



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
AUGUST 2, 2018
9:00 A.M.**

Staff Present:

Yvette Cross-Spencer, Clerk III
Loen Garrick, Clerk III
Crystal Green-Griffith, Clerk III
Porshia Goldwire, Code Compliance Manager
Keyandre Haynes, Clerk III
Victoria Mack, Clerk III
Stacey Ramsey, Clerk III
Katrina Jordan, Administrative Services Supervisor
Rhonda Hasan, Assistant City Attorney
Quesly Alexis, Code Compliance Officer
James Bartel, Building Inspector
Mario Carrasquel, Building Inspector
Leonard Champagne, Senior Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
James Fetter, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Jorge Martinez, Building Inspector
George Oliva, Chief Building Inspector
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
Danny Reyes, Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Code Compliance Officer
Irma Westbrook, Code Compliance Officer
Gail Williams, Code Compliance Officer
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE18052287: Leslie Lesperance, owner

CE17041933: Norman Kent, attorney

CE15120472: John Phillips, attorney

CE17120403: Angela Moore, property manager; Alexandr Melnikov, owner

CE18040699: Courtney Crush, attorney

CE18020350: Melvin Wright, owner

CE17070173: Tanya Tsveyer, property manager

CE18022092: Marshall Nance, owner

CE17032420: Vladimir Tsar, owner

CE08050230: William Cadieux, owner

CE16081989: Carlos Valdes, owner's representative

CE17031531: Roberta Schwester, property manager

CE18041458: Lucmon Joseph, property manager

CE18040389: Jason Shutts, owner

CE18021243: Goran Dragoslavic, owner

CE17051372: Valresia Verley, owner; Florence Smith, owner's friend; Reginald Chatman, tenant

CE18070588: Gene Morales, owner

CE17100531: Jessica Gonzalez, property manager; Pedro Penaloza, maintenance

CE18051067: Rosemary Sims, deceased owner's daughter; Jason Thomas, deceased owner's grandson

CE17071951: Ronnie Kennedy, owner's son

CE17060007: Julieta Horner, owner

CE18061299: Ryan Johnson, owner

CE18041233: Yvonne McCormack, owner; Roy Lyons, Parks and Recreation Department

CE18020208: David Lammermeier, owner

CE18051746: Souzane Lami, owner

CE18040266: Yolette Tilus, owner

CE18050017: Claudie Rousseau, owner's daughter; Nelta Labassier Ulysee, owner's sister

CE17101942: Carline Colon, owner's daughter

CE17060439: Gai Eitan, owner's friend

CE17070924: Walson Mary, owner

CE18052478: Jean Polanco, owner

CE17100234: Corey Ritchie, CRA Manager

CE17120820: Newasann Sutherland, owner

CE17120631: Arvind Sharma, owner; Dena McDonald, realtor

CE18050584: James Duvall, owner

CE17101256: Donald Lunny, attorney; Bryan Desouza, owner

CE18021353: Bruce McEachern, owner

CE18060727: Irene Wodarczyk, owner

CE18070584: Robert Keesler, general manager

CE17041117: Mariana Vetencourt, property manager

CE17071436: Bernard Bloechinger, owner; Christopher Bloechinger, owner's son
CE17040814: Alexander Soto, attorney
CE18050336: William Mencarelli, property manager
CE18030303: John Garces, owner
CE08051719: Jerome Teppes, previous owner
CE15100588: Russell Hall, owner's representative
CE11061944: George Makhoul, owner
CE17030406: Andrew Boney, representative
CE15111723: Darmindra Persaud, owner
CE15071410: Justine and Gordon James, owners
CE06011093: William McCulloch, owner

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

The meeting was called to order at 9:02 A.M.

Case: CE17100234

1545 NW 6 ST
PERSAUD, OODHWATTIE

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 \$6,950 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the permit was expired and recommended imposition of the fines.

Corey Ritchie, CRA Manager, said they were helping the owner rehabilitate the façade. He anticipated submitting drawings within 30 days to clear up all of the violations. He said the Code Enforcement Board had given the owner 120 days.

Inspector Carrasquel recommended a 120-day extension.

Ms. Flynn granted a 126-day extension, during which time no fines would accrue.

Case: CE15120472

325 SW 26 ST
GEMUETLICHKEIT & HARMONIE INC.

This case was first heard on 1/21/16 to comply by 5/19/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$154,800 fine, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspector, said the owner was seeking an alternative to the code and had an agreement with the Fire Marshal dated July 3.

John Phillips, attorney, requested 91 days. He reported the Fire Marshal, Jeff Lucas, had agreed with the architect about what needed to be done. He stated the plans had already been approved and his client had hired a fire alarm company.

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

Case: CE17101256

1816 NE 11 AV
DESOUZA, BRYAN A & SANCHEZ, OSCAR DER

This case was first heard on 2/1/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,500 fine, which would continue to accrue until the property was in compliance.

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

Donald Lunny, attorney, recalled that he had noted there had not been proper service at the June hearing but had agreed to an extension to achieve compliance, during which time no fines would accrue. He claimed there had been a clerical error in the order, and fines had accrued.

Mr. Lunny said his clients were diligently pursuing the needed approvals and had achieved all except the City's certificate. They had submitted all of the paperwork to the City and were waiting for it to be processed. Mr. Lunny admitted that the property had been rented as a vacation rental. He requested 30 more days. Mr. Lunny submitted a letter he had sent to Officer Snyder and evidence of the approvals his client had already obtained into evidence.

Ms. Goldwire informed Ms. Flynn that there had been several bulk trash violations at the property since this owner purchased it in December 2016. Officer Snyder reviewed his interaction with the owner in December 2017 when he notified him of the violation.

Ms. Hasan said she had reviewed the file and found that the City contended the service was proper. She noted that the owner was moving forward now.

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

Case: CE18021243

800 NW 11 AVE
800 NW 11 AVE LLC

This case was first heard on 4/12/18 to comply by 2/15/18 (retroactive), 4/26/18 and 6/14/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,100 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Supervisor, recommended reducing the fines to \$440 to cover administrative costs.

Goran Dragoslavic, owner, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$440 for the time the property was out of compliance.

Case: CE18020350

Request for extension

524 NW 21 TER
WRIGHT, MELVIN K

This case was first heard on 5/17/18 to comply by 7/12/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,000.

Melvin Wright, owner, requested 60 days and said he was waiting for the insurance company.

Shelly Hullett, Code Compliance Officer, said she did not oppose the extension request.

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

Case: CE18052478

1528 NW 8 AV
POLANCO, JEAN CLAUDY

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

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

47-20.20.H.

THE PARKING LOT IS NOT BEING KEPT IN GOOD OPERATION CONDITIONS. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOSE AND MISSING IN SOME AREA, WHEEL STOPS ARE MISSING, LOSE OR BROKEN. THE SURFACE MARKING ARE FADED OR MISSING. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE.

47-21.12.G.1.

LANDSCAPE NOT PROPERLY BEING MAINTAINED ACCORDING TO VEHICULAR USE AREA (VUA) LANDSCAPING REQUIREMENTS. THERE ARE TREES AND OTHER PLANTS THAT HAVE DIED AND/OR BEEN REMOVED.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS ON 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.

9-308(b)

THERE IS MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

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

Jean Polanco, owner, agreed.

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

Case: CE18050336

5100 DUPONT BLVD # 4L

MOMCHILOVA, KALINKA MONCHILOVA, VELIN

Service was via posting at the property on 7/13/18 and at City Hall on 7/19/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
17-6.

THERE IS LAUNDRY EQUIPMENT, NAMELY WASHING
MACHINE/DRYER AT THIS RMM-25 RESIDENTIALLY ZONED
PROPERTY THAT EXCEEDS THE ALLOWABLE NOISE LIMIT OF
45 DECIBELS WHEN OPERATING BETWEEN THE HOURS OF
7AM-10PM

Officer Malakius presented the case file into evidence and recommended ordering compliance within 31 days or a fine of \$100 per day.

William Mencarelli, property manager, requested 63 days. He said they had already taken some steps to comply. Officer Malakius said despite these efforts, the machines were still too noisy.

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

Case: CE18022092
608 SW 9 ST
NANCE, JULIA EST

Request for extension

This case was first heard on 5/7/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$4,100.

Marshall Nance, owner, said it had taken time to open the estate to address the violations. He said he had hired a demolition contractor and they were in the process of obtaining the needed approvals. He requested 60 days, which had been agreed to by Dick Eaton, Code Compliance Supervisor and Gail Williams, Code Compliance Officer.

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

Case: CE18051746
1224 NW 6 AV
LAMI, SOUZANE

Service was via posting at the property on 7/5/18 and at City Hall on 7/19/18.

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

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

Complied:
9-280(g)
9-304(b)
9-306

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

Souzane Lami, owner, agreed.

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

Case: CE18050584

1640 NE 18 ST
DUVALL, JAMES W LE ZELLERS-DUVALL, JA

Service was via posting at the property on 7/17/18 and at City Hall on 7/19/18.

Paulette Perryman, 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.
THE SWALE HAS AREAS OF DEAD OR MISSING
GROUND COVER.

9-304(b)

THERE ARE WEEDS THROUGHOUT THE GRAVEL DRIVEWAY AT
THIS LOCATION.

Complied:
9-280(h)(1)

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

James Duvall, owner, said the property was being sold and requested a 120-day extension. He said there was groundcover and also roofing felt that was protecting the soil fill from eroding. He added that there were trees on the property that offered nesting a food for migratory birds that were protected by federal law, so these should not be cited.

Officer Perryman said she had been unaware of the sale of the property. She also stated she had never been told to make exceptions for migratory birds when there were code violations. She said the violation concerned groundcover, not trees where the birds might nest.

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

Case: CE18040699
501 ORTON AVE
GRAND PALM PLAZA LLC

Service was via posting at the property on 7/12/18 and at City Hall on 7/19/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
13040578 ESMOKE INSTALL/ADD SMOKE DETECTORS IN 17
UNITS

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

Courtney Crush, attorney, agreed.

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

Case: CE17100531
1015 NW 4 AVE
COFAB PROPERTIES LLC

Request for extension

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,950.

Shelly Hullett, Code Compliance Officer, said there had been progress, but they needed to perform work around the tenant.

Jessica Gonzalez, property manager, requested 45 days.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

Case: CE17071436

3346 SW 15 AV

MAVRIDES, MARIANNE & BLOECHINGER, CLA

Service was via posting at the property on 7/13/18 and at City Hall on 7/19/18.

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

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER WITHIN THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER. THE STRUCTURE IN ITS PRESENT CONDITION IS CONDUCTIVE TO BREEDING OF RODENTS, PEST AND VERMIN LEADING TO A HEALTH HAZARD AND DEEMING THE PREMISES UNSAFE.

9-259

1)THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

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 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Christopher Bloechinger, the owner's son, said they had been awaiting probate to get the property into his mother's name. He agreed to clean up the property as best his could and requested 190 days.

Officer Martinez presented the case file into evidence and recommended a 105-day extension.

Ms. Flynn granted a 105-day extension and ordered the respondent to attend the 11/15/18 hearing.

Case: CE18041458

721 SW 2 ST

FREE BETHLEHEM BAPTIST CHURCH INC.

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

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

THERE IS A PAINTED SIGN ON THE STRUCTURE OF THIS ADDRESS WITH OUT A PERMIT

Officer Williams presented the case file into evidence. She said she had spoken with the owner earlier and he had agreed to her recommending Ms. Flynn order compliance within 35 days or a fine of \$100 per day.

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

Case: CE18052287

4 NE 16 PL

LESPERANCE, LESLIE

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

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

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT AND HIDING FIRE HYDRANT FROM VIEW.

47-21.11.C.

A LANDSCAPED SIGHT TRIANGLE SHALL BE PROVIDED AND VISIBILITY MAINTAINED AS PROVIDED IN SECTION 47-2.2.

Withdrawn:

25-5

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

Leslie Lesperance, owner, said Officer Caracas had agreed to meet with her to explain what still needed to be done because she had already tried more than once to address the problem.

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

Case: CE17032420

639 NW 11 AV

MARAT PROJECTS LLC

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,450 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the permit was still expired but the owner had indicated he could renew the permit within 10 days. He recommended a 28-day extension.

Vladimir Tsar, owner, agreed.

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

Case: CE18070584

2670 E SUNRISE BLVD # HOTEL
DEJ HOTELS LLC

Personal service was made on 7/17/18.

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

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

Captain Kisarewich recommended ordering compliance within 91 days or a fine of \$200 per day. He said they were working on compliance, but it could be a lengthy process.

Robert Keesler, general manager, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$200 per day.

Case: CE18051067

1020 NW 24 TER
KENON, GEORGIANN

Service was via posting at the property on 7/17/18 and at City Hall on 7/19/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
24-27.(b)

THERE ARE TRASH RECEPTACLES/CONTAINERS LEFT IN
FRONT OVERNIGHT AFTER COLLECTION DAY AND NOT
PULLED BACK TO AN APPROVED LOCATION.

47-34.1.A.1.

THERE IS NON-PERMITTED OUTDOOR STORAGE ON THIS
PROPERTY INCLUDING BUT NOT LIMITED TO HOUSEHOLD
FURNITURE VISIBLE FROM THE RIGHT OF WAY, WHICH IS
A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR
TABLE 47-5.11.

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:

47-34.4 B.1.

18-4(c)

Supervisor Quintero said the case was begun pursuant to a complaint. He presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Rosemary Sims, the deceased owner's daughter, was present.

Jason Thomas, the deceased owner's grandson, said there had been a fire shortly after his grandmother died. He requested 60 days.

Supervisor Quintero said this was a recurring violation and the neighbors had complained. He felt 28 days would be sufficient. Ms. Sims felt they needed more time and Ms. Goldwire recommended 28-days for the trash but 35 days for the outdoor storage.

Ms. Flynn found in favor of the City and ordered compliance with 24-27.(b) and 18-12(a) within 28 days and with 47-34.1.A.1. within 35 days or a fine of \$25 per day, per violation.

Case: CE17051372
910 E DAYTON CIR
VERLEY, VALRESIA

This case was first heard on 8/17/17 to comply by 9/14/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$31,350 and the City was requesting the full fine be imposed.

Wilson Quintero Code Enforcement Supervisor, recommended reducing the fines to \$895 to cover administrative costs.

Valresia Verley, owner, requested a further reduction because the violation had been cause by a tenant.

Reginald Chapman, tenant, described what he had done to comply and requested no fine be imposed.

Ms. Flynn imposed a fine of \$895 for the time the property was out of compliance.

Case: CE18050230
700 SW 16 CT
CADIEUX, WILLIAM R

Service was via posting at the property on 7/17/18 and at City Hall on 7/19/18.

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

THE EXTERIOR BUILDING WALLS ARE DISCOLORED AND
REQUIRE PAINTING IN AREAS. THERE IS
PEELING/MISSING/CHIPPING PAINT ON EXTERIOR
BUILDING WALLS.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day.

William, Cadieux, owner, described his efforts to repair the building walls and said he could not complete the work in 21 days. He said he was making progress.

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

Case: CE17040814

4010 GALT OCEAN DR # 1109
OSAMOR, MARCELLA

This case was first heard on 8/10/17 to comply by 10/12/17. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,650 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, said the owner had sued her contractor over the permit issue. He recommended a 90-day extension with an order to reappear.

Alexander Soto, attorney, agreed.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue ~~and ordered the respondent to attend the 11/1/18 hearing.~~

Case: CE18040389

724 NW 17 ST
SHUTTS, JASON ALBERT

Service was via posting at the property on 7/13/18 and at City Hall on 7/19/18.

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

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

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

Officer Hullett said the case was begun pursuant to a complaint. She explained that there were street flooding issues in this area and she had asked Public Works to investigate. In the meantime, the portion of the violation related to the landscaping on the swale was on hold. She presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Jason Shutts, owner, stated the neighborhood was “infested with peacocks” who dug in the dirt, making it impossible to seed or lay sod successfully. He said it was also illegal for him to harass the peacocks to keep them off the property.

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

Case: CE18020208

1223 NE 17 TER

LAMMERMEIER, DAVID M POSDZICH, SINDY

This case was first heard on 3/15/18 to comply by 4/26/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fine to \$396 to cover administrative costs.

David Lammermeier, owner, objected to paying administrative costs because he obtained the affidavit that he was no longer using the property for vacation rentals. His last guest had left on April 8, prior to the deadline. Ms. Flynn noted that the property was in violation initially, so he should pay the City’s costs. Officer Snyder confirmed that the affidavit had been dated April 25, but he had not received it until May 3, but fines had already begun. Officer Snyder pointed out that Mr. Lammermeier had previously been renting the property out by the night. He had later added a disclaimer that he only rented the property for a minimum of 31 days.

Ms. Flynn imposed a fine of \$396 for the time the property was out of compliance.

Case: CE17120820

1610 NW 11 TER

SUTHERLAND, NEWASANN H/E SIMEON, OLGA

Service was via posting at the property on 7/18/18 and at City Hall on 7/19/18.

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

ALL ROOFS SHALL BE MAINTAINED IN A SAFE, SECURE
AND WATERTIGHT CONDITION.

9-308(b)

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

Complied:

18-1.

18-4(c)

9-305(b)

Officer Suarez presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Newasann Sutherland, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

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 and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,200 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, confirmed the property was in compliance. She recommended reducing the fines to \$718 to cover administrative costs.

Mariana Vetencourt, property manager, agreed to the fine reduction.

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

Case: CE16081989

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 \$26,400 fine, which would continue to accrue until the property was in compliance.

Paulette Perryman, Code Compliance Officer, said this case had been going on since August 2016 and no progress had been made. She recommended imposition of the fines.

Carlos Valdes, owner's representative, said they had submitted a permit application prior to being cited. This was part of a larger infill project and they were working on comments from the City on the plans. The latest issue was to obtain unity of title for the multiple folio numbers on the properties. Ms. Flynn asked about getting a separate permit for the parking lot and Mr. Valdes said they still needed to get the unity of title first.

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

Case: CE17071951
1033 WYOMING AVE
HOBBS, VERONICA EST

This case was first heard on 1/18/18 to comply by 1/28/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,950 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing the fine to \$580 to cover administrative costs.

Ronnie Kennedy, owner's son, agreed to the fine reduction.

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

Case: CE18021353 Request for extension
2281 SW 26 AVE
MCEACHERN, BRUCE

This case was first heard on 5/17/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$650.

Bruce McEachern, owner, said he had learned that 60 days after proper notice, he could apply for title to the boat and remove it himself. He requested 90 days.

Mary Rich, Code Compliance Officer, agreed to a 91-day extension.

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

Case: CE17060007

1041 NE 9 AVE
SELF DIRECTED IRA SERVICES INC./JULI

This case was first heard on 1/18/18 to comply by 1/28/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,400 and the City was requesting the full fine be imposed.

Paulette Perryman, Code Compliance Officer, recommended reducing the fines to \$672 to cover administrative costs.

Julieta Horner, owner, requested the fines be waived because she was still working on the property and had a lot of expenses.

Ms. Flynn imposed a fine of \$672 for the time the property was out of compliance.

Case: CE17101942

Request for extension

1421 NE 1 AV
FORD, CAROLA

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$325.

Shelly Hullett, Code Compliance Officer, was not opposed to an extension.

Carline Colon, the owner's daughter, requested 60 days.

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

Case: CE18040266

1321 NW 7 TER
TILUS, YOLETTE

Service was via posting at the property on 7/13/18 and at City Hall on 7/19/18.

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

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

Officer Hullett said the case was begun pursuant to a complaint. She presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day.

Yolette Tilus, owner, requested more than 42 days and said she had paid someone \$300 to lay new sod and he had disappeared.

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

Case: CE17041933

321 W SUNRISE BLVD

J I R O A M INC

This case was first heard on 1/18/18 to comply by 4/19/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,600 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, reported the property was now in compliance and recommended reducing fines to \$1,178 to cover administrative costs.

Norman Kent, attorney, requested a further fine reduction because the delay was partly attributable to the fact that the City could not provide him with a survey adequate to proceed with the permit application. The owner had need to get a new survey. He suggested reducing the fine to \$750.

Ms. Flynn imposed a fine of \$800 for the time the property was out of compliance.

Case: CE18041233

1113 SW 15 AVE

MCCORMACK-LYONS, YVONNE

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

Gail Williams, 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 Williams presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day. She said the owner had agreed to her recommendation.

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

Case: CE17120631

1614 NW 3 AV
BRIDGE GLOBAL INC.

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 \$5,550 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the property was now in compliance and recommended reducing the fines to \$275 to cover administrative costs.

Arvind Sharma, owner, agreed to the fine reduction.

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

Case: CE18050017

1401 NW 1 AV
ULYSSE, JULMYSSE

Service was via posting at the property on 7/13/18 and at City Hall on 7/19/18.

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

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

9-304(b)

THE OFF-STREET PARKING FACILITIES OF THIS PROPERTY
ARE NOT MAINTAINED IN A GOOD, SMOOTH, WELL-GRADED
CONDITION. THE ASPHALT IS DETERIORATED AND NEEDS
REPAIR, RESEALING & RESTRIPIING.

Complied:

18-12(a)
47-34.1.A.1.

Officer Hullett said the owner had passed away recently so the property was now in probate. This made it difficult for the family to pull permits to address the last two violations, which required permits. She presented the case file into evidence and

recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Claudie Rousseau, owner's daughter, said they had cleaned up the property but needed to clear up the probate in order to pull the permit to do the remaining work.

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

Case: CE18030303

6916 NW 29 AV

GARCES, JOHN W

Service was via posting at the property on 7/18/18 and at City Hall on 7/19/18.

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.

Withdrawn:

9-280(H)(1)

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

John Garces, owner, requested more time because he was having a survey done to determine whether a concrete fence was on his property. He said the debris was the result of two uprooted trees collapsing the fence in Hurricane Irma. He had also been in an accident in January was just now regaining his mobility.

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

Case: CE18060727

2640 MIDDLE RIVER DR

WODARCZYK, IRENE

Service was via posting at the property on 7/11/18 and at City Hall on 7/19/18.

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 PREVIOUS CASE IS CE17090817. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

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

Irene Wodarczyk, owner, said she was undergoing cancer treatment and believed she could do what needed to be done to comply.

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

Case: CE17031531

721 E BROWARD BLVD
LYONS PROPERTIES LTD PRTNR

This case was first heard on 5/17/18 to comply by 6/28/18. Violations 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.

Mario Carrasquel, Building Inspector, said the permit was still expired and recommended imposition of the fines.

Roberta Schwester, property manager, said as of June 1, they could no longer find the Lyons Properties Limited Partnership in SunBiz, so the property needed to be deeded to a new entity. She requested 60 days and Inspector Carrasquel did not object.

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

Case: CE17070924

1440 NW 3 AV
JEAN-MARY, WALSON & MANICIA

This case was first heard on 3/15/18 to comply by 4/19/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Supervisor, recommended reducing the fines to \$760 to cover administrative costs.

Walson Mary, owner, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$760 for the time the property was out of compliance.

Case: CE17060439

1436 NE 57 PL
MERIOZ, GILAD

This case was first heard on 1/18/18 to comply by 3/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,050 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, recommended reducing the fines to \$225 to cover administrative costs.

Gai Eitan, the owner's friend, agreed to the fine reduction.

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

Case: CE18070588

928 NW 1 ST
928 & 932 1ST STREET HOLDINGS LLC

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:1.12.1

WORK REQUIRES A PERMIT. A SPRAY BOOTH WAS
INSTALLED WITHOUT FIRST OBTAINING PERMITS

Captain Kisarewich recommended ordering compliance within 91 days or a fine of \$100 per day.

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

Case: CE18061299

1043 WYOMING AVE
JOHNSON, RYAN KEITH

Service was via posting at the property on 7/18/18 and at City Hall on 7/19/18.

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

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

Officer Kovacs presented the case file into evidence and said the owner had agreed to her recommendation to order 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: CE17120403

436 NW 15 WAY
STS GROUP USA INC.

This case was first heard on 2/15/18 to comply by 3/8/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$28,800 and the City was requesting the full fine be imposed.

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

Angela Moore, property manager, said they had experienced problems with the City's sewer system. Ms. Moore said tenants had moved out because of the sewer issues and the owner had experienced financial problems. Since then, Ms. Moore was maintaining the property and checking on it twice per day.

Officer Hullett stated the City's administrative costs totaled \$1,022.

Alexandr Melnikov, owner, said he had lost half of his tenants because of the sewer problems. Ms. Moore stated Mr. Melnikov had hired her to clean up the property and she had it under control now.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE18060220

921 NW 16 TER
HAZAN, MAOR

Service was via posting at the property on 7/16/18 and at City Hall on 7/19/18.

John Suarez, 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 CHAIN-LINK FENCE AT THIS PROPERTY IS IN
DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.
THERE ARE POSTS AND MESH SCREENING THAT ARE BENT
AND DISCONNECTED.

Complied:

24-27.(b)

Officer Suarez presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with 9-280(h)(1) within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with 9-280(h)(1) within 28 days or a fine of \$50 per day.

Case: CE18040074

4280 GALT OCEAN DR # 12N

LANDSKIND, EMMA & VIKTOR LE VIKTOR

Service was via posting at the property on 7/17/18 and at City Hall on 7/19/18.

James Bartel, Building Inspector, testified to the following violation(s):
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17081778 BWINDOWS # 12N REPLACE 3 WINDOWS WITH
IMPACT

Inspector Bartel 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: CE17100479

217 HENDRICKS ISLE

VISTA LAS OLAS CONDO ASSN

This was a request to vacate the order dated 5/17/18.

Ms. Flynn vacated the order dated 5/17/18.

Case: CE18042136

1000 RIVER REACH DR # 219
DELGADO, PENNY A

Service was via posting at the property on 7/12/18 and at City Hall on 7/19/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17090742 MACRPLLA A/C CHANGE OUT 1.5 TONS 15.5
SEER 5 KW

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: CE18040984

1209 N VICTORIA PARK RD
RADIP INVESTMENTS LLC

Service was via posting at the property on 7/17/18 and at City Hall on 7/19/18.

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 IS A HOLE ABOVE THE
FRONT DOOR OF THE EXTERIOR ALONG THE ROOFLINE.

9-306

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

9-308(b)

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

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

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

Case: CE18020123

723 NW 19 AV
723 NW 19 AVENUE LLC

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

Deanglis Gibson, 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.

Officer Gibson 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: CE18051460

1132 NW 1 AV
CONDELL, CONDELL C CONDELL, ROBIN B

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

Deanglis Gibson, 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:
9-305(b)
9-304(b)

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

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

Case: CE18041969

740 NW 20 AV
BROWN HART PROPERTIES LLC

Service was via posting at the property on 7/13/18 and at City Hall on 7/19/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
9-259

THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IS VACANT AND OPEN TO CASUAL ENTRY DUE TO THE DETERIORATION, THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

Officer Martinez presented the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the structure at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the structure at the owner's expense.

Case: CE18050143

620 E EVANSTON CIR
CASTLE, JENNIFER E

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

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

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

Complied:

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

18-4(c)

9-304(b)

Officer Holloway 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: CE18040145

1412 NW 3 AVE

SCANLON, GERRY

Service was via posting at the property on 7/13/18 and at City Hall on 7/19/18.

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

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

9-308(b)

ROOF NOT MAINTAINED IN A CLEAN CONDITION.

Complied:

9-304(b)

Officer Hullett presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

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

Case: CE18041644

2610 SW 13 AV

LAIRD, LAWRENCE LE WHITSON, MICHAEL G

Service was via posting at the property on 7/9/18 and at City Hall on 7/5/18.

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

THE EXTERIOR OF THE BUILDING IS NOT BEING MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND AWNINGS ARE DIRTY, STAINED AND HAVE MILDEW. THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Sanguinetti 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: CE18060394

843 SW 14 CT

ACKERMAN, JAMES J

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

Mike Sanguinetti, 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 Sanguinetti 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: CE18060918

907 SW 17 ST

BUMBACA, ANTHONY R EST

Service was via posting at the property on 7/17/18 and at City Hall on 7/19/18.

Mike Sanguinetti, 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 THE FRONT PORCH TRELLIS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Sanguinetti 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: CE18060935

907 SW 17 ST
BUMBACA, ANTHONY R EST

Service was via posting at the property on 7/17/18 and at City Hall on 7/19/18.

Mike Sanguinetti, 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 Sanguinetti 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: CE18030846

2771 NE 15 ST # 4
DONOVAN, SONIA

Service was via posting at the property on 7/12/18 and at City Hall on 7/19/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17081339 ESERVICE #4 REPLACE INSIDE ELEC PANEL

Inspector 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: CE18031130

424 NW 22 AV

STONE, ELDERMINE

Service was via posting at the property on 7/12/18 and at City Hall on 7/19/18.

Quesly Alexis, Building Inspector, testified to the following violation(s):
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17082720 MACRPLL AC CHANGE OUT 3.5 TON 8 KW 16
SEER

Inspector 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: CE18051756

1208 NW 6 AVE

AMERICAN REAL ESTATE STRATEGIES FUN

Service was via posting at the property on 7/5/18 and at City Hall on 7/19/18.

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

THERE ARE CONTAINERS LEFT OUTSIDE OVERNIGHT AFTER
COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED
LOCATION.

9-305(b)

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

9-308(b)

THERE IS MILDEW STAINS ON THE ROOF OF THIS
PROPERTY.

Complied:

9-304(b)

9-306

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

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

Case: CE17110350

2000 SW 16 CT

HIRSCH, MARK

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

Gail Williams, 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 TREES AND PLANTS ARE OVERGROWN. THERE ARE AREAS OF BARE AND MISSING GROUND COVER.

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.

9-278(e)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE COVERED BY WOOD AND METAL SHUTTERS PREVENTING REQUIRED VENTILATION. EVERY HABITABLE ROOM SHOULD BE VENTILATED DIRECTLY TO THE OUT DOORS.

Complied:

24-27.(b)

18-4(c)

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

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

Case: CE18051853

711 SW 2 ST
P & L LEASING LLC

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

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

THERE ARE MULTIPLE NON-PERMITTED SIGNS INCLUDING
SOME THAT ARE PAINTED ON THE EXTERIOR OF THIS
BUSINESS.

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

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

Case: CE18060530

1425 NW 8 AVE
AMERICAN REAL ESTATE STRATEGIES FUN

Service was via posting at the property on 7/6/18 and at City Hall on 7/19/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
9-280(h)(1)

THE CEMENT FENCES AT THIS PROPERTY ARE IN
DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED.

24-27.(b)

THERE ARE TRASH RECEPTACLES/CONTAINERS LEFT IN
FRONT OF THE PROPERTY OVERNIGHT AFTER COLLECTION
DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

Complied:
9-304(b)

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

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

Case: CE18060540

Stipulated Agreement

1427 NW 8 AVE
JAMES, OLIVE

Violations:

24-27.(b)

THERE ARE TRASH RECEPTACLES/CONTAINERS LEFT
ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT
PULLED BACK TO AN APPROVED LOCATION.

9-280(h)(1)

THE CHAIN LINK AND CEMENT FENCES AT THIS PROPERTY
ARE IN DISREPAIR AND IS NOT BEING MAINTAINED AS
REQUIRED.

9-308(b)

THERE ROOF OF THIS PROPERTY IS NOT MAINTAINED,
THERE ARE DIRT, BLACK STAINS ON IT.

Complied:

9-304(b)

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

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

Case: CE18060542

Stipulated Agreement

1433 NW 8 AV
HILEMAN, C BRUCE

Violations:

9-280(h)(1)

THE CEMENT AND CHAIN LINK FENCES AT THIS PROPERTY
ARE IN DISREPAIR AND NOT BEING MAINTAINED AS
REQUIRED. CEMENT FENCE IS DIRTY, BROKEN AND CHAIN
LINK FENCE HAVE POOLE(S) LOOSE, BROKEN AND NOT
ATTACHED. GATE ENTRANCE(S) ARE BROKEN.

9-304(b)

THE PARKING LOT ON THIS DUPLEX IS NOT MAINTAINED,
THERE IS DIRT, OIL STAINS, WHEEL STOPS LOOSE. ALSO
VEHICLE(S) PARKED/STORED ON THE LAWN AREA(S).

9-308(b)

THE ROOF OF THIS PROPERTY IS DIRTY, STAINED AND IN
NEED OF PAINT.

Complied:
18-12(a)
24-27.(b)
9-305(b)

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE18060564

1435 NW 8 AVE
AMERICAN REAL ESTATE STRATEGIES FUND LP

Service was via posting at the property on 7/6/18 and at City Hall on 7/19/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
9-308(b)

THE ROOF ON THIS DUPLEX PROPERTY IS NOT
MAINTAINED. THE ROOF IS DIRTY WITH BLACK STAINS.

18-12(a)

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

9-280(h)(1)

THE CEMENT FENCE AT THIS PROPERTY IS
DIRTY/STAINED, IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED.

Complied:
24-27.(b)
9-304(b)

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

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

Case: CE18060634

1438 NW 8 AVE
AMERICAN REAL ESTATE STRATEGIES FUN

Service was via posting at the property on 7/6/18 and at City Hall on 7/19/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
24-27.(b)

THERE ARE TRASH RECEPTACLES/CONTAINERS LEFT IN THE FRONT OF THE PROPERTY OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-304(b)

THERE DRIVEWAY ON THIS DUPLEX HAS NOT MAINTAINED, THERE ARE DIRT, OIL STAINS.

9-308(b)

THERE ARE BLACK STAINS ON THE ROOF OF THIS PROPERTY.

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

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

Case: CE18060638

1444 NW 8 AVE

AMERICAN REAL ESTATE STRATEGIES FUN

Service was via posting at the property on 7/6/18 and at City Hall on 7/19/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
24-27.(b)

THERE ARE TRASH RECEPTACLES/CONTAINERS LEFT IN FRONT AND ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

18-12(a)

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

Complied:

9-305(a)

9-304(b)

47-34.4 B.1.

18-4(c)

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

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

Case: CE17070173

600 NW 18 ST
KAAREFL CORP

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 \$4,800 fine, which would continue to accrue until the property was in compliance.

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

Tanya Tsveyer, property manager, said this was an active construction site. They could not address the violation in front of the house until construction was completed. She requested 60 days.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

Case: CE17080102

2060 NE 54 CT
BANK OF AMERICA NA %SHELLPOINT MORT

Service was via posting at the property on 7/12/18 and at City Hall on 7/19/18.

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

THERE ARE POTHoles IN THE DRIVEWAY AND IT IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION AS PER CODE REQUIREMENTS.

9-306

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

9-308(b)

THERE IS A BLUE TARP, SANDBAGS, AND BROKEN TILES ON THE ROOF WHICH IS ALSO STAINED/DIRTY.

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

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

Case: CE18011362

1001 NW 52 ST
CES PROPERTY DIVISION

Service was via posting at the property on 7/14/18 and at City Hall on 7/19/18.

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

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

47-19.9

THERE ARE MATERIALS AND GOODS BEING STORED OUTSIDE
OF THE BUILDING OF THIS COMMERCIAL PROPERTY. ALL
MATERIALS AND GOODS SHOULD BE STORED WITHIN THE
BUILDING OR SCREENED FROM VIEW.

47-20.20.H.

THERE IS A STORM DRAIN IN THE PARKING LOT AREA ON
THIS COMMERCIAL PROPERTY THAT HAS ASPHALT
DETERIORATING AROUND IT.

Officer Rich presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$100 per day and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$100 per day and with the remaining violations within 91 days or a fine of \$100 per day, per violation.

Case: CE18041267

3732 SW 17 ST
PERSON, KIMBERLY N

Service was via posting at the property on 6/29/18 and at City Hall on 7/19/18.

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

THERE IS BLUE TARP/WOOD TACK STRIPS ON THE ROOF OF
THIS PROPERTY.

Complied:

9-306

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

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

Case: CE18060215

2531 GULFSTREAM LN
PARDIS, BIJAN

Service was via posting at the property on 6/29/18 and at City Hall on 7/19/18.

Mary Rich, Code Compliance Officer, testified to the following violation(s):
47-39.A.1.B.(12)(d)

THERE IS A VESSEL DOCKED AT THIS PROPERTY THAT EXTENDS INTO THE WATERWAY MORE THAN THIRTY-THREE (33%) PERCENT OF THE WIDTH OF THE WATERWAY.

47-39.A.1.B.(12)(h)

THERE IS A VESSEL DOCKED AT THIS RS-6.85A RESIDENTIALLY ZONED PROPERTY THAT EXTENDS ACROSS THE NEIGHBORING PROPERTY LINE AND DOES NOT MEET ZONING REQUIREMENTS.

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

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

Case: CE18070675

5080 N STATE ROAD 7
PARTNERS PREFERRED YIELD LTD DEPT P

Personal service was made on 7/17/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 14:4.10

THE FDC SIGN IS NOT DISPLAYED CORRECTLY.

NFPA 25:13.7.1

FIRE DEPARTMENT CONNECTIONS SHALL BE INSPECTED QUARTERLY TO VERIFY THE FOLLOWING:

(1) THE FIRE DEPARTMENT CONNECTIONS ARE VISIBLE AND ACCESSIBLE.

(2) COUPLINGS OR SWIVELS ARE NOT DAMAGED AND ROTATE SMOOTHLY.

- (3) PLUGS OR CAPS ARE IN PLACE AND UNDAMAGED.
- (4) GASKETS ARE IN PLACE AND IN GOOD CONDITION.
- (5) IDENTIFICATION SIGNS ARE IN PLACE.
- (6) THE CHECK VALVE IS NOT LEAKING.
- (7) THE AUTOMATIC DRAIN VALVE IS IN PLACE AND OPERATING PROPERLY.
- (8) THE FIRE DEPARTMENT CONNECTION CLAPPER(S) IS IN PLACE AND OPERATING PROPERLY.

NFPA 1: 13.6.1.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED BY BUILDING C IN ACCORDANCE WITH THE CODE.

Captain Kisarewich recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

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

Case: CE18070612

601 SE 5 CT

RIVERVIEW SOUTH CONDO ASSN INC.

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:10.4.4

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:1.7.6.2 FIX F/A

THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND INSTALLED

Complied:

NFPA 1:18.2.2.1

Captain Kisarewich recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

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

Case: CE18070685

2395 W COMMERCIAL BLVD
SUNSHINE REAL ESTATE HOLDINGS LLLP

Personal service was made on 7/13/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:1.12.1 - ATF

WORK HAS BEEN DONE THAT REQUIRES A PERMIT TO
INCLUDE, BUT NOT LIMITED TO.

- 1) EAST EXIT DOOR REMOVE AND BLOCK, ROOM ENCLOSED
WITH A NEW WALL AND DOOR.
- 2) ALTERED THE APPROVED EGRESS DESIGN BY THE
REMOVAL OF AN EXIT DOOR.

Captain Kisarewich recommended ordering compliance within 49 days or a fine of \$100 per day.

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

Case: CE18061317

1836 SW 9 AV
ROGOWSKI, RONALD R EST

Service was via posting at the property on 7/21/18 and at City Hall on 7/19/18.

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

15-272.(a)

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

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

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

Case: CE18061392

619 SE 9 ST
CENTRONE, MARY A

Service was via posting at the property on 7/15/18 and at City Hall on 7/19/18.

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

15-272.(a)

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

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

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

Case: CE18060717

2183 NE 59 CT
DUNCAN, MICHAEL H/E ROMANELLI,PIA

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

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

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

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

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

Case: CE18060721

2412 NE 26 ST
S&P TRUST HOLDINGS LLC

Service was via posting at the property on 7/11/18 and at City Hall on 7/19/18.

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

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

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

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

Case: CE18061141

2855 NE 30 ST

SIDDALL, MARY ANN MARY ANN SUMMERS-SIDDALL TR

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

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

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

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

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

Case: CE18061193

2900 NE 37 ST

CTRE11 LLC

Service was via posting at the property on 7/23/18 and at City Hall on 7/19/18.

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

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

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

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

Case: CE17041196

1134 NW 6 ST
CHDS LLC

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 \$18,450 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$18,450 fine,

Case: CE17101487

2300 SW 15 AVE
BUD ROBINSON MEMORIAL CHURCH OF THE

This case was first heard on 2/1/18 to comply by 5/3/18. Violations and extensions 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.

Mike Sanguinetti, Code Compliance Officer, reported only one violation remained: the gravel driveway.

Ms. Flynn imposed the \$9,000 fine, which would continue to accrue until the violations were corrected.

Case: CE14121683

660 NW 22 RD
PORRAS, DANIEL

This case was first heard on 8/20/15 to comply by 10/1/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$5,550 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, reported the property had been demolished and recommended reducing the fines to \$575 to cover administrative costs.

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

Case: CE15111455

3220 BAYVIEW DR

PIER 41 CONDO ASSN INC.

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 not in compliance and the City was requesting imposition of a \$61,900 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the case came into compliance on June 29, 2018. He recommended reducing the fines to \$1,275 to cover administrative costs.

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

Case: CE17100821

412 SE 32 ST
3131 SE 6 AVE LLC

This case was first heard on 3/1/18 to comply by 6/7/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,000 fine, which would continue to accrue until the violations were corrected.

Case: CE18012105

2810 RIVERLAND ROAD
VICENTE, ANGELICA M H/E VICENTE, RICH

This case was first heard on 5/17/18 to comply by 6/21/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,300 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,300 fine, which would continue to accrue until the violations were corrected.

Case: CE17072237

404 NW 21 TER
CRANEADOS LLC

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 \$59,400 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$59,400 fine, which would continue to accrue until the violations were corrected.

Case: CE15080795

1601 NW 15 ST
ENDLESS INVESTMENTS LLC

This case was first heard on 12/3/15 to comply by 12/31/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$23,400 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$23,400 fine.

Case: CE16100011

2340 NW 15 ST
WILSON, JIM JR EST

This case was first heard on 12/15/16 to comply by 3/16/17. Violations 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.

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

Case: CE18010038

1030 NW 25 WY
CHARLITE, ROUZIER

This case was first heard on 5/17/18 to comply by 6/28/18. Violations 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.

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

Case: CE17120439

2500 E COMMERCIAL BLVD
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 4/12/18 to comply by 5/24/18. 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.

George Oliva, Chief Building Inspector, reported the property had come into compliance on June 30 and recommended reducing the fines to \$275 to cover administrative costs.

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

Case: CE17100876

1726 LAUDERDALE MANOR DR
FLETCHER, YVETTE

This case was first heard on 2/15/18 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 \$5,550 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the property had come into compliance on July 31 and recommended reducing the fines to \$525 to cover administrative costs.

Ms. Flynn imposed a fine of \$525 for the time the property was out of compliance.

Case: CE17121157

5201 NE 14 TER # 201
AMMONS, RICHARD S

This case was first heard on 4/19/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, reported the property had come into compliance four days after the deadline and recommended no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE18010316

2858 SW 4 CT
SRP SUB LLC

This case was first heard on 4/12/18 to comply by 4/26/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$1,600 fine.

Case: CE17110515

941 SW 39 AVE
BENN, ROCHELLE & BENN, SHEQUILA & BEN

This case was first heard on 4/12/18 to comply by 4/26/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$31,525 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$31,525 fine, which would continue to accrue until the violations were corrected.

Case: CE18011773

432 NW 22 AV
MOSBY-FRITH, DOLVANYA MICHELE

This case was first heard on 4/19/18 to comply by 6/21/18. 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.

Ms. Flynn Imposed the \$500 fine.

Case: CE17120744

637 NW 15 TER
BBT PROPERTIES OF SOUTH FLORIDA LLC

This case was first heard on 3/15/18 to comply by 4/19/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,400 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$10,400 fine, which would continue to accrue until the violations were corrected.

Case: CE18011902

1602 NW 7 PL
CBA RENTALS IV LLC

This case was first heard on 3/15/18 to comply by 4/19/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was recommended reducing the fines to \$525 to cover administrative costs.

Ms. Flynn imposed a fine of \$525 for the time the property was out of compliance.

Case: CE18010319

1106 NW 2 AVE
THOMAS, KEITH M

This case was first heard on 3/15/18 to comply by 4/26/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$24,250 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17031465

813 SW 19 ST
FAGNILLI MATIAS F FUENTES

This case was first heard on 7/6/17 to comply by 8/17/17. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,450 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$17,450 fine, which would continue to accrue until the violations were corrected.

Case: CE17060015

6501 NE 21 RD
NORLING, RASMUS P T NORLING, KELLY J

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 \$5,550 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,550 fine, which would continue to accrue until the violations were corrected.

Case: CE17111488

2765 NE 14 ST

PORTO VENEZIA CONDO ASSN INC.

This case was first heard on 4/12/18 to comply by 5/24/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$2,400 fine.

Case: CE17080978
6326 N ANDREWS AVE
6300 UPTOWN CENTRE LP % BGS ATTN MI

This case was first heard on 2/1/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,950 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported the permit had been voided and recommended the order be vacated.

Ms. Flynn vacated the order.

Case: CE17081559
540 NE 8 AV
HERMANN, ROBERT A

This case was first heard on 5/17/18 to comply by 6/28/18. Violations 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.

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

Case: CE17070983
2609 NE 27 WY
MARCHELOS, ELIAS

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

Ms. Flynn vacated the order dated 2/1/18.

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

This was a request to vacate the order dated 3/15/18.

Ms. Flynn vacated the order dated 3/15/18.

Case: CE17111054

2161 SW 35 AVE
CAMPBELL, PATRICE

This was a request to amend the order dated 4/12/18.

James Fetter, Code Compliance Officer, requested the order be amended to allow the City to abate the pool violation.

Ms. Flynn amended the order dated 4/12/18.

Ms. Flynn accepted pages 70-81, which listed cases complied, rescheduled, withdrawn and closed, as exhibits.

Lien Reduction Hearings

Case: CE11061944

844 NW 10 TER # 2
MAKHOUL, GEORGE

Notice was mailed to the owner via first class mail on 7/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$16,500 and City hard costs totaled \$396. The applicant had offered \$955.56.

George Makhoul, owner, said he had been unaware of the violation or the fine until recently. He offered to pay administrative costs of \$955.56. Ms. Flynn noted that these were safety violations.

Ms. Flynn reduced the lien amount to \$1,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15100588

830 SW 30 ST
FEDERAL NATIONAL MORTGAGE ASSN

Notice was mailed to the owner via first class mail on 7/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$37,800 and City hard costs totaled \$258.

Russell Hall, representative, said the mortgage company had taken title, demolished the property and complied the violations.

Ms. Flynn reduced the lien amount to \$1,200 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15111723

2420 NW 19 ST
PERSAUD, DEVI T

Notice was mailed to the owner via first class mail on 7/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$35,150 and City hard costs totaled \$175.

Darindra Persaud, owner, said the permit had been opened by a previous owner and had not been revealed in a lien search when he purchased the property. He had contacted the previous owner and determined no work had been done. Mr. Persaud had hired his own contractor to reopen and close this permit. He requested the fines be reduced to administrative costs.

Ms. Flynn reduced the lien amount to \$175 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17030406

1427 NW 4 AVE
HALSEY PROPERTIES LLC

Notice was mailed to the owner via first class mail on 7/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$68,200 and City hard costs totaled \$580.

Andrew Boney, representative, said the pool had been repaired last year but the inspector had not been able to reinspect the property to confirm compliance. He provided paperwork from the contractor who had repaired the pool. Mr. Boney had an email from the contractor indicating work was completed on July 24, 2017.

Ms. Flynn reduced the lien amount to \$580 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE08051719

823 NE 14 PL
UPPAL, POMPEE

Notice was mailed to the owner via first class mail on 7/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$12,850 and City hard costs totaled \$479. The applicant had offered \$1,800.

Jerome Teppis, previous owner, said the violation occurred when he owned the home and he had lost the home to foreclosure a year later. The current owner had brought the property into compliance. He requested the fine be reduced. Ms. Flynn noted there were electrical, plumbing and mechanical issues and work done without permits. Mr. Teppis said he had not done the work and the home did not have tenants when he owned it.

Ms. Flynn reduced the lien amount to \$2,200 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE06011093

6760 NW 21 TER
MCCULLOCH, WILLIAM C

Notice was mailed to the owner via first class mail on 7/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$6,000 and City hard costs totaled \$396. The applicant had offered \$1,000.

William McCulloch, owner, said he had put a fence back up after it collapsed in Hurricane Wilma. He said it had taken a long time for him to realize he could get a variance to rebuild the fence in the same spot it had been prior to the hurricane. He said the fine was a financial hardship and requested it be reduced.

Ms. Flynn noted that the fine had originally been \$243,000 and it had been reduced to \$6,000. Mr. McCulloch said there had been a request to reduce the fine but he had not agreed to it. He had made an offer of \$1,000.

Ms. Hasan said the request had gone to the City Commission for the reduction. Mr. McCulloch said he had not appeared. Staff reported they had a lien reduction discussion with Mr. McCulloch on 12/8/2010 and staff recommended the reduction to \$6,000, which was approved by the City Commission in January 2011. Ms. Hasan did not believe Ms. Flynn could reduce the fine even further and Ms. Flynn agreed.

Case: CE15071410

2427 NE 8 ST

JAMES, GORDON D & JUSTINE

Notice was mailed to the owner via first class mail on 7/24/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$14,900 and City hard costs totaled \$1,143.

Gordon James, owner, said they had used a general contractor who had done some work very well, but had not performed correctly regarding the carport. Mr. James had rectified the issue himself with the City. He asked that the fines be reduced to administrative costs.

Ms. Flynn reduced the lien amount to \$1,143 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Cases Complied

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

CE18060715	CE18060318	CE18030647	CE18052492
CE18030209	CE18032395	CE18060566	CE17082016
CE18050874	CE18052458	CE18060851	CE18031039
CE18051034	CE18031857	CE18061402	CE18032237
CE18040711	CE18051668	CE18050113	CE18050117
CE18051764	CE18052442	CE17081383	CE18051041
CE18051733	CE18052283	CE18052323	CE18060610
CE18050110	CE18052334	CE18052374	CE18060624
CE18010884	CE18020219	CE18041990	CE18051237
CE18051249	CE18051423	CE18070599	CE18070602
CE18070609	CE18070658	CE18070681	CE18070683
CE18070699	CE18070688	CE18070690	CE18070712
CE18070700	CE18070703	CE18052404	CE18061238
CE18061310	CE18061318	CE18060724	CE18060921
CE18061009	CE18061121	CE18061261	

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:

CE18061258	CE18041460	CE18051078	CE18051693
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Cases Closed

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

CE18070657	CE18060716	CE18060728
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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	CE17080561	CE16090459	CE17100075
CE18021614	CE18030845	CE18032432	CE18041646
CE18050383	CE18052046	CE18020221	CE17082614
CE15040758			

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:

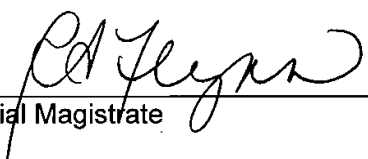
None

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:

CE01041373	CE07010114	CE17110975	CE15051814
CE16050455	CE16121682		

There being no further business, the hearing was adjourned at 12:59 P.M.


Special Magistrate

ATTEST:


Clerk, Special Magistrate