



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
JULY 19, 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
Stacey Ramsey, Clerk III
Geneva Williams, Clerk III
Katrina Jordan, Administrative Services Supervisor
Rhonda Hasan, Assistant City Attorney
Kelvin Arnold, Building Inspector
Gustavo Caracas, Code Compliance Officer
Mario Carrasquel, Building Inspector
Leonard Champagne, Senior Code Compliance Officer
Alejandro DelRio, Building Inspector
Dick Eaton, Code Compliance Supervisor
Janice Hall, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Ron Kovacs, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Jorge Martinez, Building Inspector
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
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

CE17100597: Edward Shahady, attorney
CE18040397: David Dorfman, owner; Sara Dorfman, property manager
CE17050323: Richard Bachan, owner's son
CE17121586: Lucille Stapley, owner
CE17081686; CE15091014; CE17050284; CE18031140; CE15120445; CE17061839;
CE17061838; CE17052110; CE17052122; CE17062110; CE15092158; CE15092153;
CE15092154; CE16081027: Courtney Crush, attorney
CE15092152; CE15081932; CE15092155: Courtney Crush, attorney; Richard Maester,
owner
CE16082095: Guyton Bass, manager
CE18012260: Mary Beth Nielsen, owner
CE18030291: Vincent Owoc, attorney
CE17072285: Richard Ambrose, owner
CE18050478: Othaniel Colon, tenant; Esperanza Martinez, tenant
CE18021651: Mae Richardson, owner
CE18030291: Michael James, owner's son
CE17070042: Stuart Reynolds, owner
CE17051364: Michael Rares, owner
CE16080507: Phillip Spages, owner
CE18032293: Lona Ryan, owner; Dale Sharpe, owner
CE18021320; CE18050656: Robert Garrett, owner
CE18052125; CE18052126: Ednord Lacoste, owner
CE18050344: Pamela Bellamy, representative
CE18041193: Yuval Arama, property manager
CE18040377: Nester Manin, property manager
CE18050344: Frances Brown, owner's wife
CE18022015: Thomas Woodcock, owner
CE18030646: Dana Schilbrack, owner
CE17072100: Rosy Baron, property manager
CE18031947; CE18031948: Sheila Swafford, representative
CE17122075; CE17122074: Luis Valdes, representative
CE16032220: Warren Gayle, owner's brother
CE17060829: Joycelyn Jacobson, owner's representative
CE17021687: Brian Hierholzer, representative
CE14092146: Wally Shareef, owner
CE18051205: Jan Hendrick, owner
CE18051620: Ana Maria Gonzalez, realtor; Malte Echenandia, owner
CE17100286: Malte Echinandia, owner
CE18052097: Christopher Zink, owner
CE17051705: Jeffrey Ahlberg, owner
CE17030286: Carlton Fonoos, engineer; Lourdes Reynosa, owner
CE17062206: Nathaniel Robinson, owner
CE17110951: Janet Larronda, representative
CE18032353; Ashley Williams, representative

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CE18031287: Belguge Joseph, speaker
CE18021760: Kurt Litzenberger, manager
CE17101366; CE18051904: Alex Karamanoglou, owner
CE18021434: Eugene Germain, owner
CE17011476: Timothy Nast, owner; Deborah Nast, owner
CE18060312: Gregory Davel, owner
CE18050092: Judith Hamilton, owner
CE18040943: James Smith, owner's son; Gussie Poole, owner
CE17110276: Erica Hardy, representative
CE18011822: Mayra Joseph, owner; Kirby Joseph, owner's husband
CE18051128: Gustavo Pineiro, trustee; Diana Steeger, neighbor
CE15100427: Benjamin Bashton, representative
CE18031332: James Delveccho, owner
CE18040209: Kelly Harris-Kersey, manager
CE18041990: David Slater, attorney
CE18051921; CE18060731: Jerry Covington, Melrose Manor HOA president; Jeffrey Shaw, tenant; Rahman Masum, owner
CE18030848: Michael Emery, HOA representative
CE17111363: Kevin Klein, manager
CE17121360: Willy Monpremier, owner
CE15071234; CE15090922: Kristina Wilson, attorney
CE17041541: Daniel Jacobson, attorney
9306099; CE08021295: Richard Rosa, attorney
CE16081896: Eric Martinez, general contractor
CE15060589; CE15121126; CE15051911: Andrew Schein, attorney; Daniel Cabrera, owner
CE09090671: John and Lourdes Nocera, owners
CE15102137: Christopher Kennedy, agent
CE15070837: Brian Buczko, representative
CE15060134: Lisa Laird, representative
CE16051281: Brock and Scott PLLP
CE12121011: Jenna Wulf, attorney; Edward Jennin, attorney
CE07120759: Jose Rodriguez, attorney
CE17121586: Lucille McGillivray, owner

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

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

Case: CE15071234

5300 NW 9 AVE
DEZER POWERLINE LLC

This case was first heard on 12/17/15 to comply by 4/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$20,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 105-day extension, during which time no fines would accrue.

Case: CE15090922

5320 NW 9 AVE
DEZER POWERLINE OUTPARCEL LLC

This case was first heard on 12/17/15 to comply by 4/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$20,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 105-day extension, during which time no fines would accrue.

Case: CE16081027

3016 BAYSHORE DR # BLD3
BAYSHORE HOTEL LLC

This case was first heard on 5/18/17 to comply by 6/29/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed.

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

Case: CE17062110

2667 NE 32 ST
BARMER LLC

Continued from 5/17/18

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
47-34.1

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

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

9-260.(a)

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

| Judge Purdy granted a 9~~10~~-day extension to 10/18/18.

Case: CE17061838

545 BAYSHORE DR
BAYSHORE CONCEPTS LLC

Service was via posting at the property on 6/13/18 and at City Hall on 7/5/18.

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

THERE IS A DOCK IN DISREPAIR AT THIS PROPERTY.
THERE ARE SECTIONS OF THE DOCK THAT AREA CRACKED
AND/OR HAVE BECOME SEPARATED FROM MAIN DOCK
STRUCTURE.

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

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

Case: CE17061839

537 BAYSHORE DR #OLD
BAYSHORE CONCEPTS LLC

Service was via posting at the property on 6/13/18 and at City Hall on 7/5/18.

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

THERE IS A DOCK IN DISREPAIR AT THIS PROPERTY.
THERE ARE SECTIONS OF THE DOCK THAT AREA CRACKED
AND/OR HAVE BECOME SEPARATED FROM MAIN DOCK
STRUCTURE.

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

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

Case: CE15120445

533 ANTIOCH AV
BAYSHORE VILLAS LLC

Service was via posting at the property on 6/27/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #14070193 (INSTALL 3 SMOKE DETECTORS IN EACH OF 10 UNITS)

FBC(2014) 110.6

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

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

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

Case: CE18031140

501 ORTON AVE
GRAND PALM PLAZA LLC

Service was via posting at the property on 6/20/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

17080112 ESERVREP REPLACE MAIN DISCONNECT

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

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

Case: CE18010917

424 NW 14 TER

SMITH, LORRAINE E & SMITH, INELL A

Service was via posting at the property on 7/2/18 and at City Hall on 7/5/18.

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

THERE IS AN EXCESSIVE ACCUMULATION OF ITEMS STORED WITHIN THIS PROPERTY. MAINTAINED IN THIS CONDITION, THE PROPERTY ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND MAY BECOME INFESTED OR INHABITED BY VERMIN, THEREFORE IT IS DECLARED A PUBLIC NUISANCE.

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.

47-34.4 B.1.

INOPERABLE VEHICLES PARKED OR STORED OVERNIGHT ON THIS RESIDENTIAL PROPERTY THAT IS NOT WITHIN AN ENCLOSED GARAGE/CARPORT OR CONCEALED/SCREENED FROM VIEW.

9-305(a)

LANDSCAPE MATERIAL ENCROACHES UPON THE PUBLIC RIGHT OF WAY HINDERING SAFE MOVEMENT.

9-306

EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE PAINT IS DIRTY, STAINED, MISSING OR PEELING. THE BUILDING FACADE INCLUDING DECORATIVE ELEMENTS, STRUCTURAL

PARTS, FASCIA AND TRIM ARE DETERIORATED.

9-307(a)

THERE ARE WINDOWS WHICH ARE NOT SECURE IN A
TIGHT-FITTING & WEATHERPROOF MANNER.

9-313.(a)

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

Officer Jones recommended ordering compliance within 7 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day, per violation.

Case: CE17021687

1120 NE 16 CT
BMAT PROPERTIES LLC

This case was first heard on 6/1/17 to comply by 11/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$48,500 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/20/18 hearing.

Case: CE18012260

Request for extension

308 SW 11 ST
NIELSEN, MARY BETH

This case was first heard on 4/12/18 to comply by 6/14/18. Violations were as noted in the agenda. The property was in compliance and fines had accrued to \$1,450.

Judge Purdy imposed a fine of \$580 for the time the property was out of compliance.

Case: CE17030286

1325 NE 1 AVE
REYNOSO, LOURDES

This case was first heard on 6/15/17 to comply by 12/14/17. Violations and extensions were as noted in the agenda. The property was in compliance fines had accrued to \$12,100 and the City was requesting the full amount.

Judge Purdy imposed a fine of \$801 for the time the property was out of compliance.

Case: CE18022015

640 NE 17 WY
WOODCOCK, THOMAS

Service was via posting at the property on 6/27/18 and at City Hall on 7/5/18.

Violations:

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

9-306

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

9-280(b)

THERE FRONT DOOR AND ITS FRAME ARE DETERIORATED AND NOT MAINTAINED.

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.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE16082095

225 SE 12 AVE
LAS OLAS YACHT CLUB LLC

This case was first heard on 1/19/17 to comply by 2/16/17. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$24,750 and the City was requesting the full fine be imposed.

Judge Purdy imposed a fine of \$819 for the time the property was out of compliance.

Case: CE18030291

320 SW 12 CT
REYNA, GABRIEL JR EST

Service was via posting at the property on 6/11/18 and at City Hall on 7/5/18.

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

Withdrawn:

9-313.(a)

Complied:

24-27.(b)

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

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

Case: CE17050284

225 S FTL BEACH BLVD
L & A BEACH HOLDINGS LLC

This case was first heard on 4/19/18 to comply by 5/31/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

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

Case: CE15091014

225 S FTL BEACH BLVD
L & A BEACH HOLDINGS LLC

Service was via posting at the property on 6/18/18 and at City Hall on 6/21/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS RETAIL SPACE HAS
BEEN CHANGED FROM THE ORIGINALLY PERMITTED

OCCUPANCY CLASSIFICATION WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

CHANGE OF USE TO A RESTAURANT WITHOUT OBTAINING THE REQUIRED PERMIT AND CHANGE OF OCCUPANCY TO MAXIMUM OF 200 WITHOUT OBTAINING THE REQUIRED CERTIFICATE OF OCCUPANCY.

Withdrawn:

FBC(2014) 110.1

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

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

Case: CE18050344

626 NW 22 RD

ADAMS, FLOOKER

Service was via posting at the property on 7/2/18 and at City Hall on 7/5/18.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
9-279(f)

THERE IS NO CITY WATER SERVICE TO THIS OCCUPIED PROPERTY.

Officer Jones recommended ordering compliance within 7 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day.

Case: CE18030646

800 SW 10 ST

SCHILBRACK, DANA R

Service was via posting at the property on 6/4/18 and at City Hall on 7/5/18.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
8-148(b)

THERE IS A VESSEL THAT HAD BEEN MOORED TO THIS PROPERTY AS VERIFIED IN PREVIOUS CASE CE17030743, WHICH HAS NOW BEEN ABANDONED IN THE PUBLIC WATERWAY SO AS TO CAUSE IT TO BECOME A MENACE TO NAVIGATION.

8-148(c)

THERE IS AN ABANDONED BOAT IN THE PUBLIC WATERWAY
WHICH IS A MENACE TO NAVIGATION.

Judge Purdy continued the case to the 8/16/18 hearing.

Case: CE17111363

2812 N ATLANTIC BLVD
DS PARAISO LLC

This case was first heard on 4/19/18 to comply by 5/31/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,700 and the City was requesting the full amount.

Judge Purdy imposed a fine of \$250 for the time the property was out of compliance.

Case: CE17101366

1517 NW 4 AV
EXPRESS RPM INC.

Service was via posting at the property on 6/25/18 and at City Hall on 7/5/18.

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 7 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day.

Case: CE18051904

1536 NW 5 AV
MERCADO, REINALDO J PEREZ KARAMANOGL

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

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

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

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

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

Case: CE18051205

1122 NE 18 AVE
STAHL, JAN HENDRICK H/E MEEGAN, PATRICK MICHAEL

Service was via posting at the property on 6/21/18 and at City Hall on 7/5/18.

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

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

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

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

Case: CE14092146

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

This case was first heard on 3/19/15 to comply by 4/16/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$118,900 and the City was requesting the full amount.

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

Case: CE18040377

609 NE 8 AV
ELITE HOME PARTNERS LLC

Service was via posting at the property on 6/25/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
15062007 BALTR1M ATF-INT.& EXT.RENOV.& 3-DOORS
BP-#15062007

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

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

Case: CE18041193

628 NW 14 AVE

101HOMES REALTY LLC

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

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.

24-27.(b)

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

47-19.4.B.1.

THERE IS A DUMPSTER AT THIS PROPERTY THAT IS NOT STORED PROPERLY. WHEN NOT CURBSIDE FOR COLLECTION, THE DUMPSTER MUST BE POSITIONED ON A HARD SURFACED PAD LOCATED BEHIND THE BUILDING LINE WITH THE SMALLER SIDE OF THE CONTAINER FACING THE PUBLIC RIGHT OF WAY.

47-20.20.H.

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

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 Caracas presented the case file into evidence and recommended ordering compliance with 24-27.(b) within 7 days or a fine of \$100 per day and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 24-27.(b) within 7 days or a fine of \$100 per day and with the remaining violations within 35 days or a fine of \$100 per day, per violation.

Case: CE18031287

1412 NE 5 AVE

FAITH CHURCH OF THE NAZARENE

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

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

9-304(b)

VEHICLES AND/OR TRAILERS ARE PARKED/STORED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT CLEARLY DEFINED AND 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.

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

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

Case: CE18052125

560 SW 38 TER

LACOSTE, EDNORD & MICHOU

Service was via posting at the property on 6/14/18 and at City Hall on 7/5/18.

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

THERE IS A DERELICT 2 DOOR GOLD MERCEDES
WITH AN EXPIRED TEMP TAG CDA4750
(03-09-18) PARKED ON THE SWALE OT THIS
PROPERTY. I RED TAGGED THE VEHICLE
ALLOWING 24 HOURS TO REMOVE OR MAKE
OPERABLE.
THIS IS A RECURRING VIOLATION PER CASES CE18020851
AND CE18020447 THIS IS A RECURRING VIOLATION AND
WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING
TO GET A FIND OF FACT WHETHER IT COMES INTO
COMPLIANCE OR NOT.

Officer Holloway presented the case file into evidence, stated the property was now in compliance and requested a finding of fact that the violation had existed as cited.

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

Case: CE18052126

560 SW 38 TER
LACOSTE, EDNORD & MICHOU

Service was via posting at the property on 6/14/18 and at City Hall on 7/5/18.

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

THERE IS A DERELICT VEHICLE CONSISTING OF A 4 DOOR
SILVER BMW SUV WITH AN EXPIRED FL TAG CEJ L16.
THIS IS A RECURRING VIOLATION PER CASES CE18020851
AND CE18020447 THIS IS A RECURRING VIOLATION AND
WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING
TO GET A FINDING OF FACT WHETHER IT COMES INTO
COMPLIANCE OR NOT.

Officer Holloway presented the case file into evidence, stated the property was now in compliance and requested a finding of fact that the violation had existed as cited.

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

Case: CE16032220

941 SW 30 AV
GAYLE, KEITH

Vacate order of 07/28/16

This was a request to vacate the Order dated 7/28/16.

Judge Purdy vacated the Order dated 7/28/16.

Case: CE18040209

2715 N OCEAN BLVD
EMBASSY TOWER II INC.

Personal service was made on 7/3/18.

Janice Hall, Code Compliance Officer, testified to the following violation(s):
9-280(c)

THERE ARE EXPOSED CARPET TACK STRIPS IN THE
HALLWAYS AND CORRIDORS IN THIS BUILDING.

9-306

THERE ARE HURRICANE IMPACT WINDOWS WITHIN THIS
MULTI UNIT RESIDENCE THAT ARE CRACKED. THE GLASS
PANES ARE COMPROMISED AND NO LONGER SERVE THE
PURPOSE FOR WHICH THEY WERE INTENDED.

Officer Hall presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day, per violation.

Case: CE18021434

1660 NE 56 ST
GERMAIN, EUGENE & GERMAIN, FLORETTE

Ordered to reappear

This case was first heard on 5/17/18 to comply by 7/19/18. Violations were as noted in the agenda. The property was not in compliance.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE18051128

2401 ANDROS LN
2401 DRAGON LAND TR PINEIRO, GUSTAVO

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

Ron Kovacs, Code Compliance Officer, testified to the following violation(s):
15-282.(d)(1)A.

THIS VACATION RENTAL HAS HAD 3+ INSTANCES
OF VIOLATION THEREBY QUALIFYING FOR A REQUEST
FOR CERTIFICATE REVOCATION BEFORE THE MAGISTRATE.

REFERENCE CASES:

CE18010169

CE18031127

CE17120319

CE17110177

Officer Kovacs presented the case file into evidence and recommended revoking the owner's rental certificate for 365 days.

Judge Purdy found in favor of the City and revoked the owner's rental certificate for 365 days, starting August 1, 2018.

Case: CE15100427

2514 SW 9 AVE

AERO SHADE TECHNOLOGIES INC.

This case was first heard on 6/16/16 to comply by 7/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$34,250 fine, which would continue to accrue until the property was in compliance.

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

Case: CE18021651

408 NW 17 AV

BYNES, WILLIE & MARY EST

% JOYCE LEE

Service was via posting at the property on 7/2/18 and at City Hall on 7/5/18.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
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 THAT HAVE STAINS AND MISSING, PEELING
PAINT. THE GARAGE DOOR IS MISSING.

Officer Jones recommended ordering compliance within 28 days or a fine of \$50 per day.

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

Case: CE18041994

2831 NE 29 ST
WILMINGTON TRUST
%SELECT PORTFOLIO

Service was via posting at the property on 6/11/18 and at City Hall on 7/5/18.

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

THE DOCK AT THIS LOCATION IS IN DISREPAIR AND NO LONGER SECURE; THERE ARE SEVERAL BOARDS THAT ARE MISSING OR WARPED.

9-278(e)

THIS OCCUPIED PROPERTY HAS HURRICANE SHUTTERS OVER THE WINDOWS, PREVENTING REQUIRED VENTILATION TO THE INTERIOR OF THE HOME.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 26 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 26 days or a fine of \$100 per day, per violation.

Case: CE17011376

1700 SW 30 PL
NAST, TIMOTHY W & DEBORAH B

Personal service was made on 6/6/18.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
25-5

THERE IS A LARGE OAK TREE ON THIS PROPERTY THAT HAS TREE BRANCHES EXTENDING INTO THE ROADWAY OF THE CUL DE SAC/RIGHT OF WAY WHICH ARE CAUSING AN OBSTRUCTION AND SAFETY HAZARD FOR VEHICULAR TRAFFIC.

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

Judge Purdy ordered compliance within 91 days or a fine of \$50 per day and ordered the respondent to attend the 10/18/18 hearing.

Case: CE17121360

3613 SW 14 ST
MOMPREMIER, WILLY

This case was first heard on 3/1/18 to comply by 4/5/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 10-day extension, during which time no fines would accrue.

Case: CE18032293

580 E CAMPUS CIR
RYAN, LONA

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

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

THERE ARE DERELICT VEHICLES ON THE PROPERTY.

9-304(b)

THERE ARE VEHICLES ON THE GRASS/LAWN AREA.

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.

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

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

Case: CE17051364

424 SW 8 TER
PROPERTY HOUNDS LLC

Request for extension

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 not in compliance and fines had accrued to \$1,350.

Judge Purdy granted a 42-day extension, during which time no fines would accrue.

Recording starts

Case: CE18051921

2890 W BROWARD BLVD
NASHRAI MARYAM INC.

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

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 14 days or a fine of \$200 per day.

Rahman Masum, owner, said the tenant needed to vacate the property at the end of the month to address the violation.

Jeffrey Shaw, tenant, said he would comply the violation within 14 days. He stated he could not vacate the property by the end of the month.

Officer Holloway said the owner had informed her that the tenant would vacate at the end of the month, which was why she had agreed to allow 14 days instead of 10 days. The overgrowth could not be removed until the tenant vacated and removed the trucks.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$200 per day, per violation.

Case: CE18060731

2890 W BROWARD BLVD
NASHRAI MARYAM INC.

Personal service was made on 6/23/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
47-19.1.C.

THERE ARE VEHICLES, TRAILERS AND OTHER ITEMS BEING PARKED AND/OR STORED ON THIS VACANT LOT WITH NO PRIMARY STRUCTURE.

47-19.5.H.2.

BARBED WIRE FENCING IS PROHIBITED IN THIS B-1 ZONING DISTRICT.

47-34.1.A.1.

THERE ARE VEHICLES, TRAILERS AND OTHER ITEMS BEING
PARKED AND/OR STORED ON THIS VACANT LOT.

47-20.13.A.

THERE ARE VEHICLES, TRAILERS AND OTHER ITEMS
PARKED/STORED ON THIS UNAPPROVED NON-PAVED
SURFACE.

47-21-9.M.

THIS VACANT LOT HAS AREAS OF BARE AND/OR MISSING
LIVING GROUND COVER.

Officer Holloway presented the case file into evidence and recommended ordering compliance with 47-21-9.M. within 63 days or a fine of \$250 per day and with the remaining violations within 14 days or a fine of \$250 per day, per violation.

Jeffrey Shaw, tenant, said his equipment must be moved to comply all of the violations. He said he could not move by the end of the month and requested 91 days to find a new location.

Jerry Covington, Melrose Manor HOA president, said this property was in their HOA. He stated the trucks on the lot were a violation and HOA members were very concerned and had complained.

Mr. Shaw said since cited, they had cleared up the swale and had security on the lot at night.

Ms. Hasan agreed that the tenant could probably not remove all of the vehicles within 14 days.

Judge Purdy found in favor of the City and ordered compliance with 47-19.5.H.2. within 14 days or a fine of \$250 per day and with the remaining violations within 91 days or a fine of \$250 per day, per violation.

Case: CE17100597

100 HENDRICKS ISLE
KELLEY, ROBIN

This case was first heard on 3/15/18 to comply by 3/22/18 and 6/14/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$600 fine, which would continue to accrue until the property was in compliance.

John Suarez, Code Compliance Officer, said the owner had not made any progress.

Edward Shahady, attorney, explained the home had been damaged in Hurricane Irma and there was a pending demolition order. The owner had received offers on the property and he anticipated they would close in 90 days. The owner could not afford to make the repairs. Officer Suarez did not object to the extension request.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE17070042

416 SW 11 CT
REYNOLDS, STUART L

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 in compliance, fines had accrued to \$13,200 and the City was requesting the full amount.

Wilson Quintero, Code compliance supervisor, stated the property was in compliance and recommended reducing the fines to \$900 to cover administrative costs.

Stuart Reynolds, owner, agreed.

Judge Purdy imposed a fine of \$900 for the time the property was out of compliance.

Case: CE17072100

806 NE 16 PL
TITAN MIDDLE RIVER 8 LLC

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 \$9,700 fine, which would continue to accrue until the property was in compliance.

Rosy Baron, property manager, said they had confused this case with another that was opened at the same time. They thought the violations had been addressed but she understood what still needed to be done to comply.

Shelly Hullett, Code Compliance Officer, suggested three weeks.

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

Case: CE17062206

1325 NW 7 TER
BROWN, JENNIFER & ROBINSON, NATHANIEL

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 in compliance, fines had accrued to \$2,075 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, said the property was in compliance and recommended reducing the fine to \$718 to cover administrative costs.

Nathaniel Robinson, owner, agreed to the fine reduction.

Judge Purdy imposed a fine of \$718 for the time the property was out of compliance.

Case: CE18040397

127 NE 17 AV
VICTORIA OAKS LLC

Service was via posting at the property on 6/8/18 and at City Hall on 7/5/18.

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.

Complied:
15-278.(10)
24-4
24-27.(b)

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

Sara Dorfman, property manager, said they had hired a new landscaper who would service the property twice per month.

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

Case: CE18030848

2900 NE 30 ST
LAUDERDALE TOWER CONDO ASSN INC.

Service was via posting at the property on 6/19/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17072080 BCONREST CONCRETE RESTORATION

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

Michael Emery, HOA representative, said a new permit had been approved but not picked up so they needed to void this when the new one was picked up.

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

Case: CE18021760

Request for extension

1480 SW 9 AVE
SUNSHINE CATHEDRAL FOUNDATION INC.

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 fines had accrued to \$1,350.

Michael Sanguinetti, Code Compliance Officer, said there was a permit application to address the violation.

Kurt Litzenberger, manager, said the permit needed to be signed by people who were out of town. He requested 91 days.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE18051620

1225 SW 28 WAY
LAND TR AGREEMENT VARGAS, IRAMA ECHE

Service was via posting at the property on 6/27/18 and at City Hall on 7/5/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY
HAS STAGNANT WATER, TRASH AND DEBRIS. THE BUILDING DOES

NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLEN INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day.

Malte Echenandia, owner, said she had fixed the problem herself.

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

Case: CE17100286 Request for extension
1225 SW 28 WAY
LAND TR AGREEMENT VARGAS, IRAMA ECHE

This case was first heard on 3/15/18 to comply by 5/3/18. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,800.

Linda Holloway, Code Compliance Officer, stated there was one remaining violation.

Malte Echenandia, owner, said a tenant had built an unpermitted bathroom in the home. She was selling the property and anticipated closing in two weeks. She requested a 91-day extension because there was one more lien to settle on the property before they closed.

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

Case: CE18052097
1315 NE 5 TER
ZINK, CHRISTOPHER R

Service was via posting at the property on 6/16/18 and at City Hall on 7/5/18.

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

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

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

Christopher Zink, owner, said there was one issue remaining for the inspection: the hard-wired smoke detector. He said he had an acceptable substitute.

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

Case: CE17051705

1317 NE 1 AVE
AHLBERG, JEFFREY C

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 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 fines to \$718 to cover administrative costs.

Jeffrey Ahlberg, owner, agreed.

Judge Purdy imposed a fine of \$718 for the time the property was out of compliance.

Case: CE17072285

333 SUNSET DR # 1005
AMBROSE, RICHARD LAWRENCE

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 \$2,100 and the City was requesting the full fine be imposed.

Richard Ambrose, owner, said the window contractor had lied about the permits and he had hired a consultant to pull a new permit.

Alejandro DelRio, building Inspector, stated administrative costs totaled \$225.

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

Case: CE18011822

2400 SW 5 PL
JOSEPH, MAYRA A

Service was via posting at the property on 6/15/18 and at City Hall on 6/21/18.

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.

9-304(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:

9-306

Officer Holloway presented the case file into evidence and recommended ordering compliance with 9-280(H)(1) within 28 days or a fine of \$50 per day and with the remaining violations within 14 days or a fine of \$50 per day, per violation.

Mayra Joseph, owner, requested more than 14 days.

Kirby Joseph, the owner's husband, said they had already applied for the fence permit and the landscaping was being done. He requested 45 days.

Judge Purdy found in favor of the City and ordered compliance with 9-280(H)(1) within 28 days or a fine of \$50 per day and with the remaining violations within 14 days or a fine of \$50 per day, per violation.

Case: CE18031947

813 NW 11 AVE

FEDERAL APARTMENTS LTD PRTNR

% GREYSTONE SERVICING CORP

Service was via posting at the property on 6/16/18 and at City Hall on 7/5/18.

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

THE FRONT AND REAR DOOR OF UNIT FOUR (4) IN THIS OCCUPIED DWELLING IS NOT REASONABLY WEATHER AND WATER TIGHT AND RODENT PROOF. THE MASTER BEDROOM DOOR IS IN DISREPAIR AND DOES NOT CLOSE PROPERLY. THE DOORS ARE NOT BEING KEPT IN REASONABLY GOOD REPAIR.

9-280(f)

IN UNIT FOUR (4) OF THIS OCCUPIED DWELLING THERE IS EVIDENCE OF A LEAK UNDER THE KITCHEN SINKS AND BATHROOM SINK IN THIS OCCUPIED DWELLING. THE PLUMBING FIXTURES ARE NOT FREE FROM LEAKS, DEFECTS AND OBSTRUCTIONS.

Sheila Swafford, representative, said they needed to hire a new contractor.

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

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE18031948

820 NW 12 AVE

FEDERAL APARTMENTS LTD PRTNR

% GREYSTONE SERVICING CORP

Service was via posting at the property on 6/16/18 and at City Hall on 7/5/18.

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

THE FRONT AND REAR DOOR OF UNIT ONE (1) IN THIS OCCUPIED DWELLING IS NOT REASONABLY WEATHER AND WATER TIGHT AND RODENT PROOF. CABINET DOORS OF THE BATHROOM SINK ARE MISSING. THE BEDROOM DOOR IS IN DISREPAIR WITH LOOSE HINGES. THE DOORS ARE NOT BEING KEPT IN REASONABLY GOOD REPAIR.

9-280(f)

IN UNIT ONE(1) OF THIS OCCUPIED DWELLING THE BATHROOM SHOWER FIXTURE IS IN DISREPAIR, MISSING SHOWER HEAD.

9-280(g)

IN UNIT ONE (1) OF THIS OCCUPIED DWELLING THERE ARE EXPOSED ELECTRICAL WIRES IN HALLWAY CEILING DUE TO MISSING FIRE ALARM CAP.

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

Sheila Swafford, representative, said unit #1 was in compliance and needed to be reinspected.

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

Case: CE18031332

2681 SW 7 ST
EDELVEK INC.

Service was via posting at the property on 6/15/18 and at City Hall on 7/5/18.

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 VACANT LOT AND SWALE AREA.

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

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

Case: CE18050092

1821 SW 11 CT
HAMILTON, JUDI

Service was via posting at the property on 6/19/18 and at City Hall on 7/5/18.

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

THE EXTERIOR BUILDING WALLS AND FASCIA HAVE NOT
BEEN MAINTAINED. THE EXTERIOR OF THE BUILDING
INCLUDING THE FASCIA ARE STAINED AND HAVE MISSING
PEELING PAINT.

Complied:
9-280(h)(1)

Officer Williams presented the case file into evidence. She said she had spoken to the owner, who agreed to her recommendation to order compliance within 70 days or a fine of \$100 per day.

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

Case: CE17122075

911 N ANDREWS AVE
ANDREWS PROJECT DEVELOPMENT 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 \$9,000 fine, which would continue to accrue until the property was in compliance.

John Suarez, Code Compliance Officer, said the property was not in compliance.

Luis Valdes, representative, described what they had done to comply and explained that the property would begin redevelopment in the next two months. Officer Suarez said the landscaping was still in violation. Mr. Valdez stated he had seeded the property and the grass was growing. There were no more vehicles on the property.

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

Case: CE17122074

921 N ANDREWS AVE
ANDREWS PROJECT DEVELOPMENT 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 \$9,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

Case: CE17121586

139 SW 22 TER
MCGILLIVRAY, LUCILLE V

Service was via posting at the property on 6/28/18 and at City Hall on 7/5/18.

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

9-280(H)(1)

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

Complied:
9-313.(a)
9-305(a)
47-34.1.A.1.
9-306
18-12(a)

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

Lucille McGillivray, owner, said she had done a lot of work on the fence and it needed to be reinspected. She said she needed to obtain a title for the abandoned RV, which was not in her name.

Ms. Hasan thought that if the property owner provided legal notice, after a period of time she could have the vehicle removed.

Wilson Quintero, Code Compliance Supervisor, said the City could tow the vehicle and put a lien on it for the costs.

Judge Purdy found in favor of the City and ordered compliance with 9-280(H)(1) within 14 days or a fine of \$50 per day and with 18-4(c) within 63 days or a fine of \$50 per day.

Case: CE17050323

131 SW 29 AVE
BACHAN, BHAGWANTIA GOSINE

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 not in compliance and the City was requesting imposition of a \$15,600 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, informed Richard Bachan, the owner's son, which violations were still not in compliance.

Mr. Bachan stated they were waiting for insurance money to address the fence. He said they had already put seeds and sod down. He stated they had removed enough items from the carport that a car could park there now. He did not understand why this was still in violation. Officer Holloway said Mr. Bachan had tools stored in the carport, which was not allowed. Mr. Bachan said he wanted to hire an attorney and requested an extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/16/18 hearing.

Case: CE17110276

2340 NW 15 CT
BRADLEY, J D JR & ALYCE

This case was first heard on 4/19/18 to comply by 5/31/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

Erica Hardy, representative, said they had tried to void the permit but this had been rejected. She said the property needed to be reinspected.

Alejandro DelRio, Building Inspector, recommended a 31-day extension.

Judge Purdy granted a 21-day extension, during which time no fines would accrue.

Case: CE18060312

1820 NE 26 AVE
BAYRIDGE HOLDINGS LLC

Service was via posting at the property on 6/28/18 and at City Hall on 7/5/18.

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.

Gregory Davel, owner, said he was going to convert to a 12-month rental.

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

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

Case: CE17110951

1350 SW 32 AV
HANOY HOLDINGS TWENTY-TWO INC.

This case was first heard on 3/1/18 to comply by 4/5/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$26,550 and the City was requesting the full fine be imposed.

Janet Larronda, representative, explained that the owner had hired a property manager who did not inform him about the violations. The owner had hired contractors to comply the violations.

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

Judge Purdy imposed a fine of \$534 for the time the property was out of compliance.

Case: CE17060829

1119 NW 5 AVE
SAINT LOUIS ALMONORD, OSENIÉ

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 \$20,900 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said four violations were outstanding and recommended imposition of the fines.

Joycelyn Jacobson, owner's representative, said the owner had experienced hardship after Hurricane Irma. She had recovered enough to apply for permits now. Ms. Jacobson requested 60 days. Officer Snyder said many of the violations existed prior to Hurricane Irma.

Ms. Jacobson said they intended to repair the roof and paint the entire building. Officer Snyder recommended imposition of the fines.

Judge Purdy granted a 5-day extension for 9-313.(a) and a 28-day extension for the remaining violations, during which time no fines would accrue and ordered the respondent to attend the 8/16/18 hearing.

Case: CE18050478

355 GEORGIA AVE
SRP SUB LLC

Service was via posting at the property on 6/15/18 and at City Hall on 7/5/18.

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

THERE IS TRASH/RUBBISH/DEBRIS AND OVERGROWN
GRASS/WEEDS ON THIS PROPERTY INCLUDING THE SWALE.
PER CASES CE18030783 AND CE18011884 THIS IS A
RECURRING VIOLATION AND WILL BE SCHEDULED FOR
SPECIAL MAGISTRATE

HEARING FOR A FINDING OF FACT WHETHER IT COMES
INTO COMPLIANCE OR NOT.

Officer Holloway presented the case file into evidence, stated the property now in compliance and requested a finding of fact that the violation had existed as cited.

Othaniel Colon, tenant, agreed to keep the property clear.

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

Case: CE18021320

601 SW 12 AV
SEMINOLE AVENUE LLC

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

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1.

THIS BUSINESS, SUBS AND SUDS, IS OPERATING A
RESTAURANT WITH OUTDOOR DINING SEATING WHICH IS AN
NON-PERMITTED LAND USE IN ZONE RD-15 AS PER ZONING
TABLE 47-15.12 REQUIREMENTS.

Robert Garrett, owner, said he had hired an attorney to help resolve the issue.

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

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

Case: CE18050656

601 SW 12 AV
SEMINOLE AVENUE LLC

Service was via posting at the property on 6/19/18 and at City Hall on 7/5/18.

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

THERE IS A NON-PERMITTED ELECTRICAL LIGHT SIGN ON
THIS PROPERTY.

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

Robert Garrett, owner, said they had submitted the permit application for the sign.

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

Case: CE15092152
2939 BANYAN ST
EL-AD FL BEACH LLC

Ordered to reappear

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$88,700 fine, which would continue to accrue until the property was in compliance.

Courtney Crush, attorney, stated the owner had pulled an after-the-fact landscape permit, updated the site plan with the City's landscape architect and installed all landscaping. They had also complied the striping, wheel stops and overgrowth violations. The City engineer was reviewing the plans for the sidewalks. Regarding the asphalt maintenance violation, she said this was partly complied and Ms. Goldwire had recommended an extension to comply the remaining violations.

Ms. Hasan read the summary of recommendations from Ms. Goldwire for each of the seven cases.

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

Case: CE15081932
2939 BANYAN ST # 2
EL-AD FL BEACH LLC

Ordered to reappear

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$36,500 and the City was requesting the fine be reduced to \$1,528 to cover hard costs.

Judge Purdy imposed a fine of \$1,528 for the time the property was out of compliance.

Case: CE15092153
2931 BANYAN ST
EL-AD FL BEACH LLC

Ordered to reappear

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$275,700 fine, which would continue to accrue until the property was in compliance.

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

Case: CE15092154

2939 BANYAN ST # 4
EL-AD FL BEACH LLC

Ordered to reappear

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$57,650 and the City was requesting reducing the fine to \$1,528 to cover administrative costs.

Judge Purdy imposed a fine of \$1,528 for the time the property was out of compliance.

Case: CE15092155

2939 BANYAN ST # 3
EL-AD FL BEACH LLC

Ordered to reappear

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$106,050 fine, which would continue to accrue until the property was in compliance.

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

Case: CE15092157

229 ALMOND AVE
EL-AD FL BEACH LLC

Ordered to reappear

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$66,150 fine, which would continue to accrue until the property was in compliance.

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

Case: CE15092158

2930 BANYAN ST
EL-AD FL BEACH LLC

Ordered to reappear

This case was first heard on 3/2/17 to comply by 3/12/17 and 3/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$89,000 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17081686

210 ALMOND AVE

TRD OF FORT LAUDERDALE 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 an \$18,000 fine, which would continue to accrue until the property was in compliance.

Courtney Crush, attorney, explained that Senior Code Compliance Officer Leonard Champagne was under the impression this case was in compliance so they had not discussed it. She requested an extension.

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

Case: CE18010833

1051 NW 54 ST

ELLISON PROPERTIES LLC

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

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
47-19.5.E.7.

THE CHAIN LINK FENCE IS IN DISREPAIR. THERE ARE
PARTS OF THE FENCING NO LONGER ATTACHED PROPERLY.

Complied:

47-19.9

9-306

Officer Rich presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day.

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

Case: CE18060999

1043 WYOMING AVE
JOHNSON, RYAN KEITH

Service was via posting at the property on 6/20/18 and at City Hall on 7/5/18.

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

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

THIS CASE IS A REPEAT VIOLATION PER CASE CE17041558, AT THE 6/15/17 SM HEARING SM FLYNN ORDERED 7 DAYS TO CMP OR \$100 A DAY THEREAFTER.

Officer Koloian presented the case file into evidence and recommended imposition of a fine of \$200 per day, starting on June 12 and continuing to accrue.

Judge Purdy found in favor of the City and imposed a fine of \$200 per day, starting on June 12 and continuing to accrue.

Case: CE18051170

3020 NW 17 CT
MAVERICK HOLDINGS LLC

Service was via posting at the property on 6/28/18 and at City Hall on 7/5/18.

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

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS OF THE FENCE THAT ARE MISSING AND/OR FALLING OVER.

Complied:

18-4(c)
47-34.1.A.1.

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

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

Case: CE18040679

1808 NE 26 AVE
TSYGANOV, IGOR

Service was via posting at the property on 6/14/18 and at City Hall on 7/5/18.

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

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

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

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

Case: CE18050572

1601 NW 16 ST
COUTAIN, LEROY & DORIS

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

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

THERE ARE CONTAINERS STORED ON THE LAWN IN THE
FRONT OF THE PROPERTY AFTER COLLECTION DAY AND NOT
PULLED BACK TO AN APPROVED LOCATION.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN
DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED,
POLES LOOSE AND UNSECURED.

9-306

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

9-280(b)

THERE ARE BUILDING PARTS AND ACCESSORIES WHICH ARE
DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT
LIMITED TO A SHED IN THE REAR OF THE PROPERTY AND
FASCIA AND SOFFIT OF THE PROPERTY.

Complied:

9-305(a)

18-12(a)

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 \$50 per day.

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

Case: CE18051183

1138 NW 16 CT

CALZADILLA, STEPHANIE

Service was via posting at the property on 6/8/18 and at City Hall on 7/5/18.

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

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

9-305(a)

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

9-308(b)

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

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 \$50 per day.

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

Case: CE18040943

2317 NW 13 CT

POOLE, GUSSIE

Service was via posting at the property on 6/19/18 and at City Hall on 7/5/18.

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

9-276(c)(3)

THERE IS EVIDENCE OF INSECTS AND OTHER VERMIN ON THIS DWELLING, INCLUDING BUT NOT LIMITED TO ROACHES, TERMITES.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO DOOR FRAME NOT SECURED, LOOSE CABINETS.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER, BATHROOM SINK AND TOILET LEAKS.

9-280(g)

THERE ARE ELECTRICAL OUTLETS AND OTHER ACCESSORIES IN DISREPAIR AND/OR NOT PROPERLY MAINTAINED ALL ABOUT THE DWELLING.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA, THE GRAVEL DRIVEWAY AT THE EAST SIDE IS NOT BEING MAINTAINED, MISSING GRAVEL COVER.

9-305(b)

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

9-306

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

Supervisor Quintero said the case was begun pursuant to a complaint. He presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day.

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

Case: CE18032121

209 N FTL BEACH BLVD 14B
SCHILLER, MARC S

Service was via posting at the property on 6/18/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
15122014 BKITCAB # 14B INTERIOR REMODEL, KITCHEN
AND BATHROOM.

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

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

Case: CE17061143

5821 NE 14 WY
OUTSTANDING LAUDERDALE RENTALS LLC

Service was via posting at the property on 6/18/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE:
16030341(REPLACE 19-IMPACT WINDOWS AND DOORS)

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS
REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE
BUILDING OFFICIAL
AND SUCH CONSTRUCTION OR WORK SHALL REMAIN
ACCESSIBLE
AND EXPOSED FOR INSPECTION PURPOSES UNTIL
APPROVED.

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

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

Case: CE18032428

2517 NE 37 DR
SAGER, MARK L SAGER, STACY W

Service was via posting at the property on 6/28/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17032243 PMETERDOM INSTALL 1 INCH DOMESTIC AND 1
INCH IRRIGATION

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

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

Case: CE18031131

4250 GALT OCEAN DR #5C
RYNN, EILEEN MALVAR, ANNETTE

Service was via posting at the property on 6/28/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17052073 BKITCAB # 5C MASTER BATH AND POWDER ROOM
REMODEL.

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

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

Case: CE18061751

2090 NE 55 CT
PARACHA INVESTMENTS LLC

Service was via posting at the property on 6/26/18 and at City Hall on 6/21/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
18-7

(A) VACANT AND UNOCCUPIED BUILDING, OR PORTION
THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS
ARE BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW
ACCESS TO THE INTERIOR:
THIS VACANT PROPERTY IS NOT ADEQUATELY SECURED TO
ENSURE PUBLIC HEALTH AND SAFETY. THERE ARE MISSING
WALL AC UNITS THAT PRESENT LARGE OPENINGS ON THIS

BUILDING. DOORS ARE BEING LEFT AJAR THUS ALLOWING OPEN ACCESS TO PROPERTY.

9-259

(A) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR:

THIS VACANT PROPERTY IS NOT ADEQUATELY SECURED TO ENSURE PUBLIC HEALTH AND SAFETY. THERE ARE MISSING WALL AC UNITS THAT PRESENT LARGE OPENINGS ON THIS BUILDING. DOORS ARE BEING LEFT AJAR THUS ALLOWING OPEN ACCESS TO PROPERTY.

Officer Martinez presented the case file into evidence and recommended ordering the owner to submit permit applications to bring the property to human occupancy and housing standards within 30 days, or to submit permit applications to demolish the structure within 30 days. If neither was done, the City would demolish the structure at the owner's expense.

Officer Martinez showed Judge Purdy photos of the property on his computer.

Judge Purdy found in favor of the City and ordered the owner to submit permit applications to bring the property to human occupancy and housing standards within 30 days, or to submit permit applications to demolish the structure within 30 days. If neither was done, the City would demolish the structure at the owner's expense.

Case: CE18060914

624 SW 16 AVE

TAH 2016-1 BORROWER LLC

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.6.4.3.2.1

THE FIRE EXTINGUISHER(S) ON THE SECOND FLOOR HAVE BEEN DISCHARGED AND SHOW SIGNS OF NEEDING SERVICE.

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

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

Case: CE18060760

601 SW 21 TER
FREDRIC STEIN 21 PROPERTY LLC

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.3.1.1 (SERVICE)
THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

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

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

Case: CE18060906

2000 NE 56 CT
PETRECCIA, ANGELO PETRECCIA, DANA E

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
MO SEC. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.
FLORIDA STATUTES 633.027
THIS STRUCTURE WAS BUILT USING LIGHT-FRAME TRUSS
CONSTRUCTION AND IS NOT IDENTIFIED IN ACCORDANCE
WITH FSS CH 633.027.

Complied:
NFPA 1:1.7.6.2

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

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE18040727

801 N VICTORIA PARK RD
BLACK TIGER GROUP 2 LLC

Service was via posting at the property on 6/25/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17050271 BDEMOM 801-805 COMPLETE DEMO 1200 SQ FT

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

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

Case: CE18040714

1757 NE 8 ST
BLACK TIGER GROUP 2 LLC

Service was via posting at the property on 6/25/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17050276 BDEMOM TWO FAMILY TOTAL DEMO

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

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

Case: CE18032356

1407 NE 15 AVE
WORD, TONY

Service was via posting at the property on 6/21/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17021463 BALTR1M INTER RENOV SFR
17021459 BWINDOWS INSTALL 32 WINDOWS W/IMPACT

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

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

Case: CE18040157

2915 CENTER AV
DONAHOE, SHEILA B

Personal service was made on 6/25/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
05092414 BADDR1M MASTER BEDRM SUITE & KITCHEN ADD
TO SFR

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

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

Case: CE18032223

1011 SW 31 AVE
DORCELY, ST VERTY H/ECHARLES, ANTON

Service was via posting at the property on 6/27/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
16020840 MACRPLL 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.

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

Case: CE18032425

2424 SE 17 ST
VILLAGE AT HARBOR BEACH CONDO ASSN

Service was via posting at the property on 6/27/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17032799 BSEALCOAT SEALCOAT/STRIPING AS EXISTING

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

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

Case: CE18040031

316 NE 4 ST
300 THIRD & 4TH LLC

Service was via posting at the property on 6/27/18 and at City Hall on 6/21/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17020178 BBARRIER TEMP FENCE FOR OVERFLOWED
PARKING 1105 LF

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

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

Case: CE18031188

5300 NW 9 AVE # 3B
DUNKIN PROPERTIES LLC

Personal service was made on 6/19/18.

FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
16120297 BCHANGEUSE # 3A & 3B: COMMERCIAL INTERIOR
RENOVATION, CHANGE

FBC(2017) 111.1.1

PROPERTY IS BEING OCCUPIED WITHOUT OBTAINING A
CERTIFICATE OF OCCUPANCY.

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

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

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

Case: CE17101308

1131 NW 5 CT
IZHAK, ESTER BEN ITZHAK, NIR BEN

This case was first heard on 3/15/18 to comply by 3/30/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$33,300 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$33,300 fine, which would continue to accrue until the violations were corrected.

Case: CE17040084

120 ROSE DR
JONES, JASON C SCACCO, RENATA A TAPIA

This case was first heard on 6/1/17 to comply by 7/13/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$74,750 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$74,750 fine, which would continue to accrue until the violations were corrected.

Case: CE18012257

1708 NE 16 TER
VICTORIA ONE PROPERTIES LLC

This case was first heard on 5/17/18 to comply by 5/27/18. 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.

Judge Purdy imposed the \$2,600 fine, which would continue to accrue until the violations were corrected.

Case: CE17061366

609 SW 18 ST
SILVIUS, BRET & DEBORAH

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 \$4,150 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17121173

5910 NE 28 AV
UDELSON, TARA S

This case was first heard on 4/19/18 to comply by 5/31/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17011946

704 COCONUT DR
MCNALLY, STEPHEN A

This case was first heard on 2/15/18 to comply by 3/29/18. Violations were as noted in the agenda. The property was 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.

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

Case: CE17121272

1616 SE 2 CT
FINN, ZACHARY

This case was first heard on 4/19/18 to comply by 5/31/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17031447

743 NE 17 WAY
9243 SUNRISE LLC

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 \$16,750 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$16,750 fine, which would continue to accrue until the violations were corrected.

Case: CE17071694

1 NW 57 ST
MISSOURI-LARGO LLC DEPT PT-FL-07117

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 \$4,850 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,850 fine, which would continue to accrue until the violations were corrected.

Case: CE17082511

2849 SW 4 CT
NOARALIS, VERISSEAU

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 \$4,850 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,850 fine, which would continue to accrue until the violations were corrected.

Case: CE17101177

1004 SW 7 ST
SCHATZ, DAVID W

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 \$2,750 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,750 fine, which would continue to accrue until the violations were corrected.

Case: CE17110964

508 NW 15 AV
CHIWARA, GRACE

This case was first heard on 4/19/18 to comply by 5/31/18. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17100466

94 HENDRICKS ISLE
94-96 HENDRICKS ISLE LLC

This case was first heard on 2/15/18 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 an \$18,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$18,000 fine, which would continue to accrue until the violations were corrected.

Case: CE17120884

901 SE 2 CT
905 SE 2 LLC

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 \$24,250 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17110975

843 SW 14 CT
ACKERMAN, JAMES J

This case was first heard on 3/1/18 to comply by 3/22/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,550 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$1,550 fine.

Case: CE17062103

1320 NW 3 AVE
WHITE, CAMILE H/E
WHITE, CALINE MARIE EST ET AL.

This case was first heard on 3/15/18 to comply by 4/12/18. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full amount.

Shelly Hullett, Code Compliance Officer, confirmed the property was in compliance and fines totaled \$2,400.

Judge Purdy Imposed the \$2,400 fine.

Case: CE17122221

4444 EL MAR DR
MINTO VILLAS-BY-THE-SEA LLC

Vacate order of 04/12/18

This was a request to vacate the Order dated 4/12/18.

Judge Purdy vacated the Order dated 4/12/18.

Case: CE17101942

1421 NE 1 AV
FORD, CAROLA

Request for extension

This case was first heard on 6/7/18 to comply by 7/19/18. Violations were as noted in the agenda. The property was not in compliance.

Shelly Hullett, Code Compliance Officer, stated fines would begin on 7/20/18.

Judge Purdy denied the request for an extension.

Case: CE18030492

537 NW 16 AV
BROWN, DOROTHY H/E ET AL. SPAN, JULIA M

Service was via posting at the property on 6/16/18 and at City Hall on 7/5/18.

Roberta Jones, 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 AND SWALE.

25-13

THERE IS GRAVEL INSTALLED IN THE SWALE WITHOUT FIRST OBTAINING THE REQUIRED PERMIT.

Complied:

9-305(a)
9-304(b)
18-4(c)
9-306
47-34.1.A.1.
9-280(h)(1)

Officer Jones recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

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

Case: CE18050916

967 NW 16 TER
STRINGHAM, SCOTT

Service was via posting at the property on 7/2/18 and at City Hall on 7/5/18.

Roberta Jones, 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.

9-306

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

Complied:

9-304(b)

18-12(a)

Officer Jones recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

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

Case: CE18012329

515 NW 7 TER

BARR, ESSIE MAE SMITH, EDWARD H EST E

Service was via posting at the property on 7/2/18 and at City Hall on 7/5/18.

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

THERE ARE VEHICLES OR TRAILERS PARKED ON THE GRASS/LAWN AREA. THERE IS NO DEFINED OFF-STREET PARKING FACILITIES (DRIVEWAY) ON THIS PROPERTY SURFACED WITH A HARD, DUSTLESS MATERIAL OR MAINTAINED IN A GOOD, SMOOTH, WELL-GRADED CONDITION.

Complied:

18-12(a)

Officer Jones recommended ordering compliance within 14 days or a fine of \$50 per day.

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

Case: CE18041194

624 NW 14 AV

101HOMES REALTY LLC

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

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

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

47-20.20.H.

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

9-305(b)

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

Complied:

18-4(c)

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

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE18031314

1030 NW 25 WY

CHARLITE, ROUZIER

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

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WALLS, CEILINGS, WINDOWS, DOORS AND/OR BUILDING PARTS NOT MAINTAINED.

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 THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-308(a)

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

Complied:

47-34.1.A.1.

9-304(b)

9-305(b)

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

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

Case: CE18031056

1531 NW 11 ST
JOHNSON, CATHERINE H/E JOHNSON, WILLI

Service was via posting at the property on 6/11/18 and at City Hall on 7/5/18.

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.

47-34.1.A.1.

OUTDOOR STORAGE

18-4(c)

THERE IS/ARE DERELICT VEHICLES AND/OR TRAILER ON THE PROPERTY.

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

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

Case: CE18051406

1505 NW 8 AVE
AMERICAN REAL ESTATE STRATEGIES FUN

Service was via posting at the property on 6/25/18 and at City Hall on 7/5/18.

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.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY

9-308(b)

THERE IS MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

Withdrawn:

18-12(a)

9-306

47-20.20.H.

Complied:

18-4(c)

9-304(b)

9-305(b)

47-21.12.G.1.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day, per violation.

Case: CE18061256

1505 NW 8 AVE

AMERICAN REAL ESTATE STRATEGIES FUN

Service was via posting at the property on 6/28/18 and at City Hall on 7/5/18.

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

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A REPEAT VIOLATION BASED ON CASE CE13012071 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 19, 2013 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 18-12(a). THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

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 AREAS, WHEEL STOPS ARE MISSING, LOSE OR BROKE. THE SURFACE MARKING ARE FADED OR MISSING. THIS IS A REPEAT VIOLATION BASED ON CASE CE13012071 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 19, 2013 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 47-20.20.H. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A

REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THIS IS A REPEAT VIOLATION BASED ON CASE CE13012071 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 19, 2013 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 9-306 THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation, retroactive to 6/15/18.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation, retroactive to 6/15/18.

Case: CE18041416

1511 NW 11 ST

RUSSO, LISA

Service was via posting at the property on 6/11/18 and at City Hall on 7/5/18.

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.

18-4(c)

THERE ARE DERELICT VEHICLES ON THE SWALE (OR) ON THE PROPERTY.

Complied:

9-304(b)

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

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

Case: CE18011840

424 NW 21 TER
PRESCOTT-SUGGS, LESLIE A PRESCOTT, V

Service was via posting at the property on 7/2/18 and at City Hall on 7/5/18.

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

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

Complied:

9-306

9-313.(a)

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

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

Case: CE18012054

1437 N ANDREWS AVE
MEYER ACQUISITION LLC

Service was via posting at the property on 6/25/18 and at City Hall on 7/5/18.

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

THE OFF-STREET PARKING FACILITIES INCLUDING THE DRIVEWAY OF THIS PROPERTY ARE NOT SURFACED WITH A HARD, DUSTLESS MATERIAL OR MAINTAINED IN A GOOD, SMOOTH, WELL-GRADED CONDITION.

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:

9-280(b)

9-280(h)(1)

18-12(a)

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

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE18032244

1205 NW 3 AVE
DAVID, ZACHARY

Service was via posting at the property on 6/25/18 and at City Hall on 7/5/18.

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

THE GRAVEL DRIVEWAY IS NOT CLEARLY DEFINED AND PROPERLY MAINTAINED.

9-305(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 21 days or a fine of \$50 per day, per violation.

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

Case: CE18040149

1304 NW 3 AV
ELIZABETH ANN WEYMOUTH TR WEYMOUTH

Service was via posting at the property on 6/25/18 and at City Hall on 7/5/18.

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 28 days or a fine of \$50 per day.

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

Case: CE18041789

1017 SW 22 AV

CRESPO, REINALDO J CRESPO, RICHARD ANTHONY

Service was via posting at the property on 6/16/18 and at City Hall on 7/5/18.

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

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

Complied:

9-304(b)

9-306

Officer Holloway presented the case file into evidence and recommended ordering compliance with 9-313.(a) within 10 days or a fine of \$25 per day and with 9-305(b) within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-313.(a) within 10 days or a fine of \$25 per day and with 9-305(b) within 21 days or a fine of \$25 per day.

Case: CE18012033

433 NW 22 AVE

FAMAS INVES CORP

Service was via posting at the property on 6/16/18 and at City Hall on 7/5/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
47-21.16.A.

THERE IS A DEAD TREE AND/OR STUMP ON THIS PROPERTY
WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH,
SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY

CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

9-280(h)(1)

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

9-305(b)

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

9-306

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

9-308(b)

THERE IS DEBRIS ON THE ROOF CONSISTING OF GREEN TARP/COVERING.

Complied:

18-12(a)

9-278(e)

Officer Holloway presented the case file into evidence and recommended ordering compliance with 9-305(b) within 14 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 9-305(b) within 14 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE18012040

2218 NW 5 ST

JEAN FELIPE LLC REGALADO BUSINESS CORP

Service was via posting at the property on 6/28/18 and at City Hall on 7/5/18.

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

THERE IS OUTDOOR STORAGE IN THE CARPORT CONSISTING OF BUT NOT LIMITED TO BUMPERS, TIRES, CAR PARTS AND OTHER MISC. ITEMS. OUTDOOR STORAGE IS NOT PERMITTED IN THIS AREA ZONED RMS-15. THE OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY

REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

24-27.(b)

THE TRASH CARTS ARE IMPROPERLY STORED ON THE PROPERTY AND NOT PULLED BACK TO AN APPROVED LOCATION.

9-304(b)

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

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.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT ARE STAINED AND DIRTY.

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

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

Case: CE18030191

491 SW 29 TER

BROWN, AGNES A BROWN, GWENDOLYN ET AL.

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

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

THERE IS A LANDSCAPE TRAILER REPEATEDLY BEING STORED ON THE SWALE OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASES CE17062185, CE18021556 AND CE17041530 THIS CASE WILL BE PRESENTED BEFORE THE SCHEDULED FOR SPECIAL MAGISTRATE TO GET A FIND OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway presented the case file into evidence, stated the violation was now in compliance. She requested a finding of fact that the violation had existed as cited and granting the City to right to tow the trailer.

Judge Purdy found in favor of the City that the violation had existed as cited and granted the City the right to tow the trailer.

Case: CE18032030

2571 RIVERLAND DR

MAKHANI, AKBER

Service was via posting at the property on 6/27/18 and at City Hall on 7/5/18.

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

THE DRIVEWAY IS NOT BEING MAINTAINED. THE ASPHALT HAS HOLES AND CRACKS AND IS FADED.

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.

9-306

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

9-308(b)

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

Complied:

9-280(h)(1)

9-314.

47-34.1.A.1.

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

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

Case: CE18040328
3180 AUBURN BLVD
SRP SUB LLC

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

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:
18-12(a)

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

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

Case: CE18051335
1049 WYOMING AVE
PLUNKETT, HEADLEY

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

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

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

Officer Holloway presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day.

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

Case: CE18052132

1642 NE 7 TER
SCHUTZ, JOSEPH R

Service was via posting at the property on 6/20/18 and at City Hall on 7/5/18.

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

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

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

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

Case: CE18042086

77 HENDRICKS ISLE
KIRA MAR LLC

Service was via posting at the property on 6/28/18 and at City Hall on 7/5/18.

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.

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

Case: CE18060251

1651 NE 54 ST
BRANCH, KEITH J

Service was via posting at the property on 6/28/18 and at City Hall on 7/5/18.

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.

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

Case: CE18052453

4040 GALT OCEAN DR #202
SAMANTHA'S VACATION RENTALS LLC

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

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.

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

Case: CE18052037

4040 GALT OCEAN DR #204
GAMERO, SAMANTHA

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

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.

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

Case: CE18051865

4040 GALT OCEAN DR #216
TAFF FAMILY LIMITED PARTNERSHIP

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

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.

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

Case: CE18051868

4040 GALT OCEAN DR #218
ANGELINA TALERICO REV LIV TR TALERICO, ANNA RITA TRUSTEE ET AL.

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

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.

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

Case: CE18051990

4040 GALT OCEAN DR #219
F T RICO INC. MCNAMARA SERVICES INC. ET AL.

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

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.

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

Case: CE18052041

4040 GALT OCEAN DR #222
GAMERO, RENEE SAMANTHA

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

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 \$50 per day.

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

Case: CE18052446

4040 GALT OCEAN DR #327
GAMERO, RENEE SAMANTHA

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

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.

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

Case: CE18060015

4040 GALT OCEAN DR #807
GAMERO, RENEE SAMANTHA

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

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.

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

Case: CE18060068

4040 GALT OCEAN DR #908
GAMERO, RENEE SAMANTHA

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

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.

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

Case: CE18052035

4040 GALT OCEAN DR #1103
SF FLORIDA LAND TR GAMERO, SAMANTHA TRUSTEE

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

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.

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

Lien Reduction cases

Case: CE16051281

2878 NE 26 ST
ONSLOW BAY FINANCIAL LLC

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$120,000 and City hard costs totaled \$304. The applicant had offered \$3,000.

Judge Purdy reduced the lien amount to \$3,304 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: CE12121011

3306 SW 17 ST
HERNANDEZ, PABLO JR H/E
HERNANDEZ, PABLO SR & CONSUELO

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$11,400 and City hard costs totaled \$258. The applicant had offered \$2,000.

Jenna Wulf, attorney, said the payoff amount she was given in April was \$50,000 and they had offered \$2,000 based on that amount. The payoff was now listed as \$11,400, so she requested a further reduction.

Judge Purdy reduced the lien amount to \$1,258 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE07120759

3541 NW 53 CT
LINPRO COMMERCE CENTER PROPERTY
OWNERS ASSOCIATION INC.

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$447,850 and City hard costs totaled \$4,996. The applicant had offered \$22,392.

Jose Rodriguez, attorney, thanked Judge Purdy.

Judge Purdy reduced the lien amount to \$22,392 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: CE17041541

43 FIESTA WY
FOSSI, LAWRENCE J
GOLD, JULIET E

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$17,250 and City hard costs totaled \$350. The applicant had offered \$350.

Daniel Jacobson, attorney for the prior owner, said when the liens accrued, the prior owners had just had their fourth child.

Judge Purdy reduced the lien amount to \$850 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: 9306099

1010 SW 2 CT
JEANNETTE MOUSTAKIS REV TR
MOUSTAKIS, ALBERT TRUSTEE

Notice was mailed to the owner via first class mail on 7/9/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$883,650 and City hard costs totaled \$903. Total liens for both cases: \$ 884,900; Total Hard costs: \$1,437.

Richard Rosa, attorney, confirmed that the building had been condemned and demolished in 2011. The owner had a contract to sell the property for \$100,000.

Judge Purdy reduced the lien amount to \$2,903 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: CE08021295

1010 SW 2 CT
JEANNETTE MOUSTAKIS REV TR
MOUSTAKIS, ALBERT TRUSTEE

Notice was mailed to the owner via first class mail on 7/9/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$1,250 and City hard costs totaled \$534.

Judge Purdy reduced the lien amount to \$1,784 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: CE16081896

1213 NW 4 AV
NEWTON, MICHAEL L EST

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$11,200 and City hard costs totaled \$544.

Eric Martinez, general contractor, said the owner had fallen and been hospitalized for some time. He had returned to the home but subsequently passed away.

Judge Purdy reduced the lien amount to \$1,294 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: CE15060589

1401 NW 3 CT
CABRERA, DANIEL & RABEN, ROBERT

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$210,000 and City hard costs totaled \$1,592. The applicant had offered \$1,592.

Andrew Schein, attorney, said the property was in compliance. He said a prior tenant had not allowed the owner or Code Inspectors into the property and had been evicted.

Judge Purdy reduced the lien amount to \$2,592 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: CE15121126

1412 NW 4 ST
CABRERA, DANIEL & RABEN, ROBERT

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$260,300 and City hard costs totaled \$1,500. The applicant had offered \$1,500.

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

Case: CE15051911

1413 NW 3 CT
CABRERA, DANIEL & RABEN, ROBERT

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$43,700 and City hard costs totaled \$1,040. The applicant had offered \$1,040.

Judge Purdy reduced the lien amount to \$1,040 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: CE15102137

1530 NW 14 CT
1530 NW 14TH CT LLC

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$142,000 and City hard costs totaled \$1,316. The applicant had offered \$3,000.

Christopher Kennedy, agent, was present.

Judge Purdy reduced the lien amount to \$3,316 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: CE15070837

1631 NW 26 TER
IBERIABANK

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$35,625 and City hard costs totaled \$350.

Brian Buczko, representative, said the bank had foreclosed on the property. He offered \$250 plus \$350 for hard costs.

Judge Purdy reduced the lien amount to \$2,150 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: CE09090671

1509 NE 16 TER
NOCERA, JOHN PARIS
NOCERA, LOURDES

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$62,775 and City hard costs totaled \$258.

John Nocera, owner, explained that they had lost their equity line of credit in the middle of putting an addition on the house. They had subsequently declared bankruptcy. Mr. Nocera said they had recovered but the lien was preventing them from getting a loan.

Judge Purdy reduced the lien amount to \$258 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15060134

2601 SW 13 PL
CANDELARIO, MARCOS
RAMIREZ, LUCIANA

Notice was mailed to the owner via first class mail on 7/2/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$54,800 and City hard costs totaled \$424.

Lisa Laird, representative, was present.

Judge Purdy reduced the lien amount to \$1,924 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:

CE17052110	CE17052122	CE18041978	CE18040075
CE18051111	CE17121147	CE18060424	CE18031035
CE18031037	CE18060153	CE18050482	CE18041598
CE18040688	CE18041996	CE17100237	CE17090807

CE18051817	CE18051899	CE18030849	CE18030838
CE18032447	CE18052298	CE18041395	CE18041392
CE18051032	CE18040864	CE18051643	CE18030222
CE18031055	CE18031063	CE18031922	CE18032234
CE18031383	CE18060751	CE18060761	CE18060765
CE18060766	CE18060865	CE18060871	CE18060885
CE18060916	CE18060886	CE18060904	CE18060980
CE18061097	CE18061577	CE18061585	CE18061589
CE18061591	CE18030443	CE16071463	CE18030674
CE17100915	CE18030676	CE18030726	CE18030854
CE18030856	CE18031449	CE18032225	CE18032421
CE18032422	CE18040402	CE18040038	CE18040215
CE18040217	CE17090111	CE18031710	CE18031631
CE18051777	CE18031713	CE18031746	CE18032014
CE18032075	CE18032077	CE18040449	CE18052128
CE18040967	CE18052023	CE18041393	CE18041103
CE18041371	CE18050573	CE18052140	CE17121821
CE18060081	CE18060571	CE18052437	

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 CE18021014 CE18041460 CE18061080

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:

CE18060455 CE18052142

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:

CE18032353	CE18040393	CE18022112	CE18030844
CE18040408	CE18051222	CE18051223	CE18051224
CE18051226	CE18051227	CE18040172	CE18032439
CE18040368	CE18040364	CE18040349	CE18040223
CE18060054	CE17100472	CE17100488	

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:

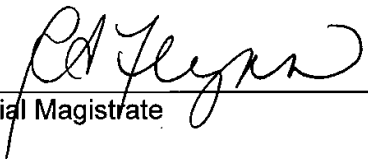
None

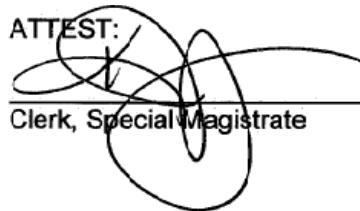
Respondent Non-Appearance

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 CE15040758
CE18030358 CE16080507

There being no further business, the hearing was adjourned at 3:38 P.M.


Special Magistrate

ATTEST:

Clerk, Special Magistrate