



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
OCTOBER 4, 2018
9:00 A.M.**

Staff Present:

Loen Garrick, Clerk III
Crystal Green-Griffith, Clerk III
Keyandre Haynes, Clerk III
Katrina Jordan, Administrative Services Supervisor
Stacey Ramsey, Clerk III
Yvette Cross-Spencer, Clerk III
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
James Fetter, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
Wilson Quintero Jr., Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
John Suarez, Senior Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE18072292: Leon Vel Noel, owner
CE17041578: Stephen D'apuzzo, owner
CE18031446: Calvin Sapp, owner
CE18071533: Sheila Swafford, property manager; Shawnta Moss, property manager
CE18020350: Melvin Wright, owner
CE17070054: Zhar Maldonado, owner
CE18040518: Jorge Fernandez, property manager; Russell Harding, developer
CE18071646: Cory Hauser, owner
CE18011626: Rosetta Rushing, owner; Louis Files, owner's son
CE17100531: Maria Penalosa, property manager; Jessica Gonzalez, property manager

CE17090321: Nancy Glickman, owner; Joseph Glickman, owner
CE17120984: Kenneth Holland, owner
CE18032242: Vicky Joseph, owner's daughter
CE18040266: Yolette Tilus, owner
CE18041287: Cynthia Chace, owner
CE18071016: Claire Louisville, owner
CE17071392: Kenneth Robinson, owner
CE17060995: Olfranc Jeune, owner
CE18042209: Vesta Joseph, owner
CE18050013: Christian Jurvic, property manager
CE18051554: Lawrence Blacke, attorney
CE17121802: Arvin Bielen, owner
CE18040988: Frank Malvasio, owner
CE17071694: Andrew Capranos, representative
CE08040957; CE08110911: Matthew Militzok, representative
CE15121946: Jennifer Levin, prior owner's attorney; Charles Dale, current owner's attorney
CE15102547: Peggy Messingschlager, owner
CE10090864; CE08091542: Brooke Taft, representative
CE13101295; CE14021336; CE15051829; CE09081461; CE10030613; CE11021777;
CE12091316: Tyler Tuchow, owner; Jordan Wagner, representative
CE17111488: Alan Vordermeier, representative
CE14021929: William Daragan, representative
CE15072343: Giancarlo Bellini, owner; Chad Muney, attorney

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

The meeting was called to order at 9:08 A.M.

Case: CE18050013

Request for extension

3301 NE 32 AVE

THE MARACAY ASSN INC.

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700.

Captain Robert Kisarewich, Fire Inspector, reported the owner was working toward compliance but there had been delays. He recommended a 63-day extension.

Christian Jurvic, property manager, requested an extension.

Captain Kisarewich recommended abatement of the accrued fines.

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

Case: CE18040988

4015 NE 34 AVE

FM INTERNATIONAL CONSULTING INC.

Service was via posting at the property on 9/11/18 and at City Hall on 9/20/18.

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.

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

Frank Malvasio, owner, said the house was uninhabitable. He said he already had the plans to submit for permits. Mr. Malvasio had paid a landscaper \$15,000 to remove all of the dead vegetation and put mulch in the yard. He explained they were going to put an addition on the home, so it was not possible to sod the yard until that work was done. Mr. Malvasio stated it would probably take a year to finish construction.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 12/6/18 hearing for an update.

Case: CE18042209

3281 NW 65 ST

JOSEPH, JEAN V & VESTA

Service was via posting at the property on 9/10/18 and at City Hall on 9/20/18.

Gustavo Caracas, 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.

9-306

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.

9-313.(a)

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

Complied:

18-12(a)

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

Someone acted as interpreter for Vesta Joseph, owner. Ms. Joseph indicated she understood the violations but requested more time because she was waiting for insurance money.

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

Case: CE18031446

Request for extension

131 FLORIDA AVE

SAPP, CALVIN & LUCILLE K

This case was first heard on 9/6/18 to comply by 9/16/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$425.

Linda Holloway, Code Compliance Officer, confirmed the property was not in compliance and recommended a 14-day extension.

Calvin Sapp, owner, requested more than 14 days.

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

Case: CE17041578

115 NW 6 ST

NORTH WEST 6TH INVESTMENTS LLC

This case was first heard on 3/15/18 to comply by 4/5/18 and 9/13/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,100 fine, which would continue to accrue until the property was in compliance.

John Suarez, Senior Code Compliance Officer, confirmed the property was not in compliance and he did not oppose an extension.

Stephen D'apuzzo, owner, said they should finish work soon but they needed to keep the fencing in place until the drainage work was completed. He requested 49 days.

Judge Purdy granted a 49-day extension, during which time no fines would accrue.

Case: CE18040266
1321 NW 7 TER
TILUS, YOLETTE

Request for extension

This case was first heard on 8/2/18 to comply by 10/4/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Shelly Hullett, Code Compliance Officer, did not oppose the request for an extension.

Yolette Tilus, owner, reported she had the permit and requested 63 days.

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

Case: CE17121802
3341 NE 42 CT
BIELEN, ARVIN N

Personal service was made on 9/10/18. Service was also via posting at City Hall on 9/20/18.

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.

9-280(h)(1)

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

9-305(b)

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

Complied:
47-34.1.A.1.

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

Arvin Bielen, owner, said he had serious health issues and was on a limited income. He described work he had already done and stated he had applied for help with the repairs.

Officer Caracas said the neighbors were complaining.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 11/15/18 hearing.

Case: CE17071392

2801 NE 24 ST
ROBINSON, KENNETH D CURTIS, MARK

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

Vaughn Malakius, Code Compliance Officer, recommended abatement of all fines.

Judge Purdy imposed no fine.

Case: CE17060995

2891 SW 10 ST
JEUNE, OLFRA NC

Request for extension

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 fines had accrued to \$5,375.

Linda Holloway, Code Compliance Officer, said the owner had pulled the permit for the driveway and recommended a 63-day extension.

Olfranc Jeune, owner, agreed.

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

Case: CE17090321

1037 WYOMING AVE
GLICKMAN, NANCY

This case was first heard on 5/17/18 to comply by 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 a \$6,300 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, recommended a 21-day extension.

Joseph Glickman, owner, agreed to the extension.

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

Case: CE18011626

730 ALABAMA AVE

FILES, ROSETTA

This case was first heard on 4/19/18 to comply by 8/2/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said the owner was repairing the roof and recommended a 126-day extension.

Louis Files, the owner's son, agreed.

Judge Purdy granted a 126-day extension, during which time no fines would accrue.

Case: CE18051554

3302 NE 34 ST

INDUCTOWELD TUBE CORP C/O FRANK RELLA

Service was via posting at the property on 9/10/18 and at City Hall on 9/20/18.

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

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

Complied:

18-12(a)

47-19.9

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

Lawrence Blacke, attorney, said they had a painting contract and requested at least 30 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$200 per day.

Case: CE18071646

715 W SUNRISE BLVD

CCS REAL ESTATE INVESTMENTS LLC

Personal service was made on 9/19/18. Service was also via posting at the property on 9/20/18.

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

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

47-19.5.E.7.

THE FENCE IS NOT MAINTAINED IN GOOD REPAIR AND IN
A SECURE MANNER, FREE OF GRAFFITI.

Complied:

47-19.4.D.8.

Officer Hullett said the case was begun pursuant to a complaint. She presented the case file into evidence and recommended ordering compliance with 18-12(a) within 14 days or a fine of \$50 per day and with 47-19.5.E.7. within 42 days or a fine of \$50 per day.

Cory Hauser, owner, said he first received notice in august and had begun to address the violations immediately.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 14 days or a fine of \$50 per day and with 47-19.5.E.7. within 42 days or a fine of \$50 per day.

Case: CE18020350

Request for extension

524 NW 21 TER

WRIGHT, CARETIA & WRIGHT, MELVIN K

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

Shelly Hullett, Code Compliance Officer, did not object to the extension request.

Melvin Wright, owner, requested a 63-day extension because he was waiting for an insurance settlement.

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

Case: CE17120984

1121 SW 30 ST
HOLLAND, ANITA J HOLLAND FAM REV TR

This case was first heard on 4/12/18 to comply by 4/26/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,350 and the City was requesting the full fine be imposed.

Mike Sanguinetti, Code Compliance Officer, recommended imposition of the fines.

Kenneth Holland, owner, described his efforts to comply.

Judge Purdy imposed a fine of \$488 for the time the property was out of compliance.

Case: CE17100531

1015 NW 4 AVE
COFAB PROPERTIES LLC

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, confirmed the property was in compliance.

Maria Penaloza, property manager, asked that the fines be abated.

Judge Purdy imposed no fine.

Case: CE18041287

1701 NE 60 ST
CHACE, CYNTHIA ANN

Administrative Hearing-Nuisance Abatement

Violation:

24-7(b)

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

Wilson Quintero, Code Compliance Officer, testified that the property was cited on 4/17/18. The items remained on the property on 4/19/18 and were removed by the City on 4/20/18.

Cynthia Chace, owner, said she had not been at the property at the time because of medical issues. She explained that friends had repaired her fence and put the debris out at the wrong time. Ms. Chace stated she could find no one else to repair her fence or porch screening after the hurricane.

Judge Purdy denied the appeal.

Case: CE18071533

509 NW 23 AVE

FEDERAL APTS LTD PARTNERSHIP % GREYSTONE SERVICING CORP

Service was via posting at the property on 9/11/18 and at City Hall on 9/29/18.

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

APARTMENT 4 OF THE APARTMENT COMPLEX HAS EVIDENCE OF
TERMITE DROPPINGS IN NEED OF EXTERMINATING.

9-280(b)

THERE ARE BUILDING PARTS IN THE UNIT(S) WHICH ARE
DETERIORATED AND NOT MAINTAINED.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING
MAINTAINED IN PROPER WORKING ORDER.

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

Shawnta Moss, property manager, said someone was already working to address the violations.

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

Case: CE18032242

1309 NW 3 AV

JOSEPH, BENISSAY

Service was via posting at the property on 9/17/18 and at City Hall on 9/20/18.

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.

Complied

24-27.(b)

47-19.2.P.

9-305(a)

9-313.(a)

Officer Hullett presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$20 per day.

Vicky Joseph, the owner's daughter, said she was exploring options for getting help with the violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$20 per day.

Case: CE17070054

Request for extension

612 SW 11 CT

RIVER HOUSE 612 LLC

This case was first heard on 2/1/18 to comply by 3/8/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$950.

Wilson Quintero, Code Compliance Supervisor, reported the owner already had a permit.

Zhar Maldonado, owner, said this was the last extension he would need.

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

Case: CE18071016

2457 BAYVIEW DR

INDEPENDENT INVESTORS LLC

Service was via posting at the property on 9/5/18 and at City Hall on 9/20/18.

Vaughn Malakius, 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 IS A DEAD TREE STUMP AND AREAS OF DEAD AND MISSING GROUND COVER.

9-280(h)(1)

THE WOODEN FENCE AT FRONT SOUTHERN SIDE OF THIS PROPERTY IS DAMAGED AND IN DISREPAIR AND IS NOT BEING MAINTAINED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE IS STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS AREAS WITH ROTTEN/DAMAGE SECTIONS AND AREAS OF STAINING AND DISCOLORATION OF 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

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

Claire Louisville, owner, said they were already in the permit process.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation. The property must also be maintained while the work was going on.

Case: CE18040518

639 NE 5 AVE

ALTA FLAGLER VILLAGE PHASE II LLC

Service was via posting at the property on 9/11/18 and at City Hall on 9/29/18.

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

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

24-28(a)

THIS IS A RESIDENTIAL MULTI-FAMILY PROPERTY OF FOUR (4) OR MORE UNITS WITHOUT PROVIDING ADEQUATE BULK CONTAINERS IN WHICH ACCEPTABLE SOLID WASTE SHALL BE DEPOSITED FOR COLLECTION BY LICENSED PRIVATE COLLECTORS. THE PROPERTY ONLY HAS 1 RECYCLE CONTAINER FOR 5 UNITS.

47-21.12.G.1.

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

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.

Officer Holloway presented the case file into evidence and recommended ordering compliance with 18-12(a) within 30 days or a fine of \$25 per day, and with the remaining violations within 189 days or a fine of \$100 per day, per violation. She noted that the property was going to be demolished and redeveloped.

Russell Harding, developer, confirmed they were redeveloping the property.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 35 days or a fine of \$25 per day, and with the remaining violations within 189 days or a fine of \$100 per day, per violation.

Case: CE18072292

1320 NW 7 TER

SILIEN, CONCEPTIA NOEL, LEON VEL

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF NON-PERMITTED ITEMS SUCH AS BUILDING AND SCRAP MATERIALS, DISCARDED MACHINERY OR SIMILAR. THIS IS A RECURRING VIOLATIONS PREVIOUSLY CITED BY THE CITY UNDER CASES CE14082074, CE17062741.

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

Leon Vel Noel, owner, promised to move the materials.

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

Case: CE18081508

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

Service was via posting at the property on 9/7/18 and at City Hall on 9/20/18.

James Fetter, 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 VIOLATION HAS BEEN CITED PREVIOUSLY UNDER CASE CE18020203 AND HAS RECURRED.

DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT IS FOUND IN COMPLIANCE PRIOR TO THE HEARING OR NOT.

Officer Fetter 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: CE18052068

2400 NE 33 AVE
OCEAN GARDEN CONDO ASSN INC.

Service was via posting at the property on 9/11/18 and at City Hall on 9/20/18.

John Suarez, Senior Code Compliance Officer, testified to the following violation(s):
47-20.20 B.

THE PARKING LOT AT THIS PROPERTY WAS PAVED WITHOUT FIRST OBTAINING A PERMIT. NO PARKING SPACES, WHETHER REQUIRED OR OPTIONAL, SHALL BE ERECTED, ALTERED OR USED WITHOUT MEETING THE REQUIREMENTS OF THE ULDR.

Officer Suarez presented the case file into evidence and 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: CE18080462

418 E EVANSTON CIR
DELICE, DEJACMAR

Service was via posting at the property on 9/14/18 and at City Hall on 9/20/18.

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

THERE ARE DERELICT VEHICLES ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION SEE CASE CE17081189. THIS WILL BE PRESENTED TO SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

47-21.16.A.

THERE ARE DEAD TREES AND TREE STUMPS TO THE REAR OF THIS PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A DOOR AND WINDOW THAT ARE BOTH IN DISREPAIR.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION SEE CASE CE17081189. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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.

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

OPEN AIR STORAGE IS PROHIBITED IN THIS RS-6.7 ZONING DISTRICT. THIS IS A RECURRING VIOLATION: SEE CASE CE17081189. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Koloian 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: CE18072376

Stipulated agreement

1455 W SUNRISE BLVD
AZIZ TEXACO INC.

Violations:

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.

47-20.20.H.

PARKING LOT IS IN NEED OF MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO, REMOVING TRASH AND LITTER, CLEAN BLACK OIL STAINS, PAINT AND REPLACE FADING LINES.

47-19.5.C.1.

THE SCREENING WALLS ARE NOT MAINTAINED ON THIS COMMERCIAL PROPERTY, WALLS ARE NOT PAINTED, HAVE GRAFFITI AND CRACKS.

9-306

THE EXTERIOR BUILDING WALLS AND ACCESSORIES HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE GRAFFITI, STAINS AND MISSING, PEELING PAINT. FRONT CANOPY IS DIRTY AND IN DISREPAIR.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$100 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE18081222 Stipulated agreement

3021 NW 19 ST
AUER DA FA LLC

BCZ 39-215.(f)

THE PARKING LOT ON THIS "FAMILY DOLLAR" STORE IS NOT MAINTAINED, THERE ARE AREAS WITH DIRT AND OIL STAINS, TRASH, RUBBISH AND DEBRIS.

BCZ 39-133.(e)(1)

THE EXTERIOR BUILDING WALLS ON THIS "FAMILY DOLLAR" STORE IS NOT MAINTAINED, THERE ARE AREAS WITH PEELING, CHIPPING PAINT.

Withdrawn:
BCZ 39-133.(e)(3)
BCZ 39-79(a)
BCZ 39-275.(8)(f)

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$250 per day, per violation. 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 \$250 per day, per violation.

Case: CE18061771

1998 SW 16 CT
MERS, JOHN & CANDREA

Service was via posting at the property on 9/10/18 and at City Hall on 9/20/18.

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

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

Complied:
18-12(a)

Officer Williams 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: CE18072138

505 SW 9 ST
CUPSTID, MANLEY L JR

Service was via posting at the property on 9/25/18 and at City Hall on 9/20/18.

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

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

Officer Williams 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: CE18061949

801 NW 16 TER

MYERS, LULA MAE PONDER TRUSTEE

Service was via posting at the property on 8/23/18 and at City Hall on 9/20/18.

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

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

9-280(h)(1)

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

9-304(b)

GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

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

Complied:

24-27.(b)

18-12(a)

18-4(c)

Officer Caracas 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: CE18080093

1770 NW 18 ST

SRP SUB LLC

Service was via posting at the property on 9/11/18 and at City Hall on 9/20/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: PERSONAL BELONGINGS AND GOODS, APPLIANCES, TIRES, FURNITURE, AND OTHER ITEMS.

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(a)

18-4(c)

9-304(b)

Officer Caracas 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, per violation. He said the tenant had been present earlier and agreed.

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

Case: CE18040261

1541 NW 5 AV

WITT, PATRICE

Service was via posting at the property on 9/12/18 and at City Hall on 9/20/18.

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.

Complied:

9-304(b)

9-308(b)

Officer Hullett presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day. She said the owners had entered into a swale agreement with the City, allowing the City to maintain the swale.

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

Case: CE18060764

1010 NE 16 ST

WEBSTER, HISAYO

Service was via posting at the property on 9/19/18 and at City Hall on 9/20/18.

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

9-280(h)(1)

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

9-305(b)

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

Complied:

18-9.(a)

Officer Hullett presented the case file into evidence and recommended ordering compliance with 18-4(c) within 10 days or a fine of \$25 per day and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-4(c) within 10 days or a fine of \$25 per day and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE18061064

1560 NE 4 AVE

CHERISOL, BERNARD

Service was via posting at the property on 9/17/18 and at City Hall on 9/29/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
24-28(a)

THE BULK WASTE CONTAINER (DUMPSTER) FOR THIS PRIVATE PROPERTY IS NOT KEPT CLEAN. THE COVERS ARE LEFT OPEN AND THE SURROUNDING AREA IS NOT MAINTAINED IN A GOOD, CLEAN AND SANITARY CONDITION.

Complied:

47-19.4.D.7.

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 \$100 per day.

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

Case: CE18062198

1716 NW 7 TER

KELLY, CRISTAL

Service was via posting at the property on 9/19/18 and at City Hall on 9/20/18.

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

THERE IS AN ACCUMULATION OR UNTENDED GROWTH OF WEEDS, UNDERGROWTH OR OTHER DEAD OR LIVING PLANT LIFE, YARD WASTE, OR DEBRIS; STAGNANT WATER; OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER ON PROPERTY AND ADJACENT SWALE.

18-9.(a)

OCCUPIED PROPERTY HAS WINDOWS/OPENINGS WHICH ARE BOARDED/SHUTTERED MORE THAN 60 DAYS AFTER THE TEMPORARY EMERGENCY SITUATION.

9-304(b)

VEHICLES & TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT CLEARLY DEFINED AND PROPERLY MAINTAINED.

Officer Hullett presented the case file into evidence and recommended ordering compliance with 9-304(b) within 42 days or a fine of \$25 per day and with the remaining violations within 21 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) within 42 days or a fine of \$25 per day and with the remaining violations within 21 days or a fine of \$25 per day, per violation.

Case: CE18090329

1491 NW 22 ST
BOULIN, GERALD & EDITH CELESTIN

Service was via posting at the property on 9/19/18 and at City Hall on 9/20/18.

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

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND
TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12
MONTHS.

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: CE18090339

1500 NW 62 ST COMM
CYPRESS AIRPARK LLC

Service was via posting at the property on 9/24/18 and at City Hall on 9/20/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
FSS 633.082

THE FIRE CONTROL SYSTEMS, FIRE HYDRANTS, YARD HYDRANTS,
AND FIRE PROTECTION SYSTEMS HAVE/HAS NOT BEEN INSPECTED IN
ACCORDANCE WITH THE CODE.

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: CE18090587

751 NW 57 ST # 3
751 NW 57TH ST LLC

Service was via posting at the property on 9/24/18 and at City Hall on 9/20/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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: CE18050477

824 NW 15 AVE

824 NW 15TH AVE INVEST LLC

Service was via posting at the property on 9/11/18 and at City Hall on 9/20/18.

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

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

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(h)(1)

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

Complied:

18-12(a)

9-304(b)

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: CE18081778

5712 NE 17 TER

NASCIMBENI, SERGIO & KRISTI

Service was via posting at the property on 9/24/18 and at City Hall on 9/29/18.

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

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

CITY. THIS PROPERTY WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION WHETHER IT IS COMPLIED OR NOT AS PER CASE CE17100319.

Officer Wingate presented the case file into evidence and testified that the property was now in compliance. He 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: CE17042043

1240 NE 13 AV
WASSERMAN, ROBYN T

This case was first heard on 6/7/18 to comply by 7/12/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$16,600 fine, which would continue to accrue until the property was in compliance.

Paulette Perryman, Code Compliance Officer, recommended a 42-day extension.

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

Case: CE18011823

1790 SW 28 TER
ALEXANDER, RICKY LEE

This case was first heard on 4/19/18 to comply by 5/17/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$725 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE17012060

2771 NE 14 ST
LE COTILLION INC.

This was a request to vacate the order dated 8/30/18 and to impose administrative fees of \$902 for the time the property was out of compliance.

Judge Purdy vacated the order dated 8/30/18 and imposed administrative fees of \$902 for the time the property was out of compliance.

Case: CE18030074

1401 NE 5 TER

JAIMES, CESAR EDUARDO ROJAS, ANA LUCIA

This case was first heard on 5/17/18 to comply by 5/31/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,125 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, confirmed the property was in compliance and fines totaled \$3,100. Administrative costs totaled \$718.

Judge Purdy imposed a fine of \$3,100 for the time the property was out of compliance.

Case: CE17121354

1621 NW 2 AV

SRP SUB LLC

This case was first heard on 5/17/18 to comply by 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 \$11,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,800 fine, which would continue to accrue until the violations were corrected.

Case: CE18040834 S

340 LONG ISLAND AVE

SRP SUB LLC

This case was first heard on 6/21/18 to comply by 7/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,600 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$15,600 fine.

Case: CE18020950

3036 SW 10 ST

ACKER, JULIANNA LOUISE

This case was first heard on 4/12/18 to comply by 4/26/18 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 \$2,775 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,775 fine, which would continue to accrue until the violations were corrected.

Case: CE18012329 Request for extension
515 NW 7 TER
BARR, ESSIE MAE SMITH, EDWARD H EST ET AL.

This case was first heard on 7/19/18 to comply by 8/2/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,100.

Linda Holloway, Code Compliance Officer, recommended a 14-day extension.

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

Case: CE18061934 Request to amend order of 8/16/18
2530 BIMINI LN
WROBLEWSKA, JANINA P

This case was first heard on 8/16/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,800.

This was a request to amend the 8/16/18 Order to authorize the City to remove the vessel.

Judge Purdy amended the 8/16/18 Order to authorize the City to remove the vessel.

Judge Purdy accepted pages 40 and 41 of the complied, rescheduled and withdrawn cases as exhibits.

Case: CE17071694
1 NW 57 ST
MISSOURI-LARGO LLC DEPT PT-FL-07117

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$5,450 and City hard costs totaled \$258. The applicant had offered \$100.

Andrew Capranos, owner's representative, said in February they had hired a vendor, Flamingo Plumbing, to install the backflow and the vendor had not called for reinspection. Once they were aware of it, they had brought the property into compliance within two weeks.

Judge Purdy did not reduce the lien amount.

Case: CE15072343

4250 GALT OCEAN DR # 4J
BELLINI, GIANCARLO

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$4,000 and City hard costs totaled \$258. The applicant had offered \$250.

Chad Muney, attorney, explained that the notices had been sent to the wrong address. A neighbor had received the notices and forwarded them to the owner in Canada and as soon as the owner was aware of the issue, he had contacted the City and the contractor had renewed the permit and called for inspections.

Ms. Hasan stated the City Code stated this process could not be used as an appeal of the original order imposing the fine. She said certified mail was sent to Canada. Mr. Muney stated they were not trying to appeal, and pointed out that the certified mail had been sent to Canada after the property was in compliance.

Judge Purdy reduced the lien amount to \$1,008 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15121946

737 N ANDREWS AVE
745 NORTH ANDREWS AVE LLC

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$17,100 and City hard costs totaled \$341. The applicant had offered \$341.

Jennifer Levin, the prior owner's attorney, had submitted a list of costs the prior owner had for bringing the property into compliance. She said the delay had been due to a contractor who had not done the work and been fired and also to documentation being held up in customs. She said her client had been in constant contact with the Inspector on the case.

Charles Dale, the current owner's attorney, said his client had evicted the prior tenant and then spent \$10,000 renovating the property.

Judge Purdy reduced the lien amount to \$341 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE08040957

729 W LAS OLAS BLVD
VILLAS LAS OLAS OLAS TR,
MILITZOK & LEVY PA TRUSTEES

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$62,900 and City hard costs totaled \$378. Total liens for both cases: \$96,050; total hard costs: \$986.

Matthew Militzok, trustee, provided a copy of the lien settlement agreement. He explained that the property was purchased with the violations and the new owner promised the prior owner and the City to rehabilitate it. The property was historic and the work needed to be approved by the City's Historic Preservation Board. The sewer connection violation was addressed immediately, pursuant to the lien settlement agreement, and Mr. Militzok requested that the fine for that be reduced to zero. The other violations had been addressed as soon as possible.

Judge Purdy reduced the lien amount to \$378 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE08110911

729 W LAS OLAS BLVD
VILLAS LAS OLAS OLAS TR,
MILITZOK & LEVY PA TRUSTEES

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$31,150 and City hard costs totaled \$608.

Judge Purdy reduced the lien amount to \$608 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15102547

1131 SW 9 AVE # 5 (E)
MESSINGSCHLAGER, M & R H/E
MESSINGSCHLAGER, PEGGY

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$9,600 and City hard costs totaled \$258. The applicant had offered \$1,000.

Peggy Messingschlager, owner, said a contractor had remodeled the home in 2004 and she discovered 12 years later that he had never called for final inspection. Ms. Messingschlager had renewed the permit but been unable to locate the original contractor, architect or engineer. She described her efforts to address the violations.

Judge Purdy reduced the lien amount to \$1,258 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE13101295

1436 NW 3 AVE

TANGIERS INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$24,250 and City hard costs totaled \$893. Total liens for both cases: \$135,150 total hard costs: \$1,059.

Tyler Tuchow, owner, said he had been in bankruptcy for years and he appreciated the City's patience and cooperation.

Judge Purdy reduced the lien amount to \$893 payable within 45 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14021336

1436 NW 3 AVE

TANGIERS INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$110,900 and City hard costs totaled \$166.

Judge Purdy reduced the lien amount to \$166 payable within 45 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15051829

1804 NW 16 CT

TUCHOW, TYLER

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$7,725 and City hard costs totaled \$1,088.

Judge Purdy reduced the lien amount to \$1,088 payable within 45 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE09081461

2009 NW 21 AVE

TANGIERS INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$180,160 and City hard costs totaled \$442. Total liens for all three cases: \$220,910; total hard costs: \$3,314.

Judge Purdy reduced the lien amount to \$442 payable within 45 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE10030613

2009 NW 21 AVE

TANGIERS INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$12,100 and City hard costs totaled \$1,841.

Judge Purdy reduced the lien amount to \$1,841 payable within 45 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE11021777

2009 NW 21 AVE

TANGIERS INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$28,650 and City hard costs totaled \$1,031.

Judge Purdy reduced the lien amount to \$1,031 payable within 45 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE12091316

2533 SW 8 ST
TYLER TUCHOW REV TR
TUCHOW, TYLER TR

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$277,000 and City hard costs totaled \$166.

Judge Purdy reduced the lien amount to \$166 payable within 45 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE10090864

1322 NW 8 AVE
DALL 1 LLC

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$5,025 and City hard costs totaled \$1,224. The applicant had offered \$200.

Brooke Taft, representative, said she had purchased the property in November 2017 with the violations and acted immediately to comply them.

Judge Purdy reduced the lien amount to \$1,424 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE08091542

1324 NW 8 AVE
DALL 1 LLC

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$79,200 and City hard costs totaled \$4,030. The applicant had offered \$600.

Brooke Taft, representative, said she had purchased the property in November 2017 with the violations and complied this violation within two weeks.

Judge Purdy reduced the lien amount to \$4,630 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17111488

2765 NE 14 ST

PORTO VENEZIA CONDO ASSN INC.

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$2,400 and City hard costs totaled \$258.

Alan Vordermeier, representative, stated the prior managing agent had gone out of business and when he assumed responsibility, he was unaware of the obligation to have the irrigation backflow certified. As soon as they became aware of the violation, they had addressed it.

Judge Purdy reduced the lien amount to \$1,008 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14021929

3000 SW 4 AVE

CELLULAR SUPPLIES REAL ESTATE INC.

Notice was mailed to the owner via first class mail on 9/20/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$20,050 and City hard costs totaled \$378. The applicant had offered \$1,000.

William Daragan, representative, said the correspondence had gone to an old address.

Judge Purdy reduced the lien amount to \$1,878 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE07111291

1901 NE 17 TER

HINTON, CHRISTINE DRINDELL

This was a request to vacate the order dated 6/7/18.

Judge Purdy vacated the order dated 6/7/18.

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:

CE18080028

CE18080443

CE18062517

CE18062619

CE18050029

CE18080145

CE18080466

CE18081272

CE18081277	CE18081279	CE18050015	CE18050571
CE18072287	CE18090333	CE18090334	CE18090322
CE18090458	CE18090460	CE18090561	CE18090586
CE18090588	CE18090604	CE18090739	CE18041698
CE18061308	CE18080579		

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:

CE17121903 CE18080871

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:

CE18090093	CE17062230	CE17062231	CE17062232
CE17062233	CE17062236	CE17062237	CE17062238
CE17062239	CE17062240	CE17062241	CE17062242
CE17062243	CE17062244	CE17062245	

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

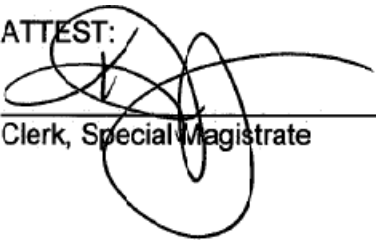
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 12:25 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate