS UNDEVELOPED RESIDENTIAL PARCEL (I.E., VACANT LOT) IS BEING UTILIZE FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE, IN THAT, IT IS BEING USED AS A STORAGE AREA FOR CONSTRUCTION MATERIALS AND COMMERCIAL CONTAINERS.

47-19.9.A.2.c.

THERE IS OUTDOOR STORAGE ON THIS VACANT LOT THAT CAN BE SEEN OVER THE FENCE FROM THE STREET AND RESIDENTIAL AREAS.

9-305(b)

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

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 within 28 days or a fine of \$250 per day, per violation.

Environmental Crimes Detective Eugene McCoy stated bringing concrete to the site had caused an issue with the neighborhood. He explained that this was adjacent to a Superfund Site.

Valerie Everett Jones, neighbor, stated this was nuisance to the neighborhood with constant dust and mud. Work began on the site as early as 5:30 a.m. and continued sometimes until 1 a.m.

Joe Powell, neighbor, informed Ms. Flynn that the dust constantly coated cars and lawn furniture.

Margaret Birch, HOA president, said she would have thought that this kind of project should have been brought to the neighborhood. The respondents had not stopped work after it was discovered they did not have the proper permits.

Jordan Zanlene, owner, stated their intention was to fill the lake for residential development. He explained that the lake had been contaminated by the nearby Wingate Superfund Site. They had a plan to comply and were in permitting to fill the lake.

Bala Somasun-daram, environmental consultant, stated they wanted to fill in the lake and had submitted applications to Broward County already. They would apply for a temporary permit from Fort Lauderdale to raise the fence height. She reiterated that the lake had been contaminated and agreed to take over the responsibility for taking samples from the lake.

Mr. Zanlene believed they would be able to comply the violations within 63 days.

Supervisor Quintero informed Ms. Flynn that filling the lake and completing the other plans would take two years. He said the respondent would attend the HOA meeting to explain what was going on. Supervisor Quintero wanted the property to be clean in 28 days and the respondent must pull a permit.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE18030292**

2101 SW 18 AVE

ROWLETTE, MELODY

Service was via posting at the property on 5/16/18 and at City Hall on 5/24/18.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):  
47-19.2.II.4.a.

THERE IS A PORTABLE STORAGE UNIT ON THIS SINGLE FAMILY RESIDENCE IN EXCESS OF 14 CALENDAR DAYS. A PORTABLE STORAGE UNIT SHALL NOT REMAIN ON A PROPERTY IN EXCESS OF 14 CALENDAR DAYS.

Officer Sanguinetti 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: CE18041943**

1 N FTL BEACH BLVD

CWI-GG RCFL PROPERTY OWNER LLC %RYA

Personal service was made on 5/16/18.

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.

Captain Kisarewich said the owner was working to comply. He recommended ordering compliance within 91 days or a fine of \$150 per day.

Gregory Cook, general manager, said once he was aware of the violation he had acted to correct it.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day.

**Case: CE18011769**

1045 NW 4 AV

PENA, MEDARO H H/E

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

Shelly Hullett, 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.

9-308(b)

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

Complied:

9-305(b)

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 70 days or a fine of \$25 per day, per

violation.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner.

Medaro Pena, owner, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 70 days or a fine of \$25 per day.

**Case: CE18050320**

6550 N FEDERAL HWY

MB PROPERTIES II LLC % NAI MERIN HU

Service was via posting at the property on 5/15/18 and at City Hall on 5/24/18.

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.

Captain Kisarewich recommended ordering compliance within 91 days or a fine of \$150 per day.

Kristen Sarubbe, property manager, agreed to comply within 91 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day.

**Case: CE18040098**

1420 NW 20 ST

AGNANT, SERGE

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

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

Complied:

9-304(b)

47-34.1.A.1.

Officer Caracas 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.

Serge Agnant, owner, agreed to comply, but requested 15 days.

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

**Case: CE18011761**

3356 NE 42 CT

CEVIK, SEFA

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

Janice Hall, Code Compliance Officer, testified to the following violation(s):  
8-91.(c)

THE DOCK IS FALLING APART AND IN DISREPAIR. THE STRINGERS ARE NO LONGER PROPERLY ATTACHED, CAUSING THE WOOD DECK TO COLLAPSE.

Officer Hall 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.

Mustafa Cevik, power of attorney, said the dock was damaged in the last hurricane. They already had estimates for the work and would apply for a permit the following week.

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

**Case: CE17042472**

80 N GORDON RD

ELLERT, MARK H & CAROLYN

Service was via posting at the property on 5/18/18 and at City Hall on 5/24/18.

Stephanie Bass, 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 Bass presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day.

Mark Ellert, owner, agreed to meet with staff to determine the path to compliance. Then they would apply for the permits required. Officer Bass stated within 91 days, she wanted to see progress.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

**Case: CE17120833**  
605 E EVANSTON CIR  
LAU, LINDA MARIE

This case was first heard on 2/15/18 to comply by 3/1/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$9,500 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, reported the property was in compliance and recommended reducing the fines to \$580 to cover administrative costs.

Carolyn Ware, attorney, said they had filed a motion for a continuance. Ms. Flynn noted the City was recommending a fine reduction. Ms. Ware elected to go forward.

Ms. Ware said the owner had received incomplete notice of the February hearing and so had been unable to attend.

Ms. Hasan said the City would waive the fine and ask for administrative costs of \$580. Ms. Ware agreed.

Ms. Flynn imposed a fine of \$580 for the time the property was out of compliance.

**Case: CE16061433**  
2323 W STATE ROAD 84  
AZURITE CORP LTD

Ordered to reappear

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.

Andrew Schein, attorney, requested 70 days.

Captain Robert Kisarewich, Fire Inspector, stated there had been progress.

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

**Case: CE18010962**

3115 TERRAMAR ST  
SEAWIND PLAZA LLC

Service was via posting at the property on 5/11/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

15122219 BKITCAB (# 9 & 11 REPLACE KITCHEN  
CABINETS)

16042489 BKITCAB (REMOVE AND REPLACE KITCHEN  
CABINETS)

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

Courtney Crush, attorney, agreed.

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

**Case: CE17060365**

725 N BIRCH RD  
TRANQUILO HOTEL LLC

This case was first heard on 11/2/17 to comply by 12/14/17. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$11,900 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, recommended reducing the fine to \$1,275 to cover administrative costs.

Courtney Crush, attorney, thanked Ms. Flynn.

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

**Case: CE17060316**

2901 VISTAMAR ST  
TRANQUILO HOTEL LLC

This case was first heard on 11/2/17 to comply by 12/14/17. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$11,900 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, recommended reducing the fine to \$1,275 to cover administrative costs.

Courtney Crush, attorney, thanked Ms. Flynn.

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

**Case: CE17121300**

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL. BROOKS, TAMI

Service was via posting at the property on 5/14/18 and at City Hall on 5/24/18.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):  
9-308(a)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES.  
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR  
WATER-TIGHT.

Officer Sanguinetti 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.

Beth Brooks, owner, said she was on a fixed income and was seeking funds to help pay for the roof repair. She said the roof had been damaged in the last hurricane.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

**Case: CE18050013**

3301 NE 32 AVE

MARTIRE, FRANK

Service was via posting at the property on 5/16/18 and at City Hall on 5/24/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):  
NFPA 110:8.4.8

THERE IS NO RECORD OF A PASSING OPERATIONAL TEST BEING  
CONDUCTED IN ACCORDANCE WITH NFPA 110 CHAPTER 8.4  
OPERATIONAL INSPECTION AND TESTING.

Captain Kisarewich reported the respondent had applied for a permit. He recommended ordering compliance within 91 days or a fine of \$100 per day.

Christian Jurvic, property manager, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

**Case: CE18040323**

2548 GULFSTREAM LN

2014-3 IH BORROWER LP % INVITATION

Service was via posting at the property on 5/22/18 and at City Hall on 5/24/18.

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

THERE ARE TWO COMMERCIAL VEHICLES, ONE WHITE BUS AND ONE TRUCK, PARKED/STORED OUTSIDE OF THE CARPORT OR GARAGE WHICH DOES NOT MEET THE ZONING REQUIREMENTS FOR THIS RS-6.85A RESIDENTIALLY ZONED PROPERTY.

9-304(b)

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

Officer Rich 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, per violation.

John Clark Jr., property manager, said he had served a 7-day notice to the tenant on June 4 and if the vehicles were not removed she would be evicted.

Stephanie Charles, tenant, said she was a makeup artist and she traveled. She had purchased the bus to use as a motorhome for herself. She had registered the bus but been cited for it so she removed it. Ms. Charles said the vehicle seats had been removed so it was not being used as a commercial vehicle. Ms. Charles stated the other vehicle belonged to her fiancé's father-in-law and he did not live at the property. She agreed to move the boat onto the pavement.

Officer Rich provided the zoning definitions pertaining to the bus and truck. Ms. Charles noted that a commercial vehicle could be stored in a carport.

Mr. Clark asked if the bus was considered a commercial vehicle. Ms. Hasan noted that it had been removed, but if it returned, she believed it would be a commercial vehicle.

Officer Rich explained that after the bus was retrofitted and registered as a recreational vehicle it could be stored on the property.

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

**Case: CE17100531**

1015 NW 4 AVE

COFAB PROPERTIES LLC

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

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

THERE ARE BUILDING PARTS INCLUDING FLOORS, CEILINGS AND WALLS WHICH ARE DETERIORATED AND NOT STRUCTURALLY SOUND OR MAINTAINED IN REASONABLY GOOD REPAIR OR REASONABLY WEATHER AND WATER TIGHT AND RODENT PROOF.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT CLEARLY DEFINED AND PROPERLY MAINTAINED.

9-306

EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE PAINT IS DIRTY, STAINED, MISSING OR PEELING. THE BUILDING FAÇADE, INCLUDING DECORATIVE ELEMENTS, STRUCTURAL PARTS, FASCIA AND TRIM ARE DETERIORATED OR EXPOSED.

Complied:

18-12(a)

9-280(h)(1)

Officer Hullett said the case was begun pursuant to a tenant's complaint. She 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.

Garth Fabian, owner, agreed to comply within 42 days.

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

**Case: CE18011603**

1017 NW 4 AVE

COFAB PROPERTIES LLC

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

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

THE GRAVEL DRIVEWAY IS NOT CLEARLY DEFINED AND  
PROPERLY MAINTAINED FREE OF PLANT-LIFE.

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.

Garth Fabian, owner, agreed to comply within 21 days.

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

**Case: CE17101256**

1816 NE 11 AV

DESOUZA, BRYAN A & SANCHEZ, OSCAR DER

This case was first heard on 2/1/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$20,750 fine, which would continue to accrue until the property was in compliance.

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

Donald Lunny, attorney, requested a 30-day continuance.

Officer Snyder said the owners were making efforts to comply. He said there had been issues with service but the City had followed the proper procedure. Ms. Hasan confirmed the notice address from the Broward County Property Appraiser, which stated it was in Miami, but Ms. Hasan noted it was actually in Miami Beach, so the respondent should correct this with the property appraiser.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

**Case: CE17120997**

425 NE 2 AV

SALT AIR INVESTORS #13 LLC

Service was via posting at the property on 5/10/18 and at City Hall on 5/24/18.

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

THERE IS AN ACCUMULATION OR UNTENDED TRASH, RUBBISH, LITTER, REFUSE, GARBAGE, YARD WASTE, OR DEBRIS; DISCARDED MACHINERY, APPLIANCES, FURNITURE OR SIMILAR ARTICLE; STAGNANT WATER; OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER ON PROPERTY AND ADJACENT SWALE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS RESIDENTIAL PROPERTY INCLUDING BUT NOT LIMITED TO SCRAP METAL, APPLIANCES, BUCKETS, BUSINESS EQUIPMENT AND TRAILERS, WHICH IS A NON-PERMITTED LAND USE IN RAC-UV ZONING PER ULDR TABLE 47-13.10.

47-34.4 B.1.

THERE IS A COMMERCIAL VEHICLE/TRAILER PARKED OR STORED OVERNIGHT ON THIS RESIDENTIAL PROPERTY. THE VEHICLE/TRAILER IS NOT WITHIN AN ENCLOSED GARAGE OR CARPORT OR CONCEALED/SCREENED FROM VIEW.

9-304(b)

THE OFF-STREET PARKING FACILITIES INCLUDING THE DRIVEWAY OF THIS PROPERTY ARE NOT SURFACED WITH A HARD, DUSTLESS MATERIAL OR MAINTAINED IN A GOOD CONDITION AND THERE ARE VEHICLES & TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-305(b)

THE LANDSCAPING, 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.

Officer Jones recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Scott Coloney, owner, said he had been helping the tenant find a new location. He requested 60 days to relocate the tenant and clean up the property.

Adam Feldman, Code Compliance Supervisor, felt 60 days was too long, considering the condition of the property.

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

**Case: CE16121225**

1017 SW 22 TER

COMSTOCK, WILLIAM H

Service was via posting at the property on 5/10/18 and at City Hall on 5/17/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BUILDING 14111725(INSTALL 6'H METAL FENCE W 18'  
ROLLING GATE).

Note: All sub permits associated with this  
expired master permit are considered expired as  
well.

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

William Comstock, owner, explained he had someone draw the initial plans and then installed something different from the first plans and had submitted revisions. He was then told he needed an architect to draw the plans, which he had never been told was required.

Inspector Carrasquel confirmed that the original permit had been approved without an architect's seal but the revision had failed because it lacked the seal. He had advised Mr. Comstock to speak to the plans reviewer, Victor Blanco, and explain.

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

**Case: CE15102439**

2100 S OCEAN DR

SKY HARBOUR EAST INC.

This case was first heard on 2/4/16 to comply by 7/7/16 Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$40,600 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, recommended reducing the fines to \$1,275 to cover administrative costs.

John Nolan, general manager, agreed to the reduction and thanked the City.

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

**Case: CE16051293**

2013 NE 33 AVE

HOWARD, MICHAEL

This case was first heard on 1/19/17 to comply by 2/23/17. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$63,000 and the City was requesting the full fine be imposed.

Ron Kovacs, Code Compliance Officer, stated the property was in compliance as of 6/30/17.

Casey Jones, property manager, explained that this was one of the first properties to be registered as a vacation rental. He stated there had been three inspectors in 2016, none of whom had visited the interior of the property. An inspector had informed him that they did not need to do anything until a new inspector contacted them. Officer Kovacs had contacted the new inspector, who had inspected and passed the property.

Officer Kovacs requested that at least \$350 be imposed for administrative costs.

Ms. Flynn Imposed a fine of \$350 for the time the property was out of compliance.

**Case: CE17061369**

437 NE 14 AVE

BARRIOS, ADRIAN BARRIOS, KATHERINE

Service was via posting at the property on 5/10/18 and at City Hall on 5/17/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
BUILDING PERMIT #16070988 (INSTALL WOOD FENCE W 1  
GATE)

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.

Adrian Barrios, owner, agreed.

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

**Case: CE16120002**

101 NW 5 AVE  
WALKER, MICHAEL

Service was via posting at the property on 5/16/18 and at City Hall on 05/17/18.

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

THE FOLLOWING PERMIT WAS LEFT TO EXPIRE 12031170

FBC(2014) 110.6

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

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

Philip Nathans, legal representative, agreed.

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

**Case: CE17032360**

1131 NW 1 AVE  
GREAVES, LATRINSHA

This case was first heard on 8/17/17 to comply by 11/16/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,550 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, said the owner was working with Housing and Community Development on major renovations at the house.

Latrinsha Greaves, owner, confirmed she was working with the City. Inspector DelRio

hoped the new permits would supersede the expired permit and recommended a 91-day extension.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

**Case: CE18041927**

1736 SW 14 ST  
BISSON, ROBERTA RIBEIRO

Service was via posting at the property on 5/14/18 and at City Hall on 5/24/18.

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.

Roberta Bisson, owner, agreed to comply within 42 days.

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

**Case: CE17021687**

1120 NE 16 CT  
BMAT PROPERTIES LLC

This case was first heard on 6/1/17 to comply by 11/30/17. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$47,000 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said permit applications had been submitted.

Brian Hierholzer, company president, said they had been in the permitting process for almost one year. Only the demolition permit had been closed. He requested time to comply.

Officer Snyder recommended a 42-day extension.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/19/18 hearing.

**Case: CE18021986**

2831 NE 29 ST

WILMINGTON TRUST

% SELECT PORTFOLIO SERVICING

Service was via posting at the property on 5/16/18 and at City Hall on 5/24/18.

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

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES.  
ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR  
WATER TIGHT.

Officer Malakius 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.

Michael Lufty, bank representative, stated the law firm would file a petition for a writ of possession on behalf of the bank. He requested 60 days.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

**Case: CE18041979**

2831 NE 29 ST

WILMINGTON TRUST

% SELECT PORTFOLIO SERVICING

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):  
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 THAT  
IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND  
IS A PUBLIC NUISANCE.

Officer 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.

Michael Lufty, bank representative, said the property was occupied so the bank could not enter the property.

Ms. Hasan reported the certificate of title had been granted to the bank in December.

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

**Case: CE15110738**  
2670 E SUNRISE BLVD #HOTEL  
DEJ HOTELS LLC

This case was first heard on 4/6/17 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 \$72,500 fine, which would continue to accrue until the property was in compliance.

Paulette Perryman, Code Compliance Officer, said the general manager would request a 91-day extension and she would not object.

Robert Keesler, general manager, requested 91 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

**Case: CE17040778**  
1636 NW 9 AV  
CITIBANK NA TRUSTEE  
%OCWEN LOAN SERVICING

This case was first heard on 1/18/18 to comply by 3/1/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$58,200 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, stated two of the violations were in compliance and recommended imposition of the fines.

Christopher Evans, attorney, said they were working to comply. He requested an extension to work with the tenants to paint the house.

Officer Snyder did not recommend an extension because the owner had known about the problems for over a year.

Ms. Flynn imposed the \$58,200 fine, which would continue to accrue until the violations were corrected.

**Case: CE18040524**

1736 NW 7 TER

DUBLIN, ELTON GERSHONI, MARCIE DUBLIN

Service was via posting at the property on 5/15/18 and at City Hall on 5/24/18.

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.

Marc Fetzer, owner, agreed.

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

**Case: CE18030700**

2511 SW 2 AVE

FIG TREE ON 2ND LLC

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):  
47-19.9.A.2.c.

THERE IS OUTSIDE STORAGE OF MATERIAL THAT EXCEEDS  
THE HEIGHT OF THE WALL. DUE TO THE RECURRING  
NATURE OF THIS VIOLATION WHICH WAS CITED ON  
02/20/14, UNDER CASE CE14021650. THIS CASE IS BEING  
PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A  
FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES  
INTO COMPLIANCE PRIOR TO THE HEARING DATE.

Officer Caracas presented photos of the property and the case file into evidence. He said the owner had been present earlier and agreed to his recommendation to order compliance within 35 days or a fine of \$100 per day.

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

**Case: CE17061854**

1208 SEMINOLE DR  
KILCULLEN, BRIAN

This case was first heard on 1/18/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,300 fine, which would continue to accrue until the property was in compliance.

Stephanie Bass, Code Compliance Officer, reported the seawall permit had been issued on April 20 and she requested the fines be suspended as of that date. She recommended a 182-day extension.

Brian Kilcullen, owner, asked the current fine amount. He said he had hired a company to not only comply the violation but to also raise the cap on the seawall. The contractor had what was needed to proceed but must schedule the repairs.

Staff reported the fines were now \$3,500.

Ms. Flynn suspended the fines as of 4/20/18 reducing the fines to \$3,500 and granted a 182-day extension, during which time no fines would accrue.

**Case: CE17081189**

418 E EVANSTON CIR  
DELICE, DEJACMAR

Service was via posting at the property on 5/10/18 and at City Hall on 5/24/18.

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

THERE IS OUTDOOR STORAGE IN THE CARPORT CONSISTING OF FURNITURE, APPLIANCES AND OTHER MISC. ITEMS. OUTDOOR STORAGE IS NOT PERMITTED IN THIS AREA ZONED RS-6.7.

18-12(a)

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

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)

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

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, per violation.

Dejacmar Delice, owner, requested 60 days. Officer Holloway suggested 21 days.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day, per violation.

**Case: CE18011766**

425 NW 22 AVE

MARTIN, WANDA

Service was via posting at the property on 5/11/18 and at City Hall on 5/24/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):  
9-278(e)

THERE IS A SHUTTER ON A WINDOW ON THIS PROPERTY,  
PREVENTING ADEQUATE VENTILATION TO THE INTERIOR.

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.

Wanda Martin, owner, agreed to comply.

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

**Case: CE17030373**

1426 NW 8 AVE

FORNET, LARITZA

This case was first heard on 8/10/17 to comply by 9/14/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,550 and the City was requesting the full fine be imposed.

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

Laritza Fornet, owner, said there had been issues with a fence repair and replanting of sod. She stated this was a recurring problem with kids throwing trash on the property.

Officer Snyder agreed this was a problem. He said he had not been able to reinspect the property on 11/17/17 so he complied that violation as of that date. He recommended reducing the fines to \$939 to cover administrative costs.

Ms. Flynn imposed a fine of \$939 for the time the property was out of compliance.

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

**Case: CE17081689**

90 ISLE OF VENICE DR #01  
AQUA DI VENICE LLC

This case was first heard on 2/1/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$20,750 fine, which would continue to accrue until the property was in compliance.

Ron Kovacs, Code Compliance Officer, recommended imposition of the fines.

Andrea Andrada, the owners' representative, said the units needed to be addressed individually and this had caused a delay. She requested a fine reduction because the owner lived in Spain and had needed to apply for permits in person.

Officer Kovacs said he would agree to reducing fines for each case to \$350 to cover administrative costs.

Ms. Flynn imposed a fine of \$350 for the time the property was out of compliance.

**Case: CE17081690**

90 ISLE OF VENICE DR #06  
AQUA DI VENICE LLC

This case was first heard on 2/1/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$20,750 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed a fine of \$350 for the time the property was out of compliance.

**Case: CE17081692**

90 ISLE OF VENICE DR #07  
AQUA DI VENICE LLC

This case was first heard on 2/1/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,750 and the City was requesting the full fine be imposed.

Ms. Flynn imposed a fine of \$350 for the time the property was out of compliance.

**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 \$48,900 fine, which would continue to accrue until the property was in compliance.

Mark Hirsch, owner, said the tenant was not allowing access to the property. He had provided the tenant with a three-day notice.

Amir Darmon, property manager, said he had done work inside the home but the tenant had prevented him from doing work on the outside and called the police.

Gail Williams, Code Compliance Officer, said she was willing to work with the owner.

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

**Case: CE17061690**

2413 NASSAU LN  
LOUISSAINT, JOE

This case was first heard on 8/17/17 to comply by 9/29/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$55,500 and the City was requesting the full fine be imposed.

Ron Kovacs, Code Compliance Officer, recommended reducing the fines to \$442 to cover administrative costs.

Joe Louissaint, owner agreed to the reduction.

Ms. Flynn imposed a fine of \$442 for the time the property was out of compliance.

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

**Case: CE17070628**

601 W SUNRISE BLVD  
ST JUDE KNANAYA CATHOLIC CHURCH OF SOUTH  
FLORIDA INC.

This case was first heard on 1/18/18 to comply by 2/8/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

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

Monica Posin, owner, said this was a busy location and neighboring properties put their trash containers on this property. She stressed that this was not their trash or containers.

Officer Snyder agreed this was true, but said there was no excuse for the time it took to comply. He did not recommend a fine reduction.

Francela Cajin, property manager, stated she had visited the property several times. She said the property would be cleaned but then new trash would be present when Officer Snyder inspected.

Ms. Flynn Imposed the \$800 fine.

**Case: CE17070722**

1019 NW 6 AV  
ST JUDE KNANAYA CATHOLIC CHURCH OF SOUTH  
FLORIDA INC.

This case was first heard on 1/18/18 to comply by 2/8/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$800 fine.

**Case: CE18050418**

2632 NE 27 TER  
MARCHELOS, SPIRO MARCHELOS 2632 FAM

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):  
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 THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Malakius reported this was a repeat violation. On 8/10/17, a previous case had been brought and the property was not complied by the ordered date resulting in imposition of a fine. He presented photos of the property and the case file into evidence and recommended imposing a fine of \$100 per day for the 29 days of non-compliance.

Marchelos Spino, owner, reported the property was in compliance. He said there had been damage after Hurricane Irma and a recent electrical issue that was now repaired.

Dick Eaton, Code Compliance Supervisor, said this case had been cited on 5/8/18; it was not related to Hurricane Irma. He clarified that the property was now in compliance but the City was requesting a fine of \$100 per day for the time the property was out of compliance because this was a repeat violation.,

Ms. Flynn found in favor of the City and ordered that fines be retroactive 29 days at \$50 per day be imposed for the time the property was out of compliance.

**Case: CE17120403**

436 NW 15 WAY  
STS GROUP USA INC.

This case was first heard on 2/15/18 to comply by 2/25/18 and 3/8/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$29,200 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, reported only one violation remained and the owner had requested a 14-day extension.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/21/18 hearing.

**Case: CE17081906**

1640 NW 5 AVE  
KNEZEVICH, DAVID

This case was first heard on 2/1/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Ron Kovacs, Code Compliance Officer, recommended imposition of the fines.

David Knezevich, owner, said he had been working with Officer Snyder but he had been out of the country periodically, delaying inspections.

Officer Kovacs said administrative costs totaled \$350.

Ms. Flynn imposed a fine of \$350 for the time the property was out of compliance.

**Case: CE18020866**

2733 NE 26 AV

NOVACEK, SCOTT THORNE-NOVACEK

Service was via posting at the property on 5/16/18 and at City Hall on 5/24/18.

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

THE FRONT EXTERIOR WALLS AT THIS PROPERTY HAVE  
LARGE AREAS OF WATER STAINS WITH PAINT PEELING  
FROM THE EXTERIOR WALLS, THE FASCIA BOARDS HAVE  
ROTTEN SECTIONS THAT ARE VISIBLE AND NOT BEING  
MAINTAINED.

Complied:

9-305(b)

9-308(b)

9-280(b)

Officer Malakius 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.

Cindy Thorne-Novacek, owner, requested 60 days.

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

**Case: CE18020614**

730 ARIZONA AVE

CPR EQUITIES LLC

Service was via posting at the property on 5/10/18 and at City Hall on 5/17/18.

Quesly Alexis, Code Compliance Officer, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17061533 BROOFRPLS (REROOF 400 SF FLAT AND 2860  
SF SHINGLES).

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS WELL.

Officer Quesly 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: CE18020119**

1229 NW 1 AV

BAKER, CHARLES

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

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

THE GRAVEL DRIVEWAY IS NOT CLEARLY DEFINED AND PROPERLY MAINTAINED.

9-306

EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE PAINT IS DIRTY, STAINED, MISSING OR PEELING. THE BUILDING FAÇADE, INCLUDING DECORATIVE ELEMENTS, STRUCTURAL PARTS, FASCIA AND TRIM ARE DETERIORATED OR EXPOSED.

9-308(b)

ROOF OF THE STRUCTURE OF THIS PROPERTY IS NOT MAINTAINED IN A CLEAN CONDITION AND KEPT FREE OF DEBRIS; IT IS DIRTY AND STAINED.

Officer Hullett 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.

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

**Case: CE18011551**

1725 DAVIE BLVD

NER YITZCHAK OF HIGHLAND LAKES INC.

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

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

THE LANDSCAPING ON THE FRONT LAWN AND SWALES 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)

47-19.4.D.4

Officer Williams 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.

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

**Case: CE18010154**

1505 SW 4 CT

MYHRE HOME LLC

Service was via posting at the property on 5/16/18 and at City Hall on 5/17/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
14122023 PFXREPLAC (R AND R FIXTURES IN KITCHEN AND BATHROOM)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS WELL.

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: CE18020597**

648 NE 17 AVE

648 NE 17TH AVE LLC

Service was via posting at the property on 5/15/18 and at City Hall on 5/17/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17040077 BPOOLSPASF (POOL/SPA 9244 GAL /DECK  
PAVERS SET IN SAND 839 SF)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED  
WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS  
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS  
WELL.

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: CE18021905**

342 SW 22 ST

KAPAKOS, CONSTANTINOS

Service was via posting at the property on 5/14/18 and at City Hall on 5/24/18.

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.

9-305(b)

LANDSCAPING NOT MAINTAINED. THERE IS MISSING  
AND/OR BARE AREAS OF LAWN COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE PAINT HAS BECOME STAINED.  
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS HAVE  
LOOSE ROTTING MATERIALS AND NEED TO BE PATCHED,  
REPLACED AND OR RESURFACING, MATCHING EXISTING  
COLOR. SEVERAL WINDOWS HAVE BROKEN OR MISSING  
WINDOW PANES.

Officer Sanguinetti 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.

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

**Case: CE18031957**

1040 SW 30 ST  
OLMEDA, RAPHAEL GIRONA, JULIA

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

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: FURNITURE, SEVERAL CHAIRS, PALLETS, SCRAP METAL, BUCKETS AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON AN RD-15 ZONED PROPERTY PER SEC. 47-5.12.

9-280(g)

THERE ARE CORRIDOR DOOR LIGHTS WHICH HAVE BEEN REMOVED OR DISABLED.

9-280(h)(1)

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

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 AND BALCONIES ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

24-27.(b)

THERE ARE GARBAGE AND RECYCLING CARTS WHICH ARE LEFT IN FRONT OF PROPERTY AND NOT PULLED BACK TO BUILDING LINE OR TO AN APPROVED LOCATION.

Officer Sanguinetti 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.

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

**Case: CE18031474**

2809 NE 37 CT  
IG INVESTMENTS INC. OIHI LLC

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

Vaughn Malakius, 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 Malakius 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.

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

**Case: CE17042043**

1240 NE 13 AV

WASSERMAN, ROBYN T

Personal service was made on 5/18/18.

Paulette Perryman, Code Compliance Officer, testified to the following violation(s):  
47-20.20 B.

THE PARKING LOT AT THIS LOCATION HAS BEEN ALTERED.  
PERMITTED PARKING PLACES WERE REMOVED.

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.

Officer Perryman 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, per violation.

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

**Case: CE17072126**

825 NE 6 ST

825M A R 333 LLC

Stipulated agreement

Violations:

47-20.20.H.

PARKING LOT IS IN DISREPAIR. PARKING FACILITIES SHALL BE KEPT IN GOOD OPERATING CONDITION. ALL PARKING LOTS AND SPACES SHALL BE MAINTAINED SO AS NOT TO CREATE A HAZARD OR NUISANCE. SUCH MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, REMOVING GLASS AND LITTER; PRUNING, NOURISHING, AND WATERING VEGETATION; RESURFACING AND RESTRIPIING SURFACE MARKINGS; RE-ANCHORING OR REPLACING LOOSE AND BROKEN WHEEL STOPS; AND REPLACING OR PAINTING SIGNS.

47-20.20 B.

THE PARKING LOT AT THIS LOCATION HAS BEEN ALTERED FROM IT'S ORIGINAL PERMITTED PLANS, IN THAT SPACES WERE REMOVED.

The City had a stipulated agreement with the owner to comply within 60 days or a fine of \$100 per day, per violation. 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 60 days or a fine of \$100 per day, per violation.

**Case: CE18010560**

1771 E SUNRISE BLVD  
TREASURE BEACH CO

Service was via personal service on 5/21/18 and posting at City Hall on 5/24/18.

Paulette Perryman, Code Compliance Officer, testified to the following violation(s):  
47-21.11.A.

THE SWALE AREA AT THIS LOCATION IS IN DISREPAIR  
AND MISSING GROUNDCOVER ALONG NORTH VICTORIA PARK  
ROAD.

Officer Perryman 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.

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

**Case: CE18010898**

1200 NE 13 ST  
CORTES, JAVIER

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

Paulette Perryman, 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.

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.

Complied:

9-305(a)

9-306

Officer Perryman 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.

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

**Case: CE18040582**

1700 NE 4 CT

WOLF, JOHN STUART JR HODGE, KEVIN R

Service was via posting at the property on 5/21/18 and at City Hall on 5/24/18.

Paulette Perryman, 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 Perryman 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: CE18040159**

1749 NW 18 ST  
CHANG, XIAO MING

Service was via posting at the property on 5/18/18 and at City Hall on 5/24/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):  
9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.  
47-34.4 B.1.

THERE IS A SIX (6) WHEEL COMMERCIAL BOX TRUCK  
PARKED/STORED ON THIS RESIDENTIAL DWELLING BETWEEN  
THE HOURS OF 9:00 P.M. AND 6:00 A.M.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO  
WINDOW COVER WITH A METAL SHUTTER.

18-4(c)

THERE ARE DERELICT VEHICLE(S) ON THE PROPERTY,  
INCLUDING BUT NOT LIMITED TO COMMERCIAL TRUCK  
WITHOUT TAG.

Complied:

47-34.1.A.1.

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.

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

**Case: CE18040339**

915 NW 14 CT

915 NW 14 COURT LLC

Service was via posting at the property on 5/11/18 and at City Hall on 5/24/18.

Wilson Quintero, Code Compliance Supervisor, 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.

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS  
ENCROACHING ON THE PUBLIC RIGHT OF WAY, SIDEWALK,  
HINDERING PEDESTRIAN MOVEMENT.

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 PROPERTY AND SWALE.

9-306

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

9-280(h)(1)

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

Complied:

24-7(b)

25-7(a)

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.

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

**Case: CE18041775**

964 NW 24 AVE

MURGULA, SANDRA K

Service was via posting at the property on 5/18/18 and at City Hall on 5/24/18.

Wilson Quintero, Code Compliance Supervisor, 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. THERE ARE BROKEN/MISSING SLATS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS 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 AND SWALE AREA, INCLUDING THE NORTH SIDE FACING NW 9 PL.

Complied:

24-27.(b)

18-4(c)

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.

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

**Case: CE17101942**

Stipulated agreement

1421 NE 1 AV  
FORD, CAROLA

Violation:

9-280(h)(1)

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

Complied:

18-12(a)

47-34.1.A.1.

9-306

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$25 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 42 days or a fine of \$25 per day.

**Case: CE18011828**

444 NW 21 TER  
SELLARS, ERNEST & MARION W

Service was via posting at the property on 5/22/18 and at City Hall on 5/24/18.

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:

47-34.1.A.1.

9-306

Officer Hullett 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.

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

**Case: CE18020449**

1139 NW 5 AVE

SANON, EVA MINOUCHE

Service was via posting at the property on 5/18/18 and at City Hall on 5/24/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):  
47-20.20.H.

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT  
MAINTAINED IN A GOOD, OPERATING CONDITION. THE  
ASPHALT IS DETERIORATED.

Complied:

18-12(a)

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.

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

**Case: CE18021514**

1521 NW 7 AV

SAINTILIEN, DUQUESNE

Service was via posting at the property on 5/18/18 and at City Hall on 5/24/18.

Shelly Hullett, 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:

9-313.(a)

9-304(b)

9-306

Officer Hullett 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.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

**Case: CE17122089**

410 SW 30 TER

SMITH, LORRAINE E

Service was via posting at the property on 5/12/18 and at City Hall on 5/24/18.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED. THERE IS A BOARDED WINDOW IN THE REAR  
OF THIS PROPERTY. THE SOFFIT ON THE CARPORT HAS ROTTED  
WOOD.

Complied:

18-4(c)

47-34.1.A.1.

9-280(d)

9-280(h)(1)

Officer Holloway 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.

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

**Case: CE18031823**

2665 RIVERLAND DR

ARISTILE, FRANCILIA J ARISTILE, ANTIO

Service was via posting at the property on 5/23/18 and at City Hall on 5/24/18.

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:

9-304(b)

9-306

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day.

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

**Case: CE18041936**

2824 NE 33 CT

OAKLAND ARMS CONDO ASSN INC.

Service was via posting at the property on 5/16/18 and at City Hall on 5/24/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):  
NFPA 1:1.7.6.2 FA Trouble

          TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

Complied:

NFPA 1:10.4.4

Captain Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE18041951**

2881 NE 32 ST

WATERSIDE ON THE INTRACOASTAL CONDO

Service was via posting at the property on 5/15/18 and at City Hall on 5/24/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):  
NFPA 1:1.7.6.2 FA Trouble

          TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

Complied:

NFPA 1:13.2.3.1

NFPA 25:13.6.2.1

Captain Kisarewich recommended ordering compliance within 70 days or a fine of \$100 per day.

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

**Case: CE18050268**

3378 NE 33 ST  
3356 NE 33 STREET LLC

Service was via posting at the property on 5/16/18 and at City Hall on 5/24/18.

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.

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

**Case: CE17100155**

2510 W BROWARD BLVD  
GDC BROWARD RB LLC % GATLIN DEVELOP

Service was via posting at the property on 5/22/18 and at City Hall on 5/17/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
MASTER PERMIT: 17031381(GNC,INSTALL ONE 21 SF  
C/L SIGN,ONE 12 SF ON)  
SUB(S): 17031386 (ELECTRIC FOR SIGN BP  
17031381)

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 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: CE17121137**

4300 N OCEAN BLVD #5D

KRIEGER, ELAINE B KRIEGER FAM REV L

Service was via posting at the property on 5/11/18 and at City Hall on 5/17/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17052076 MACRPLL (#5D REPLC HEAT PUMP 2.5 TONS  
13.0 SEER)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED  
WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS  
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS  
WELL.

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 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: CE18010069**

1033 NW 10 PL

CHIWARA, GRACE

Service was via posting at the property on 5/16/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
16081541 BWINDOWS (REPLACE 9 WINDOWS W IMPACT)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED  
WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS  
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS  
WELL.

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: CE18010269**

2041 SW 32 TER

CONSUEGRA, RAFAELA

Service was via posting at the property on 5/14/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17060218 BWINDOWS (ATF R AND R 6 WINDOWS AND 3  
DOORS W IMPACT)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED  
WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS  
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS  
WELL.

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: CE18010324**

2100 NW 21 AVE

2100 NW 21ST AVENUE LLC

Service was via posting at the property on 5/16/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
16081116 BSATDISH (INSTALL NEW TELECOM EQUIPMENT  
ON EXISTING TOWER)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED  
WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS  
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS

WELL.

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: CE18010913**

2720 NW 22 ST  
PRINCESS CRIS INVESTMENTS LLC

Service was via posting at the property on 5/16/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
16011967 BALTR1M (ATF INTERIOR REMODEL)

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: CE18010953**

2849 SW 4 CT  
NOARALIS, VERISSEAU

Service was via posting at the property on 5/14/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17011044 BFENCEW SF (ATF WOOD FENCE REPAIR 15 LN  
FT OF 6 FT)

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: CE18011176**

620 TENNIS CLUB DR #303  
MILLER, RICHARD G

Service was via posting at the property on 5/16/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17053089 PFIXREPLAC (# 303: MASTER BATHRM: INSTALL  
NEW WALK-IN TUB)

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: CE18020126**

2100 NW 21 AVE  
2100 NW 21ST AVENUE LLC

Service was via posting at the property on 5/16/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17051315 EMISCELL (ADD 20 AMP CIRCUIT AND 1  
ANTENNA ON TOWER)

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: CE18020329**

2500 W BROWARD BLVD  
170 NE 40 STREET INC. %STEVE RHODES

Service was via posting at the property on 5/14/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
16120482 BPAVINGS (WALMART, RESTRIPIING AND SIGNAGE  
FOR ONLINE GROCERY)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED  
WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS  
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS  
WELL.

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: CE18020358**

2740 NE 30 PL

CASTILLO, JUAN CARLOS

Service was via posting at the property on 5/14/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:  
17070028 EMISCELL (# 2740-2742 INSTALL 4 SMOKE AND  
2 CARBON)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED  
WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS  
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS  
WELL.

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: CE18020558**

541 NE 8 AV

BORGER, BRUCE

Service was via posting at the property on 5/16/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

17062604 BROOFRPLS (SFR REROOF: 2263 SQ FT  
SHINGLE, 601 SQ FT FLAT)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED  
WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS  
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS  
WELL.

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: CE18020591**

621 NE 8 AVE  
CAVALLO, RALPH

Service was via posting at the property on 5/16/18 and at City Hall on 5/17/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):  
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

16021580 BALTR1M (R AND R CHINESE DRYWALL)

NOTE: THERE MAYBE EXPIRED PERMIT(S) ASSOCIATED  
WITH THIS PROPERTY NOT INCLUDED IN THIS CASE.

NOTE: ALL SUB PERMIT(S) ASSOCIATED WITH THIS  
EXPIRED MASTER PERMIT ARE CONSIDERED EXPIRED AS  
WELL.

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: CE18031163**

2508 SE 21 ST  
CHAMBERLIN, THOMAS B

Service was via posting at the property on 5/14/18 and at City Hall on 5/24/18.

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: CE18031431**

3005 N ATLANTIC BLVD

AMIT, ALON WETSTEIN-AMIT, JENNIFER

Service was via posting at the property on 5/16/18 and at City Hall on 5/24/18.

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: CE18040522**

1224 NE 17 WY

SUAREZ, NICOLE

Service was via posting at the property on 5/12/18 and at City Hall on 5/24/18.

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 \$500 per day.

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

**Case: CE18041533**

4040 GALT OCEAN DR #200

TAFF FAMILY LIMITED PARTNERSHIP

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE18041534**

4040 GALT OCEAN DR #203

TAFF FAMILY LIMITED PARTNERSHIP

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE18041535**

4040 GALT OCEAN DR #205

OCEAN MANOR UNIT 205 LLC

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE18041536**

4040 GALT OCEAN DR #206

HATEM, STEVEN

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE18041949**

4040 GALT OCEAN DR #214

TALERICO, FRANK

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE18041537**

4040 GALT OCEAN DR #207

ULITSKY, ALEX

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE18041805**

4040 GALT OCEAN DR #208

TAFF FAMILY LIMITED PARTNERSHIP

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE18041814**

4040 GALT OCEAN DR #209

NONNA ESTATES LLC

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE18041906**

4040 GALT OCEAN DR #210

TAFF FAMILY LIMITED PARTNERSHIP

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE18041909**

4040 GALT OCEAN DR #211

FTSM REALTY LLC

Service was via posting at the property on 5/25/18 and at City Hall on 5/24/18.

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: CE17100633**

516 MOLA AVE  
MOLA VENTURES LLC

This case was first heard on 2/15/18 to comply by 3/29/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to 1,000 and the City was requesting the full fine be imposed.

Kelvin Arnold, Building Inspector, requested no fines be imposed.

Ms. Flynn imposed no fine.

**Case: CE17011458**

5531 NE 18 TER  
MARTIN-JEWELL, DAVID MARTIN-JEWELL, E

This was a request to vacate the Order dated 8/10/17 and to re-impose a \$396 fine.

Ms. Flynn vacated the Order dated 8/10/17 and imposed a fine of \$396 for the time the property was out of compliance.

**Case: CE17082049**

2361 SW 36 TER  
TOSKI, BRUCE

This case was first heard on 3/1/18 to comply by 3/4/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$8,400 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$8,400 fine.

**Case: CE17101374**

1317 NW 7 CT  
HILL, WILBERT SR

This case was first heard on 2/118 to comply by 3/8/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,250 fine, which would continue to accrue until the violations were corrected.

**Case: CE17051518**

509 SW 6 ST  
JULIANNA & JOHN DOHERTY IRREV TR DO

This case was first heard on 1/18/18 to comply by 2/15/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$16,650 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$16,650 fine, which would continue to accrue until the violations were corrected.

**Case: CE18011067**

410 SW 30 TER  
SMITH, LORRAINE E

This case was first heard on 3/1/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,075 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,075 fine, which would continue to accrue until the violations were corrected.

**Case: CE17090741**

600 W LAS OLAS BLVD #1404  
PINSKY, CAROLINE

This case was first heard on 3/15/18 to comply by 4/26/18. Violations 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.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the violations were corrected.

**Case: CE17100078**

534 NE 16 ST  
PETRUCCI, RALPH J III

This case was first heard on 3/15/18 to comply by 4/26/18. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$400 fine.

**Case: CE17100852**  
640 NW 15 TER  
CHIWARA, GRACE

This case was first heard on 3/15/18 to comply by 4/26/18. Violations 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.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the violations were corrected.

**Case: CE17101216**  
6800 NW 34 AV  
LAWRENCE, ERIC H/E LAWRENCE, ANGELA G

This case was first heard on 3/15/18 to comply by 4/26/18. Violations 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.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the violations were corrected.

**Case: CE17020937**  
417 COCONUT ISLE DR  
GARCIA, LUISA F

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,000 fine, which would continue to accrue until the violations were corrected.

**Case: CE17071424**  
1007 SE 2 CT  
ATLANTIC LOFT LLC

This case was first heard on 1/18/18 to comply by 3/1/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$24,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$24,250 fine, which would continue to accrue until the violations were corrected.

**Case: CE17071515**

1437 SW 33 ST

DAVID S JACKSON REV TR JACKSON, DAVID TRUSTEE

This case was first heard on 1/18/18 to comply by 3/1/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$24,250 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$24,250 fine, which would continue to accrue until the violations were corrected.

**Lien Reduction Hearings**

**Case: CE14061007**

2186 NE 59 CT

O FLAHERTY, DANIEL

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$104,300 and City hard costs totaled \$599.

Mark Kushner, attorney, explained that the owner had trusted someone to take care of the property but that person had not. Once Mr. O'Flaherty was aware of the violations, he had hired a new contractor and signed permit applications, but the contractor had not performed. The owner hired another contractor, who completed the work and brought the violations into compliance. Mr. Kushner stated the owner had spent approximately \$10,000 on the first contractor and presented receipts for approximately \$28,000 from the second contractor. The owner had hired a roofer recently to replace the roof, which would be done shortly. He also planned to paint the house. Mr. Kushner offered \$1,000 plus hard costs.

Ms. Flynn reduced the lien amount to \$1,000 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: CE15100937**

2468 NW 21 ST  
2468 NW 21 STREET LLC

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$124,050 and City hard costs totaled \$1,362. The applicant had offered \$2,000.

Andrew Rosenberg, owner, said when they purchased the property two years ago it was in very bad shape and they had completely rehabilitated it.

Ms. Flynn reduced the lien amount to \$2,000 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: CE16031642**

819 SE 6 ST  
HOWELL ENTERPRISES VII INC.

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$4,825 and City hard costs totaled \$810. The applicant had offered \$500.

Brett Howell, owner, explained the property had been in probate for several years before he purchased it six months ago. They had renovated the house, with permits, and brought it into compliance. He asked that the fines be reduced to zero, since they had not caused the violations.

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: CE16041323**

819 SE 6 ST  
HOWELL ENTERPRISES VII INC.

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$20,025 and City hard costs totaled \$672. The applicant had offered \$1,200.

Brett Howell, owner, stated they had painted the home, replaced the roof and trimmed the landscaping. He asked for the fines to be reduced to hard costs.

Ms. Flynn reduced the lien amount to \$672 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: CE15081264**

5241 NE 18 TER  
HOWELL ENTERPRISES X INC.

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$107,950 and City hard costs totaled \$1,270. The applicant had offered \$1,000.

Brett Howell, owner, provided "before" photos of the property and said they had made significant improvements, including a new roof and fence.

Ms. Flynn reduced the lien amount to \$1,270 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: CE16110687**

3400 GALT OCEAN DR  
SOUTHPOINT CONDO ASSN INC.

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$7,500 and City hard costs totaled \$212. The applicant had offered \$212.

Jeff Green, attorney, explained that an electrician had abandoned work on the garage in 2016. Then Ryan Johnson had been hired as general manager and he had closed the old permit, opened a new one and had the work done. Mr. Green stated the association had recently spent \$14 million to comply with the 40-year certification and asked that the fines be reduced to costs.

Ms. Flynn reduced the lien amount to \$1,212 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: CE07111291**

1901 NE 17 TER  
EMERY, BURTON C

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$9,400 and City hard costs totaled \$488. The applicant had offered \$940.

Burton Emery, owner, said he had purchased the property in February and complied the violations by March. He had also paid off the balance on the water account and paid the probate attorney.

Ms. Flynn reduced the lien amount to \$488 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: CE16101328**

1005 NE 16 PL  
US BANK NA TRUSTEE  
%OCWEN LOAN SERVI

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$70,500 and City hard costs totaled \$764. The applicant had offered \$14,000.

Lindsay Yarmuth, attorney, stated the bank had complied the violations and offered \$14,000.

Ms. Flynn reduced the lien amount to \$14,000 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: CE14100915**

5748 NE 15 AV  
KALLAS, MELISSA H/E  
KALLAS, ANTHONY P

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$34,550 and City hard costs totaled \$387.

Melissa Kallas, owner, explained that in 2015, her ex-husband had stopped paying alimony and child support and the home had gone into foreclosure. Her loan modification application had been denied and she needed to come up with \$14,000 to keep the house. She did not realize the fines had snowballed. She offered to pay the \$387 hard costs.

Ms. Flynn reduced the lien amount to \$387 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: CE09070928**

1424 SW 33 CT  
D'ERRICO, RICHARD

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$219,300 and City hard costs totaled \$166.

Richard D'Errico, owner, stated he had closed off the septic tank and hooked up to the City's sewer system and demolished the old, condemned house. He offered to pay hard costs.

Ms. Flynn reduced the lien amount to \$166 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: CE15102202**

705 SE 7 ST

NATIONSTAR MORTGAGE LLC

%MCCALLA RAYMER LLC

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$33,200 and City hard costs totaled \$258. The applicant had offered \$1,320.

Jill Gold, attorney, said the mortgage company had not caused the violations but had brought them into compliance. She said there was a pending sale on the property. Ms. Gold explained compliance had been delayed because the property had been occupied and it had taken time for the lender to get possession.

Ms. Flynn reduced the lien amount to \$2,500 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: CE11041628**

4831 NW 9 TER

DAHM, CHRISTOPHER

Notice was mailed to the owner via first class mail on 5/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$179,400 and City hard costs totaled \$258.

Christopher Dahm, owner, said he had no knowledge of the lien until a few weeks ago. He recalled it had taken additional time to hook up to the sewer system but did not realize the fines still existed.

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.

**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:

CE18010502	CE18040183	CE18032341	CE18040897
CE18041126	CE18040163	CE18010157	CE18020105
CE17120151	CE18020040	CE18020171	CE18020452
CE18021573	CE18020730	CE18030339	CE18020471
CE18032118	CE18040333	CE18020752	CE18020876
CE18020879	CE18020892	CE18020894	CE17111692
CE18030378	CE18031544	CE18031763	CE18031960
CE18031969	CE18041932	CE18041940	CE18041947
CE18041966	CE18041968	CE18050010	CE18050028
CE18050032	CE18050036	CE18050144	CE18050145
CE18050148	CE18050149	CE18050251	CE18050253
CE18050270	CE18050301	CE18050308	CE18010039
CE18010202	CE18010231	CE18010910	CE18010923
CE18010927	CE18010961	CE18010972	CE18011130
CE18020112	CE18020532	CE18020623	CE18031408
CE18031427	CE18040523	CE18041415	

#### **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:

CE18040690	CE17070042	CE16100532	CE17100821
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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:

CE17090554

#### **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:

CE17100075	CE16122234	CE17021478	CE18020457
CE17100282	CE17100461	CE17100592	CE18031857
CE17080561	CE16121318	CE17011458	CE17110975
CE15100193			

#### **Cases with No Service**

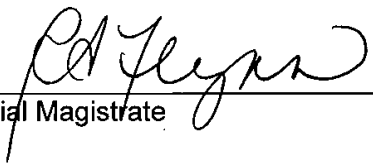
The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

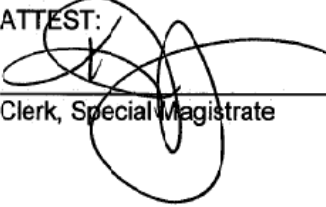
None

**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:

There being no further business, the hearing was adjourned at 1:15 P.M.

  
Special Magistrate

ATTEST:  
  
Clerk, Special Magistrate