



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
NOVEMBER 15, 2018
9:00 A.M.**

Staff Present:

Loen Garrick, Clerk III
Porshia Williams, Code Compliance Manager
Crystal Green-Griffith, Clerk III
Katrina Jordan, Administrative Services Supervisor
Keyandre Haynes, Clerk III
Yvette Ketor, Clerk III
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
James Fetter, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Robert Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Ron Kovacs, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
Wilson Quintero Jr., Code Compliance Officer
Danny Reyes, 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

Respondents and witnesses

CE18082143: Norman Braslow, owner
CE18011620: Juan Gallo, new owner
CE18071560: Alan Kopio, property manager; Aaron Morales, chief engineer
CE18010775: Konstantin Popov, owner
CE17071584: Alonzo Clark, owner

Special Magistrate Hearing

November 15, 2018

Page 2

CE17081189: Delice DeJacmar, owner
CE17051364: Michael Rares, owner
CE18012033: Mary Liantaud, owner
CE18040020: Ryan McCain, attorney
CE17070173: Tanya Tseveyer, property manager
CE18021320; CE18050656: Andrew Schein, attorney
CE18030794: William Joseph, owner
CE18021352: Kirk Edwards, owner
CE18020628: Sadinet Fertillien, owner; Evelyn Eastwood, owner's fiancée
CE18041458; CE18020643: Lucmon Joseph, property manager
CE18080025: H. Whitney Turner, owner's son
CE17120643: William Hall, owner's son
CE18090692: Cameron Kelts, owner
CE18071528: Adam Bonin, owner
CE18090483: Richard Krigel, owner
CE18041789: Reinaldo Crespo, owner's representative; Rodolfo Crespo, owner
CE18061030; CE18021134; CE18041726: Shlomo Peer, owner
CE18062584: Waeska Ayista, property manager
CE17071945: Valentina Georgescu, property manager
CE18051335: Healey Plunkett, owner
CE18070785: Kyle Connors, owner
CE18070789: Pamela Grace, owner
CE18060080: Jiro Yates, architect
CE18062480: Jordan Morgan, owner
CE18061342: Ryan Emmer, representative
CE18090223: Ricardo Sanchez, property manager
CE18081760: Lester Alexander, owner
CE16060755: Richard Dewitt, attorney
CE18031597: Erik Hadad, property manager; Yarin Hadad, property manager
CE17080070: Joseph Titone, attorney; Franklin Byron, owner
CE17120820: Newasann Sutherland, owner
CE18041927: Carolina Sheir, attorney; Roberta Bisson, owner
CE17080229: Robert Skarecki, property manager
CE18040532: Capri Trigo, attorney; Bienindo King, neighbor
CE17101256: Oscar Sanchez, owner; Bryan Desouzo, owner
CE17021481: Matthew Jelnek, property manager
CE17030990: Courtney Crush, attorney
CE18060936: Hedy Glaser, owner
CE18101916: Joseph Lafleur, property manager
CE18091807: Christian Buisson, neighbor
CE17121903: Jean Martindale, owner
CE18082413: Max Granofskey, owner
CE18070838: Beth Brooks, owner; Charles Mitchell, owner's friend
CE18081512: Dawn Hanna, neighbor; Carmen Coamano, owner; David Coamano, owner's son; Geoffrey Rames, Lauderdale Isles Water Management District; Thomas Edwards, neighbor

Special Magistrate Hearing

November 15, 2018

Page 3

CE18011251: Roberta Santini, owner

CE18021986; CE18041979; CE18041994: Timothy Wilson, realtor; Ikechi Reid, attorney

CE18091863: Arefabenu Mansuri, owner

CE18030615: Lucielle Brown, property manager; Carla Brown, property manager

CE18090093: Ela Hernandez, attorney

CE18090430; CE18090431: Ela Hernandez, attorney; Rafael Velez, district manager

CE17121802: Arivina Bielen, owner

CE17101551: Leola Mayo, owner

CE17121360: Willy Mompremier, owner

CE18081664: Julie Hynes, agent

CE18052543: Chante Roberts, owner

CE18101783: Benjamin Wallert, property manager

CE18082037: Ellen Brown, owner; David Brown, owner

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

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

Case: CE18021320

601 SW 12 AV

SEMINOLE AVENUE LLC

This case was first heard on 7/19/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property was in compliance.

Dick Eaton, Code Compliance Supervisor, said the owner's attorney was working with the City and recommended an extension to 12/6/18.

Andrew Schein, attorney, agreed.

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

Case: CE18050656

601 SW 12 AV

SEMINOLE AVENUE LLC

This case was first heard on 7/19/18 to comply by 8/9/18. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Gail Williams, Code Compliance Officer, recommended reducing the fines to \$350 to cover administrative costs.

Andrew Schein, attorney, agreed.

Judge Purdy imposed a fine of \$350 for the time the property was out of compliance.

Case: CE18041927

1736 SW 14 ST
BISSON, ROBERTA RIBEIRO

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 \$29,500 fine, and the City was requesting the full amount.

Ron Kovacs, Code Compliance Officer, recommended imposition of the fines and said administrative costs totaled \$304.

Carolina Sheir, attorney, said her client had made diligent efforts to comply. She stated any illegal rentals were due to the owner's nasty divorce, when her ex-husband had withheld information from her.

Judge Purdy imposed a fine of \$304 for the time the property was out of compliance.

Case: CE18070838

2631 SW 12 TER
BROOKS, BETH KAY LE ET AL. BROOKS, TAMI

Service was via posting at the property on 10/15/18 and at City Hall on 11/1/18.

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

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

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day.

Beth Brooks, owner, said most of the damage was from Hurricane Wilma.

Charles Mitchell, the owner's friend, requested more than 49 days. He said they were applying for help from an organization, but this could take three months. Officer Sanguinetti recommended 91 days.

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

Case: CE18082413

2621 NE 13 CT
2621 NE 13TH CT LLC

Service was via posting at the property on 9/22/18 and at City Hall on 11/1/18.

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

THERE IS RUBBISH, TRASH, LITTER AND/OR DEBRIS SCATTERED AT THE REAR OF THIS PROPERTY NEAR THE TRASH CARTS. THIS IS A RECURRING VIOLATION PER CASES CE17110332 AND 17121616. THIS CASE WILL GO BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

24-27.(b)

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THIS IS A REPEAT VIOLATION PER CITATION C2759 THAT WAS ISSUED ON 9/7/18. THE CITATION WAS NOT CONTESTED BY THE PROPERTY OWNER WITHIN THE 15 DAYS ALLOWED BY THE VIOLATOR THUS DEEMED AN ADMISSION OF GUILT AND A FINDING OF FACT THAT THE VIOLATION DID EXIST. THIS CASE WILL GO BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Malakius presented the case file into evidence and recommended a fine of \$200 per day for 18-12(a) and a fine of \$500 per day for the two days that 24-27.(b) was out of compliance, continuing until the violation was in compliance.

Max Granofskey, owner, said they believed both violations were in compliance. He said they had increased the pickup to twice per week and had been fining tenants for non-compliance.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day for 18-12(a) and a fine of \$500 per day for the two days that 24-27.(b) was out of compliance, continuing until the violation was in compliance.

Case: CE18012033

433 NW 22 AVE
FAMAS INVES CORP

This case was first heard on 7/19/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,800 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said she would not object to the owner's request for an extension.

Mary Liantaud, owner, requested a 91-day extension.

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

Case: CE18041789

1017 SW 22 AV
STAKELY, MARYNELL LE MICELI, C A & AD
New Owners: Reinaldo and Rodolfo Crespo

This case was first heard on 7/19/18 to comply by 7/29/18 and 8/9/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,425 and the City was requesting the full fine be imposed.

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

Rodolfo Crespo, owner, agreed.

Judge Purdy imposed a fine of \$442 for the time the property was out of compliance.

Case: CE18080025

724 RIVIERA ISLE DR
TURNER, BEVERLY BEVERLY TURNER TR

Service was via posting at the property on 10/15/18 and at City Hall on 11/1/18.

John Suarez, Senior 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. THERE ARE HEDGES AND OTHER PLANT LIFE THAT NEED TRIMMING.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF ITEMS INCLUDING BUT NOT LIMITED TO A TRAILER, KAYAKS, AND LOGS ON THIS RS-8 ZONED SINGLE FAMILY RESIDENCE. THIS IS A NON PERMITTED USE PER SECTION 47-5.11.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE WOODEN BOARDS COVERING WINDOW OPENING(S).

Complied:

25-7(a)

18-1.

9-304(b)

Officer Suarez presented the case file into evidence and recommended ordering compliance with 9-280(b) within 63 days or a fine of \$50 per day and with the remaining violations within 21 days or a fine of \$50 per day, per violation.

H. Whitney Turner, the owner's son, agreed.

Judge Purdy found in favor of the City and ordered compliance with 9-280(b) within 63 days or a fine of \$50 per day and with the remaining violations within 21 days or a fine of \$50 per day, per violation.

Case: CE17051364

424 SW 8 TER

PROPERTY HOUNDS LLC

This case was first heard on 4/19/18 to comply by 5/3/18 and 6/21/18. 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 reducing the fines to \$985 to cover administrative costs.

Michael Rares, owner, requested no fines be imposed, and said he had spent over \$40,000 for permits and impact fees.

Judge Purdy imposed a fine of \$985 for the time the property was out of compliance.

Case: CE17101551

3515 SW 12 CT

MAYO, LEOLA E

This case was first heard on 3/1/18 to comply by 4/5/18. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$7,300 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing the fines to \$295 to cover administrative costs.

Leola Mayo, owner, agreed.

Judge Purdy imposed a fine of \$295 for the time the property was out of compliance.

Case: CE18040532

1801 W STATE ROAD 84
G6 HOSPITALITY PROPERTY LLC

This case was first heard on 6/21/18 to comply by 8/23/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$20,750 fine, which would continue to accrue until the property was in compliance.

Capri Trigo, attorney, reported they had applied for a permit and removed the old fence. She requested 91 days.

Mike Sanguinetti, Code Compliance Officer, agreed to the request.

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

Case: CE16060755

Request for extension

1345 NE 4 AVE
TOM TOM REALTY HOLDINGS LLC

This case was first heard on 1/18/18 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 \$5,200.

Richard Dewitt, attorney, requested a stay of the order and an extension. He said they had gone through the DRC process and were moving forward with permits. He explained they needed to relocate the storage containers.

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

Case: CE17080070

1541 NW 15 TER
SEDELL, ANNE LE BYROM, FRANKLIN LE ET

This case was first heard on 5/17/18 to comply by 7/5/18. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$10,025 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended no fine be imposed because the owner had not understood what needed to be done.

Joseph Titone, attorney, thanked the City for working with the owner.

Judge Purdy imposed no fines or administrative costs.

Case: CE18011251 Request for extension
2820 N ATLANTIC BLVD
SANTINI, ROBERTA

This case was first heard on 8/16/18 to comply by 11/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Wilson Quintero, Code Compliance Supervisor, said the owner was requesting an extension.

Roberta Santini, owner, said they had been waiting for some permits since January and needed to replace the roof. Officer Quintero did not see a permit application for the roof.

Judge Purdy granted a 56-day extension, during which time no fines would accrue.

Case: CE18101783
4750 NW 15 AVE # B
FIRST INDUSTRIAL L P

Personal service was made on 10/25/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:1.7.6.2 Fix F/A
THE FIRE ALARM IS NOT FUNCTIONING AS DESIGNED AND
INSTALLED AS IT HAS NO POWER.

Captain Kisarewich recommended ordering compliance within 63 days or a fine of \$100 per day.

Benjamin Wallert, property manager, agreed.

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

Case: CE17121802
3341 NE 42 CT
BIELEN, ARVIN N

Ordered to reappear

This case was first heard on 10/4/18 to comply by 11/15/18. Violations were as noted in the agenda.

Gustavo Caracas, Code Compliance Officer, reported the owner was making progress and recommended a 35-day extension.

Arivina Bielen, owner, said he was doing his best to comply.

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

Case: CE18082037
5840 NE 20 AV
BROWN, DAVID D & ELLEN R

Service was via posting at the property on 9/22/18 and at City Hall on 11/1/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

18-12(a) - COMPLIED

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.

9-306

EXTERIOR WALLS, DOOR AND FASCIA AREAS ARE DIRTY AND UNATTRACTIVE, THE CEILING OVER THE FRONT DOOR IS IN DISREPAIR.

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 63 days or a fine of \$100 per day, per violation.

Ellen Brown, owner, said they had pulled the permit and the work was in progress.

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

Case: CE18090223

1313 NE 15 AVE
SANCALL CORP

Service was via posting at the property on 9/27/18 and at City Hall on 11/1/18.

Paulette Perryman, 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. THIS IS A RECURRING VIOLATION PER CASES CE1711097, CE18031472 AND CE18071101 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

Ricardo Sanchez, property manager, was present.

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

Case: CE18011620

177 VERMONT AVE
SMITH, LILIETH & SMITH, OSWALD SUGETT

This case was first heard on 4/19/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$725 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing the fines to \$295 to cover administrative costs.

Juan Gallo, new owner, said he had purchased the property the previous week.

Judge Purdy imposed a fine of \$295 for the time the property was out of compliance.

Case: CE17030990

1901 SW 5 PL
RIVERSIDE PARK LLC

This case was first heard on 8/10/17 to comply by 10/5/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$32,800 and the City was requesting the full fine be imposed.

Gail Williams, Code Compliance Officer, recommended reducing the fines to \$801 to cover administrative costs.

Courtney Crush, attorney, agreed.

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

Case: CE17021481

1826 N DIXIE HWY
SOUTH RIVER MANOR CONDO ASSN INC.

Service was via posting at the property on 10/16/18 and at City Hall on 11/1/18.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
47-19.4.B.1.

THERE IS A 2 CUBIC YARD DUMPSTER AT THIS PROPERTY THAT IS NOT STORED PROPERLY. WHEN NOT CURBSIDE FOR COLLECTION, THE DUMPSTER MUST BE POSITIONED ON A HARD SURFACED PAD LOCATED BEHIND THE BUILDING LINE WITH THE SMALLER SIDE OF THE CONTAINER FACING THE PUBLIC RIGHT OF WAY.

47-19.4.D.1.

THIS IS A RMM-25-RESIDENTIAL MULTIFAMILY PROPERTY OF FOUR (4) OR MORE UNITS WITHOUT PROVIDING AN ON SITE ENCLOSURE FOR 4 CUBIC YARD BULK CONTAINER.

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS/POTHOLES, WHEEL STOPS ARE MISSING, LOOSE, AND/OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

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

Matthew Jelnek, property manager, said they would submit permit applications in 14 days and requested 91 days.

Judge Purdy found in favor of the City and ordered compliance with 47-20.20.H. within 42 days and with the remaining violations within 21 days or a fine of \$50 per day, per violation.

Case: CE17120643

746 NW 21 TER
HALL, RUBY

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 an \$18,250 fine, which would continue to accrue until the property was in compliance.

William Hall, the owner's son, requested 35 days and Gustavo Caracas, Code Compliance Officer, did not object.

Irma Westbrook, Code Compliance Supervisor, pointed out that 9-304(b) and 18-4(c) should not take 35 days to comply.

Judge Purdy granted a 10-day extension for 9-304(b) and 18-4(c) and a 35-day extension for the remaining violations, during which time no fines would accrue.

Case: CE18021986

Request for extension

2831 NE 29 ST
WILMINGTON TRUST % SELECT PORTFOLIO SERVICING

This case was first heard on 6/7/18 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 \$10,400.

Ikechi Reid, attorney, requested 90 days and Vaughn Malakius, Code Compliance Officer, did not object.

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

Case: CE18041979

Request for extension

2831 NE 29 ST
WILMINGTON TRUST %SELECT PORTFOLIO SERVICING

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 and fines had accrued to \$15,000.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$510 to cover administrative costs.

Ikechi Reid, attorney, agreed.

Judge Purdy imposed a \$510 fine for the time the property was out of compliance.

Case: CE18041994

Request for extension

2831 NE 29 ST

WILMINGTON TRUST %SELECT PORTFOLIO SERVICING

This case was first heard on 7/19/18 to comply by 8/14/18. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$18,400.

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

Ikechi Reid, attorney, agreed.

Judge Purdy imposed a \$442 fine for the time the property was out of compliance.

Case: CE18091807

2432 BAYVIEW DR

DEWENTER, DANIEL H & FRANCELY G

Service was via posting at the property on 10/26/18 and at City Hall on 11/1/18.

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

THERE ARE MULTIPLE NON-PERMITTED BANNER SIGNS ERECTED AT
THE FRONT OF THIS OCCUPIED PROPERTY.

Complied:

9-304(b)

Officer Malakius presented the case file into evidence and recommended ordering compliance within 3 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 3 days or a fine of \$100 per day.

Case: CE18071560

Request for extension

250 N ANDREWS AVE

APPLE NINE HOSPITALITY OWNERSHIP INC.

This case was first heard on 8/16/18 to comply by 11/15/18. Violations and extensions were as noted in the agenda.

Captain Robert Kisarewich, Fire Inspector, said the owners would need to replace the entire fire alarm system. They had already pulled a permit and Captain Kisarewich recommended a 162-day extension.

Aaron Morales, chief engineer, agreed.

Judge Purdy granted a 168-day extension, during which time no fines would accrue.

Case: CE18070789

1130 NW 1 AV
GRACE, PAMELA H/E CAMPBELL, EUGENE F

Service was via posting at the property on 10/10/18 and at City Hall on 11/1/18.

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

9-304(b)

VEHICLES ARE PARKED ON THE GRASS/LAWN AREA BECAUSE THERE IS NO CLEARLY DEFINED DRIVEWAY OR OTHER PARKING FACILITY.

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.

Complied:

18-9.(a)

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

Pamela Grace, owner, said she was experiencing medical and financial issues and requested an extension.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE18081512

2637 WHALE HARBOR LN
YACHT CLUB INTERNATIONAL INC.

Service was via posting at the property on 9/28/18 and at City Hall on 11/1/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
15-28.

THE OWNER OF THIS PROPERTY IS ENGAGING IN BUSINESS W/O FIRST OBTAINING A BUSINESS TAX RECEIPT WITH THE STATE, COUNTY AND LOCAL AUTHORITIES.

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, INCLUDING BUT NOT LIMITED TO TREE BRANCHES OBSTRUCTING THE RIGHT OF WAY, MULTIPLE LEAVES ON STREET, SWALES AND OTHER PROPERTIES.

47-34.1.A.1.

THIS PROPERTY ZONED P IS BEING USED FOR COMMERCIAL PURPOSES IN THAT IT IS BEING RENTED ON A SHORT TERM/TRANSIENT BASIS FOR COMMERCIAL VEHICLES, BOATS, TRAILER, RV'S STORAGE AND BOATS DOCKING. PURSUANT TO ULDR, SECTION 47-8.14, TABLE OF PERMITTED USES, THIS IS NOT A PERMITTED LAND USE IN THIS DISTRICT.

47-34.4 B.1.

THERE ARE SEVERAL VEHICLES INCLUDING BUT NOT LIMITED TO RV'S, TRAILERS WITH BOATS PARKED/STORED ON THIS PROPERTY BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M. AND VISIBLE FROM THE RIGHT OF WAY.

9-304(b)

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

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE, INCLUDING BUT NOT LIMITED TO AREAS WITH TREES OVERGROWN, TREE BRANCHES GROWING INTO THE STREET, WEEDS GROWING INTO THE STREET, TREES WITH FALLING LEAVES ACCUMULATING ON OTHER RESIDENTS PROPERTIES AND ON THE STREET CREATING A NUISANCE.

Complied:

47-21.16.A.

9-306

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

David Coamano, the owner's son, requested an extension to hire an attorney. He said the neighbors had complained because they had let go of the yacht club. He said he had evicted the former tenant and leased the property to a church as of November 1. He reported he was trying to remove the boats.

Dawn Hanna, neighbor, said numerous vehicles and items had been parked on the property. She stated there was also commercial traffic at the property.

Geoffrey Rames, Chairman of the Lauderdale Isles Water Management District, said they had received numerous complaints about the 80-foot yacht at this dock that was in a state of disuse and disrepair. He said it was only a matter of time before this boat sank, creating an environmental disaster. He asked that the order include that the boat

must be removed. Mr. Coamano said the boat belonged to someone going through a divorce and he could not move it. He asked the City to help him remove the boat.

Ms. Hasan explained that after certified mail notification to a boat's owner, a property owner could have a derelict boat moved. If the City removed the boat, they would lien the property for the costs. Mr. Coamano said the divorce judge had ordered the boat could not be removed.

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

Case: CE18030615

2960 NW 19 ST

SP BROWARD GARDENS LP

This case was first heard on 4/19/18 to comply by 4/29/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,950 fine, which would continue to accrue until the property was in compliance.

Lucielle Brown, property manager, said they were working with a mold specialist and requested 60 days.

Vaughn Malakius, Code Compliance Officer, recommended 35 days.

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

Case: CE18090692

828 NW 14 WY

HURRICANE ROOFING OF FLORIDA, INC.

Service was via posting at the property on 10/22/18 and at City Hall on 11/1/18.

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

18-12(a)

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

18-7(b)

BOARD UP WITHOUT PERMIT(S).

Officer Caracas presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day, per violation.

Cameron Kelts, owner, said they had recently purchased the property through foreclosure. He said he could bring the property into compliance within 14 days.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation.

Case: CE18081760

1335 NE 17 AV
ALEXANDER, LULA

Service was via posting at the property on 9/28/18 and at City Hall on 11/1/18.

Violation:

15-272.(a)

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

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

Lester Alexander, owner, said the house was not being used as a vacation rental and he had notified the City of this. He acknowledged that his address was the same as on the ad.

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

Case: CE18060936
2064 NW 15 AVE
CAPITAL V FTL 2064-15 LLC

Administrative hearing

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 Jr., Code Compliance Officer, testified the property had been cited on 6/12/18, in 48 hours the items remained and the City removed them.

Hedy Glaser, owner, said a tenant had moved out and left the items. She said she was not provided adequate notice so she could remove the items.

Judge Purdy denied the appeal.

Case: CE18082143
101 SW 22 AVE
RIVERLAND 101 LLC

Service was via posting at the property on 10/24/18 and at City Hall on 11/1/18.

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.

9-280(h)(1)

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

9-304(b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. IT IS NOT WELL
GRADED, DEFINED AND IN A SMOOTH CONDITION.

Complied:

9-305(a)

9-306

24-27.(b)

47-34.1.A.1.

9-308(b)

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

Norman Braslow, owner, said they were working to comply.

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

Case: CE18090093

3021 NW 19 ST
AUER DA FA LLC

Service was via posting at the property on 10/5/18 and at City Hall on 11/1/18.

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

BCZ 39-79(a)

THE LANDSCAPE ON THIS "FAMILY DOLLAR" STORE IS NOT MAINTAINED PROPERLY, THERE ARE BUSHES AND HEDGES OVERGROWN AND ENCROACHING ON THE PARKING LOT, TRASH AND DEBRIS ALL ABOUT INCLUDING THE SWALE AREA FACING THE ALLEYWAY.

BCZ 39-133.(e)(3)

THE SCREENING FENCE WALL IS IN DISREPAIR, BROKEN SECTIONS IN COUPLE OF PLACES AT THE NORTH SIDE OF THIS "FAMILY DOLLAR" STORE.

BCZ 39-275.(8)(f)

DUMPSTER ON THIS "FAMILY DOLLAR" STORE IS OVERFLOWING WITH TRASH AND DEBRIS INCLUDING THE IN AND OUT AREAS AROUND IT.

Supervisor Quintero presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$500 per day, per violation.

Ela Hernandez, attorney, admitted there were issues on the property and said they were making an effort to clean it up.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$500 per day, per violation.

Case: CE18090430

3050 W BROWARD BLVD
COLE FD PORTFOLIO VI LLC

Service was via posting at the property on 9/19/18 and at City Hall on 11/1/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
Complied 9/14/18:
18-1.

THERE IS TRASH, DEBRIS AND SCATTERED LITTER ON THIS PROPERTY INCLUDING THE SWALE. THIS IS A REPEAT VIOLATION PER CASE CE17100583 WHICH WAS HEARD BEFORE THE SPECIAL MAGISTRATE ON MARCH 1, 2018.

Officer Holloway presented the case file into evidence and the property had come into compliance on 9/14/18. She recommended imposing a fine of \$500 per day for the three days the property was out of compliance for a total of \$1,500.

Ela Hernandez, attorney, requested a fine reduction. Officer Holloway said she sought the fine because this was a repeat violation.

Judge Purdy found in favor of the City and imposed a fine of \$500 per day for the three days the property was out of compliance for a total of \$1,500.

Case: CE18090431
3050 W BROWARD BLVD
COLE FD PORTFOLIO VI LLC

Service was via posting at the property on 9/19/18 and at City Hall on 11/1/18.

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

THE DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED IN A CLEAN AND SANITARY CONDITION. THE DUMPSTER ENCLOSURE IS LITTERED WITH DEBRIS AND THE DUMPSTER ENCLOSURE GATES ARE OPEN. THIS IS A RECURRING VIOLATION AS PER CASES CE17090113, CE18011064, CE18011297, CE18061805. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO GET A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

Case: CE18101916
2100 N OCEAN BLVD # PARKING
PALMS 2100 OCEAN BLVD LTD

Personal service was made on 10/25/18.

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

F-111.1.3

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

Captain Kisarewich recommended ordering compliance within 63 days or a fine of \$200 per day.

Joseph Lafleur, property manager, said the work should be completed that day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$200 per day.

Case: CE18081664

3755 SW 16 CT
SWAY 2014-1 BORROWER LLC

Service was via posting at the property on 10/4/18 and at City Hall on 11/1/18.

James Fetter, 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)
9-305(a)
9-280(h)(1)
9-304(b)
18-12(a)

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

Julie Hynes, agent, requested more than 28 days.

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

Case: CE18060080

1180 N FEDERAL HWY # 1405
PREMIER RIVA LLC

Service was via posting at the property on 10/6/18 and at City Hall on 11/1/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
17-7.5.c.

THERE IS AN EMERGENCY GENERATOR AT THIS RESIDENTIAL PROPERTY THAT EXCEEDS THE ALLOWABLE NOISE LIMIT OF 68 DECIBELS WHEN MEASURED AT A DISTANCE OF TWENTY (23) FEET FROM THE GENERATOR WHILE OPERATING BETWEEN THE HOURS OF 7AM AND 10PM.

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

Jiro Yates, architect, said he, the owner, a mechanical engineer and an acoustical consultant had visited the property. The consultant had issued the report and Mr. Yates was designing permit drawings to remediate the violation.

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

Case: CE17071584

416 SW 25 TER
CLARK, ALONZO & CLARK, LYNETTE DAVIS

This case was first heard on 4/12/18 to comply by 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 \$15,300 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said four violations were still outstanding.

Alonzo Clark, owner, said the tenant had threatened him. Officer Holloway said Mr. Clark could start the eviction process so he could make the corrections.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 1/17/19 hearing.

Case: CE17121903

2433 SEA ISLAND DR
MARTINDALE, JEAN LE

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

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

THE EXTERIOR BUILDING WALLS AND FASCIA HAVE NOT BEEN

MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND/OR FADED PAINT.

9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

Complied:

9-305(b)

9-313.(a)

9-280(h)(1)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 189 days or a fine of \$25 per day, per violation.

Jean Martindale, owner, said it was very difficult finding a contractor to repair the dome roof. She had submitted estimates to the insurance company.

Judge Purdy found in favor of the City and ordered compliance within 189 days or a fine of \$25 per day, per violation.

Case: CE18040020

501 SE 2 ST

CAMDEN SUMMIT PARTNERSHIP LP

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 not in compliance and the City was requesting imposition of a \$34,750 fine, which would continue to accrue until the property was in compliance.

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

Ryan McCain, attorney, said vacation rentals were a problem in the rental apartment industry. In this community, it was a significant liability to have individuals on the property who had not passed the criminal background checks. He explained that the leases specifically prohibited this. Mr. McCain said the building owner was not engaged in the vacation rentals and therefore were not violating the ordinance. He requested 60 days to explore a solution.

Ms. Hasan said there had already been a finding of fact in this case. She said this was an internal issue regarding how the owners policed their own properties.

Judge Purdy granted a 21-day extension, during which time no fines would accrue and ordered the respondent to attend the 12/6/18 hearing.

Case: CE18041458

721 SW 2 ST
FREE BETHLEHEM BAPTIST CHURCH INC.

This case was first heard on 8/2/18 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 \$6,900 fine, which would continue to accrue until the property was in compliance.

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

Lucmon Joseph, property manager, said the building was historical, so any work must be approved by the Historic Preservation Department. He was working with Trish Logan, Planner III, on what must be done before moving forward.

Dick Eaton, Code Compliance Supervisor, clarified that the building was in the historic district, so work must be reviewed. He said the signs needed to be removed and another sign design must be approved by the City.

Judge Purdy imposed the \$6,900 fine, which would continue to accrue until the violations were corrected.

Case: CE18020643

721 SW 2 ST
FREE BETHLEHEM BAPTIST CHURCH INC.

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 \$29,200 fine, which would continue to accrue until the property was in compliance.

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

Lucmon Joseph, property manager, said they had submitted the plans to the Historic Preservation Department for approval.

Judge Purdy imposed the \$29,200 fine, which would continue to accrue until the violations were corrected.

Case: CE17101256

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

This case was first heard on 2/1/18 to comply by 3/15/18. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$27,500 and the City was requesting the full fine be imposed.

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

Bryan Desouza, owner, said the vacation rental process was very lengthy and confusing and they had hired an attorney. He requested the fines be reduced to cover City hard costs. He admitted they had rented the property out after knowing about the violation.

Officer Snyder felt reducing the fines would set a bad precedent and noted this owner had been aware of the violations since October 2017 and had continued to rent the property without the certificate.

Mr. Desouza said several City employees had directed them and their attorney incorrectly regarding how to get the required approvals.

Ms. Hasan said the City's website was very clear about what was needed for the certificate. Officer Snyder said this was the only owner that had taken a year to comply.

Judge Purdy took the case under advisement.

Judge Purdy imposed a fine of \$27,500 for the time the property was out of compliance.

Case: CE18070785

1116 NW 1 AVE

CONNORS, KYLE D WERNER, ANNA G

Service was via posting at the property on 10/29/18 and at City Hall on 11/1/18.

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

9-304(b)

VEHICLES PARKING ON THE GRASS/LAWN AREA. NO CLEARLY DEFINED PARKING FACILITY OF AN APPROVED SURFACE.

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 DAMAGED OR BARE AND NEED TURF, SOD OR OTHER LIVING GROUND COVER.

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

Kyle Connors, owner, said someone would do the work that weekend.

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

Case: CE17120820

Request for extension

1610 NW 11 TER

SUTHERLAND, NEWASANN H/E SIMEON, OLGA

This case was first heard on 8/2/18 to comply by 11/1/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$650.

Danny Reyes, Code Compliance Officer, said the owner was requesting 42 days.

Newasann Sutherland, owner, requested 42 days.

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

Case: CE18021352

631 E EVANSTON CIR

EDWARDS, KIRK

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 in compliance, fines had accrued to \$3,625 and the City was requesting the full fine be imposed.

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

Kirk Edwards, owner, requested a further fine reduction.

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

Case: CE17121360

3613 SW 14 ST

MOMPREMIER, WILLY

This case was first heard on 3/1/18 to comply by 4/5/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Supervisor, recommended imposition of the full fine, and said administrative costs totaled \$626.

Willy Mompremier, owner, asked that the fine be waived.

Judge Purdy imposed a fine of \$626 for the time the property was out of compliance.

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

Case: CE18061030 Administrative hearing
1018 NW 2 AVE
SESI INVESTMENTS LLC

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.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 6/12/18; on 6/14 the trash remained and on 6/20/18 the City removed it.

Shlomo Peer, owner, said people often dumped trash on the property and he had complained to the Police. He stated he had removed the trash himself three times but three three times he had not been aware of the dumping. Officer Acquavella informed Mr. Peer that he was responsible to keep the swale clean. She said there was a detective who would investigate and hold those responsible accountable. She agreed to provide Mr. Peer with this information.

Judge Purdy denied the appeal.

Case: CE18021134 Administrative hearing
1018 NW 2 AVE
SESI INVESTMENTS LLC

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.

Judge Purdy denied the appeal.

Case: CE18041726 Administrative hearing
1018 NW 2 AVE
SESI INVESTMENTS LLC

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.

Judge Purdy denied the appeal.

Case: CE18090483

Administrative hearing

837 NW 14 WAY
KRIGEL, RICHARD

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 Jr., Code Compliance Officer, testified that the property had been cited on 9/10/18, on 9/12/18 the items remained and on 9/13/18 the City had removed them.

Richard Krigel, owner, stated the neighbor had a habit of putting trash on Mr. Krigel's property and on this instance, he had caught it and had the neighbor move the trash before the City came to pick it up. He presented photos of the trash relocated back onto the neighbor's property. Judge Purdy said the trash was still on Mr. Krigel's property on 9/13, per Officer Quintero's photos.

Judge Purdy denied the appeal.

Case: CE17071945

1040 NE 7 AVE
PRIVILEGE APARTMENTS LLC

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 in compliance, fines had accrued to \$225,750 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Supervisor, recommended imposition of the fines, and said administrative costs total \$1,169.

Valentina Georgescu, property manager, said they had taken over the property in 2017 unaware of the violations. As soon as they were aware of the violations, they had fixed them. Supervisor Quintero agreed that Ms. Georgescu had been diligent about addressing the violations.

Judge Purdy took the case under advisement.

Judge Purdy imposed a fine of \$225,750 for the time the property was out of compliance.

Case: CE17081189
418 E EVANSTON CIR
DELICE, DEJACMAR

This case was first heard on 6/7/18 to comply by 6/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,425 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, stated the landscaping was still not in compliance. She agreed to meet with the property owner the following week and recommended a 14-day extension.

Dejacmar Delice, owner, requested additional time.

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

Case: CE18030794
612 NW 16 ST
JOSEPH, WILLIAM

This case was first heard on 5/17/18 to comply by 5/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$29,800 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, said when she visited the property on 10/23, she found the pool covered and presented current photos. She noted that covering the pool did not comply the violation at an occupied property.

William Joseph, owner, said he had drained the pool and covered it because someone had put trash in it.

Judge Purdy granted a 14-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/29/18 hearing.

Case: CE18061342
1244 NE 11 AVE
BAMGD LAND TR EQUITYMAX INC. TRUSTEE

Service was via posting at the property on 10/12/18 and at City Hall on 11/1/18.

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

THE WALL 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.

18-12(a)

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

Complied:

9-306

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

Ryan Emmer, representative, said he had been maintaining the landscaping since June. He said within 63 days, he would plant landscaping and sod. He displayed his own photos of the property. Officer Perryman said the property had been cited at least five times for the 18-12(a) violation.

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

Case: CE17080229

1738 NE 52 ST
RETCF INC.

This case was first heard on 3/15/18 to comply by 5/17/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,050 and the City was requesting the full fine be imposed.

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

Robert Skarecki, property manager, asked for a reduction.

Judge Purdy imposed a fine of \$672 for the time the property was out of compliance.

Case: CE18020628

649 NW 15 ST
FERTILIEN, SADINET

This case was first heard on 6/21/18 to comply by 7/1/18 and 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,300 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, said the roof violation still existed but the chickens had been removed.

Evelyn Eastwood, the owner's fiancée, said they were working with the insurance company regarding the roof storm damage repair. She requested 120 days.

Judge Purdy granted a 112-day extension, during which time no fines would accrue.

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 in compliance, fines had accrued to \$10,400 and the City was requesting no fine be imposed.

Linda Holloway, Code Compliance Officer, said the fines had accrued while the owner had been hospitalized.

Headley Plunkett, owner, thanked the City.

Judge Purdy imposed no fine.

Case: CE18052543
3800 SW 11 ST
ROBERTS, CHANTE N MERCIER, SHARON E E

This case was first heard on 8/16/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property was in compliance.

Chante Roberts, owner, said they would close a sale on the property on November 30. She agreed to complete the pool cleanup over the weekend. She said she had been unaware that fines were running.

Linda Holloway, Code Compliance Officer, recalled that the buyer had been at a previous hearing and was aware of the violation, and that fines would accrue if the violations remained.

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

Case: CE18091863

2890 W BROWARD BLVD
NASHRAI MARYAM INC.

Service was via posting at the property on 10/11/18 and at City Hall on 11/1/18.

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.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day. She said this was a recurring violation.

Arefabenu Mansuri, owner, said they had hired a cleaning company already.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day.

Case: CE17070173

600 NW 18 ST
KAAREFL CORP

This case was first heard on 3/1/18 to comply by 4/12/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,350 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$1,206 to cover administrative costs.

Tanya Tseveyer, property manager, requested a reduction to \$500.

Judge Purdy imposed a fine of \$1,206 for the time the property was out of compliance.

Case: CE18031597

1401 NW 6 AV
ASIAN HOLDING LLC

This case was first heard on 6/21/18 to comply by 7/1/18 and 7/19/18. Violations and

extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,600 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, said administrative costs totaled \$764. Erik Hadad, property manager, thanked Judge Purdy.

Judge Purdy imposed a fine of \$764 for the time the property was out of compliance.

Case: CE18080226

2321 NW 14 ST
TOP AMERICAN PROPERTY HOLDINGS LLC

Service was via posting at the property on 9/28/18 and at City Hall on 11/1/18.

Patrice Jolly, 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:

18-12(a)

9-304(b)

Withdrawn:

24-27.(b)

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

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

Case: CE18080524

1101 NE 5 ST
VERDE, PHILIP M

Service was via posting at the property on 10/2/18 and at City Hall on 11/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

18-12(a)

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

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

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

Case: CE18101088

644 NW 15 TER

EASY BUY INVESTMENTS LLC

Service was via posting at the property on 10/18/18 and at City Hall on 11/1/18.

Will Snyder, 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.

9-280(h)(1)

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

47-34.1.A.1.

THERE IS NON-PERMITTED STORAGE OF BOXES, PLYWOOD, BOARDS, CLOTHES, AND OTHER MISCELLANEOUS IN THE SIDE YARD OF THIS PROPERTY WHICH IS NOT PERMITTED IN AN RC-15 ZONED PROPERTY.

9-306

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

18-1.

THERE IS (VIOLATION) AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE IN THAT THERE IS A HOLE IN THE FRONT YARD OF THIS PROPERTY WHICH IS APPROXIMATELY 4 FEET DEEP AND 1 FOOT WIDE AND FILLED WITH STAGNANT WATER. 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. THIS VIOLATION IS DEEMED AN EMERGENCY NUISANCE AND SHALL BE IMMEDIATELY SCHEDULE TO APPEAR BEFORE SPECIAL MAGISTRATE.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON

THIS PROPERTY AND SWALE AREA.

Withdrawn:
24-27.(b)

Officer Snyder presented the case file into evidence and recommended ordering compliance with 18-1 within 42 days or a fine of \$250 per day and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-1 within 42 days or a fine of \$250 per day and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Case: CE18091909
2900 W BROWARD BLVD
7 ELEVEN INC.

Certified mail was accepted on 10/26/18.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
Complied 11/13/18:
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. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE CE16091742, CE16061510, AND CE16011415. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

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

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

Case: CE18091778
1 W SUNRISE BLVD
WMA INVESTORS LTD PRTNR % WALGREEN CO

Personal service was made on 10/3/18. Service also was via posting at City Hall on 11/1/18.

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

PLANT, WEEDS OVERGROWN, TRASH, RUBBISH AND DEBRIS ALL ABOUT THE PROPERTY, INCLUDING BUT NOT LIMITED TO PLASTIC BAGS, BOTTLES, PAPERS, CANS, TREE DEBRIS. THIS IS A REPEAT VIOLATION OF COUPLE CASES: CE17050219 FOUND BY JUDGE PURDY ON 8/10/2017 AND CE17100359 FOUND BY JUDGE FLYNN ON 2/1/2018, SAME VIOLATION, SAME LOCATION AND SAME OWNER.

Supervisor Quintero presented the case file into evidence and recommended ordering a fine of \$100 per day, retroactive to 9/25/18 and continuing until the violation was in compliance.

Judge Purdy found in favor of the City and imposed fine of \$100 per day, retroactive to 9/25/18 and continuing until the violation was in compliance.

Case: CE18060963

2650 NW 21 ST

MCCUTCHEON, MARQURITE WALKER

Service was via posting at the property on 10/3/18 and at City Hall on 11/1/18.

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

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

9-304(b)

THERE ARE VEHICLES/COMMERCIAL TRUCK PARKED ON THE LAWN.

9-306

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

BCZ 39-275(6)(b)

THERE IS OPEN AIR STORAGE ON THIS RD-10 COUNTY ZONED PROPERTY THAT IS PROHIBITED AS PER ZONING REQUIREMENTS.

BCZ 39-275(7)

THERE IS A COMMERCIAL VEHICLE IMPROPERLY PARKED/STORED ON THIS RD-10 COUNTY ZONED PROPERTY. THE COMMERCIAL VEHICLE IS VISIBLE FOR ADJACENT PROPERTIES AND RIGHT OF WAY.

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

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

Case: CE18032034

2611 RIVERLAND DR
GREGORY, MICHAEL G

Service was via posting at the property on 10/24/18 and at City Hall on 11/1/18.

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.

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

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

Case: CE18071260

528 COCONUT ISLE DR
CASTRO, JORGE A & DOMINGUEZ, LEONOR

Service was via posting at the property on 9/21/18 and at City Hall on 11/1/18.

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

THE DOCK IN ITS PRESENT CONDITION IS IN UNSAFE/UNSATISFACTORY CONDITION. DOCK IS FALLING INTO THE WATERWAY. ELECTRICAL CONDUIT WIRING IS FALLING INTO WATERWAY.

Complied:
18-12(a)
9-306
9-280(b)

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

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

Case: CE18071605

3400 W BROWARD BLVD
AZIZ DISCOUNT BEAUTY SUPPLY 105 INC.

Service was via posting at the property on 9/20/18 and at City Hall on 11/1/18.

Danny Reyes, 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.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

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

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

Case: CE18071545

833 NE 17 CT
HENSEL, MARK E

Service was via posting at the property on 10/29/18 and at City Hall on 11/1/18.

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

9-305(a)

LANDSCAPE MATERIAL ENCROACHES UPON THE PUBLIC RIGHT OF WAY HINDERING SAFE VEHICULAR OR PEDESTRIAN MOVEMENT AND OBSTRUCTING THE STOP SIGN ON NE 9 AVE.

9-306

EXTERIOR STRUCTURAL PARTS INCLUDING DECORATIVE ELEMENTS, FASCIA AND/OR TRIM ARE DETERIORATED OR EXPOSED AND HAVE NOT BEEN MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

9-308(b)

THE ROOF IS NOT MAINTAINED IN A CLEAN CONDITION, FREE OF DEBRIS, INCLUDING A TATTERED TARP.

Officer Hullett presented the case file into evidence and recommended ordering compliance with 9-305(a) within 14 days 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 with 9-305(a) within 14 days and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE18062584

1020 NW 6 AV

VLAHOGIANNIS, BRUNO ANGELO

Service was via posting at the property on 10/29/18 and at City Hall on 11/1/18.

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

9-304(b)

THE OFF-STREET PARKING FACILITIES INCLUDING THE ACCESS AISLE OF THIS DUPLEX PROPERTY ARE NOT MAINTAINED IN A GOOD, SMOOTH, WELL-GRADED CONDITION. THE ASPHALT IS DETERIORATED.

Complied:

18-9.(a)

24-27.(b)

9-279(f)

9-313(b)

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

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

Case: CE18081384

1205 NW 2 AVE

VIAL LLC % ALBERT ALLEN

Service was via posting at the property on 10/11/18 and at City Hall on 11/1/18.

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

9-305(b)

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

Complied:

18-12(a)

9-304(b)

9-313.(a)

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

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

Case: CE18090021

1471 NW 20 ST
DH 1471 LLC

Service was via posting at the property on 10/15/18 and at City Hall on 11/1/18.

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

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

18-12(a)

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

18-4(c)

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

47-20.20.H.

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

Withdrawn:

24-27.(b)

Complied:

9-306

Officer Caracas presented the case file into evidence and recommended ordering compliance with 47-20.20.H. within 35 days and with the remaining violations within 7 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 47-20.20.H. within 35 days and with the remaining violations within 7 days or a fine of \$100 per day, per violation.

Case: CE18070190

1236 NE 18 AV
WARREN, KEVIN WARREN, LINDA

Service was via posting at the property on 10/9/18 and at City Hall on 11/1/18.

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

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

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

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE18071914

1100 NE 15 AV
SCHEINER, CHARLES H/E SCHEINER, CORTNEY

Service was via posting at the property on 10/15/18 and at City Hall on 11/1/18.

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

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

Complied:
18-12(a)
9-306

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

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

Case: CE18071934

1120 NE 15 AVE
THR FLORIDA LP

Service was via posting at the property on 10/12/18 and at City Hall on 11/1/18.

Paulette Perryman, Code Compliance Officer, testified to the following violation(s):
9-306(b)

EXTERIOR STRUCTURE IS NOT BEING MAINTAINED. THE WALLS ARE STAINED, DIRTY, HAVE CHIPPED PAINT AND NEEDS CLEANING.

9-308(b)

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

Complied:
9-280(h)(1)
9-304(b)

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

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

Case: CE18072103

1123 NE 15 AV
MORIN, MARK

Service was via posting at the property on 10/15/18 and at City Hall on 11/1/18.

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

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

9-304(b)

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

9-306

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

9-308(a)

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

9-308(b)

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

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

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine

of \$50 per day, per violation.

Case: CE18090531

1801 SW 12 ST
NER YITZCHAK OF HIGHLAND LAKES INC.

Service was via posting at the property on 10/16/18 and at City Hall on 11/1/18.

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

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

Case: CE18091189

2830 NE 60 ST
RICHTER, RALF

Service was via posting at the property on 10/10/18 and at City Hall on 11/1/18.

Dick Eaton, Code Compliance Supervisor, testified to the following violation(s):

8-148(b)

THERE ARE TWO JET-SKIS THAT HAD BEEN DOCKED AT THE REAR OF THIS PROPERTY WHICH HAVE NOW BEEN UNLAWFULLY ABANDONED AND ARE PARTIALLY SUBMERGED IN THE PUBLIC WATERWAY SO AS TO BECOME A MENACE TO NAVIGATION.

8-148(c)

THERE ARE TWO ABANDONED JET SKIS IN THE PUBLIC WATERWAY WHICH ARE A MENACE TO NAVIGATION.

Supervisor Eaton presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day, and after 10 days the City has the right to tow the vehicles.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day, and after 10 days, the City had the right to tow the vehicles.

Case: CE18081755

917 NE 16 TER

BRONIA LLC

Service was via posting at the property on 9/19/18 and at City Hall on 11/1/18.

Violation:

15-272.(a)

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

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

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

Case: CE18081759

805 NE 17 AVE # 1
VANBLARICUM, JASON

Service was via posting at the property on 9/27/18 and at City Hall on 11/1/18.

Violation:

15-272.(a)

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

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

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

Case: CE18091600

605 NE 9 AVE
KOWALSKI, DAWN

Service was via posting at the property on 10/15/18 and at City Hall on 11/1/18.

Violation:

15-272.(a)

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

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

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

Case: CE18100269

912 NE 15 AVE
ATLANTIC LOFT LLC

Service was via posting at the property on 10/18/18 and at City Hall on 11/1/18.

Violation:

15-272.(a)

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

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

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

Case: CE18092055

3055 CENTER AV
TUCKMAN, BRET

Service was via posting at the property on 10/23/18 and at City Hall on 11/1/18.

Violation:

15-272.(a)

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

Leonard Champagne, Senior Code Compliance Officer, presented the case file into evidence and recommended ordering compliance within 24 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 24 days or a fine of \$250 per day.

Case: CE18100136

201 SE 23 ST
EWING, DIANA A

Service was via posting at the property on 10/18/18 and at City Hall on 11/1/18.

Violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A REPEAT VIOLATION. PREVIOUS CASE IS CE17032695. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT THE VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

Leonard Champagne, Senior Code Compliance Officer, presented the case file into evidence and recommended imposing a fine of \$500 per day retroactive to 10/1/18 and continuing until the property was in compliance.

Judge Purdy found in favor of the City and imposed a fine of \$500 per day retroactive to 10/1/18 and continuing until the property was in compliance.

Case: CE18030094

881 NW 16 TER
WORLDWIDE SHIPPING LLC

This case was first heard on 4/19/18 to comply by 5/3/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,875 fine, which would continue to accrue until the property was in compliance.

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

Case: CE17101162

1301 NE 2 AV
SETTON, JOHN

This case was first heard on 3/15/18 to comply by 4/5/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,400 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,400 fine, which would continue to accrue until the violations were corrected.

Case: CE18011551

1725 DAVIE BLVD
NER YITZCHAK OF HIGHLAND LAKES INC.

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 \$6,250 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18032293

580 E CAMPUS CIR
RYAN, LONA

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 the City was requesting imposition of a \$15,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$15,600 fine, which would continue to accrue until the violations were corrected.

Case: CE17021526

1540 SW 5 PL # 4
101 RIVERSIDE REALTY GROUP LLC

This was a request to vacate the orders dated 8/10/17 and 1/18/18.

Judge Purdy vacated the orders dated 8/10/17 and 1/18/18.

Case: CE17051381

3120 SW 17 ST
HUYNH, ANH MY

This was a request to vacate the order to impose fines dated 11/2/17.

Judge Purdy vacated the order dated 11/2/17.

Complied, Withdrawn and Rescheduled Cases

Judge Purdy accepted Special Magistrate agenda pages 66, 67 and 68 as exhibits showing the list of 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:

| | | | |
|------------|------------|------------|------------|
| CE17122076 | CE18062204 | CE18091866 | CE18082072 |
| CE18090925 | CE18091967 | CE18091970 | CE18091981 |
| CE18050823 | CE18050824 | CE18080598 | CE18081624 |
| CE18071959 | CE18071656 | CE18090899 | CE18071603 |
| CE18090871 | CE18090009 | CE18091781 | CE18051930 |
| CE18052038 | CE18100385 | CE18091230 | CE18080390 |
| CE18081380 | CE18081387 | CE18081388 | CE18081431 |
| CE18051280 | CE18091928 | CE18072221 | CE18082402 |
| CE18081974 | CE18090436 | CE18080398 | CE18071351 |
| CE18080474 | CE18081600 | CE18081602 | CE18090742 |
| CE18091257 | CE18101786 | CE18101790 | CE18101791 |
| CE18101795 | CE18101798 | CE18101914 | CE18101799 |
| CE18101804 | CE18100430 | | |

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:

| | | | |
|------------|------------|------------|------------|
| CE18050559 | CE18050800 | CE18050817 | CE18071408 |
| CE18080976 | CE18082201 | CE18061865 | CE18090894 |

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:

| | | | |
|------------|------------|------------|------------|
| CE18091036 | CE18070379 | CE18101918 | CE18010755 |
|------------|------------|------------|------------|

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

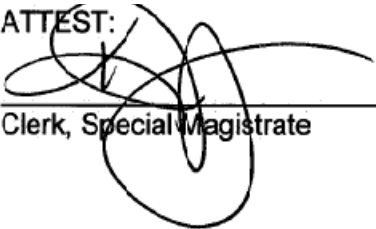
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE18011355 CE18051877 CE18062480 CE18070251
CE18071528 CE18060234

There being no further business, the hearing was adjourned at 1:39 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate