



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
MAY 17, 2018
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Yvette Cross-Spencer, Clerk III
Loen Garrick, Clerk III
Crystal Green-Griffith, Clerk III
Keyandre Haynes, Clerk III
Katrina Jordan, Administrative Services Supervisor
Victoria Mack, Clerk III
Morgan Dunn, Clerk III
Stacey Ramsey, Clerk III
Porshia Goldwire, Code Compliance Manager
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Grace Ateek, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Mario Carrasquel, Building Inspector
Leonard Champagne, Senior Code Compliance Officer
Alejandro DelRio, Building Inspector
Dick Eaton, Code Compliance Supervisor
Adam Feldman, Code Compliance Supervisor
James Fetter, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Janice Hall, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Dorian Koloian, Code Compliance Officer
Ron Kovacs, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Mohammed Malik, Zoning Administrator
Jorge Martinez, Building Inspector
George Oliva, Chief Building Inspector
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor

Wilson Quintero Jr., Code Compliance Officer
Danny Reyes, Code Compliance Officer
Mary Rich, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Officer
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE18030687: Samuel Gaita, power of attorney
CE17100479: Stephen Wilkerson, owner; Lynda Amorello, property manager
CE15092157; CE17052110; CE17052122; CE17062110; CE17120893; CE15092158;
CE15092153; CE15092152; CE15092155; CE15081932; CE15092154: Courtney
Crush, attorney
CE18010330; CE18010150; CE17111762: Goran Dragoslavic, owner
CE17122180: Joseph Baffi, tenant
CE18010755: Konstantin Popov, owner
CE17122086: Brewster Knott, owner
CE18020348: Aylin Marcelo, owner
CE18040020: Andy Bermudez, property manager
CE18020350: Melvin Wright, owner
CE18030916: Arthur Prorsoff, owner
CE18022092: Marshall Nance, owner
CE17070056: Christopher Wren, owner
CE18020133: Carolyn Zaslow, owner
CE18032164: William Trick, attorney
CE17041938: Ralph Drain, tenant; Jennifer Drain, tenant
CE16081989: Ana Tejera, power of attorney
CE18020643: Justin Beachum, neighbor; Lucmon Joseph, owner
CE16120168: Irene Kos, owner
CE18010243: Robert Larsen Jr., owner
CE18011575: Maurice Hurry, owner
CE17060007: Julieta Horner, owner
CE17060119: Juan Morales, construction company representative
CE18021868: Charles Faassen, owner
CE17080279: Waliyyuddin Sharef, prospective owner
CE18031191: Michael Rush, owner
CE16060778: Pierre Petit Frere, pastor
CE17062741: Leovil Noel, owner
CE18020332: Jean Joseph, owner
CE18020578: Steven Bader, owner
CE17100366: Brent Trapania, owner

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CE18030074: Cesar Jaimas, owner
CE14100256: Andrew Schein, attorney
CE18040102: Sherial Kinnel, owner; Michael Kinnel, owner
CE17070476: Macule Ariste, owner
CE18010578: Eric Eife, owner's representative
CE18030969; CE17051970: Shmuel Casper, owner
CE17080070: Nils Friberg, owner; Franklin Byrom, owner; David Nudel, attorney
CE18021434: Eugene Germain, owner
CE18021847: Edzer Ledain, owner; Shirlene Ledain, owner
CE18011622: Edward Deane, contractor
CE17121919: Abbas Zackria, owner
CE17080287: Calvin Dwyer, owner
CE18010105: George Siedenburg, owner
CE18031549; CE18031550; Kevin Berman, bank representative
CE14090750: Eric Martinez, general contractor
CE18040491: Scott Frandsen, owner
CE18030642: John Charles Baston, neighbor; Kevin Young, neighbor; Randall Fischer, tenant; Joseph Kras, neighbor; Diane Zelmer, neighbor; Manolin Jimenez, friend
CE18021353: Bruce McEachern, owner
CE18040779: Robert Waldbueser, owner
CE17050341: Christopher Lorusso, owner's employee
CE18020877: Fred Senesi, owner
CE18011860: Ellen Gagnon, owner; Michael Segall, owner
CE17121899: Tom Grinberg, owner
CE18012105; CE17032482: Richard Vicente, owner's son
CE17120887; CE17120915: Kevin Kline, LLC manager
CE17032312: Dahyana Olivares, owner's representative
CE18010137; CE18010971: Carlton Kerr, property manager
CE17120569: Monty Lalwani, owner
CE16050973: Susana Kantares, owner
CE18041182: Kimberly Person, owner
CE17100270: David Coven, attorney
CE17060121: Cleris Nascimbeni, owner's mother
CE18031705: Charles Keiler, owner
CE16020179: Donna Gousse, attorney
CE11080162; CE12010347: John Halliday III, representative
CE15070731: Daniel DuCharme, property manager
CE15100356: Mitchell Haller, attorney
CE01072146; CE08041089: Tony Mertile, agent
CE13090012: Tomer Avnaim, owner; Jason Silver, attorney
CE06061426; CE14032138; CE14082139: Monica Solsona, representative
CE15041750: David Billitier, owner
CE17071286: Benjamin Dowers, attorney
CE17011651: Mark Bookstein, owner; Gustavo Piniero

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

The meeting was called to order at 9:00 A.M.

Case: CE17111762

1544 NE 3 AVE
DRAGOSLAVIC, GORAN

Service was via posting at the property on 4/25/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BDEMOINT 10080425 REMOVE INTERIOR DRYWALLS AND
REMOVE KITCHEN AND
EINTDEMO 17042672 ELECTRIC DEMO FOR KIT/BATH
10080425

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. APPROVAL AS A RESULT OF
AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN
APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS
CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.
INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE
OR CANCEL THE PROVISIONS OF THIS CODE OR OF OTHER
ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID.
IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO
CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED
FOR INSPECTION PURPOSES. NEITHER THE BUILDING
OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR
EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF
ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

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

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Goran Dragoslavic, owner, agreed.

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

Case: CE17120887

2812 N ATLANTIC BLVD

DS PARAISO LLC

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17051494 BBARRIER (INSTALL 6 X 380 FT CHAIN LINK
TEMP FENCE)

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.

Kevin Kline, LLC manager, said the owner had until May 31 to close out the permit.

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

Case: CE17120915

2816 N ATLANTIC BLVD

2816 NORTH ATLANTIC BLVD LLC

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17051498 BBARRIER (INSTALL 6 X 288 FT TEMP
CHAIN LINK FENCE)

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.

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

Case: CE18021868

1049 W COMMERCIAL BLVD
FAASSEN HOLDINGS FLA LLC

Service was via posting at the property on 4/18/18 and at City Hall on 5/3/18.

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

THERE ARE DERELICT VEHICLES PARKED/STORED ON THIS VACANT LOT/ON THE PROPERTY.

47-21.9.M.

THIS UNDEVELOPED PARCEL OF LAND DOES NOT HAVE LIVING GROUND COVER OR LAWN, EXPOSED SOIL CREATING DUST AND SOIL EROSION.

47-34.1.A.1.

THE VACANT LOT IS BEING USED TO STORE VEHICLES. THIS PROPERTY IS ZONED B-1 AND THIS IS CONSIDERED ILLEGAL LAND-USE PER TABLE 47-6.11. .

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA OF THIS VACANT LOT.

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$250 per day, per violation.

Charles Faassen, owner, agreed. Officer Caracas stated more time could be allowed if Mr. Faassen was redeveloping the property.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day, per violation.

Case: CE18020350

524 NW 21 TER
WRIGHT, MELVIN K

Service was via posting at the property on 4/30/18 and at City Hall on 5/3/18.

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

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

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

Melvin Wright, owner, agreed.

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

Case: CE18031191

1228 BAYVIEW DR
RUSH, JANICE P TRUSTEE

Certified mail addressed to the owner was accepted on 5/7/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
8-148

THERE IS A LARGE CATAMARAN MOORED ON THE WATERWAY
AT THE REAR OF THIS PROPERTY THAT IS FOUND TO BE
OF UNSIGHTLY APPEARANCE OR IN BADLY DETERIORATED
CONDITION.

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

Michael Rush, owner, agreed to work on the boat and requested 90 days.

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

Case: CE18020133

622 SW 16 CT

LAUDERDALE PINES 622 LLC

Service was via posting at the property on 5/2/18 and at City Hall on 5/3/18.

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.

9-308(b)

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

9-306

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

Withdrawn:

9-304(b)

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, per violation.

Carolyn Zaslou, owner, said the property was being sold and would close after June 1. She stated the buyer was aware of the violations and intended to repair them as soon as the sale went through.

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

Case: CE18031705

6711 NW 26 WY

KEILER, CHARLES E III

Service was via posting at the property on 4/20/18 and at City Hall on 5/3/18.

Violation:

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.

The City had a stipulated agreement with the owner to comply within 21 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE17100270

4040 GALT OCEAN DR # 510
WOOD, DARREN MARK

Service was via the appearance of the respondent at this hearing.

This case was first heard on 2/15/18 to comply by 3/29/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,750 and the City was requesting the full fine be imposed.

David Coven, attorney, requested a fine reduction.

Judge Purdy imposed a fine of \$850 for the days the property was out of compliance.

Case: CE18040491

2175 NE 59 CT
FRANSEN, IWONA FRANSEN, SCOTT

Service was via posting at the property on 5/1/18 and at City Hall on 5/3/18.

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 photos of the property and the case file into evidence and said he had spoken to the owner and agreed to recommend ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE18040779

2300 CASTILLA ISLE
WALDBUESER, ROBERT L
OATES, LISA ANN ET AL.

Service was via posting at the property on 5/1/18 and at City Hall on 5/3/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):
15-278.(1)e.

PARKING OF VEHICLES MUST BE ON A PAVED AND OR
APPROVED SURFACE. PARKING ON THE STREET, SWALE OR
ROAD IS A VIOLATION OF THE VACATION RENTAL
ORDINANCE.

15-282.(a)

THERE HAVE BEEN THREE INSTANCES OF PARKING ON THE
STREET VACATION RENTAL VIOLATIONS AT THIS PROPERTY
QUALIFYING FOR A REQUEST FOR THE REVOCATION OF THE
CERTIFICATE OF COMPLIANCE AT THIS VACATION RENTAL
PROPERTY. REFERENCE CASES CE18020867
CE18031995 CE18040779

Officer Kovacs presented photos of the property and the case file into evidence. He stated the violations were now in compliance and requested the property's certificate of compliance be revoked for 180 days.

Robert Waldbueser, owner, stated there was ongoing construction across the street and presented photos. He said he alerted renters to the situation and put cones in the front yard to deter parking there. Mr. Waldbueser believed it was workers for the construction site who were parking here, not his guests. Officer Kovacs said on two occasions, people from Mr. Waldbueser's property had moved their cars when he asked them to.

Officer Kovacs requested a finding of fact that the violation had existed as cited.

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

Case: CE16120168

800 NW 8 AVE
KOS, IRENE

This case was first heard on 2/16/17 to comply by 3/2/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$31,900 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing the fine to \$1,270 to cover administrative costs.

Irene Kos, owner, requested no fine be imposed.

Judge Purdy imposed a fine of \$1,270 for the days the property was out of compliance.

Case: CE17100366

1400 SE 11 CT
TRODELLA, GEORGE P JR EST

This case was first heard on 2/1/18 to comply by 2/11/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$5,900 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, requested the fine be reduced to \$635 to cover administrative costs.

Brent Trapana, owner, said he had made repairs as soon as he purchased the property.

Judge Purdy imposed a fine of \$635 for the days the property was out of compliance.

Case: CE18030687

210 NURMI DR
NURMI HOUSE LLC

Service was via posting at the property on 4/6/18 and at City Hall on 4/5/18.

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

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

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$500 per day.

Samuel Gaita, power of attorney, agreed.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$500 per day.

Case: CE18010137

3120 GLENDALE BLVD
CJ & KK INDUSTRIES INC.

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

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

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE
GRASS/LAWN AREA. THE ASPHALT DRIVEWAY IS IN DISREPAIR.
THERE ARE HOLES AND THE BLACKTOP IS FADED.

Officer Holloway 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.

Carlton Kerr, property manager, requested more than 63 days.

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

Case: CE18010971

3120 GLENDALE BLVD
CJ & KK INDUSTRIES INC.

Service was via posting at the property on 4/26/18 and at City Hall on 4/19/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
16080394 BALTR1M (REPAIR FRONT OF HOME DUE TO CAR
RUNNING THROUGH)

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

Carlton Kerr, property manager, requested more than 42 days.

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

Case: CE17120569

3132 NE 9 ST
LALWANI, NARAIN S

Personal service was made on 5/2/18.

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

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

47-20.20.H.

THE PARKING FACILITY AT REAR OF PROPERTY IS NOT
BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE AREAS
THAT THE GRAVEL IS MISSING AND DIRT/DUST IS IN ITS PLACE.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO:
WATER DRAIN, WINDOW SCREENS, WINDOW A/C SHELL
DETERIORATED, WIRES HANGING ON BLDG.,
FASCIA/SOFFIT AREA REQUIRES MAINTENANCE.

9-307(c)

THERE ARE DOORS AND WINDOWS WHICH HAVE BEEN
COVERED/SEALED SHUT AND NO LONGER FUNCTION AS
REQUIRED.

Withdrawn:

9-306

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$250 per day, per violation.

Monty Lalwani, owner, agreed to comply, but requested 120 days.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day, per violation.

Case: CE18021353

2281 SW 26 AVE

MCEACHERN, BRUCE

Service was via posting at the property on 5/2/18 and at City Hall on 5/3/18.

Mary Rich, Code Compliance Officer, testified to the following violation(s):

18-4(c)

THERE IS A DERELICT/UNLICENSED UNSIGHTLY VESSEL
DOCKED AT THIS LOCATION.

8-148(a)

THERE IS A DERELICT/UNLICENSED UNSIGHTLY VESSEL
DOCKED AT THIS LOCATION.

Complied:

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

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

9-280(h)(2)

9-306

9-308(b)

Officer Rich 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, per violation.

Bruce McEachern, owner, said the boat had been abandoned by the owner, whom he had been unable to contact. Mr. McEachern had also been unable to locate a BIN for the boat to identify it and to be allowed to move it.

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

Case: CE18020643

721 SW 2 ST

FREE BETHLEHEM BAPTIST CHURCH INC.

Service was via posting at the property on 5/8/18 and at City Hall on 5/3/18.

Dick Eaton, Code Compliance Supervisor, testified to the following violation(s):

47-34.2.D.

THIS PROPERTY IS IN VIOLATION OF THE USES
PERMITTED PER ORDER #54-71 OF THE BOARD OF
ADJUSTMENT, DATED SEPTEMBER 15, 1971. THE PROPERTY
IS CURRENTLY BEING USED TO STORE JUNK, DERELICT

VEHICLES, U-HAUL TRUCKS AND TRAILERS, TOW TRUCKS AND OTHER VEHICLES OTHER THAN THOSE ALLOWED FOR EMPLOYEES AND CUSTOMERS OF THE BUSINESS.

9-305(b)

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

Supervisor Eaton presented photos of the property and the case file into evidence and recommended ordering compliance within 30 days or a fine of \$100 per day, per violation.

Lucmon Joseph, owner, said the City had been working nearby and cut off his water supply for irrigation. Supervisor Eaton stated there were ongoing issues with trucks and cars parking on the ground cover, killing it. The property had a variance indicating customers must park in the interior lot.

Courtney Crush, attorney, said the City was providing 30 days for the owners to comply with the terms of the variance: onsite parking for customers. The owner should also address any ground cover issues on the property. Supervisor Eaton added that only employees and customers may park in the lot; the owner had been storing junk vehicles there as well.

Justin Beachum, neighbor, said there were derelict vehicles parked at the property and informed Judge Purdy that the property had been cited many times.

Mohammed Malik, Zoning Administrator, recommended allowing 30 days to move the derelict cars.

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

Case: CE18020877

2715 E OAKLAND PARK BLVD
GALLERIA INVESTMENT CORP

Service was via posting at the property on 5/9/18 and at City Hall on 5/3/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
47-19.4.B.1.

THERE IS A DUMPSTER AT THIS PROPERTY THAT IS NOT STORED PROPERLY. WHEN NOT CURBSIDE FOR COLLECTION, THE DUMPSTER MUST BE POSITIONED ON A HARD SURFACED PAD

LOCATED BEHIND THE BUILDING LINE WITH THE SMALLER SIDE OF THE CONTAINER FACING THE PUBLIC RIGHT OF WAY.

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

Fred Senesi, owner, said he could not understand why he had been cited. Officer Bass explained the dumpster must be stored behind the building line, not the property line. She suggested another means of trash collection if the dumpster could not be stored properly.

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

Case: CE17052122
2648 NE 32 ST
BARMER LLC

Continued From 2/15/18

Violation(s):
47-34.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF 4 UNITS HAS BEEN CHANGED TO 8 UNITS WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.
THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL FACILITY IN CONJUNCTION WITH 2640-2667 NE 32 ST.

9-260.(a)

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

Courtney Crush, attorney, said the building had been constructed in 1957 as an apartment complex/motel. She had been working with the City researching the property and requested four weeks to meet with the Zoning Administrator and City Attorney regarding the status of the property.

Judge Purdy continued the case to 7/19/18.

Case: CE17052110

Continued From 2/15/18

2640 NE 32 ST
BARMER LLC

Violation(s):

47-34.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF 4 UNITS HAS BEEN CHANGED TO 7 UNITS PLUS AN RENTAL OFFICE WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL FACILITY IN CONJUNCTION WITH 2648-2667 NE 32 ST.

9-260.(a)

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

Judge Purdy continued the case to 7/19/18.

Case: CE17062110

Continued From 2/15/18

2667 NE 32 ST
BARMER LLC

Violation(s):

47-34.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF 2 UNITS HAS BEEN CHANGED TO 4 UNITS WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL FACILITY IN CONJUNCTION WITH 2640-2648 NE 32 ST.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION Sec. 47-34.1. THE CITY SHALL HAVE RECOURSE

TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE
UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT
THE OWNERS EXPENSE.

Judge Purdy continued the case to 7/19/18.

Case: CE15092157

229 ALMOND AVE
EL-AD FL BEACH LLC

This case was first heard on 3/2/17 to comply by 3/13/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$58,100 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, reminded Judge Purdy that he had imposed the fines at the last hearing but requested the cases be brought back to resolve the dumpster issue. Judge Purdy had reviewed the case documents and said he wanted to monitor progress since the last hearing.

Officer Champagne reported the violations remained and requested the present order stand.

Courtney Crush, attorney, said a landscape permit had been pulled in 1993 and the City's landscape reviewer had recommended changes. An updated landscape plan/permit application had been submitted on May 11.

Officer Champagne said the paving issues cited in this case had not been addressed but progress was being made regarding the landscaping.

Ms. Crush said a contractor had patched areas of the parking lot and it had been striped. The City had indicated it wanted the entire lot resurfaced. Stephanie Bass, Code Compliance Officer, confirmed that the corrective action was to resurface the lot. She said the patching that had been done was uneven and presented a tripping hazard.

Judge Purdy granted a 63-day extension, during which time fines would continue to accrue and ordered the respondent to attend the 7/19/18 hearing.

Case: CE15092152

2939 BANYAN ST
EL-AD FL BEACH LLC

Ordered to Reappear

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the

City was requesting imposition of a \$76,900 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, said the same issues existed for this case as for the previous one.

Judge Purdy granted a 63-day extension, during which time fines would continue to accrue and ordered the respondent to attend the 7/19/18 hearing.

Case: CE15092153

Ordered to Reappear

2931 BANYAN ST
EL-AD FL BEACH LLC

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$273,900 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, said this case included the dumpster violation. The property was not in compliance and he requested the Order dated 4/19/18 imposing fines be vacated and the case re-heard.

Stephanie Bass, Code Compliance Officer, clarified that when Judge Purdy imposed the fines at the previous hearing, they had excluded fines for the dumpster violation because Ms. Crush had presented documentation stating the dumpster was permitted on the site. Since then, the dumpster had been removed. Ms. Hasan confirmed that Ms. Crush had presented documents that the dumpster was permitted on the site and that violation should not have accrued any fines and should be stricken.

Judge Purdy recalled that they had subtracted \$183,000 in fines that had accrued for the dumpster at the prior hearing because the dumpster issue had been resolved. This agenda showed the fines still accruing for the dumpster, which was not correct: \$197,000 in fines should be removed.

Judge Purdy granted a 63-day extension, during which time fines would continue to accrue for: 25-56(b); 47-20.20.H.; 47-21.11.A. and 47-22.9. and ordered the respondent to attend the 7/19/18 hearing.

Case: CE15081932

Ordered to Reappear

2939 BANYAN ST
EL-AD FL BEACH LLC

This case was first heard on 3/2/17 to comply by 3/12/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$39,300 fine, which would continue to accrue until the property was in compliance.

Officer Champagne reported the violations remained and requested the present order stand.

Judge Purdy granted a 63-day extension, during which time fines would continue to accrue and ordered the respondent to attend the 7/19/18 hearing.

Case: CE15092154

Ordered to Reappear

2939 BANYAN ST
EL-AD FL BEACH LLC

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$58,100 fine, which would continue to accrue until the property was in compliance.

Officer Champagne reported the violations remained and requested the present order stand.

Judge Purdy granted a 63-day extension, during which time fines would continue to accrue and ordered the respondent to attend the 7/19/18 hearing.

Case: CE15092155

Ordered to Reappear

2939 BANYAN ST
EL-AD FL BEACH LLC

This case was first heard on 3/2/17 to comply by 3/2/17, 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$94,250 fine, which would continue to accrue until the property was in compliance.

Officer Champagne reported the violations remained and requested the present order stand.

Judge Purdy granted a 63-day extension, during which time fines would continue to accrue and ordered the respondent to attend the 7/19/18 hearing.

Case: CE15092158

Ordered to Reappear

2930 BANYAN ST
EL-AD FL BEACH LLC

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the

City was requesting imposition of a \$76,900 fine, which would continue to accrue until the property was in compliance.

Officer Champagne reported the violations remained and requested the present order stand.

Judge Purdy granted a 63-day extension, during which time fines would continue to accrue and ordered the respondent to attend the 7/19/18 hearing.

Case: CE17120893

2901 VISTAMAR ST
TRANQUILO HOTEL LLC

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
15042065 BKITCAB (KIT CABINET REPLACEMENT IN 12
UNITS)

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.

Courtney Crush, attorney, agreed.

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

Case: CE18010010

501 ORTON AVE
GRAND PALM PLAZA LLC

Service was via posting at the property on 5/2/18 and at City Hall on 5/3/18.

Janice Hall, Code Compliance Officer, testified to the following violation(s):

9-280(h)(1)

THE FENCE AROUND THE SWIMMING POOL AT THIS VACANT

PROPERTY IS IN DISREPAIR AND MISSING PANELS AND IS NOT BEING MAINTAINED AS REQUIRED.

Complied:
18-12(a)

Officer Hall 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.

Courtney Crush, attorney, agreed.

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

Case: CE17080070

1541 NW 15 TER
SEDELL, ANNE LE
BYROM, FRANKLIN LE ET AL.

Personal service was made on 5/7/18.

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

THERE IS AN EXCESSIVE ACCUMULATION OF ITEMS STORED IN AND AROUND THIS PROPERTY. IN THIS CONDITION IT CREATES A PUBLIC NUISANCE IN THAT IT ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND MAY BECOME INFESTED OR INHABITED BY RODENTS OR OTHER VERMIN. OUTDOOR STORAGE CONSISTING OF THREE FRIDGES, TV'S, PALLETS OF WOOD, BUCKETS, BINS, TRASH AND DEBRIS.

18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, FRIDGE, PALLETS, TV'S, BUCKETS, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

18-4(c)

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

9-304(b)

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

Officer Reyes presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

David Nudel, attorney, presented photos of the property showing progress complying the violations. He requested 90 days. He said the owner had a certificate from the National Wildlife Federation for their Wildlife Backyard Habitat program for the overgrowth. Officer Reyes agreed the owner had been working with inspectors and was making progress.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Judge Purdy called a brief recess.

Case: CE18041182

3732 SW 17 ST

PERSON, KIMBERLY N

Service was via posting at the property on 4/20/18 and at City Hall on 5/3/18.

Mary Rich, 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. THIS IS A REPEAT VIOLATION, THAT WAS CITED PREVIOUSLY UNDER CASE CE16071328 AND PRESENTED AT SPECIAL MAGISTRATE HEARING ON 9/15/2016 AND FOUND IN VIOLATION BY SPECIAL MAGISTRATE JUDGE FLYNN. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT IS FOUND IN COMPLIANCE PRIOR TO THE HEARING OR NOT DUE TO REPEAT VIOLATION.

Officer Rich presented photos of the property and the case file into evidence and recommended imposing a fine of \$100 per day retroactive to 4/17/18, the date the violation was first noted, and continue to accrue until the violation was in compliance.

The owner was absent from the room so Judge Purdy heard other cases.

Upon returning to the case, Kimberly Person, owner, said there was a working pool pump. She had added chemicals and hired a pool service to take care of the pool. Ms. Person explained that she was recently divorced and was trying to make ends meet on one income.

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

Case: CE18032164

630 NW 7 TER
630 NW 7 TERRACE LLC

Personal service was made on 4/18/18.

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

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION WHEN THE PROPERTY WAS CITED ON 7/13/16 UNDER CASE CE16070731, ON 9/11/16 UNDER CASE CE16090583, ON 11/28/16 UNDER CASE CE16111639, ON 8/29/17 UNDER CASE CE17082455. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Caracas presented photos of the property and the case file into evidence and recommended giving the City permission to immediately tow all derelict vehicles parked on the swale/right-of-way.

William Trick, attorney, stated the tenant was a body shop and he believed they had a means to address the violation. Officer Caracas said during hours of operation, vehicles being serviced could be parked on the swale, but no derelict vehicles could be stored there. Mr. Trick noted the violation concerned parking derelict vehicle only and they would be towed if they remained on the swale after the shop's hours of operation. Ms. Hasan suggested imposition of a fine for non-compliance as well, since inspectors did not inspect properties on the weekend. Mr. Trick stated the business did not operate at all on weekends.

Judge Purdy found in favor of the City and gave the City the right to tow derelict vehicles that remained on the swale/right-of-way outside of the business's hours of operation: before 7:00 AM and after 6:00 PM Monday through Friday.

Case: CE17100479

217 HENDRICKS ISLE
VISTA LAS OLAS CONDO ASSN

Continued From 2/15/18

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

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT

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

9-313(c)

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

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day and with 9-313(c) within 7 days or a fine of \$25 per day.

Stephen Wilkerson, owner, said he had just purchased a unit in March. He said there was a cap that could be installed to remedy the issue, and they had received one quote for \$80,000. He requested additional time to get additional quotes and get the funds from the owners. He said the street numbers would be installed immediately.

Judge Purdy found in favor of the City and ordered compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day and with 9-313(c) within 7 days or a fine of \$25 per day.

Case: CE17070056

616 SW 11 CT

WREN, CHRISTOPHER LEE

Ordered to Reappear

This case was first heard on 2/1/18 to comply by 2/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,650 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Supervisor, requested reducing the fines to \$939 to cover administrative costs.

Christopher Wren, owner, agreed.

Judge Purdy imposed a fine of \$939 for the days the property was out of compliance.

Case: CE18011860

2724 NE 21 CT

SEGALL, MICHAEL

Certified mail addressed to the owner was accepted on 5/5/18.

Vaughn Malakius, 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.

9-306

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

Complied:

9-305(b)

9-308(a)

Inspector 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, per violation.

Michael Segall, owner, requested 63 days to complete the work.

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

Case: CE18022092

608 SW 9 ST

NANCE, JULIA EST

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

Dick Eaton, Code Compliance Supervisor, testified to the following violation(s):

18-12(a)

THERE IS GRASS/PLANT/WEED OVERGROWTH ON THE PROPERTY AND SWALE AREA.

9-306

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

9-308(b)

THERE IS A BLUE TARP COVERING ON THE ROOF OF THIS PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING

MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.
THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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

Marshall Nance, owner, said they intended to demolish the old home. He requested at least 60 days to provide time for his son to remove items he had stored in the building.

Ms. Hasan said Mr. Nance needed to resolve ownership issues and put the property in his name instead of his mother's in order to pull a permit.

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

Case: CE16060778

1317 NE 4 AVE
AGAPE CHURCH OF GOD INC.

This case was first heard on 12/1/16 to comply by 2/2/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$90,900 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, stated the property was not in compliance and recommended imposition of the fines.

Pierre Petit Frere, pastor, begged Judge Purdy's indulgence. He said this was an old property the church acquired and they needed to upgrade to new codes. He stated the church members were first generation immigrants and they were having financial difficulties. They were performing some work and were prioritizing safety issues. Judge Purdy suggested enlisting church members to clean up the building exterior.

Judge Purdy imposed the \$90,900 fine, which would continue to accrue until the violations were corrected.

Case: CE18020578

1400 NE 10 AV
STEVEN BADER REV TR
BADER, STEVEN & BADER, HALLIE TRS

Administrative Hearing

Violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,

BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 2/7/18; 48 hours later the trash remained and the City had subsequently removed it. He presented photos of the violation and the notice.

Steven Bader, owner, said trash outside the fence was not from his tenants; a neighboring building's tenants dumped trash there. He said a tenant had alerted him to the notice and Mr. Bader had moved the couch onto the neighbor's property, from where he believed it had come. Officer Quintero pointed out that on all three visits to the property, the couch had been in the same location.

Judge Purdy denied the appeal.

Case: CE17122180
304 SE 22 ST
POINCIANA GROUP 22 LLC

Administrative Hearing

Violation:
24-7(b)

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

Wilson Quintero Jr., Code Compliance Officer, testified that on 12/28/17 the property was cited and 48 hours later the items remained. The City removed the items. He presented photos of the trash.

Joseph Baffi, tenant, said he had put the bulk trash out on 12/18 but after the property was posted he had moved it into the backyard. He stated the photos that Officer Quintero showed were from five days later, not two days later, when he put the bulk trash out for collection. He pointed out that the photos depicted two different piles of trash. Mr. Baffi said the second time he put the trash out it was also early, but he had not been notified of a violation for that pile. He added that this was hurricane debris from inside the house that he had unable to dispose of earlier because trees had stayed in the swale for months.

Judge Purdy took the appeal under advisement.

Case: CE18020348

Administrative Hearing

434 NW 7 TER
MARCELO, AYLIN
MARCELO, ONEL

24-7(b)

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

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited and 48 hours later the trash remained so the City had subsequently removed it. He said two adjacent properties had been cited for the same pile.

Aylin Marcelo, owner, said the trash was tree trimmings that had come from the adjacent vacant lot; it was not hers. She said it was not on her property.

Judge Purdy denied the appeal.

Case: CE17070476

1500 NW 6 AVE
ARISTE, MACULE &
ARISTE, SHERELY

This case was first heard on 1/18/18 to comply by 2/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$41,500 fine, which would continue to accrue until the property was in compliance.

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

Macule Ariste, owner, said the roof had been damaged by the hurricanes and he had cleaned up the property and was maintaining the lawn. Officer Snyder stated it was not maintained or cleaned, and said, "It's one of the worst properties I've ever seen in this City." There had been no progress.

Judge Purdy imposed the \$41,500 fine, which would continue to accrue until the violations were corrected.

Case: CE18030642

2216 SE 20 ST
LENG, CHIH CHUN

Service was via posting at the property on 5/1/18 and at City Hall on 5/3/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):

15-282.(a)

THREE VIOLATIONS OF THE VACATION RENTAL ARTICLE AS WELL AS MORE VIOLATIONS OF THE CODE AT THIS VACATION RENTAL PROPERTY QUALIFYING FOR A CERTIFICATION REVOCATION.

Complied:

15-278.(1)a.

15-278.7.

Officer Kovacs presented photos of the property and the case file into evidence and requested a finding of fact that the violations had existed as cited and recommended revoking the certificate for 180 days.

Manolin Jimenez, a friend of the owners, said he was also their permit runner and the problems arose from the renters. He had recommended the owners advertise differently to encourage better renters. Officer Kovacs stated there were ongoing problems at the property.

Diane Zelmer, neighbor, said this was a continuing problem for the neighborhood. There had been multiple noise violations to which the Police had responded eight times. There had also been two larcenies at the property. On 12/22/17, a getaway car had driven over the yard attempting to escape the property and a renter had tried to enter her property because he was so drunk he did not know where he was. On at least two occasions the maximum occupancy had been exceeded. Ms. Zelmer showed a video of a busload of people with luggage being dropped off at the property.

John Charles Baston, neighbor, said they had been complaining about this property for three years now. He said he had called the property manager once when people were jumping off the roof of the property but the property manager had been too far away to respond.

Mr. Jimenez reiterated that the problem was with the renters.

Ms. Hasan supported the request to revoke the certificate for six months. She reminded Judge Purdy that the ordinance required a property manager to be located within one hour of a property and on the occasion cited by Mr. Baston, the property manager had not been.

Judge Purdy found in favor of the City and revoked the certificate for 180 days.

Case: CE18040102

1431 NW 20 ST
KINNEL, MICHAEL L & KINNEL SHERIAL D

Service was via posting at the property on 4/30/18 and at City Hall on 5/3/18.

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THIS IS A RECURRING VIOLATION WHEN THE PROPERTY WAS CITED ON UNDER CASE CE17120265 . THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Caracas presented photos of the property and the case file into evidence. He stated the violation was in compliance as of Monday and requested a finding of fact that the violation had existed as cited.

Sherial Kinnel, owner, said they had only seen the posting on the house; they had received no other notice of the violation. She said they had remedied the violation the same day she became aware of it. Officer Caracas said Code Officers tried to discuss the situation with the tenants.

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

Case: CE18030074

1401 NE 5 TER
JAIMES, CESAR EDUARDO
ROJAS, ANA LUCIA

Service was via posting at the property on 5/4/18 and at City Hall on 5/3/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
47-21.11.D.

PLANTS ALONG NE 5 TER BLOCK THE VIEW OF ONCOMING TRAFFIC CREATING A HAZARD.

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

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

Case: CE16050973

3421 SW 26 ST
KANTARES, SUSANA

This case was first heard on 1/18/18 to comply by 2/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Mary Rich, Code Compliance Officer, confirmed the property was not in compliance.

Susana Kantares, owner, said her husband had passed away four years ago and left her with many problems and debts. She requested additional time to find someone to do the work at a reasonable price.

Officer Rich said Ms. Kantares had tried to work with the City but the financial assistance had fallen through.

Judge Purdy imposed the \$4,150 fine, which would continue to accrue until the violations were corrected.

Case: CE17050341

2436 AQUAVISTA BLVD
SIENEMA, CRAIG

This case was first heard on 2/15/18 to comply by 3/29/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

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

Christopher Lorusso, the owner's employee, agreed.

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

Case: CE18040020

501 SE 2 ST
CAMDEN SUMMIT PARTNERSHIP LP

Service was via posting at the property on 4/25/18 and at City Hall on 5/3/18.

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 recommended ordering compliance within 42 days or a fine of \$250 per day.

Andy Bermudez, property manager, agreed.

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

Case: CE18021847

1680 N DIXIE HWY

LEDAIN, EDZER & SHIRLENE D M & MICHEL, LIDENA

Service was via posting at the property on 5/7/18 and at City Hall on 5/3/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
9-305(b)

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

47-20.20.H.

THE PARKING LOT ON THIS RENTAL MULTIFAMILY UNIT IS DIRTY WITH OIL STAINS.

18-12(a)

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

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THERE IS A SEWER CAP MISSING IN THE FRONT OF THE PROPERTY, COVERED WITH A BRICK.

Complied:

24-27.(b)

9-304(b)

18-4(c)

Supervisor Quintero 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.

Edzer Ledain, owner, said he had tried unsuccessfully to contact Supervisor Quintero several times. He had already hired a company to address the landscaping and irrigation. Mr. Ledain agreed to address the sewer cap as well.

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

Case: CE18012105

2810 RIVERLAND ROAD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Service was via posting at the property on 4/20/18 and at City Hall on 5/3/18.

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

THERE ARE DERELICT/UNLICENSED AND INOPERABLE VEHICLES INCLUDING, BUT NOT LIMITED TO, BLACK AND GREY TOYOTA MINI VAN ON THE PROPERTY.

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

THERE IS NON PERMITTED OPEN AIR STORAGE ON THIS RESIDENTIAL RS-3.52 ANNEXED ZONED PROPERTY. THE OPEN AIR STORAGE OF ANY ITEM IS PROHIBITED IN RESIDENTIAL ZONING DISTRICTS WITH THE EXCEPTION OF USABLE LAWN, GARDEN OR POOL FURNITURE OR EQUIPMENT, BARBECUES, TOYS, BICYCLES, OR TRASH CANS BEING USED BY THE RESIDENTS OF THE DWELLING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE FASCIA/SOFFITS DAMAGED/MISSING. THE EXTERIOR BUILDING WALLS ARE STAINED/DISCOLORED.

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.

Richard Vicente, the owner's son, said they had moved forward with evicting the tenants.

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

Case: CE17032482

2810 RIVERLAND ROAD
VICENTE, ANGELICA M
VICENTE, RICHARD L & MARLENE

Service was via the appearance of the respondent at this hearing.

This case was first heard on 1/18/18 to comply by 2/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Mary Rich, Code Compliance Officer, said the violation remained and said the owners were evicting the tenant to make the repairs.

Richard Vicente, the owner's son, said they would take care of the fence violation after the tenant was evicted.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE17122086

400 SW 1 AVE

TRG NEW RIVER II LTD

Service was via posting at the property on 4/25/18 and at City Hall on 5/3/18.

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. THIS IS A RECURRING VIOLATION, PREVIOUS CASE IS CE17061371. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Kovacs recommended ordering compliance within 42 days or a fine of \$250 per day.

Brewster Knott, owner, agreed.

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

Case: CE18010243

Administrative Hearing

907 NW 4 ST

907 NW 4TH LLC

Violation:

18-7(a)

THERE ARE DOORS, WINDOWS OR OTHER OPENINGS,

BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW
ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

Ms. Hasan said the owner was contesting the City's board-up charge.

Kelvin Arnold, Building Inspector, testified that the property had been a nuisance for many years. Fines had accrued to \$1,000,472. The property was across the street from an elementary school and the City was concerned for the welfare of the children in this community. City Commissioner Robert McKinzie had sent an email requesting the property be boarded up on 1/1/2018. Inspector Arnold had inspected the property on 1/8/18 and found broken windows and an unsecured door. He requested that this be considered a repeat violation in the future.

George Oliva, Chief Building Inspector, explained that the board-up was a hard cost that the property owner must repay to the City.

Robert Larsen, owner, said this was the first violation he had been made aware of as owner of the property. He was contesting the emergency nature of the board-up. He said when he saw the notice on 1/8/18, he had secured the downstairs door and the upstairs had already been secured. He said he had plans to renovate the entire property. He admitted the property had a long history, but wondered how this was an emergency.

Inspector Arnold said this was a repeat violation and reiterated that City Commissioner McKenzie had requested the emergency board-up. He stated the property had been posted with a notice, as required by law.

Judge Purdy denied the appeal.

Case: CE18021434

1660 NE 56 ST
GERMAIN, EUGENE & GERMAIN, FLORETTE

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

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.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA,
SOFFITS AND BALCONIES ARE IN DISREPAIR. THERE ARE

AREAS OF THE EXTERIOR THAT HAVE STAINS AND
MISSING, PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS NAMELY FRONT BROKEN GLASS
WINDOW, SECTIONS OF DISCOLORATION AND PAINT
PEELING OF THE EXTERIOR WALLS OF THE BUILDING
WHICH ARE DETERIORATED AND NOT MAINTAINED.

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

Eugene Germain, owner, said he had an insurance claim for hurricane damage that was being litigated.

Judge Purdy continued the case for 63 days and ordered the respondent to attend the 7/19/18 hearing.

Later in the meeting, the City recalled the case.

Inspector Malakius said he had received a document from the owner stating he was suing his insurance company regarding a claim for hurricane damages.

Judge Purdy vacated his earlier order.

Judge Purdy granted a 63-day extension and ordered the respondent to attend the 7/19/18 hearing.

Case: CE16081989

Request for extension

710 N FEDERAL HWY
LAUDERDALE ONE LLC

This case was first heard on 6/1/17 to comply by 8/3/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,200 fine, which would continue to accrue until the property was in compliance.

Ana Tejera, power of attorney, requested an extension. She said an architect was working on the plans.

Paulette Perryman, Code Compliance Officer, said the plans had been in permitting for months and she would not object to an extension.

Judge Purdy imposed the \$22,200 fine, which would continue to accrue until the property was in compliance.

Officer Perryman reiterated that the owner was trying to comply and she would not object to an extension.

Adam Feldman, Code Compliance Supervisor, said the City would not object to an extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE18020332

1345 NE 5 TER
JOSEPH, JEAN

Service was via posting at the property on 4/26/18 and at City Hall on 5/3/18.

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

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

Officer Hullett 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.

Jean Joseph, owner, said the property had been cleaned up.

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

Judge Purdy called a brief recess.

Case: CE17080279

1135 N ANDREWS AV
SKOU, DANA H/E SKOU, JACK

This case was first heard on 2/1/18 to comply by 2/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,825 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, confirmed the property was not in compliance and recommended imposition of the fines.

Judge Purdy imposed the \$3,825 fine, which would continue to accrue until the violations were corrected.

Case: CE17121919
1733 SW 14 ST
TREO MANAGEMENT LLC

Administrative Hearing

Violation:
24-7(b)

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

Wilson Quintero Jr., Code Compliance Officer, testified that the property was cited on 12/26/17; on reinspection in 48 hours the trash remained and the City had subsequently removed it on 12/29/17.

Abbas Zackria, owner, stated the tenant had reported he never received the notice. Judge Purdy noted the photo showed the notice had been posted on the property.

Judge Purdy denied the appeal.

Case: CE18010578
1517 NW 4 AV
EXPRESS RPM INC.

Service was via posting at the property on 5/1/18 and at City Hall on 5/3/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
47-19.5.E.7.

THE FENCE AT THIS PROPERTY IS NOT IN GOOD REPAIR OR BEING MAINTAINED IN A SECURE MANNER.

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 FACADE INCLUDING DECORATIVE ELEMENTS, STRUCTURAL PARTS, FASCIA AND TRIM ARE DETERIORATED OR EXPOSED.

Complied:
9-313.(a)

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.

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

Case: CE18011622

1701 NE 64 ST

GIROUARD, NORMAN & DAGMAR I

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

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

THE DOCK AND PILING(S) AT THIS LOCATION ARE IN DISREPAIR. THE PILING(S) AND A SECTION OF THE DOCK ARE NO LONGER SECURE AND ARE LISTING INTO THE WATER; THERE ARE SEVERAL BOARDS THAT ARE MISSING OR WARPED.

Inspector 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.

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

Case: CE17041938

630 SW 15 AV

HOLLOWAY, RICKY EST

This case was first heard on 1/18/18 to comply by 2/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Mary Rich, Code Compliance Officer, said administrative costs were \$534.

Ralph Drain, tenant, said his father, the owner, had passed away and he had been trying to keep up the house for his godmother. He had received an extension to paint the house.

Officer Rich recommended abating the fines.

Judge Purdy imposed no fine.

Case: CE18011575

Administrative Hearing

924 NW 24 AV

M HURRY & A JOHNSON-HURRY REV TR

HURRY, MAURICE C TRUSTEE ET AL.

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,

BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wilson Quintero Jr., Code Compliance Officer, testified that the property had been cited on 1/22/18, on reinspection on 1/24/18 the items remained and the City had subsequently removed the items.

Maurice Hurry, owner, said the tenants had not seen the notice but people sometimes dumped on the property. He requested the fines be reduced.

Judge Purdy denied the appeal.

Case: CE17121899

2760 SW 3 CT
THOMAS, CORLEAN EST

Service was via posting at the property on 5/3/18 and at City Hall on 4/19/18.

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

THE PAVED DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE AREAS OF DISREPAIR CONSISTING OF CRACKS, MISSING SECTIONS AND THE BLACKTOP IS FADED AND IT NEEDS TO BE RESURFACED.

9-306

THE EXTERIOR WALLS AND FASCIA ARE NOT BEING MAINTAINED. THERE ARE AREAS OF MISSING PAINT AND DIRT/STAINS ON THE EXTERIOR WALLS.

9-280(b)

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

Officer Holloway 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.

Tom Grinberg, owner, agreed.

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

Case: CE18010755

314 ISLE OF CAPRI DR
POPOV, KONSTANTIN

Service was via posting at the property on 5/7/18 and at City Hall on 5/3/18.

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

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

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

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

Case: CE17032312

2817 SW 5 ST
ELLIOTT, HUGH

This was a request to vacate the Orders dated 6/1/17 and 10/19/17.

Judge Purdy vacated the Orders dated 6/1/17 and 10/19/17.

Case: CE17060121

5714 NE 17 TER
NASCIMBENI, SERGIO & KRISTI

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

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

THE FOLLOWING PERMIT (S) WERE EXPIRED
16082252 (REPLACEMENT OF WINDOWS 14 DOORS 2 W
IMPACT)

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

Cleris Nascimbeni, owner's mother, said her son had already applied for a new permit.

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

Case: CE17060119

1041 SW 17 ST
V21 HOMES LLC

This case was first heard on 3/1/18 to comply by 4/12/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, said the violation remained.

Juan Morales, construction company representative, said they had cleared the old permits and pulled a master permit. He requested time to close the remaining permits.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE18010105

1824 SW 11 ST
1718 SW 30 PLACE INC.

Service was via posting at the property on 4/18/18 and at City Hall on 5/3/18.

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

THE INTERIOR CEILINGS OF UNIT 1 IS NOT BEING MAINTAINED AS PER MINIMUM HOUSING REQUIREMENTS. THE KITCHEN AND BEDROOM CEILING DRYWALL HAS FALLEN LEAVING A HOLE. DURING RAINY WEATHER CONDITIONS, WATER IS LEAKING FROM THE ROOF DIRECTLY INTO THE KITCHEN AND BEDROOM AREA.

9-308(a)

THE ROOF IN UNIT 1 IS NOT BEING MAINTAINED. THE ROOF IS NOT WEATHER OR WATER TIGHT. DURING RAINY WEATHER CONDITIONS WATER IS LEAKING FROM THE ROOF DIRECTLY INTO THE KITCHEN AND BEDROOM AREA.

Withdrawn:

9-280(d)

Officer Williams presented photos of the property and the case file into evidence and said the respondent had agreed to her recommending ordering compliance within 35 days or a fine of \$50 per day, per violation.

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

Case: CE18020436

1730 LAUDERDALE MANOR DR
DWYER, CALVIN ALEXANDER JR

Service was via posting at the property on 5/4/18 and at City Hall on 5/3/18.

Wilson Quintero, Code Compliance Supervisor, 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
INCLUDING THE SWALE.

Complied:

18-12(a)
18-4(c)
47-34.1.A.1.
9-304(b)

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.

Calvin Dwyer, owner, said the landscaping was being worked on.

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

Case: CE14100256

1401 NW 3 CT
CABRERA, DANIEL & RABEN, ROBERT

This case was first heard on 6/18/2015 to comply by 8/6/2015. Violations and extensions were as noted on the agenda. The property was in compliance, fines had accrued to \$44,250 and the City was requesting the full amount.

Alejandro DelRio, Building Inspector, confirmed the property was in compliance.

Andrew Schein, attorney, said a previous tenant had wanted a permit for a burglar alarm and the owner had signed for it but the alarm had never been installed. The new

tenant did not want a burglar alarm. The previous building superintendent had informed the owner that he would call for inspections to clear up the matter but this had not been done and the owner had fired the superintendent. The property owner had no other knowledge of this violation until he starting having title work done on the property.

Inspector DelRio recommended reducing the fine to \$350 to cover administrative costs.

Judge Purdy imposed a fine of \$350 for the days the property was out of compliance.

Case: CE18030916

601 N RIO VISTA BLVD
SOUTH BANK APTS LLC

Service was via posting at the property on 4/23/18 and at City Hall on 5/3/18.

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

THERE ARE BROKEN AND/OR MISSING WHEEL STOPS, LARGE
POTHoles, AND AREAS OF LOOSE OR CRUMBLING ASPHALT
AT AND ON THE PARKING FACILITIES FOR THIS
RESIDENTIAL PROPERTY.

Complied:
24-27.(f)

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$300 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$300 per day.

Case: CE14090750

2029 N OCEAN BLVD # 301
KERKEZ, JACQUELINE H/E KEMPF, MIKAEL

This case was first heard on 3/15/15 to comply by 4/16/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$56,300.

George Oliva, Chief Building Inspector, confirmed the property was now in compliance and requested reducing the fine to \$575 to cover administrative costs.

Eric Martinez, general contractor, agreed.

Judge Purdy imposed a fine of \$575 for the days the property was out of compliance.

Case: CE17060007

Request for extension

1041 NE 9 AVE
SELF DIRECTED IRA SERVICES INC.
JULIETA A HORNER IRA 201315701

This case was first heard on 1/18/18 to comply by 1/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,200 fine, which would continue to accrue until the property was in compliance.

Julieta Horner, owner, requested a two-month extension to have landscaping work done.

Paulette Perryman, Code Compliance Officer, did not object.

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

Case: CE18030969

1521 NW 8 AVE
1519 NW 8 AVE LLC

Service was via posting at the property on 5/2/18 and at City Hall on 5/3/18.

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

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

Officer Hullett 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.

Shmuel Casper, owner, requested 21 days to clear off the property. Officer Hullett stated neighbors dumped trash on the vacant side of this duplex property.

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

Case: CE17051970

1521 NW 8 AVE
1519 NW 8 AVE LLC

This case was first heard on 2/15/18 to comply by 3/29/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to

\$500 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, confirmed the property was in compliance and requested no fine be imposed.

Judge Purdy imposed no fine.

Case: CE17062741

1320 NW 7 TER
SILIEN, CONCEPTIA
NOEL, LEON VEL

This case was first heard on 1/18/18 to comply by 2/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$525 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, confirmed the property was in compliance and recommended the full fine be imposed.

Leovil Noel, owner, said the property was clear. Officer Snyder said the owner had acted as quickly as he could.

Judge Purdy imposed no fine.

Judge Purdy called a brief recess.

Case: CE18011739

3400 N OCEAN BLVD
3404 N OCEAN BLVD, LLC

Service was via posting at the property on 5/2/18 and at City Hall on 5/3/18.

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

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS AT
THE BACK OF THIS PROPERTY.

47-19.9

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS IN
THE REAR OF THE PROPERTY. OUTDOOR STORAGE MUST BE
COMPLETELY SCREENED FROM ABUTTING NONRESIDENTIAL
PROPERTY.

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

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

Case: CE17122041

1217 NE 16 TER

WANDZILAK, MARGARET R

Service was via posting at the property on 5/4/18 and at City Hall on 5/3/18.

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

9-308(a)

THE ROOF AT THIS PROPERTY IS MISSING TILES OR HAS CRACKED AND UNSERVICEABLE TILES THUS MAKING THE ROOF NOT SECURE NOR WATERTIGHT.

9-306

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

Complied:

9-308(b)

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation.

Case: CE17101337

1201 NW 16 ST

GAGNON, CLAUDE J III

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

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES

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

Complied:

18-12(a)

9-280(h)(1)

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

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

Case: CE17081917

2024 NW 10 AV

TEIPEL, JAMES

Service was via posting at the property on 4/30/18 and at City Hall on 5/3/18.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
47-34.4 B.1.a.

TRAILER EXCEEDING 21 FEET NOT PERMITTED IN RESIDENTIALLY ZONED RS-8 PROPERTY AS PER ZONING REQUIREMENTS BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M. UNLESS IT IS PARKED OR STORED WITHIN A GARAGE OR CARPORT WHICH IS ENCLOSED ON ANY SIDE OF A PROPERTY ABUTTING RESIDENTIAL PROPERTY AND IS CONCEALED OR SCREENED FROM VIEW FROM ANY STREET ABUTTING THE PARCEL WHERE THE TRAILER IS LOCATED.

9-306

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

Complied:

18-1.

18-12(a)

47-34.1.A.1.

9-304(b)

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

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

Case: CE18011977

1601 NW 7 CT
HOLLIS, STEPHANIE H/E
HOLLIS, ODESSA

Certified mail addressed to the owner was accepted on 4/16/18.

Patrice Jolly, 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 Jolly presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$10 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$10 per day.

Case: CE18010038

1030 NW 25 WY
CHARLITE, ROUZIER

Service was via posting at the property on 4/11/18 and at City Hall on 5/3/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17050756 MACRPLL (A/C CHANGE OUT 3 TON)

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

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

Case: CE18021760

1480 SW 9 AVE
SUNSHINE CATHEDRAL FOUNDATION INC.

Violation:
47-19.4.D.1.

THERE IS A DUMPSTER LOCATED AT THIS PROPERTY THAT

DOES NOT HAVE AN ENCLOSURE PER ZONING
REQUIREMENTS.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE17081559

540 NE 8 AV
HERMANN, ROBERT A

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 16080111 M (WOOD FENCE 320 LF)

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.

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

Case: CE18012257

1708 NE 16 TER
VICTORIA ONE PROPERTIES LLC

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
24-11(d)

THERE IS CONSTRUCTION DEBRIS AT THE BACK AND FRONT
OF THE PROPERTY THAT IS NOT CONTAINED IN A
SUITABLE CONTAINER.

Officer Martinez presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

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

Case: CE17121354

1621 NW 2 AV

SRP SUB LLC

Service was via posting at the property on 5/1/18 and at City Hall on 5/3/18.

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

THE GRAVEL DRIVEWAY ON THIS PROPERTY IS NOT SURFACED WITH A HARD, DUSTLESS MATERIAL OR MAINTAINED IN A GOOD, SMOOTH, WELL-GRADED CONDITION.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day.

Case: CE18030794

612 NW 16 ST

JOSEPH, WILLIAM

Service was via posting at the property on 5/1/18 and at City Hall on 5/3/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
18-11(a)

THE SWIMMING POOL AT THIS PROPERTY IS NOT BEING MAINTAINED IN A PROPER CONDITION. IT IS FULL OF DIRTY, STAGNANT WATER AND HAS AN ACCUMULATION OF TRASH OR DEBRIS. THE WATER CLARITY IS NOT SUFFICIENT SO THAT THE DEEPEST POINT IS CLEARLY VISIBLE FROM THE POOL EDGE. THE POOL IN THIS CONDITION IS A PUBLIC NUISANCE AND PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY.

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

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

Case: CE17082250

Rescheduled From 4/19/18

2829 NE 30 ST # 302
CLABAUGH, BARBARA

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

THERE ARE BROKEN GLASS WINDOWS AT THE FRONT DOOR
AND SIDE WINDOW WHICH ARE DETERIORATED AND NOT
MAINTAINED.

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

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

Case: CE18020944

1708 SW 12 CT
GEHRET INVESTMENTS LLC

Service was via posting at the property on 5/8/18 and at City Hall on 5/3/18.

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

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-305(b)

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

Complied:
18-4(c)

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

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

Case: CE17080287

1800 N DIXIE HWY
HAYWOOD, MARY ANN
CARTER, VICKI LYNN ET AL.

Service was via posting at the property on 4/25/18 and at City Hall on 5/3/18.

John Suarez, 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 INCLUDING THE SWALE.

9-306

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

Complied:

18-4(c)
24-27.(b)
47-22.9.
47-34.1.A.1.
9-304(b)
9-308(b)

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

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

Case: CE17120835

3333 DAVIE BLVD
3333 DAVIE LLC

Service was via posting at the property on 4/19/18 and at City Hall on 5/3/18.

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

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

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE POTHoles AND WHEEL STOPS THAT ARE BROKEN, MISSING AND OUT OF PLACE. PARKING SPACES ARE DIRTY, SOME WITH OIL STAINS.

47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER SPECIALLY ON THE PLANTERS. BRICK PAVERS AROUND THE PLANTERS LOOSE, BROKEN, MISSING AND NOT SECURE.

Officer Suarez 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.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day, per violation.

Case: CE18030137

1135 HOLIDAY DR

CRP INSITE CLIPPER LLC% THE CARLYLE GROUP

Service was via posting at the property on 4/25/18 and at City Hall on 5/3/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):

47-19.4.D.1.

THE COMPACT DUMPSTER ENCLOSURE IS IN DISREPAIR, WALLS ARE MISSING AND THE DUMPSTER IS VISIBLE FORM THE RIGHT OF WAY.

47-20.20.H.

THE PARKING LOT ON THIS COMMERCIAL DWELLING IS NOT MAINTAINED, THERE ARE AREAS WITH POTHoles WERE FLOODING ALWAYS OCCUR.

Complied:

18-12(a)

9-305(b)

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, per violation.

Case: CE18020337

520 NW 23 AVE

CHARLES, WILLIAM

Service was via posting at the property on 4/19/18 and at City Hall on 5/3/18.

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

THERE IS AN EXCESSIVE ACCUMULATION OF ITEMS STORED ON THIS VACANT PROPERTY. THE UNSANITARY CONDITIONS HAVE CAUSED A VERY STRONG, OFFENSIVE ODOR TO EMANATE FROM THIS DWELLING AND PERMEATE DOWN THE ADJACENT PROPERTIES. THIS OFFENSIVE ODOR IS HAVING A NEGATIVE ADVERSE IMPACT ON THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS AND THE COMMUNITY. IN THIS CONDITION IT CREATES A PUBLIC NUISANCE IN THAT IT ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND MAY BECOME

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

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

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

Case: CE18020176

2217 NW 8 ST

MITCH LLC

Service was via posting at the property on 5/4/18 and at City Hall on 5/3/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
24-27.(b)

THERE ARE TRASH CONTAINERS LEFT ROADSIDE OVERNIGHT

AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED ON THIS TWO (2) STORY BUILDINGS. STRUCTURAL PARTS INCLUDING STAIRS, CEMENT PLANTERS AND AC WALL OPENINGS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-276(c)(3)

THERE IS EVIDENCE OF ROACHES AND MICE ON THIS BUILDING, SPECIALLY IN BOTTOM APARTMENT # 2.

24-29.(a)

THERE IS NOT ADEQUATE TRASH SERVICE ON THIS TWO (2) STORY MULTIFAMILY BUILDING, QUAD-PLEX.

Complied:

9-280(h)(1)

9-280(b)

18-12(a)

18-4(c)

9-280(f)

9-280(g)

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

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

Case: CE17082150

Continued From 4/12/18

3267 DAVIE BLVD

SZOKE FAMILY LIMITED PARTNERSHIP 2 LTD

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
47-22.9.

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

Complied:

15-28.

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

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

Case: CE18012034

428 NW 22 AV
BROWN, ARLENE EST

Service was via posting at the property on 4/18/18 and at City Hall on 5/3/18.

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

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

Complied:
9-280(h)(1)

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE17071390

192 VERMONT AVE
FERTIL, JEANINE & JEANNELUS, MARC

Service was via posting at the property on 4/18/18 and at City Hall on 5/3/18.

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

THERE ARE DERELICT VEHICLES ON THE PROPERTY.

18-1.

THERE IS OUTDOOR STORAGE IN THE CARPORT CONSISTING OF BARRELS, BLACK GARBAGE BAGS, STORAGE CONTAINERS AND OTHER MISC. ITEMS. OUTDOOR STORAGE IS NOT PERMITTED IN THIS AREA ZONED RS-6.7.

THERE IS OUTDOOR STORAGE IN THE CARPORT AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR

MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Complied:

18-12(a)

47-34.1.A.1.

9-280(h)(1)

Officer Holloway 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, per violation.

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

Case: CE18011800

510 NW 22 AVE

CONE, WILLIAM J & ELECTA C

Service was via posting at the property on 4/18/18 and at City Hall on 5/3/18.

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

THE PAVED DRIVEWAY IS IN DISREPAIR AND NEEDS TO BE RESURFACED. THERE ARE CRACKS AND/OR HOLES, THE ASPHALT TOP COAT IS UNEVEN IN SOME AREAS. THE SURFACE MARKINGS ARE FADED/MISSING.

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

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

Case: CE17090321

1037 WYOMING AVE

GLICKMAN, NANCY

Service was via posting at the property on 4/18/18 and at City Hall on 5/3/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
47-39.A.1.b.(6)(b)

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

PROHIBITED CONSISTING OF BUT NOT LIMITED TO
FENCING AND OTHER MATERIAL AND MISC. ITEMS.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. THE CEILING OF THE CARPORT HAS
A HOLE AND WATER STAINS. THERE IS A BOARDED WINDOW
ON THE STRUCTURE.

Complied:

9-280(h)(1)

9-304(b)

9-305(a)

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, per violation.

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

Case: CE18021352

631 E EVANSTON CIR

EDWARDS, KIRK

Service was via posting at the property on 4/18/18 and at City Hall on 5/3/18.

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

9-305(b)

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

9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. THE
DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.
THERE IS GRASS AND WEEDS GROWING THROUGH THE
GRAVEL.

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

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

Case: CE18031227

349 E DAYTON CIR

BUY RENT SELL NOW LLC

Service was via posting at the property on 5/3/18 and at City Hall on 4/19/18.

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

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

18-12(a)

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

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

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

Case: CE18020570

820 NW 10 TER

SOUTH MACK 1 LLC

Service was via posting at the property on 4/26/18 and at City Hall on 5/3/18.

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

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

Complied:

18-4(c)

18-12(a)

9-306

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$250 per day.

Case: CE17120643

746 NW 21 TER

HALL, RUBY

Service was via posting at the property on 4/30/18 and at City Hall on 5/3/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
47-34.4.B.2.b.

THERE IS A COMMERCIAL TRUCKS BEING PARKED OR STORED ON THIS PROPERTY. THE PARKING OR STORING OF COMMERCIAL VEHICLES IS NOT PERMITTED.

9-304(b)

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

9-305(b)

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

9-306

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

18-4(c)

THERE ARE DERELICT/INOPERABLE/EXP TAG/TAGLESS VEHICLE(S) PARKED/STORED ON THE ON THE PROPERTY.

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

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

Case: CE18020565

810 NW 10 TER

SOUTH MACK 1 LLC

Service was via posting at the property on 4/26/18 and at City Hall on 5/3/18.

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

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

Complied:

18-12(a)

18-4(c)

9-306

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$250 per day.

Case: CE18020468

826 NW 10 TER

RAM, KISSOON & RAM, RAMPTI ET AL.

Service was via posting at the property on 4/30/18 and at City Hall on 5/3/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
47-20.20.D.

THE PARKING LOT IS BEING USED TO STORE VEHICLES.

47-20.20.G.

THERE ARE VEHICLES BEING STORED IN REQUIRED PARKING SPACES. STORAGE OF VEHICLES SHALL MEAN THE PLACEMENT OF A VEHICLE IN A PARKING SPACE FOR THE PURPOSE OF SALE, LEASE, RENT, REPAIR OR DISPLAY OF THE VEHICLE OR PLACEMENT WHILE WAITING SERVICE FOR A PERIOD OF TIME WHICH EXCEEDS TWENTY-FOUR (24) CONSECUTIVE HOURS OR FOR A PURPOSE UNCONNECTED WITH THE USE WHICH THE PARKING SERVES.

47-20.20.H.

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

ARE FADED OR MISSING. THERE ARE MULTIPLE POTHOLES IN THE PARKING LOT. THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND/OR RESTRIPING ACCORDING TO PERMITTED PLANS.

9-306

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

15-28.

ENGAGING IN BUSINESS W/O FIRST OBTAINING A BUSINESS TAX RECEIPT.

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.

18-4(c)

THERE IS A DERELICT VEHICLE AND/OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

24-28(a)

THE BULK CONTAINER/CONTAINERS ON THE PROPERTY USED FOR STORAGE AND COLLECTION OF WASTE IS CONSTANTLY OVERFLOWING AND CONTAINER LIDS ARE ALWAYS UP. DUMPSTER IS FREQUENTLY OVERFLOWING WITH LIDS LEFT OPEN. THIS IS A COMMERCIAL PROPERTY NOT PROVIDING ADEQUATE BULK CONTAINERS IN WHICH ACCEPTABLE SOLID WASTE SHALL BE DEPOSITED FOR COLLECTION BY LICENSED PRIVATE COLLECTORS.

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$250 per day, per violation.

Case: CE18030701

2511 SW 2 AVE

FIG TREE ON 2ND LLC

Service was via posting at the property on 4/30/18 and at City Hall on 5/3/18.

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.

18-4(c)

THERE ARE TRAILER ON THE SWALE/R.O.W. OF THIS PROPERTY.

47-20.20 F.

THERE ARE COMMERCIAL TRAILERS UTILIZING THE PARKING FACILITY OF THE ABOVE PARKING LOT.

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 SWALE/R.O.W.

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, per violation.

Case: CE18010139

1321 NE 14 ST

HSBC BANK USA NATL ASSN

%OCWEN LOAN SERVICING LLC

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17051399 BROOFRPL (FLAT REROOF 2900 SF)

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

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

Case: CE18012339

1119 NW 7 AV
REANO, MARTHA

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17072547 BFENCEW SF (INSTALL WOOD FENCE 6FT H
WOOD FENCE W 1 GATE)

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

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

Case: CE18020603

708 NE 16 CT
DONALD A GLOZER REV TR
GLOZER, DONALD A TRUSTEE

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17052221 PPIPINGREP (INSTALL KITCHEN SINK)
17061576 ESERVICE (INSTALL 100 AMP PANEL FOR POOL
AND SUMMER KITCHEN)

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

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

Case: CE17100730

2531 GULFSTREAM LN
ZBOYA, DIANE

This was a request to vacate the Order dated 2/15/18.

Judge Purdy vacated the Order dated 2/15/18.

Case: CE17121679

1891 SW 28 WAY
MOULDER, CHAD A

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

Mary Rich, 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:

18-1.
47-34.1.A.1.
9-306

Officer Rich presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE18030247

1926 SW 29 AVE
RIVERLAND VILLAGE TOWNHOMES LLC

Service was via posting at the property on 4/16/18 and at City Hall on 5/3/18.

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

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

Officer Rich presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

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

Case: CE18031549

1840 SW 34 AVE
BANK OF NEW YORK MELLON TRSTEE %SPECIALIZED LOAN SERVICING

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

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

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

Case: CE18031550

1840 SW 34 AVE

BANK OF NEW YORK MELLON TRUSTEE

%SPECIALIZED LOAN SERVICING

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

Mary Rich, Code Compliance Officer, testified to the following violation(s):

47-19.5.E.7.

THE WOOD FENCING IS NOT BEING MAINTAINED. THERE ARE SLATS AND SECTIONS THAT HAVE FALLEN OR ARE MISSING. THE FENCING IN THIS CONDITION LEAVES POOL OPEN AND ACCESSIBLE AND CREATES A SAFETY HAZARD TO NEIGHBORING PROPERTIES.

9-306

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

9-313.(a)

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

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.

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

Case: CE16061519

3300 NE 27 ST

GREEN, BILLIE TRS D/B/A GREEN ISLAND INN

Service was via posting at the property on 4/10/18 and at City Hall on 4/1918.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLUMBING PERMIT #15080461 (INSTALLING (2)
BACKFLOWS- 1 RPZ & 1 PUB)

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

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

Case: CE16122181

500 N FEDERAL HWY

GADDIS PROPERTIES LLC

Service was via posting at the property on 4/13/18 and at City Hall on 4/19/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
BBARRIER 15020939 (INSTALL TEMP CONSTRUCTION
FENCE 787 FL X 6 FT HIGH)

FBC(2014) 110.6

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

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

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

Case: CE17031531

721 E BROWARD BLVD
LYONS PROPERTIES LTD PRTNR

Service was via posting at the property on 4/13/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

BUILDING PERMIT #16061506 (BSIGNWAL-E)

FBC(2014) 110.6

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

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

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

Case: CE17060263

545 NE 13 AV
KREMEN, RONEN

Service was via posting at the property on 4/13/18 and at City Hall on 4/19/18.

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 #15062671

ELECTRIC #15102995 (ELEC SUB)

FBC(2014) 110.6

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

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

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

Case: CE17101108

2211 NW 29 TER
ONE STEP INVESTMENTS LLC

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE

PERMIT(S)

17031690 (REPLACE RISER WITH NEW MATERIAL DISCONNECT)

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.

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

Case: CE17110945

5850 NE 19 TER
FOSTER, MELISSA & MICHAEL C

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

17030968 MACRPLL (A/C CHANGE OUT 3.5 TONS 14.0

SEER)

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.

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

Case: CE17111622

1333 CORDOVA RD
CADY, JILL DIXON, DOUG

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
PLPTANKAG 17010688 LP TANK AND LINES TO 3 OUTLETS

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. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CODE OR CODE OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. NEITHER THE BUILDING OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

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

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

Case: CE17011411

2513 TORTUGAS LN

GROSS, NOAH

WEIL, MARK

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED.

16020021 (REPAIR DAMAGES DUE TO FIRE, PER PLANS)

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

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

Case: CE17120438

2513 TORTUGAS LN

GROSS, NOAH

WEIL, MARK

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

16072064 BALTR1M (REPLACE REAR BALCONY &

GUARDRAIL)

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.

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

Case: CE17120066

2100 S OCEAN DR # 1F
THEISEN, JOHN

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
MACRPLL 17033118 #1F AC CHANGE OUT 2.5 TON 13
SEER

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. APPROVAL AS A RESULT OF
AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN
APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS
CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.
INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE
OR CANCEL THE PROVISIONS OF THIS CODE OR OF OTHER
ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID.
IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO
CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED
FOR INSPECTION PURPOSES. NEITHER THE BUILDING
OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR
EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF
ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

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

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

Case: CE17120067

2100 S OCEAN DR # 1F
THEISEN, JOHN

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

PWATERHTR 17040156 #1F ELEC WATER HEATER REPLC 40
GALS

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. APPROVAL AS A RESULT OF
AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN
APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS
CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.
INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE
OR CANCEL THE PROVISIONS OF THIS CODE OR OF OTHER
ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID.
IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO
CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED
FOR INSPECTION PURPOSES. NEITHER THE BUILDING
OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR
EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF
ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

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

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

Case: CE17120637

1640 NW 5 AVE

KNEZEVICH, DAVID

Service was via posting at the property on 4/13/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17052961 BROOFRPLS (RE ROOF SHINGLE)

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.

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

Case: CE17111733

1491 SE 17 ST
SOUTHPORT RETAIL LLC
% PRINCIPAL REAL ESTATE INVESTOR

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
BSIGNWAL 16020317 QUEST DIAGNOSTICS-INSTALL 3
WINDOW GRAPHICS ON

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. APPROVAL AS A RESULT OF
AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN
APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS
CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.
INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE
OR CANCEL THE PROVISIONS OF THIS CODE OR OF OTHER
ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID.
IT SHALL BE THE DUTY OF THE PERMIT APPLICANT TO
CAUSE THE WORK TO REMAIN ACCESSIBLE AND EXPOSED
FOR INSPECTION PURPOSES. NEITHER THE BUILDING
OFFICIAL NOR THE JURISDICTION SHALL BE LIABLE FOR
EXPENSE ENTAILED IN THE REMOVAL OR REPLACEMENT OF
ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

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

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

Case: CE17120586

146 NURMI DR
HABAL, SALEM
SALEM M HABAL REV TR

Service was via posting at the property on 4/10/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17031353 EGENERATOR (STANDBY GENERATOR AND SWITCH
SWAP OUT)

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.

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

Case: CE17120642

1808 SW 9 ST
JAX MIAMI LLC

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17031787 PSEPTICSEW (SEPTIC TO SEWER)

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.

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

Case: CE17121408

2308 NW 26 ST

JACKSON, EVORAL

Service was via posting at the property on 4/11/18 and at City Hall on 4/19/18.

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

FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

BROOFRPLS 15111889 REROOF SHINGLE TO SHINGLE 1000
SQ FT

FBC(2014) 110.1

ENGAGE THE SERVICES OF A LICENSED CONTRACTOR TO APPLY FOR A NEW PERMIT, RENEW THE PERMIT, OR APPLY FOR AN OWNER BUILDER PERMIT. THE SAME SUBMITTAL DOCUMENTS AND DRAWINGS CAN BE USED WHEN YOU RENEW OR OBTAIN A NEW PERMIT. OWNER BUILDER APPLICATIONS MAY ONLY BE USED TO BUILD OR IMPROVE A ONE-FAMILY OR TWO-FAMILY RESIDENCE OR A FARM OUTBUILDING. OWNER BUILDER MAY ALSO BUILD OR IMPROVE A COMMERCIAL BUILDING IF THE COST DOES NOT EXCEED \$75,000. IF NO WORK WAS PERFORMED UNDER THE EXPIRED PERMIT, IT CAN BE VOIDED AFTER AN APPLICATION IS FILLED TO VOID THE PERMIT. A SITE INSPECTION MAY BE REQUIRED TO CONFIRM NO WORK WAS PERFORMED. ALL THE REQUIRED FIELD INSPECTIONS HAVE TO BE SCHEDULED AND THE WORK APPROVED. THE SUB-PERMITS AND THE MASTER BUILDING PERMIT MUST HAVE RECEIVED THE FINAL APPROVED INSPECTION AND THE PERMIT CLOSED TO HAVE THIS CASE CLOSED. WE ASK FOR YOUR COOPERATION IN HAVING THE AFOREMENTIONED CONDITIONS CORRECTED WITHIN 30 DAYS FROM THE RECEIPT OF THIS NOTICE TO AVOID FURTHER ACTION BY THE CITY OF FORT LAUDERDALE.

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

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

Case: CE17121600

506 SE 16 ST

BRIDGE II AT 16 STREET LLC

Service was via posting at the property on 4/23/18 and at City Hall on 5/3/18.

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 recommended ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE17090762

2182 NE 59 CT

GRAND VILLA VILLAGE HOMES LLC

Service was via posting at the property on 5/1/18 and at City Hall on 5/3/18.

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

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

Case: CE17100267

4040 GALT OCEAN DR # 610

PINCOURT FLORIDA PARTNERS LP

This was a request to vacate the Order dated 2/15/18.

Judge Purdy vacated the Order dated 2/15/18.

Case: CE18031434

3301 NE 16 CT

33 OM 1 LLC

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

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

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

Case: CE18032404

57 FORT ROYAL ISLE

LAPOINTE, NICOLAS

POIRIER, LUC & THIBERT, CHRISTIAN

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

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

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

Case: CE18040590

2649 NE 27 AV

WHITE, BARRY I H/E

D'ALESSIO, VALENTINA

Service was via posting at the property on 5/4/18 and at City Hall on 5/3/18.

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. THIS IS A RECURRING VIOLATION DUE TO PREVIOUS CASES CE17030021 & CE17090818. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

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

Case: CE18031423

2000 NE 18 ST

CRADDOCK, RONALD M

Service was via posting at the property on 4/28/18 and at City Hall on 5/3/18.

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

15-272.(a)

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

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$250 per day.

Case: CE18040178

1914 NE 31 AVE

DOS SANTOS, ANTONIO ZACCARDO, MARIA

Service was via posting at the property on 4/28/18 and at City Hall on 5/3/18.

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

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION

RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF
COMPLIANCE FROM THE CITY.

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

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

Case: CE17041196

1134 NW 6 ST
CHDS LLC

This case was first heard on 1/18/18 to comply by 2/22/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,450 fine, which would continue to accrue until the property was in compliance.

John Suarez, Code Compliance Officer, said the owners intended to completely rehabilitate the property and recommended a 63-day extension.

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

Case: CE03022111

1124 NW 17 AVE
EARLE, MURLENE

Vacate Order of 7/25/04

This was a request to vacate the Order dated 7/25/04

Judge Purdy vacated the Order dated 7/25/04.

Case: CE17032133

701 NE 11 ST
701 ON FLAGLER LLC

This case was first heard on 7/6/17 to comply by 9/7/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin on 5/18/18 and would continue to accrue until the property was in compliance.

Jorge Martinez, Code Compliance Officer, recommended a 63-day extension.

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

Case: CE17011708

1128 NE 2 AVE
M & M PROPERTY INVESTING GROUP LLC

This was a request to vacate the Order dated 8/17/17.

Judge Purdy vacated the Order dated 8/17/17.

Case: CE17021667

1717 NW 7 TER
JENKINS, MARY D

This case was first heard on 1/18/18 to comply by 2/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,150 fine, which would continue to accrue until the violations were corrected.

Case: CE15082342

912 NE 15 AVE
ATLANTIC LOFT LLC

This case was first heard on 4/21/16 to comply by 6/2/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$65,800 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$1,275 to cover administrative costs.

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

Case: CE17060936

619 SW 20 TER
CSMA FT LLC %COLD RIVER

This case was first heard on 1/18/18 to comply by 2/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,450 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$12,450 fine, which would continue to accrue until the violations were corrected.

Case: CE17060488

1420 NW 15 TER
CRUZ, FELIX N & PAMELA

This case was first heard on 3/1/18 to comply by 4/12/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,700 fine, which would continue to accrue until the violations were corrected.

Case: CE17061347

2341 SW 35 AV
ZIMMERMAN, DAVID

This case was first heard on 2/15/18 to comply by 3/29/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the violations were corrected.

Case: CE17101823

508 NW 15 AV
CHIWARA, GRACE

This case was first heard on 2/1/18 to comply by 2/11/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,100 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$27,100 fine, which would continue to accrue until the violations were corrected.

Case: CE17100597

100 HENDRICKS ISLE
KELLEY, ROBIN

Request for extension

This case was first heard on 3/15/18 to comply by 6/14/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$100. Judge Purdy was read an email from the owner indicating she had not received notification about the hearing and requesting an extension.

Porshia Goldwire, Code Compliance Manager, recommended a 28-day extension from the 6/14/18 due date. The owner had requested a meeting with staff, which they would try to accommodate. If Mr. Kelly had not moved forward with compliance at the next hearing, the City would recommend a Massey hearing.

Judge Purdy granted a 28-day extension to July 12, 2018, during which time no fines would accrue.

Case: CE16080444
2886 NE 26 PL
BROWN, PHILLIP R

Ordered to Reappear

This case was first heard on 9/15/16 to comply by 10/20/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$18,000.

George Oliva, Chief Building Inspector, reported permits had been pulled and the owner was working to comply. He recommended a 182-day extension.

Judge Purdy granted a 182-day extension, during which time no fines would accrue.

Case: CE17072146
6250 N ANDREWS AVE # 25
DOUBLE MOUNTAIN DEV VENTURES LLC

This was a request to vacate the Order dated 2/1/18.

Judge Purdy vacated the Order dated 2/1/18.

Judge Purdy called a brief recess.

Lien Reduction Hearings

Case: CE07011651
3308 SW 15 ST
KILLORIN, WILLIAM J

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$54,100 and City hard costs totaled \$3,248. The applicant had offered \$3,248.

Mark Bookstein, owner, said he had just closed on the property on March 26 with the lien. Gustavo Piniero said he had advised Mr. Bookstein to buy the property immediately rather than wait for the lien to be resolved.

Judge Purdy reduced the lien amount to \$3,248 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15070731

1119 NW 10 PL

ADAMS MEM LLC

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$49,475 and City hard costs totaled \$461. The applicant had offered \$461.

Daniel DuCharme, property manager, said the former property manager had evicted a tenant and the tenant had reported the property for the illegal addition. Once Mr. DuCharme became property manager, they started pulling permits to remedy the violations but the contractor had passed away. In the meantime, the house was constantly being vandalized. The property was in compliance and they had a family interested in purchasing it and Mr. DuCharme wanted the price to be affordable.

Judge Purdy reduced the lien amount to \$1,211 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE11080162

920 NW 6 ST

FPA II LLC

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$16,375 and City hard costs totaled \$166.

John Halliday III, representative, thanked Judge Purdy.

Judge Purdy reduced the lien amount to \$916 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE12010347

930 NW 6 ST # A

FPA II LLC

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$42,000 and City hard costs totaled \$212.

Judge Purdy reduced the lien amount to \$962 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17071286

2765 NW 19 ST

CHUNG, YOUNG M

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$14,400 and City hard costs totaled \$801. The applicant had offered \$200.

Benjamin Dowers, attorney, said the current tenant planned to build an auto dealership on the site. He said Mr. Chung, the owner, was indigent and presented his past three W-2 forms into evidence. He added that Mr. Chung had a disabled child to care for.

Judge Purdy reduced the lien amount to \$801 payable within 75 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: CE15041750

2456 NE 27 TER

BILLITIER, DAVID

Notice was mailed to the owner via first class mail on 5/4/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$67,200 and City hard costs totaled \$295.

David Billitier, owner, said the house had been cited for violations when he had rented it and the tenant had never notified him. The original house had been demolished two years ago and he was building a new one on the lot but the bank had stopped lending him money due to the lien.

Judge Purdy reduced the lien amount to \$295 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE13090012

1238 NE 3 AVE

AVNAIM, TOMER

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$107,450 and City hard costs totaled \$1,316.

Jason Silver, attorney, said this was a rental property, not the owner's residence. The owner had informed Mr. Silver that as soon as he was aware of the violations he had

begun to address them but other violations had been cited along the way. Mr. Silver acknowledged that the owner had missed hearings to request extensions.

Judge Purdy reduced the lien amount to \$2,816 payable within 45 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE06061426

1544 NW 9 AVE

TOP PROPERTY LAND TRUST

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$700 and City hard costs totaled \$488. Total liens for all three cases: \$478,700; total hard costs: \$3,167.

Monica Solsona, representative, said the owner had hired a contractor, who pulled permits for the work but the owner had been in a serious accident in 2016. She confirmed the owner had spent over \$50,000 on improvements.

Judge Purdy reduced the lien amount to \$488 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14032138

1544 NW 9 AVE

TOP PROPERTY LAND TRUST

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$358,600 and City hard costs totaled \$1,997.

Judge Purdy reduced the lien amount to \$1,997 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14082139

1544 NW 9 AVE

TOP PROPERTY LAND TRUST

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$119,400 and City hard costs totaled \$682.

Judge Purdy reduced the lien amount to \$682 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15100356

1151 N FTL BEACH BLVD
PARK TOWER ASSOCIATION INC.

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$49,475 and City hard costs totaled \$461. The applicant had offered \$461.

Mitchell Haller, attorney, confirmed that there had been a notice issue that caused the owner to miss hearings. There had also been misunderstandings regarding inspections. He requested that only hard costs be imposed.

Judge Purdy reduced the lien amount to \$1,211 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16020179

640 SW 28 WY
LANNING, WILLIAM E III EST % WILLIAM

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$25,600 and City hard costs totaled \$1,123. The applicant had offered \$1,500.

Donna Gousse, attorney, said she represented the new owner, who purchased the property in March. At closing, the new owner had been given a credit of \$1,500 for the liens. She requested that the fines be reduced to hard costs.

Judge Purdy reduced the lien amount to \$1,500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases at the same address were hear together:

Case: CE01072146

1213 W LAS OLAS BLVD
FLY BOYZ ESTATES LLC

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III,

testified that the lien amount was \$240,200 and City hard costs totaled \$2,282. Total Liens for both cases: \$472,600; total hard costs: \$2,448.

Tony Mertile, agent, confirmed he had demolished the building.

Judge Purdy reduced the lien amount to \$2,282 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE08041089

1213 W LAS OLAS BLVD
FLY BOYZ ESTATES LLC

Notice was mailed to the owner via first class mail on 5/1/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$232,400 and City hard costs totaled \$166.

Judge Purdy reduced the lien amount to \$166 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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:

CE18010330	CE18010150	CE17120501	CE18032157
CE18040205	CE17121620	CE18031059	CE18031127
CE17031621	CE18021609	CE18030529	CE18030573
CE18020335	CE18030601	CE18030088	CE18031956
CE18010895	CE18030195	CE18032094	CE18011261
CE18011755	CE18020885	CE17121959	CE18011087
CE18031373	CE18012253	CE18031030	CE18031372
CE18032199	CE17101326	CE17101557	CE17111853
CE17120165	CE17120168	CE17120232	CE18021686
CE18030331	CE18032493	CE18030536	CE18021338
CE18030706	CE18030061	CE18032488	CE18012042
CE18032100	CE18020574	CE18021763	CE17121214
CE18010132	CE18010911	CE18011256	CE18011134
CE18020361	CE17110847	CE17110887	CE17110947
CE17051365	CE17110848	CE17121805	CE18011012
CE17121883	CE18021322	CE18020715	CE18021328
CE18030095	CE18030972	CE18030169	CE18030692
CE18031219	CE17110981	CE17120544	CE17120692
CE17121188	CE17121198	CE18031802	CE17121825
CE17121826	CE18031062	CE18030920	CE18031176

CE18031422 CE18031428 CE18031439 CE18031898
CE18031924 CE18021767

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:

CE16060755 CE1802161 CE18030359 CE18040173
CE17030373 CE17021687

Cases Closed

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

None

Cases Withdrawn

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

CE17110218 CE18020123 CE18011347 CE18011138
CE17061128 CE17061456 CE18011888 CE18020377
CE18031493 CE18020382 CE18020882 CE17100498
CE17111798 CE17111799 CE18020890 CE18032161
CE17090111 CE18030700 CE18010900 CE18011166
CE17070732 CE17120116 CE18020442 CE17051625
CE17090380 CE16080446

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

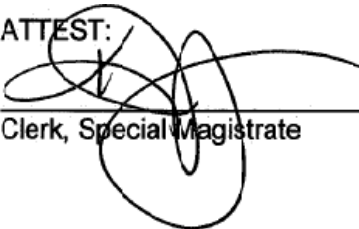
Respondent Non-Appearance

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:

CE18010637 CE18020429 CE18020522 CE18011531

There being no further business, the hearing was adjourned at 3:57 P.M.


Special Magistrate

ATTEST:

Clerk, Special Magistrate