



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
SEPTEMBER 20, 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
Yvette Ketor, Clerk III
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
James Fetter, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Ron Kovacs, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Jorge Martinez, Building Inspector
George Oliva, Chief Building Inspector
Kelvin Arnold, Building Inspector
Shelly Hullett, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
Wilson Quintero Jr., Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, 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

CE17050001; CE15120287; CE17120893: Courtney Crush, attorney
CE18020441: Yoav Magen, manager

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CE18052211: Desmond Gregory, owner
CE18070833: Michael Oyefesobi, owner
CE18030916: Arthur Porosoff, owner; William Pozo, property manager
CE18050486: Elijah Adams, owner's son
CE18071169: Piotr Linek, business partner
CE17122044: Alexia Maxwell, realtor
CE17061376: Thomas Gottily, board member
CE18052206: Gary Stoddard, owner's son
CE18060926; CE18040566: Benjamin Figgie, owner
CE18060224: Marco Ruiz, owner's agent
CE18041754: Fabian Rodriguez, property manager
CE18050939: Tilquanda Pearsall, officer manager
CE18021868: Roland Faasen, owner; Charles Faasen, owner; Darin Whelan, contractor
CE18051335: Headley Plunkett, owner; Paul Plunkett, owner
CE17040978: Anthony Bembrant, contractor
CE18061171: Robert Nelms, neighbor
CE17121183: Alexandra Henao, owner
CE17021687: Brian Hierholzer, company president
CE18030137: Eyal Tsur, property manager
CE18040522: Soraya Campos, owner's mother
CE17111847: Marc Joseph, owner
CE18061038: Cynthia Goyette, owner
CE18072032; CE18060565: Caldwell Cooper, owner
CE18020332: Jean Joseph, owner
CE18060192: Jennifer Murillo, attorney
CE18052501: Claire Louisville, manager
CE18061048: Scott Altman, owner
CE13070917: Gregory McAloon, attorney
CE18060881: Emily Burville, owner; Paul Burville, owner's father
CE18060770: Gines Alejandre, CFO
CE18040582: John Wolf, previous owner
CE18080266: Dominic Prince, owner
CE18070943: Victor Veras, district manager
CE18030247: Jose Toscano, property manager
CE18042221: Michael Grossman, property manager
CE18061469: Daryl Sands, owner
CE17110811: Vito Santorsolva, owner
CE17110276: Erica Hardy, owner's granddaughter
CE18031966: Neville Dunn, owner; Naomi Dunn, owner
CE18071604: Germaine Shorter, owner; Edouard Pierre, owner
CE16010144: Herold Johnson, attorney
CE18070105: Deborah Wysocki, property manager
CE18060550: Bruce Florence, tenant
CE18020200: Andrew Polenberg, attorney
CE18040697: Adrian Hines, representative

CE18080050: Jason Katz, attorney; Tina Mulligan, tenant
CE18060869: Gregory McAloon, attorney; Darlene Sacks, tenant; Virginia Esquilin, tenant
CE18072081: Shehata Merwa, owner
CE18050320: Kristen Sarubbe, property manager

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: CE18080050

5353 N FEDERAL HWY
LAZBOB PROPERTIES LLC % AVISON YOUNG

Service was via posting at the property on 8/24/18 and at City Hall on 9/6/18.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO BASEBOARDS LOOSE, STAINS ON WALLS.

9-306

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

9-308(a)

THERE ARE WALLS, BASEBOARDS, CEILINGS WITH WATER STAINS AND PAINT BUBBLING; ALSO WATER POODLES ON THE ROOF AND HUMIDITY ODORS ON THE OCCUPIED OFFICES, ALL INDICATORS THAT THE ROOF OR OTHER ELEMENTS ON THE ROOF ARE LEAKING AND/OR IN DISREPAIR.

Complied:
18-12(a)

Supervisor Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$250 per day, per violation.

Tina Mulligan, tenant, said problems began in March 2017 with a sewer leak into their office unit. After the hurricane a year ago, the water problems had worsened and now there was mold. Ms. Mulligan said they had two environmental studies done showing this was not a safe environment.

Jason Katz, attorney, requested a 60-day continuance to make repairs.

Supervisor Quintero said there had been a series of complaints and other inspectors had been to the property. He said the owner would have to provide proof that the roof and air conditioner were not leaking because he did not know where the water was coming from. Ms. Mulligan confirmed that every time it rained, water came in through the walls. She said her unit was not habitable.

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

Case: CE18020200

3100 NE 56 CT
FUNCOM PROPERTIES LLC

This case was first heard on 4/19/18 to comply by 5/31/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,750 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.

Andrew Polenberg, attorney, requested the fines be waived because the property was now in compliance.

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

Case: CE17110811

2308 NW 6 CT
SANTORSOLVA, VITO MICHELE

This case was first heard on 4/12/18 to comply by 5/3/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, recommended reducing the fines to \$764 to cover administrative costs.

Vito Santorsolva, owner, said the violation occurred on the City swale, not his property. Officer Hullett explained Mr. Santorsolva had misunderstood and thought he could put mulch and gravel down where living ground cover was needed.

Ms. Flynn imposed a fine of \$764 for the time the property was out of compliance.

Case: CE17021687

1120 NE 16 CT
BMAT PROPERTIES LLC

This case was first heard on 6/1/17 to comply by 11/30/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$47,000 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said all violations remained.

Brian Hierholzer, company president, said it had taken over a year to get the permits and had obtained them in June. He described progress and said the property would be complete in three months.

Officer Snyder said some permits had been pulled last year but some had been applied for in June 2018.

Mr. Hierholzer noted that some the violations pertained to the building that had already been demolished. Officer Snyder said half of the building was still standing; they were building on top of it. There was also a structure in the rear that was dilapidated and had not been touched.

Ms. Flynn imposed the \$47,000 fine, which would continue to accrue until the violations were corrected.

Case: CE18021868

Request for extension

1049 W COMMERCIAL BLVD
FAASSEN HOLDINGS FLA LLC

This case was first heard on 5/17/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$62,000.

Gustavo Caracas, Code Compliance Officer, said the owners had been working diligently and some violations were now in compliance.

Roland Faasen, owner, requested 90 days and Officer Caracas did not object.

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

Case: CE18050486

626 NW 22 RD
ADAMS, FLOOKER

Service was via posting at the property on 8/30/18 and at City Hall on 9/6/18.

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

THERE IS EVIDENCE OF A WATER LEAK INSIDE THE WALLS OF THIS PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-280(g)

THERE ARE INDOOR AND OUTDOOR LIGHTING FIXTURES IN DISREPAIR.

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.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA, AND THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

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

Elijah Adams, the owner's son, said the tenant was being evicted so he could make the repairs and he had already applied for permits. He requested 90 days. Officer Jones suggested 63 days.

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

Case: CE18071169

744 N ANDREWS AVE
SAVANT DEVELOPMENT GROUP LLC

Service was via posting at the property on 8/22/18 and at City Hall on 9/6/18.

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

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

Complied:

18-12(a)
18-4(c)
47-19.9.A.
47-22 6 F.
9-280(h)(1)
24-28(a)
47-20.20.D.

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

Piotr Linek, business partner, requested more time because they were in the process of permitting a new building. He said the parking lot was not being used. Officer Caracas said he did not object to allowing Mr. Linek more time.

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

Case: CE18060881

1600 SE 15 ST # 405
BURVILLE, EMILY

Service was via posting at the property on 8/31/18 and at City Hall on 9/6/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17111074 EMISCELL REPLACE 125 AMP PANEL,3 SMOKE
DETECTORSF PERMIT)

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

Emily Burville, owner, agreed to comply.

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

Case: CE18061038
1305 NE 2 AV
GOYETTE, CYNTHIA

Administrative Hearing

Violation(s):

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.

John Suarez, Senior Code Compliance Officer, testified that the property was cited on 6/12/18. The items remained on the property on 7/14/18 and were removed by the City on 7/15/18.

Cynthia Goyette, owner, said she had replied to the City that her tenant had informed her that this was not their trash. She stated the trash was from a neighbor and this would not happen again. Officer Suarez clarified that bulk trash could not be put out more than 24 hours prior to collection.

Ms. Flynn denied the appeal.

Case: CE18050320
6550 N FEDERAL HWY
MB PROPERTIES II LLC
% CUSHMAN & WAKEFIELD OF FL

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 the City was requesting imposition of a \$1,950 fine, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspector, said the owner was still awaiting certification of the smoke control system.

Kristen Sarubbe, property manager, explained that the fan motor was broken and they needed to replace it. She stated it had been ordered and would take 10-12 weeks. She requested 90 days.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

Case: CE15120287

501 ORTON AVE
GRAND PALM PLAZA LLC

This case was first heard on 5/18/17 to comply by 6/1/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed.

Jorge Martinez, Building Inspector, reported the property was in compliance and recommended reducing the fines to \$300.

Courtney Crush, attorney, thanked Ms. Flynn.

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

Case: CE17050001

Ordered to reappear

65 NURMI DR
JACOB, KURIEN & MIREILLE

This case was first heard on 3/15/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Courtney Crush, attorney, stated the owner had been trying to remove/relocate the tree since 2015 but the City objected. She said they had recently agreed on a plan with the City and requested 180 days. Officer Suarez did not object to the request.

Ms. Flynn granted an 182-day extension, during which time no fines would accrue.

Case: CE17120893

2901 VISTAMAR ST
TRANQUILO HOTEL LLC

This case was first heard on 5/17/18 to comply by 6/28/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,750 and the City was requesting the full fine be imposed.

Jorge Martinez, Building Inspector,, recommended reducing the fines to \$225.

Courtney Crush, attorney, agreed.

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

Case: CE13070917

1600 SE 15 ST
PLAZA 15 CONDO ASSN INC.

This case was first heard on 3/19/15 to comply by 9/15/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$105,800 and the City was requesting a \$1,275 fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$1,275 to cover administrative costs.

Gregory McAloon, attorney, agreed.

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

Case: CE18060869

5501 NE 25 AVE
ATLANTIC LOFT LLC

Service was via posting at the property on 8/18/18 and at City Hall on 9/6/18.

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

THERE ARE BUILDING PARTS NOT BEING MAINTAINED NAMELY THE
FRONT DOOR OF UNIT# 6 THAT HAS DIFFICULTY OPENING AND
CLOSING WHEN ENTERING THAT UNIT.

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

Darlene Sacks, tenant, said another tenant had indicated the door was still not fixed and he was very concerned because he had a five year-old child. She said there had been bugs in her unit since December and she had been without air conditioning for 11 days in July.

Virginia Esquilin, tenant, stated there was a tremendous lack of hygiene in the building. After rains, there was water in the hallway.

Gregory McAloon, attorney, requested 35 days. Officer Malakius said this was unacceptable; the entrance/exit to the dwelling unit was inoperable.

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

Case: CE18020441
300 SW 10 AVE
LAS OLAS VILLAS LLC

Administrative Hearing

Violation(s):
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.

Wanda Acquavella, Code Compliance Officer, testified that the property was cited on 2/6/18. The items remained on the property on 2/8/18 and were removed by the City on 2/9/18.

Yoav Magen, manager, said the previous owner had informed tenants to put the bulk trash here and the new owner had not been advised not to place the bulk trash there. Officer Acquavella advised Mr. Magen to ask his tenants to call when the property was cited.

Ms. Flynn denied the appeal.

Case: CE17061376
833 NE 18 CT
SEAWAY COURT CONDO ASSN INC.

This case was first heard on 12/7/17 to comply by 1/18/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting a \$575 fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$575 to cover administrative costs.

Thomas Gottily, board member, requested a further reduction.

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

Case: CE18060770

1675 NE 9 AV
HOUSE OF HOPE INC.

Service was via posting at the property on 8/28/18 and at City Hall on 9/6/18.

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

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

Complied:
18-12(a)

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

Gines Alejandro, CFO, agreed.

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

Case: CE18061171

Administrative Hearing

1100 NE 17 WY
SURPRENANT, PAULA MARIE PAULA M SURPRENANT REV LIV TR

Violation(s):
24-7(b)

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

Wilson Quintero Jr., Code Compliance Officer, testified that the property was cited on 6/13/18. The items remained on the property on 6/18/18 and were removed by the City on 6/19/18.

Robert Nelms, neighbor, said he had picked up the pile on 6/13, two hours after the notice was posted. He noted that the photos showed different trash. Mr. Nelms said their bulk pickup date was 6/20 and they had put the trash back out again for that collection. Officer Quintero said bulk trash could not be out more than 24 hours before pickup. Mr. Nelms said they needed to put the bulk trash out as soon as a parking space opened up and noted this block was the worst for trash pickup in the City.

Wanda Acquavella, Code Compliance Officer, said she understood what Mr. Nelms was saying, but reiterated the 24-hour rule. Mr. Nelms reiterated that he had picked up the first pile of trash when it was cited and it was put back out the following week.

Ms. Flynn waived the fine.

Case: CE17110276

2340 NW 15 CT
BRADLEY, J D JR & ALYCE

This case was first heard on 4/19/18 to comply by 5/31/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,450 fine, which would continue to accrue until the property was in compliance.

Jorge Martinez, Code Compliance Officer, reported the property was not in compliance.

Erica Hardy, the owner's granddaughter, said her grandfather had passed away before completing renovations. They were working on permitting the removal and requested 90 days.

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

Case: CE17111847

1301 NW 1 AV
JOSEPH, MARC EVANS PIERRE, CARMELITA

This case was first heard on 3/15/18 to comply by 5/3/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

Roberta Jones, Code Compliance Officer, said the property was out of compliance for two days.

Marc Joseph, owner, said the property was complied on time but the original inspector was gone when he phoned to ask him for reinspection.

Ms. Flynn imposed no fine.

Case: CE18070105

2760 N ATLANTIC BLVD
UDIS, ANN UDIS, GARY

Service was via posting at the property on 7/20/18 and at City Hall on 8/2/18.

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

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE18030306. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT REGARDLESS OF IF COMPLIANCE HAS BEEN ACHIEVED BY THE PROPERTY OWNER.

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

Deborah Wysocki, property manager, said the prior owner had informed the current owner that the property was licensed for rental when it was not.

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

Case: CE18030137
1135 HOLIDAY DR
CRP INSITE CLIPPER LLC % THE CARLYL

This case was first heard on 5/17/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$45,000 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, said the manager was working diligently to comply. He recommended a 35-day extension.

Eyal Tsur, property manager, agreed.

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

Case: CE18060224
1001 SW 4 ST
TEQUESTA HOLDINGS LLC

Administrative Hearing

Violation(s):
24-7(b)

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

Wilson Quintero Jr., Code Compliance Officer, said this was a vacant lot, so it did not have bulk trash service. He testified that a tree had been cut down on the property and the property was cited on 6/5/18. The items remained on the property on 6/7/18 and were removed by the City on 6/8/18.

Marco Ruiz, owner's agent, said they had problems with people dumping on the property but this was in a historic section of the City and it had taken time to get an exception to permit a construction fence. He said they had tried to be diligent about picking up trash from the property.

Ms. Flynn denied the appeal.

Case: CE18071604

2724 SW 9 ST

PIERRE, EDOUARD SHORTER, GERMAINE ATIS

Service was via posting at the property on 8/30/18 and at City Hall on 9/6/18.

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

THE PAVED DRIVEWAY IS IN DISREPAIR.

Complied:

47-34.1.A.1.

18-1.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 112 days or a fine of \$25 per day.

Germaine Shorter, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 112 days or a fine of \$25 per day.

Case: CE18031966

2582 RIVERLAND DR

DUNN, NAOMI & DUNN, NEVILLE

Service was via posting at the property on 9/5/18 and at City Hall on 9/6/18.

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

THERE ARE VEHICLES PARKED ON AN UNAPPROVED GRAVEL DRIVEWAY. A PAVED DRIVEWAY IS REQUIRED.

Complied:

9-305(b)

9-306
18-12(a)
24-27.(b)

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

Naomi Dunn, owner, said they were trying to get a permit now.

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

Case: CE17121183

1112 NE 5 AVE
HENAO INVESTMENTS LLC

This case was first heard on 3/1/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,250 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$488 to cover administrative costs.

Alexandra Henao, owner, agreed.

Ms. Flynn imposed a fine of \$488 for the time the property was out of compliance.

Case: CE18072032

1310 NE 5 AV
SBC 609 LLC

Service was via posting at the property on 9/5/18 and at City Hall on 9/6/18.

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

THERE IS AN ACCUMULATION OF TRASH, LITTER, REFUSE,
GARBAGE, OR DEBRIS; DISCARDED MATERIALS, FURNITURE
OR SIMILAR ARTICLE; UNTENDED GROWTH OF WEEDS;
STAGNANT WATER; OTHER OBJECTIONABLE, UNSIGHTLY, OR
UNSANITARY MATTER ON PROPERTY AND ADJACENT SWALE.

Officer Hullett presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$150 per day.

Caldwell Cooper, owner, said the property and house there had been damaged in the last hurricane and they had applied for a demolition permit months ago. He was frustrated by the length of time it was taking to pull that permit. Mr. Cooper stated he had tried several times to contact Officer Hullett but she had never returned his call. Officer Hullett said a permit was not needed to remove the trash.

George Oliva, Chief Building Inspector, said the owner could remove the debris from the property without a permit.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day.

Case: CE18060565

1350 NE 5 TER
COOPER, CALDWELL C

Service was via posting at the property on 9/5/18 and at City Hall on 9/6/18.

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 WITH COVERS ON AND THE SURROUNDING AREA IS NOT MAINTAINED IN A GOOD, CLEAN AND SANITARY CONDITION.

47-19.4.D.1.

THERE IS NO ON-SITE ENCLOSURE FOR THE WASTE RECEPTACLE(S) ON THIS MULTI-FAMILY PROPERTY.

47-20.20.H.

THE PARKING FACILITIES ARE NOT MAINTAINED IN A GOOD, OPERATING CONDITION. THE ASPHALT IS DETERIORATED AND/OR NEEDS RESURFACING AND RESTRIPIING.

Complied:

47-19.5.E.7.

Officer Hullett presented the case file into evidence and recommended ordering compliance with 24-28(a) within 14 days or a fine of \$50 per day and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Caldwell Cooper, owner, said he would apply for permits for the dumpster container and parking area within 30 days.

Ms. Flynn found in favor of the City and ordered compliance with 24-28(a) within 14 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE18052206
911 E DAYTON CIR
EVODIA JANE STODDARD TR

Administrative Hearing

Violation(s):
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.

Wanda Acquavella, Code Compliance Officer, testified that the property was cited on 5/29/18. The items remained on the property on 5/31/18 and were removed by the City on 6/1/18.

Gary Stoddard, owner's son, said no one was living in the house. He said he had seen the notice on the property. While he was at the property, the City worker showed up and Mr. Stoddard said he would remove the items, but the worker told him he would be fined anyway, so Mr. Stoddard allowed him to remove them. Mr. Stoddard was not aware that the fine would have been much lower if he had removed it himself.

Ms. Flynn waived the fine.

Case: CE16010144
2745 NW 19 ST
JOHNSON, H W

This case was first heard on 7/28/16 to comply by 8/18/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,400 and the City was requesting the full fine be imposed.

Mary Rich, Code Compliance Officer, said administrative costs totaled \$967.

Herold Johnson, attorney, agreed the property was now in compliance. He stated he had called for Officer Gottlieb to reinspect but no one had shown up.

Ms. Flynn imposed a fine of \$967 for the time the property was out of compliance.

Case: CE18060192
1400 NE 56 ST
THE ISLES AT CORAL RIDGE CONDO ASSN

Request for extension

This case was first heard on 8/16/18 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 \$1,300.

Vaughn Malakius, Code Compliance Officer, did not object to the request for an extension.

Jennifer Murillo, attorney, requested two weeks.

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

Case: CE18070833

428 SW 24 AVE
OYEFESOBİ, MICHAEL O JR

Service was via posting at the property on 8/29/18 and at City Hall on 9/6/18.

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

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IN THE ROW IS IN DISREPAIR.

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, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, HAVE STAINS AND MISSING, PEELING PAINT.

Complied:

18-12(a)
24-27.(b)
24-27.(f)
47-34.1.A.1.

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

Michael Oyefesobi, owner, agreed to comply within 21 days.

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

Case: CE18040697

3201 DAVIE BLVD
BOBKAT LLC

Service was via posting at the property on 8/23/18 and at City Hall on 9/6/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
15-28.

THE TENANT A1 QUALITY AUTO AND REPAIR IS ENGAGING IN
BUSINESS W/O FIRST OBTAINING A BUSINESS TAX RECEIPT.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 126 days or a fine of \$50 per day, per violation. She said the tenant must relocate.

Adrian Hines, representative, requested 180 days and Officer Holloway did not object.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$200 per day

Case: CE18052501

1511 NW 8 AVE
MAS 1511-1513 NW 8 AVE LLC

Service was via posting at the property on 8/22/18 and at City Hall on 9/6/18.

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

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

47-21.12.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.

Complied:
47-20.20.H.

Officer Caracas presented the case file into evidence and said the owner's representative had been present earlier and agreed to his recommendation for Ms. Flynn to order compliance within 35 days or a fine of \$50 per day, per violation.

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

Case: CE18040582

1700 NE 4 CT
WOLF, JOHN STUART JR HODGE, KEVIN R

This case was first heard on 6/7/18 to comply by 6/17/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting the full fine be imposed.

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

John Wolf, previous owner, said the property had been in foreclosure since December.

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

Case: CE17122044

828 NW 14 WY
LAZCO HOLDING GROUP

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

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

Case: CE18070943

1900 NW 19 ST
FL STORAGE 1900 NW 19TH ST LLC % STORAGE POST

Personal service was made on 9/11/18. Service was also via posting at City Hall on 9/6/18.

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

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

Officer Jolly recommended ordering compliance within 21 days or a fine of \$100 per day.

Victor Veras, district manager, requested 60 days.

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

Case: CE17040978

1051 NW 8 AVE
BETHEL EVANGELICAL BAPTIST CHURCH

This case was first heard on 4/12/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,000 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, said some violations remained.

Anthony Bembrant, contractor, said he did not understand what the problems were. He said the lawn service had not done its job and another contractor had left debris on the property.

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

Case: CE18072081

6351 NE 18 AVE
SHEHATA, MARWA

Service was via posting at the property on 8/28/18 and at City Hall on 9/6/18.

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

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

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.

24-27.(b)

SANITATION OR RECYCLING CONTAINERS ARE BEING LEFT
OUT AND NOT BEING PULLED BACK AFTER SERVICE.

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

Shehata Merwa, owner, agreed.

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

Case: CE18042221

2030 NE 31 AV
CRICKETT, JOHN J

Personal service was made on 9/4/18. Service was also via posting at City Hall on 9/6/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17062939 PFIXREPLAC ATF KITCHEN SINK REPLACEMENT
FOR COUNTER

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

Michael Grossman, property manager, agreed.

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

Case: CE18052211

Administrative Hearing

420 SW 30 AV
DUCKETT, KRIS & JUNIOR

Violation(s):

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 Quinter Jr., Code Compliance Officer, testified that the property was cited on 5/29/18. The items remained on the property on 5/31/18 and were removed by the City on 6/1/18.

Desmond Gregory, owner, said he had just purchased the house when this happened. The seller was supposed to remove these items but he had not. Mr. Gregory was not supposed to move in until June 1. He had not seen the notices until after the fact.

Ms. Flynn waived the fine.

Case: CE18080266

1726 LAUDERDALE MANOR DR
FLETCHER, YVETTE

Service was via posting at the property on 9/11/18 and at City Hall on 9/6/18.

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

THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT.

24-27.(b)

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

Complied:

18-12(a)

47-34.1.A.1.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 24-27.(b) within 7 days or a fine of \$25 per day and with 9-304(b) within 35 days or a fine of \$25 per day.

Dominic Pence, owner, said 35 days was not long enough to repair the driveway. He said he was rehabilitating the property but his contractor had died.

Ms. Flynn found in favor of the City and ordered compliance with 24-27.(b) within 7 days or a fine of \$25 per day and with 9-304(b) within 91 days or a fine of \$25 per day.

Case: CE18050939

1021 NE 8 AVE
PRIVILEGE APARTMENTS LLC

This case was first heard on 6/21/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed.

Tilquanda Pearsall, officer manager, said the former property manager had addressed the sign issue.

Ms. Flynn imposed no fine.

Case: CE18060926

Administrative Hearing

915 NW 14 CT
915 NW 14 COURT LLC

Violation(s):
24-7(b)

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

Wilson Quintero Jr., Code Compliance Officer, testified that the property was cited on 6/12/18. The items remained on the property on 6/14/18 and were removed by the City on 6/15/18.

Benjamin Figgie, owner, said he had needed to do a lot of hedge trimming and tried to coordinate it with bulk pickup. He said the items were put out a week before bulk pickup.

Ms. Flynn denied the appeal.

Case: CE18040566

Administrative Hearing

1716 NW 8 PL
1716 NW 8 PLACE LLC

Violation(s):
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.

Wanda Acquavella, Code Compliance Officer, testified that the property was cited on 4/9/18. The items remained on the property on 4/11/18 and were removed by the City on 4/12/18.

Ms. Flynn denied the appeal.

Case: CE18040522

1224 NE 17 WY
SUAREZ, NICOLE

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$31,000 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said the owner was trying to comply and was not renting the property now. He recommended a 42-day extension.

Soraya Campos, the owner's mother, agreed.

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

Case: CE18030247

1926 SW 29 AVE
RIVERLAND VILLAGE TOWNHOMES LLC

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 \$2,150 and the City was requesting the full fine be imposed.

Mary Rich, Code Compliance Officer, said there had been a mix-up with the mailing address. Administrative costs totaled \$626.

Jose Toscano, property manager, agreed that the mailing address for the common area was incorrect with the Broward County Property Appraiser.

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

Case: CE18061469

2031 NW 29 AVE
SANDS, DARRYL SANDS, MARY E EST

Service was via posting at the property on 8/27/18 and at City Hall on 9/6/18.

John Suarez, Senior Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THERE ARE AREAS OF THE EXTERIOR WALLS INCLUDING THE SOFFIT
AND FASCIA THAT HAVE PEELING, CHIPPING, AND MISSING PAINT.

9-280(b)

THERE ARE WINDOW OPENINGS ON THE PROPERTY THAT ARE NOT IN
REASONABLE REPAIR. THERE ARE WINDOW OPENINGS THAT ARE
MISSING GLASS SURFACES. THE WINDOW OPENINGS HAVE BEEN
COVERED WITH WOODEN BOARDS. THERE ARE AWNINGS IN
DISREPAIR.

THERE ARE AWNINGS THAT ARE DIRTY AND HAVE MISSING
STRUCTURAL PARTS INCLUDING EXTENSION POLES.

9-304(b)

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

18-1.

THE PROPERTY HAS TRASH, RUBBISH, AND DEBRIS THROUGHOUT THE PROPERTY INCLUDING THE SWALE AREA. THIS IS A PUBLIC NUISANCE AS IT MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF THE ADJACENT PROPERTIES.

9-280(h)(1)

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

Complied:

9-313.(a)

Officer Suarez presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days or a fine if \$25 per day and with the remaining violations within 49 days or a fine of \$25 per day, per violation.

Daryl Sands, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 within 10 days or a fine if \$25 per day and with the remaining violations within 49 days or a fine of \$25 per day, per violation.

Case: CE18030916

601 N RIO VISTA BLVD
SOUTH BANK APTS LLC

This case was first heard on 5/17/18 to comply by 6/28/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,500 and the City was requesting the full fine be imposed.

Ron Kovacs, Code Compliance Officer, recommended reducing the fines to \$571 to cover administrative costs.

William Pozo, property manager, agreed.

Ms. Flynn imposed a fine of \$571 for the time the property was out of compliance.

Case: CE18051335

1049 WYOMING AVE
PLUNKETT, HEADLEY

This case was first heard on 7/19/18 to comply by 7/29/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,400 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said the owner had missed the previous hearing because had had been hospitalized. She recommended a 21-day extension.

Headley Plunkett, owner, agreed.

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

Case: CE18041754

1019 W STATE ROAD 84
WILLIAM WYLE SACKS TR%CASTO INVES

Service was via posting at the property on 8/29/18 and at City Hall on 9/6/18.

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

9-1(d). ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION.

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO ALTERATIONS MADE WITHOUT THE REQUIRED PERMITS AND OR INSPECTIONS AS FOLLOWS:

THIS RESTAURANT WAS PERMITTED FOR TAKEOUT FOOD ORDERS ONLY.

ALTERATIONS HAVE BEEN PERFORMED WHERE NOW THERE IS BOTH INDOOR AND OUTDOOR SEATING AND DINING.

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

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

Case: CE18061048

Administrative Hearing

1544 NW 8 AVE
ALTMAN, SCOTT B

Violation(s):
24-7(b)

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

Wilson Quintero Jr., Code Compliance Officer, testified that the property was cited on 6/12/18. The items remained on the property on 6/14/18 and were removed by the City on 6/15/18.

Scott Altman, owner, said he had not known about the debris because he did not live there. He had not been notified about the violation at his home address.

Ms. Flynn denied the appeal.

Case: CE18060550

2830 SW 19 TER
PROMOCIONES 96 INC.

Service was via posting at the property on 8/16/18 and at City Hall on 9/6/18.

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

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

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

Bruce Florence, tenant, requested 90 days. He said the water flowed from a nearby neighborhood into this wall and then to the canal. Mr. Florence wanted the City to address this flooding problem.

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

Case: CE18020332

1345 NE 5 TER
JOSEPH, JEAN

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 \$1,150 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, said administrative costs totaled \$672.

Jean Joseph, owner, said he had complied the violation before the deadline but he could not contact the inspector for a reinspection.

Ms. Flynn imposed no fine.

Case: CE18060350

3509 SW 12 CT
MCFARLANE, CHRISTINE

Service was via posting at the property on 9/4/18 and at City Hall on 9/6/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
16040030 PMETERDOM 3/4 DOMESTIC WATER METER

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

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

Case: CE18060627

1633 NW 8 AV
VOLCY, JEAN CLAUDE

Service was via posting at the property on 9/11/18 and at City Hall on 9/6/18.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):
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 FROM PROPERTY.

Complied:

24-27.(b)

9-304(b)

9-305(b)

9-306

9-313.(a)

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

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

Case: CE18071575

1241 NW 46 CT

DEFREITAS, RAPHAEL MEDEIROS & DE FIGUEIREDO, JOAO

Service was via posting at the property on 8/22/18 and at City Hall on 9/6/18.

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

THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY. THIS VIOLATION HAS BEEN CITED PREVIOUSLY UNDER CASE CE17071278 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.

Complied:

18-4(c)

Officer Rich presented the case file into evidence and reported the property was in compliance. She requested a finding of fact that violation 18-12(a) had existed as cited.

Ms. Flynn found in favor of the City that violation 18-12(a) had existed as cited.

Case: CE18051893

2430 WHALE HARBOR LN

2014-3 IH BORROWER LP %INVITATION HOMES – TAX DEPT

Service was via posting at the property on 8/18/18 and at City Hall on 9/6/18.

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

THERE IS A DOCK IN DISREPAIR SEEN FROM THE WATERWAY OF THE PROPERTY. A SECTION OF THE DOCK HAS DETACHED AND IS SLOPING DOWNWARD INTO THE WATERWAY. THE DOCK IN ITS PRESENT CONDITION IS UNSAFE/UNSATISFACTORY.

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

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

Case: CE18072324

50 ISLE OF VENICE DR
50 ISLE OF VENICE LLC % JOHN A BROWN

Service was via posting at the property on 8/27/18 and at City Hall on 9/6/18.

John Suarez, Senior 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. THERE ARE BRICKS SCATTERED THROUGHOUT THE DRIVEWAY.

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

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

Case: CE17061126

6611 NE 21 LN
MALDONADO, ELIZABETH M MONTES, LUIS R

Service was via posting at the property on 9/4/18 and at City Hall on 9/6/18.

Jorge Martinez, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE:
PERMIT 16050485 (BATHROOM REMODEL)

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

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

Case: CE18040043

321 N FTL BEACH BLVD
DIAMONDROCK FL OWNER LLC

Service was via posting at the property on 9/4/18 and at City Hall on 9/6/18.

Jorge Martinez, Building Inspector, testified to the following violation(s):
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:

16091290 XPXA2 BALTC LM-PXA2 PORTE COCHERE
EXT.LOBBY /RESTAURANT

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

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

Case: CE18060809

1113 NW 11 PL
COKLEY, JAMES JR

Service was via posting at the property on 9/4/18 and at City Hall on 9/6/18.

Jorge Martinez, Building Inspector, testified to the following violation(s):
FBC(2017) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
17110148 PSEWERCAP SEWER CAP

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

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

Case: CE18060913

1505 SW 9 ST
LEBBAD, FOUAD R

Service was via posting at the property on 9/5/18 and at City Hall on 9/6/18.

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

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

47-21.9.K.

THERE HAS BEEN GRAVEL INSTALLED ON THE FRONT OF THIS
PROPERTY WHICH EXCEEDS TEN (10) PERCENT OF THE TOTAL
LANDSCAPE AREA.

Complied:

24-27.(b)

Withdrawn:

9-304(b)

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

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

Case: CE18061253

511 SE 5 AVE # 101
NURIVER RETAIL CENTER LLC

Service was via posting at the property on 9/4/18 and at City Hall on 9/6/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE:
11020994 BCHANGEUSE New River Eatery RESTAURANT
INT. COMMERCIAL BUILD

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

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

Case: CE18011933

737 NW 20 AVE # OLD
RODNEYS RELOCATION SERVICES INC.

Service was via posting at the property on 8/29/18 and at City Hall on 9/6/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation(s):
25-13

THERE IS AN ASPHALT DRIVEWAY BUILT WITHOUT THE PROPER
PERMITS.

47-20.20 B.

PARKING SPACES WERE ERECTED WITHOUT MEETING THE
REQUIREMENTS OF THE ULDR.

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

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

Case: CE18061186

280 SW 20 AVE
20TH AVE INVESTMENTS LLC

Service was via posting at the property on 8/29/18 and at City Hall on 9/6/18.

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

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL
BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS
PROVIDED FOR IN THIS SECTION.
THERE'S A NEW WOOD FENCE THAT WAS BUILT WITHOUT
THE REQUIRED PERMITS AS PER THE FLORIDA BUILDING
CODE BORA EDITION SECTION 105.1.

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

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

Case: CE18061205

1705 SW 10 CT
KENNINGS, LEVAR

Service was via posting at the property on 8/29/18 and at City Hall on 9/6/18.

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

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL
BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS
PROVIDED FOR IN THIS SECTION.
THERE'S A NEW WOOD FENCE THAT WAS BUILT WITHOUT
THE REQUIRED PERMITS AS PER THE FLORIDA BUILDING
CODE BORA EDITION SECTION 105.1.

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

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

Case: CE18041662

2700 SW 14 AV
UZANS LLC

Service was via posting at the property on 8/16/18 and at City Hall on 9/6/18.

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

THERE IS OUTDOOR STORAGE AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

47-34.4 B.1.

THERE ARE COMMERCIAL TRUCKS BEING PARKED OR STORED ON THIS PROPERTY BETWEEN THE HOURS OF 9 PM AND 6 AM. THE PARKING OR STORING OF COMMERCIAL VEHICLES OVERNIGHT IS NOT PERMITTED IN THIS RS-8 ZONED DISTRICT PER SECTION 47-5.11.

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

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

Case: CE18040111

405 SW 25 TER
HUYNH, TONY

Service was via posting at the property on 9/5/18 and at City Hall on 9/6/18.

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.

Complied:

18-1.

47-34.1.A.1.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day.

Case: CE18050872

2410 SW 5 ST

JANICE H LITTLE REV TR LITTLE, JANICE H TRUSTEE

Service was via posting at the property on 9/5/18 and at City Hall on 9/6/18.

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

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

Complied:

9-304(b)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE18060212

1332 N ANDREWS AV

CRUZ, NANCY MOHR H/E CRUZ, WILLIAM

Service was via posting at the property on 8/20/18 and at City Hall on 9/6/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
18-9.(a)

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

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS RESIDENTIAL PROPERTY
INCLUDING BUT NOT LIMITED TO AUTO PARTS,BUILDING PARTS,
CRATES, PAINT CANS OR SIMILAR, WHICH IS A NON-PERMITTED
LAND USE IN RDs-15 ZONING PER ULDR TABLE 47-5.13

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING

MAINTAINED AS REQUIRED.

9-304(b)

THE PARKING FACILITIES (DRIVEWAY) IS NOT PROPERLY MAINTAINED.

9-305(b)

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

9-306

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

9-308(b)

THERE IS DEBRIS ON THE ROOF AND IT IS DIRTY OR STAINED.

Complied:

18-1.

24-27.(b)

Officer Hullett presented the case file into evidence and recommended ordering compliance with 18-9.(a) and 47-34.1.A.1. within 14 days or a fine of \$25 per day, per violation and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-9.(a) and 47-34.1.A.1. within 14 days or a fine of \$25 per day, per violation and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE18070432

1220 NW 7 TER

JOHNSON, TOWANDA

Service was via posting at the property on 8/31/18 and at City Hall on 9/6/18.

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

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

9-280(h)(1)

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

9-308(a)

THE ROOF IS NOT MAINTAINED IN A SAFE, SECURE, WATERTIGHT CONDITION.

Officer Hullett presented the case file into evidence and recommended ordering compliance with 18-12(a) within 14 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.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 14 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: CE18062592

1323 NW 15 AVE
1323 NW 15 AVENUE INC.

Service was via posting at the property on 9/11/18 and at City Hall on 9/6/18.

Patrice Jolly, 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.

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS, APPLIANCES, TIRES, FURNITURE, AND OTHER ITEMS. THIS IS NOT PERMITTED IN RS.8 ZONED PROPERTY.

Complied:

18-1.

9-304(b)

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

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

Case: CE18080904

601 SW 27 AVE
AZALEA MOBILE PARK LLC

Service was via posting at the property on 8/29/18 and at City Hall on 9/6/18.

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

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE DRAIN FIELD AND OR SEPTIC AREA IS EXPOSED AND RAW SEWAGE IS OPEN TO ENVIRONMENT. THIS IS A RECURRING VIOLATION. PER CASE NUMBER CE18040133 THIS IS A RECURRING VIOLATION AND WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING TO GET A FINDING OF FACT WHETHER OR NOT IT COMES IN TO COMPLIANCE.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE18052067

Stipulated agreement

172 SW 35 TER
AIKMAN, MICHAEL D & RITA S

Violation:
9-305(b)

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

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE18061391

2617 SW 7 ST
BARTLETT, JERRY BARTLETT, JOEY

Service was via posting at the property on 8/20/18 and at City Hall on 9/6/18.

Dorian Koloian, 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.

47-34.1.A.1-

THERE ARE UNPERMITTED ITEMS BEING STORED ON THIS PROPERTY.

9-305(b)

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

Complied:

9-280(h)(1)

9-304(b)

9-306

9-308(a)

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

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

Case: CE18060371

411 SW 31 AVE

CUMBERBATCH, JOHN R CUMBERBATCH, MADLYN

Service was via posting at the property on 8/27/18 and at City Hall on 9/6/18.

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

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY/GRAVEL IS IN DISREPAIR.

9-305(b)

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

Complied:

9-280(h)(1)

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

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

Case: CE18070642

315 SW 25 TER
ML INVESTMENT 1 LLC

Service was via posting at the property on 8/20/18 and at City Hall on 9/6/18.

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

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

Complied:

9-313.(a)
24-27.(b)
18-12(a)

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

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

Case: CE18080010

3300 NE 17 CT
33 OM 17 LLC

Service was via posting at the property on 8/23/18 and at City Hall on 9/6/18.

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

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

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

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

Case: CE18080459

500 NE 17 WAY
PHILLIPS, KIM & SWEERS, RANDALL

Service was via posting at the property on 8/23/18 and at City Hall on 9/6/18.

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

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS
CE16081376. THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL
MAGISTRATE FOR A FINDING OF FACT REGARDLESS OF WHETHER
THE CASE IS BROUGHT INTO COMPLIANCE OR NOT.

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

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

Case: CE18071812

1831 NE 59 CT
GOLDBERG, DAVID MARSHALL

Service was via posting at the property on 9/4/18 and at City Hall on 9/6/18.

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

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

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

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

Case: CE18071817

1901 NE 59 CT
COSENTINO, GIUSEPPE

Service was via posting at the property on 9/5/18 and at City Hall on 9/6/18.

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

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

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

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

Case: CE17100606

196 HENDRICKS ISLE
FLL VENTURES LLC

This case was first heard on 3/15/18 to comply by 3/22 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 \$12,400 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17101337

1201 NW 16 ST
GAGNON, CLAUDE J III 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 in compliance, fines had accrued to \$6,100 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, stated administrative costs totaled \$948.

Ms. Flynn imposed a fine of \$948 for the time the property was out of compliance.

Case: CE16010034

621 SE 6 ST
EDEWAARD, CABOT EDEWAARD, SHERI

This case was first heard on 6/2/16 to comply by 7/14 and 11/29/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$27,700 and the City was requesting a \$275 fine be imposed.

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

Case: CE18020357

2715 N OCEAN BLVD # 17C
TARATOOT, BRADLY M

This case was first heard on 6/21/18 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 \$2,400 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17100261

4040 GALT OCEAN DR # 505
PETER J MASTERS REV TR

This case was first heard on 3/1/18 to comply by 4/12/18. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$30,250.

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

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

Case: CE17051336

6250 N ANDREWS AVE # 24
DOUBLE MOUNTAIN DEV VENTURES 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 in compliance, fines had accrued to \$18,000 and the City was requesting the full fine be imposed.

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

Case: CE18010703

1317 NE 4 AVE
AGAPE CHURCH OF GOD INC.

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 \$2,900 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$2,900 fine.

Case: CE14100614

307 NE 23 TER
LEGUIZAMO, ALBERTO & LEGUIZAMO ROSA

This case was first heard on 4/2/15 to comply by 5/21/15. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$60,850 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$60,850 fine, which would continue to accrue until the violations were corrected.

Case: CE18020337

520 NW 23 AVE
CHARLES, WILLIAM

This case was first heard on 5/17/18 to comply by 6/14/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,150 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$9,150 fine, which would continue to accrue until the violations were corrected.

Case: CE18040178

1914 NE 31 AVE
DOS SANTOS, ANTONIO ZACCARDO, MARIA

This case was first heard on 5/17/18 to comply by 6/28/18. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$2,000.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$488.

Ms. Flynn imposed a fine of \$488 for the time the property was out of compliance.

Case: CE17011306

2871 E SUNRISE BLVD
TIITF/DNR DIV REC & PARKS HUGH TAYL

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 not in compliance and the City was requesting imposition of a \$5,900 fine, which would continue to accrue until the property was in compliance.

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

Case: CE18030322

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

This case was first heard on 6/21/18 to comply by 8/2/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,050 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$2,050 fine.

Case: CE18032163

801 NW 13 ST
PINE SHADOWS HOME OWNERS ASSN PHASE

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 not in compliance and the City was requesting imposition of an \$8,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,000 fine, which would continue to accrue until the violations were corrected.

Case: CE18042212

1309 NW 8 AVE
PINE SHADOWS HOME OWNERS ASSN PHASE

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 not in compliance and the City was requesting imposition of an \$8,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,000 fine, which would continue to accrue until the violations were corrected.

Case: CE11082621

2624 SEA ISLAND DR
LEYLAND, RONALD E

This was a request to vacate the order dated 4/5/12.

Ms. Flynn vacated the order dated 4/5/12.

Case: CE18041803

1425 NE 1 AV
DOUBLE S 1 LLC

This was a request to vacate the order dated 9/6/18.

Ms. Flynn vacated the order dated 9/6/18.

Ms. Flynn accepted agenda pages 64-66 as exhibits showing the list complied, withdrawn and rescheduled cases.

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:

CE18072165	CE18050792	CE18060895	CE18071197
CE18052417	CE18060148	CE18072298	CE18072356
CE18080107	CE18071089	CE18080491	CE18052281
CE18052533	CE17052475	CE18071688	CE18080481
CE18080887	CE18050819	CE18050834	CE18070926
CE18031728	CE18031769	CE18051078	CE18070542
CE18061083	CE18052203	CE18060525	CE18080236
CE18070923	CE18081552	CE18081554	CE18081557
CE18081580	CE18081626	CE18081627	CE18081795
CE18081797	CE18081803	CE18052070	CE18080059
CE18070529	CE18071020	CE18071064	CE18071838

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:

CE18080145	CE18041287	CE18060936	CE17041578
CE17042043			

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:

CE18010022	CE18061066	CE18060974	CE17111479
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CE18052056 CE13071098 CE14060333

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:

CE18012175 CE18020670 CE18040774 CE18060819
CE18061031 CE18052266 CE17080102

There being no further business, the hearing was adjourned at 12:39 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate