



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
AUGUST 30, 2018
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Loen Garrick, Clerk III
Crystal Green-Griffith, Clerk III
Keyandre Haynes, Clerk III
Katrina Jordan, Administrative Services Supervisor
Rhonda Hasan, Assistant City Attorney
Gustavo Caracas, Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Ron Kovacs, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
Danny Reyes, Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE17100604: Edgar Salvador, owner's representative; Tohar Dror, owner
CE17081855; CE17081841; CE17031807; CE17061840; CE15031101; CE17030990;
CE16071616; CE17022065; Courtney Crush, attorney
CE17082217: Patrick Samorian, owner
CE17050478: Steven Katz, attorney; Robert Andrews, manager
CE18011066: Lorraine Smith, owner
CE17062677: James Bembanaste, owner
CE16070695: Maurice Walker, owner
CE18011786: Electa Cone, owner
CE18030794: William Joseph, owner
CE18010652: Jonathan Fish, owner

Special Magistrate Hearing

August 30, 2018

Page 2

CE16082022: Carlos Valdes, representative
CE17120465: Mana Ramos, owner
CE16030973: Richard Meyers, owner; Jose Pena, property manager; Heather Oakesson, representative
CE17072259: Guillermo Dip, owner
CE18021759: Mark Payne, owner
CE17082400: Asi Topaz, property manager
CE17100860: Alberto Zanchetta, owner
CE17040135: Elizabeth Driscoll, owner
CE16121318: Matthew Stone, owner; Heather Miller, previous owner
CE18011034; CE18011038: Anthony Thomas, owner
CE17071274; CE16071446: Robert Albanese, owner
CE18020268: Penny Shea, HOA director; Larry Shinbaum, realtor; Jonathan Campau, property manager
CE17030158: Richard Chong, property manager
CE17060615: Charles Linares, property manager; Gustavo Linares, owner; Juan Perez, attorney
CE17062045: Irene Janota, owner's representative
CE17090114: Parminder Malhotra, owner
CE17090839: Kevin Clark, owner
CE17060995: Olfranc Jeune, owner
CE17071853: Charles Donnelly, owner
CE16100225: William Smythe, engineer; Carmela Paladino, property manager
CE17041398: Steven Meister, property manager
CE17032363: Larry Karns, attorney
CE17062708: Charles Fulmer, owner
CE17072271: Esther Kadosh, property manager
CE17101551: Leola Mayo, owner
CE17110910: Deborah Bausham 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: CE17072271

3233 SW 2 AVE # 200

ML VINTAGE LLC

This case was first heard on 10/19/17 to comply by 1/18/18. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$125,000 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, confirmed all violations had been complied.

Esther Kadosh, property manager, explained that the contractor and architect had misled them and they had hired several other architects and contractors over several months. They had finally hired a working team and brought the violations into compliance. Captain Kisarewich said the current contractor had worked diligently. He recommended reducing the fines go \$600.

Ms. Flynn imposed a fine of \$600 for the time the property was out of compliance.

Case: CE16070695

500 E DAYTON CIR
ISLANDER'S HOMES INVESTMENT LLC

This case was first heard on 4/6/17 to comply by 7/1/17 and 9/20/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,700 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing the fines to \$626 to cover administrative costs.

Maurice Walker, owner, said the fines had been from a previous owner and asked the fines to be reduced to \$200.

Ms. Flynn imposed a fine of \$626 for the time the property was out of compliance.

Case: CE18011066

410 SW 30 TER
SMITH, LORRAINE E

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

Lorraine Smith, owner, said the notices had been sent to an old address but she had acted as soon as she became aware of the violations. She stated she had needed to remove a fence and trench the backyard before working on the pool.

Linda Holloway, Code Compliance Officer, recommended reducing the fines to \$534 to cover administrative costs.

Ms. Flynn imposed a fine of \$534 for the time the property was out of compliance.

Case: CE17100860

1718 N VICTORIA PARK RD
ZANCHETTA, ALBERTO

This case was first heard on 2/1/18 to comply by 3/8/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,750 and the City was requesting the full fine be imposed.

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

Alberto Zanchetta, owner, said he had been traveling when the property was cited but when he was notified by email he had immediately taken down the rental listing.

Officer Wingate recommended reducing the fine to hard costs of \$764.

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

Case: CE17090114

2780 SW 2 ST
MALHOTRA, PARMINDER SINGH

This case was first heard on 4/12/18 to comply by 7/26/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, recommended a 98-day extension.

Parminder Malhotra, owner, agreed.

Ms. Flynn granted a 98-day extension, during which time no fines would accrue.

Case: CE17060615

2625 NE 13 CT
LINARES PROPERTY MANAGEMENT LLC

This case was first heard on 7/6/17 to comply by 8/24/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$106,800 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended reducing the fine to \$560.

Juan Perez, attorney, agreed.

Ms. Flynn imposed a fine of \$560 for the time the property was out of compliance.

Case: CE17062708

3199 NW 65 DR
FULMER, CHARLES L

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 not in compliance and the City was requesting imposition of a \$22,500 fine, which would continue to accrue until the property was in compliance.

Jordan Wingate, Code Compliance Officer, confirmed the property was not in compliance.

Charles Fulmer, owner, said he was awaiting one more license to be approved. He said the rental listing had been pulled. Officer Wingate suggested an extension for a few weeks.

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

Case: CE17032363

3101 SW 15 ST
SODDERS, GREGORY D II & NICOLE R

This case was first heard on 6/1/17 to comply by 7/6/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,475 and the City was requesting the full fine be imposed.

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

Larry Karns, attorney, agreed.

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

Case: CE17030158

2614 CASTILLA ISLE
BONNEAU, STEPHEN P NICHOLAS

This case was first heard on 4/20/17 to comply by 6/1/17. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$12,000 and the City was requesting the full fine be imposed.

Jordan Wingate, Code Compliance Officer, recommended reducing the fine of \$258 to cover administrative costs.

Richard Chong, property manager, agreed.

Ms. Flynn imposed a fine of \$258 for the time the property was out of compliance.

Case: CE17062677

477 NW 8 ST
BEMBANASTE, JAMES

This case was first heard on 8/17/17 to comply by 8/27/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$21,000 and the City was requesting the full fine be imposed.

Roberta Jones, Code Compliance Officer, stated administrative costs totaled \$856.

James Bembanaste, owner, said the violations related to a previous owner. After purchasing the house, he was informed about the violations and brought them into compliance. He stated for some time after he purchased the property, the notices were still being sent to the previous owner.

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

Case: CE16121318

2200 SW 28 AVE
PAYAN, REZA EST

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

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

Case: CE16100225

3020 NE 32 AVE
THE TIDES AT BRIDGESIDE SQUARE COND

This case was first heard on 11/3/16 to comply by 12/1/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended reducing the fine to \$200.

Carmela Paladino, property manager, agreed.

Ms. Flynn imposed a fine of \$200 for the time the property was out of compliance.

Case: CE17090839

2850 NE 30 ST # 8
CLARK, KEVIN A

This case was first heard on 2/1/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,500 and the City was requesting the full fine be imposed.

Jordan Wingate, Code Compliance Officer, recommended reducing fines to \$258 to cover administrative costs.

Kevin Clark, owner, agreed.

Ms. Flynn imposed a fine of \$258 for the time the property was out of compliance.

Case: CE17022065

3016 BAYSHORE DR
BAYSHORE HOTEL LLC

This case was first heard on 3/15/18 to comply by 3/22/18 and 4/12/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$124,500 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, stated administrative costs totaled \$1,270.

Courtney Crush, attorney, requested the fines be reduced to the administrative costs. She said the owner had realized that rehabilitating the property would not be worth it and had subsequently demolished the property.

Ms. Flynn imposed a fine of \$1,270 for the time the property was out of compliance.

Case: CE17082217

304 W PARK DR
PORRAS, CARIN M

This case was first heard on 2/1/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Ron Kovacs, Code Compliance Officer, stated the property was out of compliance for five days and administrative costs totaled \$350.

Patrick Samorian, owner, explained that the property had been complied by the deadline, but it had taken a few days to schedule an inspection. He requested the fines be waived.

Ms. Flynn imposed no fine.

Case: CE17030990

1901 SW 5 PL
RIVERSIDE PARK LLC

This case was first heard on 8/10/17 to comply by 10/5/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$32,800 fine, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, recommended imposition of the fine.

Courtney Crush, attorney, explained that said they had thought the property was in compliance last summer but learned from Officer Williams about the remaining violations. She requested a 28-day extension.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE17031807

524 BAYSHORE DR
BAYSHORE VILLAS LLC

This case was first heard on 1/18/18 to comply by 2/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$50,000 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, stated administrative costs totaled \$1,224.

Courtney Crush, attorney, requested fines be reduced to administrative costs. She stated there had been some confusion on the owner's part regarding which property had been cited for the violations. Ms. Flynn wondered why the owner could not recognize that there were trailers and wheel stops stored on this particular property and Ms. Crush explained that with limited space on every property, it was difficult to accommodate the equipment. There was confusion regarding the maintenance.

Ms. Flynn imposed a fine of \$1,224 for the time the property was out of compliance.

Case: CE17061840
529 BAYSHORE DR
BAYSHORE CONCEPTS LLC

This case was first heard on 1/18/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$16,700 fine, which would continue to accrue until the property was in compliance.

Courtney Crush, attorney, explained that the owner had a contractor examine the dock and determined they would repair it because if it were demolished, it could never be rebuilt. She requested 60 days.

John Suarez, Code Compliance Officer, did not object to the request for an extension.

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

Case: CE17081855
201 S FTL BEACH BLVD
TRD OF FORT LAUDERDALE LLC

This case was first heard on 2/1/18 to comply by 4/5/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$73,000 fine, which would continue to accrue until the property was in compliance.

John Suarez, Code Compliance Officer, said several violations remained. He recommended an extension.

Courtney Crush, attorney, said they were working on several overlapping cases regarding parking lot compliance. She said the work was being done. She requested an extension and Officer Suarez did not object.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE17081841

213 S FTL BEACH BLVD
TRD OF FORT LAUDERDALE LLC

This case was first heard on 2/1/18 to comply by 4/5/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,600 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE15031101

604 SW 12 AVE
ASHTON HOLDINGS & DEVELOPMENT LLC

This case was first heard on 7/16/15 to comply by 1/14/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$136,800 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing the fine to \$626 to cover administrative costs.

Courtney Crush, attorney, agreed.

Ms. Flynn imposed a fine of \$626 for the time the property was out of compliance.

Case: CE16071616

3015 GRANADA ST
BLUE SKIES REALTY INVESTMENTS INC.

This case was first heard on 1/19/17 to comply by 3/2/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$38,000 and the City was requesting the full fine be imposed.

Jordan Wingate, Code Compliance Officer, recommended reducing the fine to \$304 to cover administrative costs.

Courtney Crush, attorney, agreed.

Ms. Flynn imposed a fine of \$304 for the time the property was out of compliance.

Case: CE17041398

3031 DAVIE BLVD
SUNSHINE STATE HOLDINGS II INC.

This case was first heard on 1/18/18 to comply by 5/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$38,800 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, did not object to another extension.

Steven Meister, property manager, requested 63 days.

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

Case: CE17082400

1523 NW 9 AVE
1523 NW 9 AVENUE LLC

This case was first heard on 4/12/18 to comply by 4/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,300 and the City was requesting the full fine be imposed.

Mary Rich, Senior Code Compliance Officer, recommended fines be reduced to \$856 to cover administrative costs.

Asi Topaz, property manager, agreed.

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

Case: CE18020268

2530 ANDROS LN
JENSEN, KEITH

This case was first heard on 4/12/18 to comply by 5/24/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,000 and the City was requesting the full fine be imposed.

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

Larry Shinbaum, realtor, stated the owner was a veteran and they had tried unsuccessfully to sell the home for one year, so he had decided to rent it as a vacation rental. He said they had experienced some problems with a contractor. He requested the fines be reduced to administrative costs.

Officer Kovacs said the property had missed the deadline by 80 days and it would not be fair to reduce the fines to administrative costs.

Penny Shea, HOA director, said the home was now being rented to too many people and the neighborhood wanted the full fines to be imposed for the owner “thumbing his nose” at the rules. She stated in the summer there had at one point been 42 cars at the home. Mr. Shinbaum said they had a surveillance system at the house now and that situation had not recurred.

Jonathan Campau, property manager, explained that the property was now under his management, which included the security system and pool alarms. He stated the hurricane last fall had also postponed their progress.

Officer Kovacs reiterated that there had been plenty of time for compliance and recommended imposition of the fines.

Ms. Flynn Imposed the \$20,000 fine.

Case: CE17040135

1721 NE 59 CT
DRISCOLL, ELISABETH L M

This case was first heard on 1/18/18 to comply by 3/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$39,750 and the City was requesting the full fine be imposed.

Jordan Wingate, Code Compliance Officer, recommended reducing the fines to \$258 to cover administrative costs.

Elizabeth Driscoll, owner, asked for the fines to be waived and said \$258 was a lot of money for her.

Ms. Hasan pointed out that the property was out of compliance for 159 days so administrative costs were warranted.

Ms. Flynn imposed a fine of \$258 for the time the property was out of compliance.

Case: CE17050478

410 NW 1 AVE
THE MILL CONDO ASSN INC.

This case was first heard on 6/1/17 to comply by 7/6/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$36,100 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended reducing the fines to \$300.

Steven Katz, attorney, agreed.

Ms. Flynn imposed a fine of \$300 for the time the property was out of compliance.

Case: CE18010652

701 NW 5 AVE
BAYIT INVESTMENTS LLC

This case was first heard on 4/12/18 to comply by 8/16/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,000 fine, which would continue to accrue until the property was in compliance.

Jonathan Fish, owner, requested 91 days and Wilson Quintero, Code Compliance Supervisor, did not object.

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

Case: CE17071274

2401 NE 25 PL
ALBANESE, ROBERT D

This case was first heard on 2/1/18 to comply by 2/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,300 and the City was requesting the full fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$497 to cover administrative costs.

Robert Albanese, owner, said he had been caring for his father, who had Alzheimer's, in another town while this was going on. He stated he first became aware of the violation recently.

Ms. Flynn imposed no fine.

Case: CE16071446

2401 NE 25 PL
ALBANESE, ROBERT D

This case was first heard on 4/6/17 to comply by 5/4/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting the full fine be imposed.

Vaughn Malakius, Code Compliance Officer, did not object to waiving the fines.

Ms. Flynn imposed no fine.

Case: CE17071853

3018 NE 20 CT
DONNELLY, CHARLES E

This case was first heard on 2/1/18 to comply by 4/5/18 and 6/7/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$18,750 fine, which would continue to accrue until the property was in compliance.

Charles Donnelly, owner, said he had a contract to sell the property in June, which had fallen through but there was another contract pending, which would close on October 15. He said the buyer planned to demolish the home, so Mr. Donnelly did not want to comply the violations.

Gustavo Caracas, Code Compliance Officer, said the neighbors had been complaining about the lack of maintenance on the property.

Mr. Donnelly showed the sales contract to Ms. Hasan and Ms. Flynn. Ms. Hasan stated the grounds and fence should be maintained even if the home was going to be demolished.

Ms. Flynn imposed a fine of \$7,300 for 18-12(a) and 9-280(h)(1), which would continue to accrue until the violations were brought into compliance, and granted a 49-day extension for the remaining violations, during which time no fines would accrue.

Case: CE16030973

911 SW 15 TER
BET-TER HOLDINGS LLC

This case was first heard on 6/16/16 to comply by 9/15/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$34,150 fine, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, said she would not object to a request for an extension.

Richard Meyers, owner, requested a 98-day extension.

Ms. Flynn granted a 98-day extension, during which time no fines would accrue.

Case: CE18021759

1233 MIDDLE RIVER DR
PAYNE, MARK J

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 \$17,000 and the City was requesting the full fine be imposed.

Jordan Wingate, Code Compliance Officer, recommended reducing the fines to \$258 to cover administrative costs.

Mark Payne, owner, requested no fine be imposed. He said he had submitted the applications and been told he would receive an email to schedule inspections. He had never received that email, but had received a notice about the hearing for the violation.

Officer Wingate stated the website address to accept the payment had not been sent to Mr. Payne at first and then the website was down for a time.

Ms. Flynn imposed no fine.

Case: CE18011786

513 NW 22 AVE
CONE, ELECTA DENISE

This case was first heard on 4/19/18 to comply by 6/7/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,775 and the City was requesting the full fine be imposed.

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

Electa Cone, owner, requested no fine be imposed. She said she had tried to bring the property into compliance before the deadline. She said she had been caring for her mother before she died and had also gone through three different contractors. There had also been issues getting the permit issued.

Ms. Flynn imposed a fine of \$250 for the time the property was out of compliance.

Case: CE17100604

124 HENDRICKS ISLE
124 HENDRICKS ISLE LLC

This case was first heard on 3/15/18 to comply by 5/17/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$13,000 fine, which would continue to accrue until the property was in compliance.

Edgar Salvador, owner's representative, said the property was being redeveloped. He said the seawall permit application had been submitted. John Suarez, Code Compliance Officer, checked online for the permit.

After returning to the case, Officer Suarez said the seawall permit application was in with the County, not the City. He recommended a 60-day extension. Mr. Salvador agreed.

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

Case: CE17120465

736 NW 15 TER
RAMOS, JUAN RAMOS, MARIE

This case was first heard on 4/12/18 to comply by 5/17/18. Violations and extensions 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.

Deanglis Gibson, Code Compliance Officer, said some extenuating circumstances had prevented the owners from complying.

Mana Ramos, owner, said they had experienced a financial setback and requested additional time. Officer Gibson recommended 63 days.

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

Case: CE18030794

612 NW 16 ST
JOSEPH, WILLIAM

This case was first heard on 5/17/18 to comply by 5/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$18,800 fine, which would continue to accrue until the property was in compliance.

William Joseph, owner, said he had paid someone to attend to the pool but he had not.

Shelly Hullett, Code Compliance Officer, recommended imposition of the fine. She explained that Mr. Joseph could not access the property because there was a court order preventing him from going near his wife.

Mr. Joseph said his wife had left the property and he believed he could enter in October. Ms. Flynn advised Mr. Joseph must hire someone else to address the pool violation if he could not access it.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE17101551

3515 SW 12 CT
MAYO, LEOLA E

This case was first heard on 3/1/18 to comply by 4/5/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,950 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said she was scheduled to meet with the owner on 9/13 and she would not object to a 21-day extension.

Leola Mayo, owner, requested 21 days.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE16082022

705 NE 6 TER
LAUDERDALE ONE LLC

This case was first heard on 6/1/17 to comply by 8/3/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$39,100 fine, which would continue to accrue until the property was in compliance.

Paulette Perryman, Code Compliance Officer, said this was a companion case to one heard by Ms. Flynn on 8/2 and requested a 35-day extension so they would be heard again on the same date.

Carlos Valdes, representative, agreed.

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

Case: CE17072259

1208 NW 3 ST
FADI INVESTMENT CORP

This case was first heard on 10/19/17 to comply by 12/7/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$26,300 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, said there was a balance of \$522 on the fire account and recommended imposition of the fines.

Guillermo Dip, owner, said he had been out of the country but the violations had been in compliance for some time. He stated there were fire extinguishers, but they were out of date. Captain Kisarewich said after Mr. Dip received notice of the hearing, he had contacted him and moved quickly to comply. Mr. Dip said he typically took very good care of his buildings. He stated he had one extinguisher for each unit instead of every two. Captain Kisarewich said tenants had informed him that the extinguishers had been picked up in January but not returned back to the property for some time.

Ms. Flynn Imposed the \$26,300 fine.

Case: CE17060995

2891 SW 10 ST
JEUNE, OLFRANC

This case was first heard on 2/1/18 to comply by 2/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,875 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, confirmed the property was not in compliance.

Olfranc Jeune, owner, said in February, he had been ill and tried to reschedule his hearing date. He had since been cited for additional violations. He stated he had cleaned up the property and planted new sod but people were constantly parking on the grass.

Officer Holloway said the swale violation was in compliance. She had advised Mr. Jeune to install some landscaping and stop parking on the grass but he had not done so.

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

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

Case: CE18011034

2308 NW 6 PL
THOMAS, ANTHONY LOUIS

This case was first heard on 4/12/18 to comply by 4/22/18 and 5/17/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$43,900 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said the owner had made substantial progress but the properties were not yet in compliance. He recommended continuing the fines until the property was in compliance.

Anthony Thomas, owner, said he was not sure which violations were not in compliance. Officer Caracas stated he had visited the property and explained what still needed to be done.

Ms. Flynn said the fines would continue, but if she saw diligence once the property was in compliance, she would consider that. Mr. Thomas admitted he did not read well to determine what violations remained. He said the roof had been signed off by an inspector and Officer Caracas agreed to reinspect.

Ms. Flynn granted a 15-day extension for 9-308(a) only, during which time no fines would accrue. She imposed the fines for the other violations, would continue to accrue.

Case: CE18011038

2312 NW 6 PL
THOMAS, ANTHONY LOUIS & THOMAS, SERIN

This case was first heard on 4/12/18 to comply by 4/22/18 and 5/17/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$25,800 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said the property was not in compliance.

Ms. Flynn imposed the \$25,800 fine, which would continue to accrue until the violations were corrected.

Case: CE17110910

3719 SW 13 CT
YAKOVENKO, DMITRIY & LISA

This case was first heard on 3/1/18 to comply by 5/3/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,650 and the City was requesting the full fine be imposed.

Mary Rich, Code Compliance Officer, recommended reducing the fines to \$672 to cover administrative costs. She said there had been some misunderstanding regarding what must be done to comply.

Deborah Bausham owner, explained she had needed to replace four roofs after Hurricane Irma. She thought the property was in compliance earlier and had misunderstood that the roof was the problem, not the fence. She insisted she had been told that everything but the roof was in compliance. Ms. Bausham said she did not have \$672.

Ms. Flynn imposed no fine.

Case: CE17050394

1735 SE 8 ST
CORRELL, TODD & KARIN

This case was first heard on 8/17/17 to comply by 8/27/17 and 9/21/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$450 fine.

Case: CE17012060

2771 NE 14 ST
LE COTILLION INC.

This case was first heard on 2/1/18 to comply by 4/5/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$31,000 fine.

Case: CE17101193

1245 NW 1 AVE
ABACOS Y3K HOLDINGS LLC

This case was first heard on 3/15/18 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 \$6,950 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,950 fine, which would continue to accrue until the violations were corrected.

Case: CE17101764
1401 NW 6 AVE
ASIAN HOLDING LLC

This case was first heard on 4/12/18 to comply by 4/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$875 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$875 fine.

Case: CE17061544
825 NE 18 ST
US BANK TR NA LSF9 MASTER PARTICIPANT

This case was first heard on 1/18/18 to comply by 2/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,875 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,875 fine, which would continue to accrue until the violations were corrected.

Case: CE17070719
1015 NW 6 AVE
ST JUDE KNANAYA CATHOLIC CHURCH OF

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

Ms. Flynn Imposed the \$800 fine.

Case: CE17050526
1551 DAVIE BLVD
AMERICAN ONE INC.

This case was first heard on 8/10/17 to comply by 9/14/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$69,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$69,800 fine, which would continue to accrue until the violations were corrected.

Case: CE17030789

2019 NE 14 CT
THACKER, JEFFERY L JEFFERY L THACKER

This case was first heard on 5/18/17 to comply by 6/22/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$19,575 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$19,575 fine, which would continue to accrue until the violations were corrected.

Case: CE17021679

1331 MANGO ISLE
MOLESKY, JONATHAN S

This case was first heard on 4/20/17 to comply by 6/1/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,500 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$6,500 fine.

Case: CE17030505

2100 SW 23 AVE
CRESPO, MIGUEL A SR & VICTORIA

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 \$15,000 and the City was requesting the full fine be imposed.

Ron Kovacs, Code Compliance Officer, recommended reducing the fines to \$479 to cover administrative costs.

Ms. Flynn imposed a fine of \$479 for the time the property was out of compliance.

Case: CE17081691

90 ISLE OF VENICE DR # 02
AQUA DI VENICE LLC

This case was first heard on 2/1/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,000 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$19,000 fine.

Case: CE17080408

740 BAYSHORE DR
BAYSHORE 740 LLC

This case was first heard on 1/18/18 to comply by 2/1/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$181,750 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$181,750 fine, which would continue to accrue until the violations were corrected.

Case: CE17051642

417 SE 12 CT
RAMADHAR 1 LLC

This case was first heard on 6/15/17 to comply by 7/6/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$3,800 fine.

Case: CE17060737

1317 NE 4 AVE
AGAPE CHURCH OF GOD INC.

This case was first heard on 7/6/17 to comply by 8/24/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$215,550 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$215,500 fine, which would continue to accrue until the violations were corrected.

Case: CE16061428

940 NW 1 ST
T C D LLC

This case was first heard on 8/4/16 to comply by 9/1/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$53,750 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended reducing the fine to \$400.

Ms. Flynn imposed a fine of \$400 for the time the property was out of compliance.

Case: CE17010931

2000 NE 62 ST
LADRONDE, DARIO

This case was first heard on 4/20/17 to comply by 6/1/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$750 fine.

Case: CE17090613

1870 NE 65 ST
MURRMAN, MARITA

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

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

Case: CE17090616

2000 NE 62 ST
LADRONDE, DARIO

This case was first heard on 2/1/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$83,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$83,500 fine, which would continue to accrue until the violations were corrected.

Case: CE17101805

6730 NW 26 TER
DRESNER, LAWRENCE A & SHIRLEY H

This case was first heard on 2/1/18 to comply by 2/8/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$20,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$20,200 fine, which would continue to accrue until the violations were corrected.

Case: CE17080062

1420 NW 15 TER
CRUZ, FELIX N & PAMELA

This case was first heard on 1/18/18 to comply by 2/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,700 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,700 fine, which would continue to accrue until the violations were corrected.

Case: CE17030485

2161 SW 35 AVE
CAMPBELL, PATRICE

This case was first heard on 5/18/17 to comply by 6/22/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$21,650 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$21,650 fine, which would continue to accrue until the violations were corrected.

Case: CE18012034

428 NW 22 AVE
BROWN, ARLENE EST

This case was first heard on 5/17/18 to comply by 5/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,350 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,350 fine, which would continue to accrue until the violations were corrected.

Case: CE17071390

192 VERMONT AVE
FERTIL, JEANINE & JEANNELUS, MARC

This case was first heard on 5/17/18 to comply by 5/27/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,150 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$8,150 fine, which would continue to accrue until the violations were corrected.

Ms. Flynn accepted page 34, listing complied closed and withdrawn cases, as exhibits.

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:

None

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:

CE17120984 CE17121354 CE18030074 CE18020950

Cases Closed

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

None

Cases Withdrawn

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

CE17062045 CE18020164

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

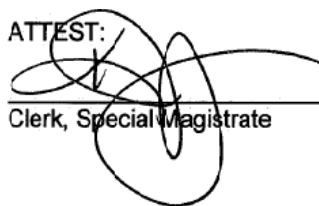
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:20 A.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate