



**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
JUNE 21, 2018
9:00 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Yvette Cross-Spencer, Clerk III
Loen Garrick, Clerk III
Crystal Green-Griffith, Clerk III
Keyandre Haynes, Clerk III
Katrina Jordan, Administrative Services Supervisor
Felicia Blue, Clerk III
Victoria Mack, Clerk III
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Quesly Alexis, Code Compliance Officer
Kelvin Arnold, Building Inspector
Gustavo Caracas, Code Compliance Officer
Mario Carrasquel, Building Inspector
Leonard Champagne, Senior Code Compliance Officer
Alejandro DelRio, Building Inspector
Adam Feldman, Code Compliance Supervisor
Janice Hall, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
George Oliva, Chief Building Inspector
Paulette Perryman, Code Compliance Officer
Wilson Quintero Jr., Code Compliance Supervisor
Danny Reyes, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Irma Westbrook, Code Compliance Officer
Gail Williams, Code Compliance Officer
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE17100486: Stephen Tilbrook, attorney

CE17100606: Jarrett Williams, attorney

CE18030148: Geoffrey Orr, owner

CE18040834: Agustin Garcia, tenant; Maria Jordan, tenant

CE17052176: Matthew Glachman, attorney

CE17120403: Alexandr Melnikov, owner; Angela Moore, representative

CE18041490: Maurice Walker, owner

CE17101295: Marylyn Springer, owner

CE17100474: Gregg Pagliarulo, board president

CE17071612: Jonathan Keith, representative

CE17071577: Jaret Berfond, attorney

CE17070173: Tanya Tsveyer, property manager

CE17070054: Zhar Maldonado, owner

CE17111308: Jorge Fernandez, property manager

CE18020628: Brenda Fetherhuff, attorney

CE17062537: John Halliday, attorney; Jonathan Fish, owner

CE16110536: Jennifer Levin, attorney; Charles Dale, attorney

CE18031945; CE18031951; CE18031950: Sheila Swafford, administrator; Shawnta Moss, assistant manager

CE17050984: Justin Guido, attorney

CE18021129: Frederick Taylor, owner

CE18021675: Paul Tokarz, owner

CE17031775: Naraida Perez, property manager

CE18021942: Lee Feldman, owner

CE18030077: Dennis Peters, owner

CE18021132: Santhiago Amaral, owner

CE18030359: Katherine Cappe, representative

CE18041830: Sandra Gerling Polselli, owner

CE18020915: Sam Williams, owner

CE18030335: Abraham Newman, owner

CE18031009: Jennifer Ebbert, property manager

CE18030603: Clare Hunt, tenant

CE18030089: Frederick Defaloo, representative

CE18040173: Serge Agnant, owner

CE18030684: Thomas Krips, contractor

CE17120979: Steven Zimmerman, property manager

CE18040721: Wilbur Boykin, owner

CE17070695: Merilieuse Archil, owner

CE17080072: Douglas Fleishman, realtor

CE18011890: Ronald Manclow, owner

CE18030636: Peter Luthy, owner

CE18040532: Bienvenido King, neighbor

CE18011398: Mohiul Chowdhury, owner

CE18030659: Thomas Schwolow, owner

Special Magistrate Hearing

June 21, 2018

Page 3

CE17062643: Cesar Feliz, Broward County lot safety and security systems supervisor;
Ann Rawlings, Broward County resident

CE18050925: Jamie Blum, property manager

CE18030042: Margaret Meehan-Curtis, owner; Peter Curtis, owner

CE15100267: Elizabeth Athanasakos, owner

CE17041117: Arnoldo Vetancourt, manager

CE17071392: Kenneth Robinson, owner

CE17120180: Hector Hernandez, owner

CE15090920; CE07011756; CE08051666; CE11120775: Moche Baruh, owner

CE18032113: Karen Francis, representative

CE18052048: Marcelina Martinez, representative

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

The meeting was called to order at 9:06 A.M.

Case: CE17071577

540 SW 15 AVE

PENNYMAC LOAN SERVICES 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 in compliance, fines had accrued to \$4,150 and the City was requesting the full fine be imposed.

Danny Reyes, Code Compliance Officer, requested reducing the fines to \$580 to cover administrative costs.

Jaret Berfond, attorney, agreed to the fine reduction.

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

Case: CE16110536

737 N ANDREWS AVE

745 NORTH ANDREWS AVE LLC

This case was first heard on 2/2/17 to comply by 3/16/17. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$10,850 and the City was requesting the full fine be imposed.

Charles Dale, attorney, said his client was in the process of meeting with the City to discuss constructing a multi-story apartment building on the site.

Jennifer Levin, attorney, said the prior owner had gone through three contractors who had not performed. She requested a reduction of the fine.

Alejandro DelRio, Building Inspector, recommended reducing the fines to \$550 to cover administrative costs.

Ms. Flynn imposed a fine of \$550 for the time the property was out of compliance.

Case: CE17070173

600 NW 18 ST

KAAREFL CORP

This case was first heard on 3/1/18 to comply by 4/12/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,450 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said one violation remained.

Tanya Tsveyer, property manager, explained that they were finishing the work and had just purchased the sod. She requested 10 days. Officer Snyder recommended 14 days.

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

Case: CE18031009

1344 NW 1 AVE

DAVIS ASSET HOLDINGS LLC

% GIBSON GROUP MANAGEMENT

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

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

9-304(b)

VEHICLES PARKED ON THE GRASS/LAWN AREA.
THE GRAVEL DRIVEWAY IS NOT PROPERLY MAINTAINED.

9-305(b)

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE AREA, IS NOT PROPERLY MAINTAINED IN A

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

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 STRUCTURAL PARTS, FASCIA AND TRIM ARE DETERIORATED OR EXPOSED.

Complied:

18-9.(a)

9-313.(a)

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

Jennifer Ebbert, property manager, requested more than 35 days. They were working on the parking issues and had pulled a fence permit. She requested 90 days.

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

Case: CE18011398

1909 SW RIVERSIDE DR

CHOWDHURY, MOHIUL A & JANNATUL F

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

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

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED IN THAT IT IS NOT WELL GRADED AND/OR DUST FREE.

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

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

Case: CE17071392

Request for extension

2801 NE 24 ST

ROBINSON, KENNETH D CURTIS, MARK

This case was first heard on 2/1/18 to comply by 4/5/18. Violations and extensions

were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,300.

Kenneth Robinson, owner, said the fencing contractor had informed him that they were experiencing lengthy delays and suggested he find another contractor. Mr. Robinson had found another contractor and requested 10 weeks to have the work done.

Vaughn Malakius, Code Compliance Officer, agreed to the extension request.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue.

Case: CE18050925

2400 NE 9 ST

THE OCEAN SUNRISE INC.

Service was via posting at the property on 6/5/18 and at City Hall on 6/7/18.

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

THE FIRE PUMP DOES NOT FUNCTION AS DESIGNED AND
INSTALLED AS IT WOULD NOT START IN AUTO MODE.

NFPA 1:13.2.3.1

THE STANDPIPE IS NOT BEING MAINTAINED IN AT LEAST
THE SAME LEVEL OF PERFORMANCE AND PROTECTION AS
DESIGNED. THE FIRE DEPARTMENT CONNECTION WOULD NOT
ALLOW WATER TO BE SUPPLIED TO THE STANDPIPE SYSTEM
FROM A PUMPER TRUCK.

Captain Kisarewich recommended ordering compliance within 56 days or a fine of \$200 per day.

Jamie Blum, property manager, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$200 per day.

Case: CE17100474

535 HENDRICKS ISLE

BURTON POINT INC.

Service was via posting at the property on 5/26/18 and at City Hall on 6/7/18.

Leonard Champagne, Senior 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 Champagne presented 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.

Gregg Pagliarulo, board president, explained that they had 550 feet of seawall and 27 units. He was trying to find the money to have the work done. He said their property abutted a City right-of-way and suggested that their seawall project be combined with the City's and perhaps they could save money on the work. He had received estimates of up to \$500,000 for the seawall work.

Officer Champagne said king tides were affecting these properties and the property was responsible to comply. He noted they had first been cited in November 2017. Mr. Pagliarulo argued that the City was in the process of budgeting for their seawalls with a five to ten-year timeframe. He added that until the City's right-of-way seawall was done, this property would still flood.

Ms. Flynn 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 and ordered the respondent to attend the 8/23/18 hearing.

Case: CE18030077

1216 NW 6 AV

PETERS, DENNIS G

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

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

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

ASPHALT IS DETERIORATED AND WHEEL STOPS ARE BROKEN OR MISSING.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS RESIDENTIAL PROPERTY INCLUDING BUCKETS, APPLIANCES AND OTHER MATERIALS WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11

9-305(b)

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

9-308(b)

THE ROOF OF THE STRUCTURE ON THIS PROPERTY IS NOT MAINTAINED IN A CLEAN CONDITION AND KEPT FREE OF DEBRIS.

Complied:

9-304(b)

9-306

Officer Hullett presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days or a fine of \$50 per day and with the remaining violations within 28 days or a fine of \$50 per day.

Dennis Peters, owner, said he had cleaned up the property. He just needed to work on the driveway. He requested two months to fix the driveway. Officer Hullett agreed, because a permit would be needed.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day.

Case: CE17101295

506 NE 11 AV

SCHULTZ, DONALD A & SPRINGER, MARYLYN

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE OPEN HOLES IN FASCIA BOARDS THAT ARE HOUSING BEES, THERE IS A DECK IN BACK THAT IS ROTTEN AND IN DISREPAIR.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA THAT HAVE DAMAGED/DESTROYED THE SOD ON THE SWALE IN FRONT.

18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE. THE ENTIRE PROPERTY IS UNSIGHTLY, UNKEMPT AND NEGLECTED. THERE ARE LAWN CHAIRS IN FRONT TOPPLED OVER, WEEDS, LEAVES, DEBRIS THROUGHOUT YARD.

Complied

9-280(h)(1)

9-306

9-313.(a)

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

Marylyn Springer, owner, agreed to comply within 63 days.

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

Case: CE18020628

649 NW 15 ST

FERTILIEN, SADINET

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
6-5

THERE ARE CHICKENS KEPT AND MAINTAINED AT THIS RESIDENTIAL PROPERTY

6-8

THE KEEPING OF ROOSTERS IS PROHIBITED. IT SHALL BE UNLAWFUL FOR ANY PERSON TO KEEP OR CAUSE TO BE KEPT WITHIN THE CORPORATE LIMITS OF THE CITY ANY ROOSTER CLOSER THAN ONE HUNDRED (100) YARDS FROM ANY INHABITED DWELLING OTHER THAN THE DWELLING OF THE OWNER THEREOF OR THE PERSON KEEPING THE SAME.

9-308(a)

SECTIONS OF THE ROOF HAVE MULTIPLE BROKEN AND/OR MISSING ROOF TILES. THE ROOF IS NOT IN GOOD REPAIR AND NOT MAINTAINED IN A SAFE, WATERTIGHT CONDITION.

Officer Hullett presented the case file into evidence and recommended ordering compliance with 6-5 and 6-8 within 10 days or a fine of \$50 per day, and with 9-308(a) within 42 days or a fine of \$50 per day.

Brenda Fetherhuff, attorney, said the chickens had been removed. She stated they were working with the insurance company regarding the roof repair and requested 120 days for the roof. Officer Hullett requested the owner remove the loose tiles from the roof in the meantime. Ms. Fetherhuff agreed to remove the loose tiles within 30 days.

Ms. Flynn found in favor of the City and ordered compliance with 6-5 and 6-8 within 10 days or a fine of \$50 per day, and with 9-308(a) within 91 days or a fine of \$50 per day.

Case: CE17062537

701 NW 5 AVE

BAYIT INVESTMENTS LLC

This case was first heard on 8/17/17 to comply by 8/27/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$33,750 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, recommended imposition of the fines and said the City would be amenable to reducing fines to \$1,353 to cover administrative costs.

John Halliday, attorney, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$1,353 for the time the property was out of compliance.

Case: CE18030148

320 SW 21 ST

AOTEAROA FORTRESS LLC

Service was via posting at the property on 5/29/18 and at City Hall on 6/7/18.

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

THERE IS A PSU (PORTABLE STORAGE UNIT) ON THIS
SINGLE FAMILY RESIDENTIAL PROPERTY THAT HAS BEEN
THERE FOR MORE THAN 14 CALENDAR DAYS.

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

Geoffrey Orr, owner, requested 30 days. He said he had sold the container but the buyer had not removed it and he could not contact him. Mr. Orr requested 30 days to sell it again.

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

Case: CE18040721

1551 NW 6 ST
CUT ON THIS LLC

Service was via posting at the property on 5/23/18 and at City Hall on 6/7/18.

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

PAINTING A MURAL SIGN WITHOUT PERMIT

Officer Hullett said the building owner had been unaware of the mural and agreed to remove the mural and pay the violation. She presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day. She said the co-owner had been present earlier and agreed.

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

Case: CE17111308

634 NE 4 AVE
ALTA FLAGLER VILLAGE PHASE II LLC

Service was via posting at the property on 5/29/18 and at City Hall on 6/7/18.

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

THERE IS AN ACCUMULATION OF TRASH, RUBBISH, LITTER, REFUSE, GARBAGE, DISCARDED FURNITURE OR SIMILAR ARTICLE; OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER ON PROPERTY AND ADJACENT SWALE.

47-19.4.B.1.

THE TWO CUBIC YARD SOLID WASTE CONTAINER FOR THIS PROPERTY IS CONSISTENTLY STORED CURBSIDE, NOT ON A HARD SURFACED PAD LOCATED BEHIND THE BUILDING LINE.

Complied:
24-28(a)

Officer Jones recommended ordering compliance within 35 days or a fine of \$50 per day.

Jorge Fernandez, property manager, said plans had been submitted for the dumpster slab. He requested 60 days to pull the permit and do the work.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 35 days or a fine of \$50 per day, and with 47-19.4.B.1. within 63 days or a fine of \$50 per day.

Case: CE18030636

1800 N ANDREWS AVE # 06B

LUTHY, PETER

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

16011659 BALTC LM ATF, UNIT 6-B: TOTAL RENOVATION
OF UNIT

Officer Alexis presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Peter Luthy, owner, agreed to comply within 42 days.

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

Case: CE15100267

2631 E OAKLAND PARK BLVD

ATHANASAKOS, ELIZABETH

This case was first heard on 2/18/16 to comply by 3/31/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$67,500 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, recommended imposition of the fine because the property did not meet the criteria for another extension for the 40-year inspection.

Elizabeth Athanasakos, owner, said she had hired someone to perform the inspection in 2016 and had the work done, so she was surprised about this notice. She had contacted the author of the report, who agreed to complete it. Ms. Athanasakos requested two weeks to get the report.

Inspector Oliva explained that in 2016, the report had failed because repairs were needed and were never done.

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

Case: CE18040173

1420 NW 20 ST
AGNANT, SERGE

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

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 5/28/15 UNDER CASE CE15051874 AND 12/14/17 UNDER CASE CE17120274. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Caracas presented the case file into evidence and stated the property was now in compliance. He remarked it was the tenants who kept parking their vehicles on the property. He requested a finding of fact that the violation had existed as cited.

Serge Agnant, owner, said he visited the property once per week to make sure the property was in order.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE17031775

1119 NW 7 AV
REANO, MARTHA

This case was first heard on 3/1/18 to comply by 3/29/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

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

Naraida Perez, property manager, explained there had been issues with the contractor. She requested a fine reduction. Officer Snyder stated City costs were higher than the fines.

Ms. Flynn Imposed the \$700 fine.

Case: CE18030042

Administrative Hearing

2517 ANDROS LN

CURTIS, PETER S JR

MEEHAN, MARGARET

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 this property had been cited in error and requested the fine be waived.

Peter Curtis, owner, agreed.

Ms. Flynn waived the fine.

Case: CE17120979

1545 NW 15 AV

WONG, YUK PING

% DAVID ZIMMERMAN

This case was first heard on 3/15/18 to comply by 3/25/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed.

Danny Reyes, Code Compliance Officer, recommended reducing the fines to \$580 to cover administrative costs.

Steven Zimmerman, property manager, agreed to the fine reduction.

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

Case: CE17050984

Request for extension

901 N FEDERAL HWY

R K ASSOCIATES #5 INC.

% SEARS-TAX DEPT D/768 B2-116A

This case was first heard on 8/17/17 to comply by 10/19/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$38,400 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, recommended imposition of the fines.

Justin Guido, attorney, said they had made significant headway: the sprinklers had been installed and the striping was completed. He requested 60 days to install sod. Officer Hullett suggested 35 days.

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

Case: CE18011890

1738 W LAS OLAS BLVD

MANCLOW, RONALD

RONALD MANCLOW R REV TR

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

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

THERE IS A TARP AND CINDER BLOCKS ON THE ROOF OF THIS PROPERTY. ROOFS SHALL BE MAINTAINED IN A CLEAN CONDITION AND KEPT FREE OF TRASH, DEBRIS OR ANY OTHER ELEMENT WHICH IS NOT A PERMANENT PART OF THE BUILDING OR FUNCTIONAL ELEMENT.

9-308(a)

ALL ROOFS SHALL BE MAINTAINED IN SAFE, SECURE AND WATERTIGHT CONDITION. THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES, ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

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

Ronald Manclow, owner, said he had been waiting for the permit.

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

Case: CE18031951

837 NW 11 AVE

% GREYSTONE SERVICING CORP

Service was via posting at the property on 5/23/18 and at City Hall on 6/7/18.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
9-276(c)(3)

THERE IS EVIDENCE OF RODENT DROPPINGS IN THE

HALLWAY CLOSET.

9-280(b)

THE REAR KITCHEN DOOR AND FRONT DOOR ARE NOT WEATHER AND WATER TIGHT AND RODENT PROOF. THE KITCHEN DOOR FRAME IS IN DISREPAIR. THE BATHROOM TUB AND BATHROOM SINK ARE NOT STRUCTURALLY SOUND.

Officer Reyes presented the case file into evidence and recommended ordering compliance with 9-276(c)(3) within 7 days or a fine of \$100 per day and with 9-280(b) within 42 days or a fine of \$100 per day.

Sheila Swafford, administrator, agreed.

Ms. Flynn found in favor of the City and ordered compliance with 9-276(c)(3) within 7 days or a fine of \$100 per day and with 9-280(b) within 42 days or a fine of \$100 per day.

Case: CE18031950

828 NW 12 AVE

FEDERAL APARTMENTS LTD PRTNR

% GREYSTONE SERVICING CORP

Service was via posting at the property on 5/23/18 and at City Hall on 6/7/18.

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

THE KITCHEN AND HALLWAY FLOOR IS IN DISREPAIR WITH
BROKEN AND MISSING TILES.

Complied:

9-280(c)

Officer Reyes presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Sheila Swafford, administrator, agreed.

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

Case: CE18031945

809 NW 11 AVE

FEDERAL APARTMENTS LTD PRTNR

% GREYSTONE SERVICING CORP

Certified mail addressed to the owner was accepted on 5/31/18.

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

9-280(b)

THE FRONT DOOR OF UNIT 1 IN THIS OCCUPIED DWELLING IS NOT REASONABLY WEATHER AND WATER TIGHT AND RODENT PROOF. THE DOOR IS NOT BEING KEPT IN REASONABLY GOOD REPAIR.

9-280(f)

IN UNIT ONE(1)OF THIS OCCUPIED DWELLING THERE IS EVIDENCE OF A LEAK IN BATHROOM TOILET. BATHROOM PIPES ARE NOT FREE FROM LEAKS.

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

Sheila Swafford, administrator, agreed.

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

Case: CE18020915

1340 NW 6 AV

WILLIAMS, SAM

WILLIAMS, AUGUSTA

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

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

9-280(h)(1)

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

9-305(b)

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE AREA, IS NOT PROPERLY MAINTAINED IN A HEALTHY, GROWING CONDITION AND PROTECTED. THERE ARE AREAS OF THE YARD WHICH ARE BARE AND NEED TURF, SOD OR OTHER LIVING GROUND COVER. ALSO THERE IS A DEAD TREE STUMP WHICH NEEDS TO BE REMOVED.

Complied:

18-4(c)

9-304(b)

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

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

Case: CE17071612

Request for extension

540 NE 14 CT

RSJ 14TH COURT PROPERTY INVESTMENTS

This case was first heard on 2/1/18 to comply by 5/3/18. Violations were as noted in the agenda. The property was in compliance and fines had accrued to \$3,550.

Jonathan Keith, representative, requested the fines be reduced because they had tried to get the permits and performed the work in a timely manner.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$902 to cover administrative costs.

Ms. Flynn imposed a fine of \$902 for the time the property was out of compliance.

Case: CE18021942

1212 NW 5 AV

FELDMAN, LEE

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

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

9-304(b)

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

9-305(b)

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

9-313.(a)

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

Complied:

18-9.(a)

Officer Hullett presented the case file into evidence and recommended ordering compliance with 9-304(b) and 9-313(a) within 10 days or a fine of \$50 per day, per violation; with 9-305(b) within 28 days or a fine of \$50 per day and with 9-280(b) within 42 days or a fine of \$50 per day.

Lee Feldman, owner, requested additional time to address the building structure violation because he needed to meet with the insurance company and then pull permits and do the work.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) and 9-313(a) within 10 days or a fine of \$50 per day, per violation; with 9-305(b) within 28 days or a fine of \$50 per day and with 9-280(b) within 63 days or a fine of \$50 per day.

Case: CE18030684

1470 SW 21 TER

KNIGHT, RYAN

Service was via posting at the property on 6/5/18 and at City Hall on 6/7/18.

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

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

Complied:

9-278(e)

Officer Reyes presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day.

Thomas Krips, contractor, said he had already applied for a permit.

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

Case: CE17052176

416 NW 19 AV

SB MIAMI DEVELOPMENT LLC

This case was first heard on 8/17/17 to comply by 3/29/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$36,200 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, recommended imposition of the fine and noted administrative costs totaled \$1,580.

Matthew Glachman, attorney, requested the fines be reduced to administrative costs. He said the owners were foreign investors and there had been issues with their local property managers.

Ms. Flynn imposed a fine of \$1,580 for the time the property was out of compliance.

Case: CE17100606

196 HENDRICKS ISLE

FLL VENTURES LLC

This case was first heard on 3/15/18 to comply by 3/22/18 and 5/17/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,400 fine, which would continue to accrue until the property was in compliance.

Jarrett Williams, attorney, said the owner had taken action immediately upon hearing of the violations. He had received a bid for \$10,000 to repair the seawall but the engineer had discovered the wall and dock needed to be completely reinstalled and would cost \$97,000. He anticipated permitting would take two to three months and the work would take until the end of the year.

Leonard Champagne, Senior Code Compliance Officer, recommended the respondent return in 91 days for a progress report and that the numbers should be installed within the next 7 days. Mr. Williams agreed the numbers could be installed within 7 days..

Ms. Flynn granted a 7-day extension for 9-313(c), and a 91-day extension for 47-19.3.(f)(5) during which time no fines would accrue and ordered the respondent to attend the 9/20/18 hearing.

Case: CE18030359

1324 NE 3 AV

ALLEN, JACK EST

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE OFF-STREET PARKING FACILITIES ARE NOT CLEARLY DEFINED AND SURFACED WITH A HARD, DUSTLESS MATERIAL.

9-305(b)

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

Complied:

9-313.(a)

Officer Hullett said the case had begun pursuant to a complaint. The owner had died and she had been contacted by someone who was intending to become the property representative for probate. She presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$25 per day and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Katherine Cappe, representative, agreed.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$25 per day and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE17070695

Request for extension

1635 NW 2 AVE

ARCHIL, MERILIEUSE J

This case was first heard on 4/19/18 to comply by 5/17/18. Violations were as noted in the agenda. The property was in compliance and fines had accrued to \$800.

Shelly Hullett, Code Compliance Officer, recommended imposition of the fines and stated administrative costs totaled \$718.

Merilieuse Archil, owner, said they had installed the sod.

Ms. Flynn imposed a fine of \$718 for the time the property was out of compliance..

Case: CE17041117

2760 SW 2 ST

OMBUES INVESTMENTS LLC

This case was first heard on 1/18/18 to comply by 3/22/18. Violations were as noted in

the agenda. The property was not in compliance and the City was requesting imposition of a \$9,000 fine, which would continue to accrue until the property was in compliance.

Arnoldo Vetancourt, manager, stated he had paid the contractor half of the contract amount but the contractor had been unable to work for four to six weeks because he had undergone surgery.

Linda Holloway, Code Compliance Officer, said she would not oppose an extension. Mr. Vetancourt requested 45 days.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE17070054

Request for extension

612 SW 11 CT

RIVER HOUSE 612 LLC

This case was first heard on 2/1/18 to comply by 3/8/18. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$650.

Shelly Hullett, Code Compliance Officer, said the plan had failed engineering review in May and recommended imposition of the fines.

Zhar Maldonado, owner, stated he had been submitting corrections to the plans and requested a two-month extension.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: CE18040834

340 LONG ISLAND AVE

SRP SUB LLC

Service was via posting at the property on 5/26/18 and at City Hall on 6/7/18.

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

THERE OUTDOOR STORAGE IN THE CARPORT AT THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO BOXES, EQUIPMENT AND OTHER MISC. ITEMS. OUTDOOR STORAGE IS PROHIBITED IN THIS RESIDENTIAL AREA ZONED RS-6.7. THE PROPERTY IN THIS CONDITION 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.

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

THERE OUTDOOR STORAGE ON THIS PROPERTY CONSISTING OF BUT NOT LIMITED TO BRICKS AND/OR PAVERS, EQUIPMENT AND OTHER MISC. ITEMS. OUTDOOR STORAGE IS PROHIBITED IN THIS RESIDENTIAL AREA ZONED RS-6.7.

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

THERE IS COMMERCIAL EQUIPMENT BEING PARKED AND/OR STORED AT THIS RESIDENTIAL PROPERTY ZONED RS-6.7.

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.

Complied

9-280(b)

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

Agustin Garcia, tenant, stated he had already brought the property into compliance.

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

Case: CE18030089

1410 NW 8 AVE

LJM REAL ESTATE 1 LLC

Service was via posting at the property on 5/30/18 and at City Hall on 6/7/18.

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

THERE IS OUTDOOR STORAGE ON THIS RESIDENTIAL 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.

47-20.20.H.

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

9-305(b)

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

Officer Hullett presented the case file into evidence and recommended ordering compliance with 18-1 within 14 days or a fine of \$100 per day and with the remaining violations within 56 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 within 14 days or a fine of \$100 per day and with the remaining violations within 56 days or a fine of \$100 per day.

Case: CE17120180

Administrative Hearing

3151 GLENDALE BLVD

RIOS, MARCELA A

HERNANDEZ, HECTOR R

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, said the violation pre-dated Mr. Hernandez's ownership of the property.

Hector Hernandez, owner, thanked Ms. Flynn.

Ms. Flynn waived the fine.

Case: CE18021129

Administrative Hearing

1032 NW 6 AV

TAYLOR, ANDREA C

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 the property had been cited on 2/13/18 and in 48 hours the items remained and the City had removed them. He displayed photos to the owner.

Frederick Taylor, owner, said his wife had notified Code Enforcement immediately to inform them that the trash was not hers. They had advised her to file a police report and said the issue would be resolved. Ms. Taylor had sent the Police report to Code Enforcement and been informed it was resolved. Two months later, she had received the bill for \$240. Officer Quintero stated he had no record of any contact from Mr. or Ms. Taylor. Ms. Flynn reviewed the Police report number provided by Mr. Taylor.

Ms. Hasan stated there had been a policy that ceased last year regarding Police reports and violations but sanitation never had this policy in place. She said it was common for people to put trash on property that they did not own.

Ms. Flynn denied the appeal.

Case: CE17062643

2300 W COMMERCIAL BLVD

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

This case was first heard on 3/1/18 to comply by 4/12/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$3,050 and the City was requesting the full fine be imposed.

Cesar Feliz, Broward County lot safety and security systems supervisor, stated they had renewed the permit prior to the previous hearing. It had taken two months for the City's computer system to reflect the permit had been issued.

Alejandro DelRio, Building Inspector, recommended the fines be waived.

Ms. Flynn imposed no fine.

Case: CE18021132

Administrative Hearing

1235 NW 3 AVE

AMARAL, SANTHIAGO

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 there was documentation missing and recommended the fines be waived.

Ms. Flynn waived the fine.

Case: CE17080072

1647 NW 15 TER
GOODMAN FAMILY TR CASTILLO, OSCAR A TRUSTEE

This case was first heard on 3/15/18 to comply by 3/25/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$32,800 and the City was requesting the full fine be imposed.

Danny Reyes, Code Compliance Officer, recommended reducing the fines to \$856 to cover administrative costs.

Ms. Flynn imposed a fine of \$856 for the time the property was out of compliance.

Case: CE18041490

500 E DAYTON CIR
ISLANDER'S HOMES INVESTMENT LLC

Service was via posting at the property on 5/23/18 and at City Hall on 6/7/18.

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

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

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

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

Case: CE18021675

1101 NE 18 AVE
PAULAND ENTERPRISES INC.

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

 THE PARKING LOTS AT THIS LOCATION ARE IN DISREPAIR.

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

Officer Perryman presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$100 per day.

Paul Tokarz, owner, requested 45 days.

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

Case: CE18041830
1331 S OCEAN DR
ESLIB INC.

Service was via posting at the property on 5/31/18 and at City Hall on 6/7/18.

Adam Feldman, Code Compliance Supervisor, 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.

Supervisor Feldman presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Sandra Gerling Polselli, owner, said her husband had gone in for emergency surgery and she went with him, leaving the house unoccupied. Then the pool equipment had been damaged in the hurricane. She had several pool contractors try to determine the problem and a technician was scheduled to visit the following day. Ms. Polselli requested 30 days to comply.

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

Case: CE18040532

1801 W STATE ROAD 84

G6 HOSPITALITY PROPERTY LLC

%TAX DEPT

Personal service was made on 5/29/18.

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

THE FENCE/WALL ON THIS PROPERTY IS IN DISREPAIR.

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

Bienvenido King, neighbor, said the neighbors had been having problems getting the motel to replace the fence after it was damaged in the hurricane. The motel had removed the old fence but not replaced it. Officer Sanguinetti suggested allowing only 63 days. Ms. Hasan suggested a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE18030603

1345 NW 4 AVE

GUARDADO,JESSICA H/E BARRIOS,EDWIN

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

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
47-34.4 B.1.

THERE IS A COMMERCIAL VEHICLE PARKED OR STORED
OVERNIGHT BETWEEN THE HOURS OF 9P-6A ON THIS
RESIDENTIAL PROPERTY THAT IS NOT WITHIN AN
ENCLOSED GARAGE/CARPORT OR CONCEALED/SCREENED FROM
VIEW.

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

Clare Hunt, tenant, said these was her vehicles and she agreed to move them but requested 60 days. She said she had just recently become employed and storing the vehicle elsewhere would cost \$125 per vehicle.

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

Case: CE18032113
3904 SW 13 CT
FLAMINGO 1777 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 the property had been cited on 3/27/18 and 48 hours later, the trash remained. The City had removed the trash the following day. He displayed photos of the trash to the representative.

Karen Francis, representative, said a tenant had vacated the premises and left the trash. The property owner had been away at the time and was unaware of the violation.

Ms. Flynn denied the appeal.

Case: CE17120403
436 NW 15 WAY
STS GROUP USA INC.

Ordered to reappear

This case was first heard on 2/15/18 to comply by 2/25/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$30,200 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, recommended imposition of the fines.

Angela Moore, representative, said a tenant was continually leaving trash at the property. She stated she went by every day and cleaned up the property but people threw trash on the property.

Alexandr Melnikov, owner, asked Officer Hullett to meet with him to describe exactly what must be done and Officer Hullett explained that everything that did not belong on the site must be removed.

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

Case: CE18030335
1341 SW 21 TER
1341 SW 21 TERRACE LLC

Service was via posting at the property on 6/8/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17042490 EFIREALARM DEMO OF EXISTING FIRE ALARM
SYSTEM

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

Abraham Newman, owner, agreed.

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

Case: CE18052048

6245 N FEDERAL HWY
AVP INVEST LLC

Service was via posting at the property on 6/6/18 and at City Hall on 6/7/18.

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

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

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

Marcelina Martinez, representative, said they were working on the corrections.

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

Case: CE15090920

3437 RIVERLAND RD
WELLS FARGO BANK NA TRUSTEE

This case was first heard on 12/3/15 to comply by 12/17/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$22,950 and the City was requesting the full fine be imposed.

Jorge Martinez, Code Compliance Officer, recommended reducing the fine to \$575 to cover administrative costs.

Moche Baruh, owner, agreed.

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

Case: CE16100532

6884 NW 30 AVE
INSPIRON LLC

This case was first heard on 4/6/17 to comply by 4/21/17. The property was in compliance, fines had accrued to \$142,500 and the City was requesting the full fine be imposed.

Jorge Martinez, Code Compliance Officer, recommended reducing fines to \$994 to cover administrative costs.

Moche Baruh, owner, agreed.

Ms. Flynn imposed a fine of \$994 for the time the property was out of compliance..

Case: CE18050806

2150 NE 54 ST
PARACHA INVESTMENTS LLC

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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.

9-280(h)(1)

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

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

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

Case: CE18021022

425 BAYSHORE DR # 14

TONGE, ROBERT & TONGE, JAMES D

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

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

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

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

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

Case: CE18021610

422 MOLA AVE

BANK REO SERVICING LLC

Service was via posting at the property on 5/26/18 and at City Hall on 6/7/18.

Will Snyder, 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 Snyder presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

Case: CE18051391

3010 NE 56 CT

TEACH USA INC.

Service was via posting at the property on 6/6/18 and at City Hall on 6/7/18.

Jordan Wingate, Code Compliance Officer, testified to the following violation(s):
24-27.(f)

SOLID WASTE CONTAINERS WITH LIDS SHALL, AT ALL TIMES, HAVE THEIR LIDS ATTACHED AND CLOSED. THIS IS A REPEAT VIOLATION AS PER CASE CE18030721

24-27.(g)

ONLY ACCEPTABLE SOLID WASTE SHALL BE PLACED IN A CONTAINER. THERE ARE HOUSEHOLD TRASH AND RUBBISH BEING PLACED IN IMPROPER CONTAINERS. THIS IS A REPEAT VIOLATION AS PER CASE CE18030721

Officer Wingate presented the case file into evidence and stated the property was now in compliance. Because this was a repeat violation, he requested imposition of a fine of \$200 per day for the days the property was out of compliance: from 5/16/18 until 6/6/18 and from 6/12/18 through 6/14/18, a total of 24 days for each violation.

Ms. Flynn found in favor of the City and imposed a fine of \$9,600 for the time the property was out of compliance.

Case: CE18012226

416 NW 21 TER

WRIGHT, ERNEST EST

Service was via posting at the property on 5/22/18 and at City Hall on 6/7/18.

Roberta Jones, Code Compliance Officer, testified to the following violation(s): 9-313.(a)

HOUSE NUMBERS NOT DISPLAYED OR VISIBLE FROM THE STREET ON THIS PROPERTY.

Officer Jones recommended ordering compliance within 14 days or a fine of \$25 per day.

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

Case: CE18052056

17 FORT ROYAL ISLE

PLOCHOCKI, MALGORZATA & PLOCHOCKI, PI

Service was via posting at the property on 6/6/18 and at City Hall on 6/7/18.

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

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION.

THERE IS A DETERIORATION OF THE STRUCTURE OR STRUCTURAL PARTS. AS PER THE FLORIDA BUILDING CODE BORA EDITION SECTION 116.2.1.2.2 SEAWALL ,DOCK ,SLAB ON GRADE AND POOL ARE IN DISREPAIR.

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

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

Case: CE18020110

2 FIESTA WY
GOLD SEAHORSE LLC

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17011951 BDOCKS SF (INSTALL SEAWALL 202 LF,BATTER
PILES AND R AND R)

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

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

Case: CE18020352

2612 CLEMATIS PL
FORREST, ANDREW

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
16040673 BPOOLSPASF (CONSTRUCT 7000-GAL POOL AND
SPA W/800 SQ FT DECK)

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

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

Case: CE18020357

2715 N OCEAN BLVD # 17C
TARATOOT, BRADLY M

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17071899 MACRPLL (#17C A/C CHANGE OUT 2.5 TONS
14.0 SEER)

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

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

Case: CE18030433

1550 N FEDERAL HWY
GA 1600 COMMONS LLC
%PGIM REAL ESTATE

Service was via posting at the property on 6/5/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17071798 BALTC SM MINOR INTERIOR DEMO OF WALLS AND
REFIXTURE

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

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

Case: CE17021479

1330 SW 28 AV
HUBBARD, WILLIAM H/E
HUBBARD, HEATHER

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE:
BROOFRPLS 05061616 (REROOF SHINGLE 1900SF
SFR)
BPAVNGC SF 05051616 (CONCRETE DRIVE TO SWALE ON
SITE ONLY 1048SF)

BFENCEW SF 05051530 (INSTALL SHADOWBOX FENCE
6' X 186 W-2 GATES)

FBC(2014) 110.6

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

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

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

Case: CE18020396

941 W STATE ROAD 84
WILLIAM WYLE SACKS TR
%CASTO INVESTMENTS CO

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

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

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

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

Case: CE18032247

3001 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

Service was via posting at the property on 6/1/18 and at City Hall on 6/7/18.

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

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

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

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

Case: CE18030322

1201 RIVER REACH DR # 215
MIZENKO, BRENT
MIZENKO, LINDA

Service was via posting at the property on 6/8/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17061970 MACRPLL #215 AC CHANGE OUT

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

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

Case: CE18030330

1244 NW 7 TER
EARL, DIANE K

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17081786 BWINDOWS REPLACE 2 DOORS 6 WINDOWS WITH
IMPACT NOC

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

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

Case: CE18030333

1323 SE 17 ST # 641
SOUTHPORT RETAIL LLC
% PRINCIPAL REAL ESTATE INVESTOR

Service was via posting at the property on 6/8/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
16120160 MACRPLL # 641 AC CHANGE OUT

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

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

Case: CE18031218

610 W LAS OLAS BLVD # 818
HUZMEZAN, MIHAI

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17081460 MACRPLL #818 AC CHANGE OUT

Officer Alexis presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE18032039

2661 RIVERLAND DR
JJ GRAN ENTERPRISES LLC

Service was via posting at the property on 5/26/18 and at City Hall on 6/7/18.

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

THE GRAVEL LANDSCAPE AT THIS PROPERTY IS NOT BEING
MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THE
GRAVEL HAS GRASS/WEEDS GROWING THROUGH.

Complied:

24-27.(b)

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

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

Case: CE18032397

3050 W BROWARD BLVD
COLE FD PORTFOLIO VI LLC
%FAMILY DOLLAR STORES TAX DEPT

Certified mail addressed to the owner was accepted on 5/29/18.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS
AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER
AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.
THIS IS A REPEAT VIOLATION PER CASE CE17100583.
THIS CASE WILL BE HEARD BEFORE THE SPECIAL
MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR
NOT.

Officer Holloway presented the case file into evidence and stated the property was now in compliance. Since this was a recurring violation, and requested imposition of a fine of \$1,500 to cover the City's hard costs.

Ms. Flynn found in favor of the City and imposed a fine of \$1,500.

Case: CE18040324

150 KENTUCKY AVE

TAH 2015-1 BORROWER LLC

Service was via posting at the property on 5/26/18 and at City Hall on 6/7/18.

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

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

9-305(b)

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

Complied:

18-12(a)

9-304(b)

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

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

Case: CE18041364

378 E DAYTON CIR

JOHNSON, WILTON L & BEVERLY C LE

JOHNSON, DIANNE & GRANT, S ET AL.

Service was via posting at the property on 5/26/18 and at City Hall on 6/7/18.

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:

9-313.(a)

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

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

Case: CE18031597

1401 NW 6 AV

ASIAN HOLDING LLC

Service was via posting at the property on 6/4/18 and at City Hall on 6/7/18.

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

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

9-305(b)

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

Officer Hullett presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days or a fine of \$100 per day and with 3-305(b) within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-304(b) within 10 days or a fine of \$100 per day and with 3-305(b) within 28 days or a fine of \$100 per day.

Case: CE18032163

801 NW 13 ST

PINE SHADOWS HOME OWNERS ASSN

PHASE II & III INC.

Service was via posting at the property on 5/30/18 and at City Hall on 5/24/18.

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

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

Case: CE18042212

1309 NW 8 AVE

PINE SHADOWS HOME OWNERS ASSN

PHASE II & III INC.

Service was via posting at the property on 6/6/18 and at City Hall on 6/7/18.

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

THERE IS UNTENDED GROWTH OF WEEDS, UNDERGROWTH OR
OTHER DEAD OR LIVING PLANT LIFE; AN ACCUMULATION
OF TRASH, RUBBISH, LITTER, REFUSE, GARBAGE, OR
DEBRIS; DISCARDED FURNITURE OR SIMILAR ARTICLE;
STAGNANT WATER; OTHER OBJECTIONABLE, UNSIGHTLY,
OR UNSANITARY MATTER ON PROPERTY.

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

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

Case: CE18050939

1021 NE 8 AVE

PRIVILEGE APARTMENTS LLC

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

NFPA 101:7.10.5.2.1

THE EXIT SIGNS THROUGHOUT DOES NOT ILLUMINATE AS
DESIGNED.

Complied:

NFPA 101:7.9.2.1

NFPA 1:14.4.1

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

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

Case: CE18050747

1509 NE 5 CT

VICTORIA PARK VENTURE LLC

Service was via posting at the property on 5/26/18 and at City Hall on 6/7/18.

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

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

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

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

Case: CE18030284

1030 SEMINOLE DR # 1410
SUNRISE HARBOUR MULTIFAMILY INC.
% MARVIN F POER & CO

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17071896 BALTC LM # 1410 INTERIOR REMODEL

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

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

Case: CE17120009

609 NW 14 WAY
JAMES, LOUIS A LE
JAMES, LARRY G

This case was first heard on 3/15/18 to comply by 4/5/18. Violations 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.

Gustavo Caracas, Code Compliance Officer, recommended no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE17032357

510 RIVIERA ISLE DR
510 RIVIERA LLC

This case was first heard on 1/18/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,700 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,700 fine, which would continue to accrue until the violations were corrected.

Case: CE17042508

35 FIESTA WY
TANGEL CORP

This case was first heard on 1/18/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,700 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,700 fine, which would continue to accrue until the violations were corrected.

Case: CE18010820

3018 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

This case was first heard on 3/15/18 to comply by 3/25/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,700 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,700 fine, which would continue to accrue until the violations were corrected.

Case: CE15100068

1100 NW 23 AV
BRADCO SUPPLY CORP %REAL ESTATE LEA

This case was first heard on 3/3/16 to comply by 4/14/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$65,600 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$65,600 fine, which would continue to accrue until the violations were corrected.

Case: CE17100521

500 RIVIERA ISLE DR

500 RIVIERA LLC

This case was first heard on 3/15/18 to comply by 3/22/18 and 5/17/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,400 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, recommended the fines be imposed.

Ms. Flynn imposed the \$12,400 fine, which would continue to accrue until the violations were corrected.

Case: CE17032482

Request for extension

2810 RIVERLAND ROAD

VICENTE, ANGELICA M H/E VICENTE, RICH L & MARLENE

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 \$5,900 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,900 fine, which would continue to accrue until the violations were corrected.

Case: CE17110339

2810 RIVERLAND ROAD

VICENTE, ANGELICA M H/E VICENTE, RICH

This case was first heard on 2/15/18 to comply by 3/22/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,500 fine, which would continue to accrue until the violations were corrected.

Case: CE17110879

3705 SW 13 CT
PISZEL, MARTIN

This case was first heard on 2/15/18 to comply by 3/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,500 fine, which would continue to accrue until the violations were corrected.

Case: CE17111646

1709 SW 5 ST
TIERNEY, MICHAEL

This case was first heard on 3/1/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$1,800 fine.

Case: CE17051761

714 NE 16 AV
LENNCOR GROUP 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 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.

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

Case: CE17030184

1215 NW 2 AV
HAMMER, STEPHEN

This case was first heard on 3/1/18 to comply by 3/29/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$8,300 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,300 fine, which would continue to accrue until the violations were corrected.

Case: CE17061925

1122 NE 16 PL

JACOBS, KYLE J

This case was first heard on 1/18/18 to comply by 3/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,875 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,875 fine.

Case: CE17100104

3010 NE 56 CT

TEACH USA INC.

This case was first heard on 2/1/18 to comply by 3/15/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$24,250 fine, which would continue to accrue until the property was in compliance.

Jordan Wingate, Code Compliance Officer, recommended imposition of the fine.

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

Lien Reduction Hearing

Case: CE07011756

3437 RIVERLAND RD

WELLS FARGO BANK NA TRUSTEE

Notice was mailed to the owner via first class mail on 6/11/18. Keyandre Haynes, Clerk III, testified that the lien amount was \$600 and City hard costs totaled \$764. Total liens for all three cases: \$1,070,375; total hard costs: \$1,648.

Moche Baruh, owner, said all violations were brought into compliance prior to his taking possession of the property and no money was put in escrow for the liens. He said there had been a discrepancy in the lien amounts on the lien search. They were selling the property the next day, and he needed the liens reduced in order to close. Mr. Baruh did not know if the title insurance had a rider for the liens. He said the house was being sold for \$325,000, there was a \$250,000 mortgage and they had spent approximately \$45,000 to \$50,000 on the rehab. He stated there would be no profit.

Ms. Flynn reduced the lien amount to \$3,500 for all three cases.

Case: CE08051666

3437 RIVERLAND RD

WELLS FARGO BANK NA TRUSTEE

Notice was mailed to the owner via first class mail on 6/11/18. Keyandre Haynes, Clerk III, testified that the lien amount was \$1,029,000 and City hard costs totaled \$580.

Case: CE11120775

3437 RIVERLAND RD

WELLS FARGO BANK NA TRUSTEE

Notice was mailed to the owner via first class mail on 6/11/18. Keyandre Haynes, Clerk III, testified that the lien amount was \$40,775 and City hard costs totaled \$304.

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:

CE18030659	CE18041555	CE18040474	CE18011384
CE18020495	CE17121521	CE18032245	CE18042146
CE17082018	CE17032204	CE18021563	CE18021561
CE18021564	CE18021565	CE18030904	CE18050632
CE18030281	CE18030387	CE18030404	CE18030634
CE18030635	CE18030638	CE18030662	CE18030742
CE18031184	CE18031724	CE18031566	CE18031727
CE18031772	CE18041180	CE18050926	CE18050919
CE18051342	CE18052284	CE18052199	CE18052051
CE18050945	CE18051340	CE18051341	CE18052191
CE18052194	CE18052188	CE18052286	CE18052290
CE18052295	CE18031430		

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:

CE18051128

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:

CE17100486	CE18021658	CE18022098	CE18030099
CE18011765	CE18020021	CE18020563	CE18031180
CE18040796	CE18052282	CE15111455	CE17122077
CE17100600	CE17030286	CE17101308	CE17120881
CE17121895			

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:

CE18021141 CE18021143 CE18020442

There being no further business, the hearing was adjourned at 12:37 P.M.


Special Magistrate

ATTEST:


Clerk, Special Magistrate