



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
BUILDING DEPARTMENT
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
DECEMBER 6, 2018
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Loen Garrick, Clerk III
Porshia Williams, Code Compliance Manager
Crystal Green-Griffith, Clerk III
Morgan Dunn, Clerk III
Keyandre Haynes, Clerk III
Stacey Ramsey, Clerk III
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
James Fetter, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
Wilson Quintero Jr., Code Compliance Officer
Mary Rich, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Senior Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE18091297: Kevin Hinds, owner
CE18010010: Courtney Crush, attorney
CE18040020: Ryan McCain, attorney
CE18080921: Sandra Knowles, owner

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CE18071668: Lauren Baruch, representative
CE18081898: Zakia Laramore, tenant
CE18120465: Maya Ramos, owner; Patrick Curry, attorney
CE18091612: Amir Sattar, tenant
CE18061949: Perry Myers, owner; Evelyn Shell, owner
CE18091616: Timothy Gula, owner
CE18080915: Emmanuel Galel, owner
CE18090422: Gregory Durden, attorney
CE18100964: Jack Troxell, owner
CE18090688: Gisbert Heuer, owner
CE17100286: Stephen Strand, representative
CE18070566: Cesar Balbin, owner
CE18071323: Richard Tardif, owner
CE18071408: David Langley, tenant
CE18101098; CE18100980: James Carter, representative
CE18101275: Ely Avionam, owner
CE18060976: Ricky Funes, owner's son
CE18072371: Cory Fitzpatrick, owner; John Eldora, owner
CE18061077: Zilla Herring, owner
CE18021434: Eugene Germain, owner
CE18050126: Roger Baker, owner; Cynthia Baker, owner
CE18080063: Jose Valencia, owner
CE18071144: Mark Mesiano, owner; Andrea Lloren, contractor
CE18061865: Michael Smith, owner
CE17111044: Bruce Koski, owner
CE18050559: Berry Cardott, owner
CE18081088: Joseph Richard, owner
CE17081917: James Teipel, owner Neil Taylor, attorney
CE18100534: Denys Galindo, owner; Belinda Galindo, owner; Eymi Hernandez, tenant
CE18100647: Decillion Chang, assistant property manager
CE18091807: Daniel Dewenter, owner; Michael Jones, attorney; Christian Buisson, neighbor
CE18071647: Stephen Gonot, tenant
CE18060215: Bijan Pardis, owner; Audrey Edwards, neighbor
CE18110491: Marc Gambello, owner
CE17121300: Beth Brooks, owner; Charles Mitchell, owner's friend
CE18101372: Christian Duhaime, owner
CE18060355: Alfonso Ugarte; representative; Marilyn Barker, representative
CE18101390: Carlos Marin, owner
CE18102049: Rachamim Yosef, representative
CE18071154: Oscar Campos, tenant
CE18030303: John Garces, owner
CE15081689: Clinton Foster, title manager
CE18020337: CE12041929: CE12041999: Brandy Pollack, representative
CE13082166: Brunel and Gertrude Emil, owners

CE18030074: Cesar Jaimes and Ana Lucia Rojas, owner
CE10010728: Robert Nemrow, attorney
CE05080787: Andrew Schein, attorney; Mike Faber, President of Jungle Queen; Donna McCartney, Vice President of Jungle Queen Operations

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: CE18091807

2432 BAYVIEW DR
DEWENTER, DANIEL H & FRANCEL Y G

This case was first heard on 11/15/18 to comply by 11/18/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property was in compliance.

Vaughn Malakius, Code Compliance Officer, recommended imposition of fines.

Daniel Dewenter, owner, said he had been told by the City that the case would be first heard on November 29 and he had arranged to be available but the City had subsequently changed the date to November 15 and he had missed that original hearing. He read from the City's code and said the sign was never on his property; it was on the swale, which was not his property, per the City code. He presented photos showing the location of the sign.

Ms. Hasan stated the City had not been notified that Mr. Dewenter had appealed the original decision by the magistrate. She requested imposition of the fine and for the City to be permitted to remove the sign.

Christian Buisson, neighbor, said he wanted the sign removed and the owner fined.

Ms. Flynn stated the original finding had not been appealed and she would not disturb it. She authorized the City to remove the sign as soon as possible.

Ms. Flynn imposed the \$1,700 fine, which would continue to accrue until the violations were corrected.

Case: CE18090422

956 NW 17 AV
WILLIAMS, R T EST

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

Stephanie Bass, 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.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED. INCLUDING BUT NOT LIMITED TO THE ROOF, FASCIA
AND SOFFIT.

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

Gregory Durden, attorney, said the property was in probate and someone wanted to purchase it. He requested 60 days for the probate to be settled.

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

Case: CE18040020

501 SE 2 ST
CAMDEN SUMMIT PARTNERSHIP LP

Ordered to Appear

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.

Leonard Champagne, Senior Code Compliance Officer, said as of 12/4 the rental was still posted and requested the fine be imposed.

Ryan McCain, attorney, admitted this was a problem in the rental industry and this activity was specifically prohibited by the lease. He stated he believed they had removed all of the ads. Mr. McCain pointed out that the ordinance stated it was "unlawful for any person to *allow* another person to occupy any residential property..." The building's owners were not *allowing* this activity and were doing everything in their power to stop it. Mr. McCain said the citation did not specify a unit, so he could not say if this was one of the units whose renters they were taking action against.

Ms. Flynn said the fines would continue to run but if Mr. McCain showed due diligence when he returned for a lien reduction, she could show leniency.

Ms. Flynn imposed the \$34,750 fine, which would continue to accrue until the violations were corrected.

Case: CE17120465 Request for extension
736 NW 15 TER
RAMOS, JUAN, RAMOS, MARIE

This case was first heard on 4/12/18 to comply by 5/17/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$17,300.

Deanglis Gibson, Code Compliance Officer, said the owners had obtained their permit the previous day. He recommended a 91-day extension.

Patrick Curry, attorney, agreed.

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

Case: CE18061949 Request for extension
801 NW 16 TER
MYERS, LULA

This case was first heard on 10/4/18 to comply by 11/8/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,750.

Gustavo Caracas, Code Compliance Officer, noted that 9-306 was in compliance and agreed to an extension.

Evelyn Shell, owner, requested at least 91 days. She said she had needed to get a court order to evict one of her relatives from the property to take care of the violations.

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

Case: CE17121300 Request for extension
2631 SW 12 TER
BROOKS, BETH KAY LE ET AL. BROOKS, TAMI

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.

Mike Sanguinetti, Code Compliance Officer, said the owner had applied for a grant to help with repairs.

Beth Brooks, owner, requested at least 91 days.

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

Case: CE18101275
1529 BAYVIEW DR
AVIONAM, ELY & FAY

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

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

Ely Avionam, owner, agreed.

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

Case: CE18080915
906 NW 4 AVE
GALEL, RON

Administrative Hearing

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 violation was cited on 8/13/18; the litter remained when the property was reinspected on 8/15/18 and the City had removed the litter on 8/16/18.

Emmanuel Galel, owner, requested leniency because there had never been a problem before at any of his eight properties. He stated he had evicted this tenant.

Ms. Flynn denied the appeal.

Case: CE18101372

2706 NE 57 ST
GLENROE LLC

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18110491

2600 NE 12 ST
GAMBELLO, KELLY & GAMBELLO, MARC

Service was via posting at the property on 11/17/18 and at City Hall on 11/22/18.

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

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER AND DEBRIS. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

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

Marc Gambello, owner, agreed.

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

Case: CE18060976
1548 SW 22 AV
FUNES, THELMA A

Request for extension

This case was first heard on 9/6/18 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 \$1,700.

James Fetter, Code Compliance Officer, supported the request for a 49-day extension.

Ricky Funes, the owner's son, agreed.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

Case: CE18050559
1821 SW 11 ST
CARDOTT, BERRY E

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
47-21.9.K.

THE GRAVEL INSTALLED ON THE FRONT YARD OF THIS PROPERTY
EXCEEDS 10 PERCENT OF THE TOTAL LANDSCAPE AREA.

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

Berry Cardott, owner, said an adjacent property flooded his property when it rained. He said he had installed the gravel 30 years ago to mitigate this.

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

Case: CE18100534
2229 SW 5 PL
GALINDO, DENYS GALINDO, BELINDA

Service was via posting at the property on 11/28/18 and at City Hall on 11/22/18.

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

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

9-305(b)

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

9-306

THERE ARE AREAS OF THE EXTERIOR (THE PORCH RAILINGS) THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Complied:

47-34.1.A.1.

47-34.4 B.1.

18-1.

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

Denys Galindo, owner, requested additional time.

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

Case: CE18060355

2900 N ATLANTIC BLVD
ARMENTA, GILBERT & BASIA

This case was first heard on 9/6/18 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 \$19,000 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, said the fence was still in disrepair and he opposed any extension.

Alfonso Ugarte, representative, said the property manager had made repairs but they were insufficient. He requested seven days to comply.

Marilynn Barker, representative, asked about notice, which she said had been improper. Supervisor Quintero said the Broward County Property Appraiser (BCPA) showed the property was homesteaded and was receiving mail. Ms. Hasan said the property was also posted for notice.

Ms. Flynn imposed the \$19,000 fine, which would continue to accrue until the violations were corrected.

Case: CE18080063

1740 SW 21 ST
VALENCIA, JOSE A & MARTAL

Service was via posting at the property on 10/30/18 and at City Hall on 11/22/18.

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

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

9-305(b)

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

Complied:

18-12(a)

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for the owner, Jose Valencia and explained the order. Mr. Valencia agreed.

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

Case: CE18071144

1748 SW 20 ST
MC SQUARED PROPERTIES LLC

Service was via posting at the property on 9/14/18 and at City Hall on 10/18/18.

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

THERE IS OUTDOOR STORAGE ON THIS VACANT LOT COMPRISING OF STORED LUMBER COVERED WITH A TARP AND SEVERAL MOUNDS OF LAND FILL DEPOSITED ON THE LOT. THIS IS NOT A PERMITTED USE ON AN RD-15 ZONED PROPERTY PER SECTION 47-5.12.

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

Mark Mesiano, owner, said there was an active demolition permit and they were redeveloping the property. He asked for additional time. Officer Sanguinetti recommended 91 days.

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

Case: CE18061077

1629 NW 18 AV
THOMPSON, ZILLA H/E WHITE, LIZZIE

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

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.

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 AND PEELING PAINT.

Complied:
47-34.1.A.1.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Zilla Herring, owner, agreed.

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

Case: CE18070556

1405 NW 7 AV
HIZUENGA 1144 LAND TR

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

THE OFF-STREET PARKING FACILITIES (CEMENT DRIVEWAYS) ARE NOT MAINTAINED IN A GOOD, SMOOTH, WELL-GRADED CONDITION.

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. GRAVEL ROCKS ON RIGHT OF WAY.

Complied:

18-12(a)

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, per violation.

Cesar Balbin, owner, said as far as they were concerned, the property was in compliance. He said he had tried unsuccessfully to contact Officer Hullett. Mr. Balbin had also spoken with Anthony Fajardo, Director of the Department of Sustainable Development, who had sent an email indicating the circular driveway was an issue, as well as one bush that needed trimming. Mr. Balbin had his own photos of the property.

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

Case: CE18102049

3110 AURAMAR ST

CHEHEBAR BROTHERS A LLC % PROPERTY ONE INTL INC.

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior 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 Champagne 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: CE18091616

808 NW 7 TER

GULA, TIMOTHY J & GULA, JEAN E

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):
47-21.11.A.

THERE ARE AREAS OF MISSING GROUND COVER ON THE PROPERTY
AND SWALE.

Complied:
18-12(a)
47-19.4.C.2.
47-19.4.D.1.

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

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

Case: CE18071408
1454 SW 18 TER P
PHD DEVELOPMENT LLC

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
47-19.3(h)

THE BOAT AT THIS PROPERTY IS ENCROACHING ON THE
NEIGHBORING PROPERTY AT 1458 SW 18 TER. IT IS IN
VIOLATION OF THE 5' SIDE YARD SETBACK REQUIREMENTS
FOR PROPERTY IN THIS RS-8 ZONED NEIGHBORHOOD.

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

David Langley, tenant and owner of the boat, presented his own photos of his boat and other boats in the area that were also in violation.

Ms. Hasan pointed out that these other violations did not affect the fact that this boat was in violation.

Mr. Langley requested time to request a variance or seek judicial relief.

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

Case: CE17100286
1225 SW 28 WAY
ARRIVING HOME INC.

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 \$3,800 and the City was requesting the full fine be imposed.

Deanglis Gibson, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$ 571.

Stephen Strand, representative, said Arriving Home Inc. had not been the owner when the property was cited but had remedied the violations.

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

Case: CE18071647

2450 NE 51 ST
SOMERSET MANOR LLC

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
47-19.5.D.5.

THE CONCRETE BUFFER WALL AT THE WEST SIDE OF THIS
PROPERTY HAS AREAS OF DAMAGE AND DISREPAIR.

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

Stephen Gonot, tenant, agreed. He said the owner was coming to the property in January.

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

Case: CE18100980

1506 NW 12 TER
CARTER, THOMAS EDWARD EST

Service was via posting at the property on 11/6/18 and at City Hall on 11/22/18.

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.

9-280(h)(1)

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

25-56(b)

THERE ARE AREAS OF UNEVEN CONCRETE, CRACKS AND MISSING
ASPHALT.

Complied:
9-305(a)

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

James Carter, representative, agreed.

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

Case: CE18101390
3010 HOLIDAY DR
HARBOUR BEACH RESIDENCES LLC

Service was via posting at the property on 11/14/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

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

Carlos Marin, owner, agreed,

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

Case: CE18071323
1432 NW 2 AV
TARDIF, RICHARD G

Service was via posting at the property on 11/15/18 and at City Hall on 11/29/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
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:
9-308(a)

18-9.(a)
9-313(b)

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

Richard Tardif, owner, agreed.

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

Case: CE18071154

3792 SW 17 ST
CAMPOS, JOSE H

Service was via posting at the property on 11/7/18 and at City Hall on 11/22/18.

James Fetter, Code Compliance Officer, testified to the following violation(s):
9-308(a)

THE ROOF IS NOT MAINTAINED. THERE IS A TARP ON THE ROOF AND
THE ROOF IS NOT WATERTIGHT OR IN GOOD REPAIR.

9-308(b)

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

Complied:

9-305(b)

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

Oscar Campos, tenant, requested more than 35 days.

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

Case: CE18100964

1030 SW 28 ST
CHALVATZIS, DOLORES J

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

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

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

9-305(b)

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

9-306

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

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

Jack Troxell, owner, agreed.

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

Case: CE18080921

Administrative Hearing

620 NW 12 AV

KNOWLES, SANDRA FRANKLIN, GWENDOLYN

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 violation was cited on 8/13/18; the litter remained when the property was reinspected on 8/15/18 and the City had removed the litter.

Sandra Knowles, owner, said the trash had not come from her property. She stated she owned the building next door to this vacant lot. Ms. Knowles said when there was construction on Sistrunk Boulevard, she allowed the City vehicles to park on the lot. She asked Ms. Flynn to waive the fine because she was on a fixed income.

Ms. Flynn waived the fine.

Case: CE17111044

1816 MIDDLE RIVER DR

KOSKI, BRUCE A

This case was first heard on 3/15/18 to comply by 5/17/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,900 fine, which would continue to accrue until the property was in compliance.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$451 to cover administrative costs.

Bruce Koski, owner, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$451 for the time the property was out of compliance.

Case: CE18050126

1716 SW 13 CT
BAKER, ROGER & CYNTHIA

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

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

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING APPLIANCES, TIRES, FURNITURE AND OTHER ITEMS, WHICH IS A NON PERMITTED LAND USE IN THIS RS-8 ZONING DISTRICT PER ULDR SECTION 47-5.11.

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

Roger Baker, owner, said he was in the process of removing the items.

Cynthia Baker, owner, requested additional time.

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

Case: CE17081917

2024 NW 10 AV
TEIPEL, JAMES

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 \$20,100 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended reducing the fines to \$1,132 to cover administrative costs.

James Teipel, owner, agreed.

Ms. Flynn imposed a fine of \$1,132 for the time the property was out of compliance.

Case: CE18010010
501 ORTON AVE
GRAND PALM PLAZA LLC

Ordered to Appear

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 \$8,000 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, opposed any extension.

Courtney Crush, attorney, said the property was being secured with wood fencing because they had decided not to rehabilitate it. She requested an extension.

Supervisor Quintero said the property was in terrible condition and there were no new permits. Ms. Crush stated they had voided all of the building permits. She agreed to apply for a board-up permit if the City wished.

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

Case: CE18072371
1561 RIVERLAND RD
ELDORA, JOHN E FITZPATRICK, CORY M

Administrative Hearing

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 violation was cited on 7/31/18; the litter remained when the property was reinspected on 8/2/18 and the City had removed the litter on 8/3/18.

John Eldora, owner, said he had been away when the property was cited. He did not know where the trash was from.

Ms. Flynn waived the fine.

Case: CE18060215
2531 GULFSTREAM LN
PARDIS, BIJAN

Request for extension

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 fines had accrued to \$18,000.

Mary Rich, Senior Code Compliance Officer, reported the vessel was still docked at the property.

Bijan Pardis, owner, said he had been told by the City that the setback on this property was the property line. His property was 65 feet wide and the boat was 62 feet long. He was unaware that the boat was in violation due to the width protruding into the waterway. He said he was doing everything to comply, including trying to sell the boat. Mr. Pardis noted that he was at the end of a cul de sac so the boat was not interfering with navigation.

Audrey Edwards, neighbor, said she had informed the boat's captain that the boat was too big for the canals. She stated it was not at the end of the cul de sac, it was near the middle of the street.

Dick Eaton, Code Compliance Supervisor, stated he had received multiple complaints from neighbors regarding this boat.

Ms. Flynn imposed the \$18,000 fine, which would continue to accrue until the property was in compliance.

Case: CE18021434

Request for extension

1660 NE 56 ST

GERMAIN, EUGENE & GERMAIN, FLORETTE

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 \$7,200.

Eugene Germain, owner, said he was still dealing with the insurance company and requested 91 days.

Vaughn Malakius, Code Compliance Officer, did not object.

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

Case: CE18081898

719 NW 19 ST

VENICE PARTNERS LTD % BOSTON FINANCIAL

Service was via posting at the property on 11/15/18 and at City Hall on 11/22/18.

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

THERE ARE BUILDING PARTS INCLUDING ROOF, CEILING, WALLS
AND FLOORS WHICH ARE DETERIORATED AND NOT STRUCTURALLY
SOUND OR MAINTAINED IN REASONABLY GOOD REPAIR OR
REASONABLY WEATHER AND WATER TIGHT.

Officer Hullett presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Zakia Laramore, tenant, said this had been going on since June and the owner had not acted.

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

Case: CE18071668

Administrative Hearing

700 SW 16 AVE
ACS 700 LLC

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 violation was cited on 7/23/18; the litter remained when the property was reinspected on 7/25/18 and the City had removed the litter.

Lauren Baruch, representative, said the litter was from two tenants who were being evicted. She stated the owner had not been alerted to the actual date the tenants had been evicted.

Ms. Flynn denied the appeal.

Case: CE18030303

6916 NW 29 AV
GARCES, JOHN W

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

requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

John Garces, owner, said he was maintaining the property as best he could. He stated he had been unable to address the problem on the McNab Road side of the property due to health and financial issues.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE18081088

Administrative Hearing

1822 NW 16 AV
RICHARDS, JOSEPH & ETHLYN

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 violation was cited on 8/14/18; the litter remained when the property was reinspected on 8/16/18 and the City had removed the litter on 8/17/18.

Joseph Richard, owner, said the property had been renovated in July and this was not construction debris.

Ms. Flynn denied the appeal.

Case: CE18091612

750 NW 7 TER
LAUDERDALE LAND HOLDINGS LLC

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

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

Amir Sattar, tenant, said nearby businesses parked cars on the property, which always killed the sod, despite the City posting no parking signs on the property. He requested Ms. Flynn grant him the power to tow the cars, which Ms. Flynn stated she could not do.

Irma Westbrook, Code Compliance Supervisor, said Mr. Sattar could have the cars towed himself. Officer Gibson agreed this was a bad area, but living ground cover was still required. He suggested Mr. Sattar engage a towing company to boot vehicles parked there immediately.

Ms. Hasan stated if Mr. Sattar posted notice and contracted a towing company, he could have the cars towed immediately.

Mr. Sattar requested more than 63 days.

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

Case: CE18100647
2419 MARATHON LN
THR FLORIDA LP

Service was via posting at the property on 11/3/18 and at City Hall on 11/29/18.

James Fetter, 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 ON THIS PROPERTY AND SWALE AREA.

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

Decillion Chang, assistant property manager, agreed.

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

Case: CE18081911
628 NW 14 AVE # 1
101 HOMES REALTY LLC

Service was via posting at the property on 11/29/18 and at City Hall on 11/22/18.

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

9-280(b)

THIS IS A RM-15 -RESIDENTIAL MULTI-FAMILY PROPERTY. THERE ARE DOORS IN DISREPAIR, DOORS NOT WEATHER-WATER TIGHT AND RODENT PROOF, HOLES IN THE WALLS, THE WINDOWS DO NOT OPEN THROUGHOUT THE PROPERTY, THE KITCHEN CABINET IS IN DISREPAIR, PIPING UNDER KITCHEN SINK IS NOT RODENTPROOF

9-279(g)

THE BATHTUB FAUCET IS LOOSE AND NOT IN GOOD REPAIR. THERE IS A LEAK IN THE BATHTUB FAUCET. THE REFRIGERATOR DOOR SEAL IS IN DISREPAIR AND LOOSE.

9-278(d)

THERE IS A LIGHT FIXTURE ON THE EXTERIOR OF THE STRUCTURE THAT IS IN DISREPAIR.

9-278(g)

THERE ARE WINDOWS ON THE PROPERTY THAT ARE MISSING PROPER SCREEN PROTECTION.

9-276(a)

THE STOVE AND SURROUNDING AREA IS FULL OF GREASE AND CAUSE A HEALTH, SAFETY ISSUE.

9-276(d)(5)

THERE ARE EVIDENCE OF AN INFESTATION OF TERMITES, COCKROACHES, AND OTHER INSECTS INSIDE THE UNIT.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

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

Case: CE18091811

2112 NW 4 ST

LEE, CHUNG

Service was via posting at the property on 11/6/18 and at City Hall on 11/29/18.

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

18-12(a)

THIS IS A RMS-15 ZONED VACANT LOT. THERE IS OVERGROWTH OF LANDSCAPE ON THE VACANT LOT. THERE IS DEAD PLANT LIFE AND PLANT DEBRIS THROUGHOUT THE PROPERTY. THERE IS TRASH, RUBBISH, AND DEBRIS INCLUDES BUT NOT LIMITED TO DISCARDED TIRES, WOOD BOARDS, PLASTIC CRATES, AND OTHER MISCELLANEOUS ITEMS.

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

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

Case: CE17120242
2368 CASTILLA ISLE
WINKLER, TERRELL PAUL

Service was via posting at the property on 11/16/18 and at City Hall on 11/22/18.

John Suarez, Senior Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(4)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. ALL PROPERTY OWNERS MUST MAINTAIN THEIR SEAWALL IN GOOD REPAIR. A SEAWALL IS PRESUMED TO BE IN DISREPAIR IF IT ALLOWS FOR UPLAND EROSION, TRANSFER OF MATERIAL THROUGH THE SEAWALL OR ALLOWS TIDAL WATERS TO FLOW UNIMPEDED THROUGH THE

Complied:
9-280(h)(1)
18-12(a)

Officer Suarez presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation, with an order for the respondent to attend the 1/17/19 hearing.

Ms. Flynn found in favor of the City and ordered compliance within 42 days , per violation and ordered the respondent to attend the 1/17/19 hearing.

Case: CE18101500
475 SE 30 ST
LOCAL EQUITY THREE LLC

Service was via posting at the property on 11/16/18 and at City Hall on 11/22/18.

Lois Turowski, 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. CONSISTING OF BUT NOT LIMITED TO; DOOR, COUCH, FURNITURE AND TRASH. ALSO A TIRE BY THE SWALE.

Officer Turowski 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: CE18061865

1801 NE 53 ST
SMITH, JACQUELINE BAYLOCK H/E SMITH, MICHAEL

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

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

THE WOODEN FENCE LOCATED AT THE WEST SIDE OF THE
PROPERTY NEAR 18 AVE IS IN DISREPAIR AND IS NOT BEING
MAINTAINED.

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

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

Case: CE18091926

916 NE 17 CT
US BANK NA TRUSTEE

Service was via posting at the property on 11/15/18 and at City Hall on 11/22/18.

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

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

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.

9-304(b)

THE GRAVEL PARKING AREA IS NOT CLEARLY DEFINED AND
PROPERLY MAINTAINED.

Complied:

9-313.(a)

Officer Hullett presented the case file into evidence and recommended ordering compliance with 18-12(a) within 14 days or a fine of \$50 per day and with 9-304(b) and 9-305(b) within 35 days or a fine of \$50 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 \$50 per day and with 9-304(b) and 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Case: CE18091619

1100 NE 17 CT

ASHWORTH, TODD C

Service was via posting at the property on 11/7/18 and at City Hall on 11/29/18.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS LITTER AND/OR DEBRIS ON THIS PROPERTY AND ADJACENT SWALE. THIS IS A RECURRING VIOLATION PREVIOUSLY CITED UNDER CASE CE18061631. AS SUCH, THIS CASE WILL BE SET FOR A HEARING BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

Case: CE18091403

1601 SW 28 TER

LINGAN, LUIS ESTEBAN & ANA DE

Service was via posting at the property on 11/25/18 and at City Hall on 11/22/18.

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 IS DEAD OR DYING PLANT MATERIAL THAT SHOULD BE REMOVED.

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. THE EXTERIOR WALLS HAVE DISCOLORATION AND AREAS OF PEELING PAINT.

BCZ 39-275(6)(b)

THERE IS STORAGE OF MISCELLANEOUS ITEMS ON THE YARD AND DRIVEWAY AT THIS PROPERTY INCLUDING, BUT NOT LIMITED TO, OLD FURNITURE, PLASTIC CONTAINERS, CARDBOARD BOXES AND OTHER NON PERMITTED ITEMS. THIS IS A RECURRING VIOLATION AT THIS PROPERTY PER CASE CE12041115 AND WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Fetter presented the case file into evidence and recommended ordering compliance with 9-306 within 35 days or a fine of \$50 per day and with the remaining violations within 14 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 9-306 within 35 days or a fine of \$50 per day and with the remaining violations within 14 days or a fine of \$50 per day, per violation.

Case: CE18080976

1705 SW 11 ST

PORTER, ORENTHIAN JAMES

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

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:

24-27.(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.

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

Case: CE18100085

830 NW 19 TER

ECOLAND-GROUP PROPERTIES LLC

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

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. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17111538. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE OF THE VIOLATION.

47-19.5.E.7.

THE FENCE ON THIS PROPERTY IS IN DISREPAIR.

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

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

Case: CE18100494

619 NW 12 AVE
NEW VISIONS COMMUNITY DEVELOPMENT CORP

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

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

18-12(a)

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

Complied:

9-305(a)

25-4

Officer Snyder 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: CE18091297

201 NE 16 AVE
HINDS, KEVIN

Service was via posting at the property on 11/25/18 and at City Hall on 11/22/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-308(a)

THE ROOF ON THIS PROPERTY IS IN DISREPAIR. THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES AND IS NOT WEATHER OR WATER TIGHT.

Complied:

18-11(b)

18-12(a)

9-304(b)

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

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

Case: CE18091594`

119 SW 22 AV

HAYES FARMS LLC

Service was via posting at the property on 11/14/18 and at City Hall on 11/22/18.

Dorian Koloian, 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)

THE DRIVEWAY IS IN DISREPAIR.

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.

9-305(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)

Withdrawn:

24-27.(b)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

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

Case: CE18091862
3732 SW 12 CT
ALTLAND, FRANCIS

Service was via posting at the property on 11/14/18 and at City Hall on 11/22/18.

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.

9-304(b)

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

Withdrawn:

24-27.(b)
47-34.1.A.1.
9-306
18-12(a)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation.

Case: CE18091729
211 LONG ISLAND AVE
MOTTLEY, DARCY E

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

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

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

Complied:

47-39.A.1.b.(7)(a)

9-304(b)

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

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

Case: CE18101365

400 LONG ISLAND AVE

WOODS-GREEN, LINDA D

Service was via posting at the property on 11/28/18 and at City Hall on 11/22/18.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-278(e)

EVERY HABITABLE ROOM SHALL BE DIRECTLY VENTILATED TO THE OUTDOORS.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY HAS CRACKS AND IS NOT IN A SMOOTH, WELL GRADED CONDITION.

9-306

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

18-4(c)

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

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

RESIDENTIALLY-ZONED LAND SHALL NOT BE USED FOR THE STORAGE OF BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT.

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

THE OPEN AIR STORAGE OF ANY ITEM IS PROHIBITED IN RESIDENTIAL ZONING DISTRICTS.

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)

Officer Koloian presented the case file into evidence and recommended ordering 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: CE18101073

1239 SW 29 TER
FACYSON, NEOMIA

Service was via posting at the property on 11/28/18 and at City Hall on 11/22/18.

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

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

Complied:

24-27.(b)

18-12(a)

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

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

Case: CE18092062

3310 AUBURN BLVD
SRP SUB LLC

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

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.

18-12(a)

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

Withdrawn:

24-27.(b)

Complied:

9-304(b)

18-4(c)

Officer Koloian presented the case file into evidence and recommended ordering 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: CE18100972

475 SW 27 AVE

MINI LOFTS LLC

Service was via posting at the property on 11/28/18 and at City Hall on 11/22/18.

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. THERE ARE AREAS OF THE CHAIN LINK FENCE THAT IS FALLING OVER AND OR ARE NOT ATTACHED.

Officer Koloian presented the case file into evidence and recommended ordering 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: CE18090744

1559 W SUNRISE BLVD

IAG HOUSING FOUNDATION INC.

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

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.

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

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

Case: CE18051743

1609 NW 15 PL

SLOAN, IVAN

Service was via posting at the property on 11/7/18 and at City Hall on 11/29/18.

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)

6-5

9-304(b)

Officer Jolly 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: CE18082141

1725 NW 10 AV

HARRISON FLA LLC

Service was via posting at the property on 11/6/18 and at City Hall on 11/22/18.

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

THE GRAVEL DRIVEWAY ON THIS VACANT, UNOCCUPIED 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.

9-305(b)

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

9-308(a)

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

Withdrawn:

24-27.(b)

Complied:

9-280(b)

18-12(a)

9-306

9-308(b)

Officer Jolly presented the case file into evidence and recommended ordering 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: CE18092068

1001 NW 14 CT

2771 LLC

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

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.

9-304(b)

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

Officer Jolly 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: CE18100648

1565 W SUNRISE BLVD
SUNSHINE REAL ESTATE HOLDINGS LLLP

Personal service was made on 11/10/18. Service was also via posting at the property on 11/15/18.

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)

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

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

Case: CE18081850

1155 CHATEAU PARK DR
YOLO 21 LAND TR 777 FINANCIAL LLC TRUSTEE

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

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.

9-304(b)

THE GRAVEL DRIVEWAY ON THIS 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. THERE ARE CARS PARKING ON THE LAWN.

Complied:
9-313.(a)

Officer Jolly 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: CE18100651

1445 W SUNRISE BLVD
BURGER KING CORP #16%RYAN

Personal service was made on 11/27/18. Service was also via posting at City Hall on 11/22/18.

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)
9-306

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

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

Case: CE18101713

535 N VICTORIA PARK RD
WALDBUESER, WILLIAM D SR WALDBUESER, PATRICIA ET AL.

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

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: CE18081772

1333 NE 17 AV
ALEXANDER, LESTER LESTER ALEXANDER REV LIV TR

Service was via posting at the property on 10/25/18 and at City Hall on 11/22/18.

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: CE18081781

417 NE 17 AVE # 01
KIRKLAND, BRIAN

Service was via posting at the property on 10/25/18 and at City Hall on 11/22/18.

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

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

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

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

Case: CE18101982

3101 BAYSHORE DR # 1602
BILLY TMVGB CORP

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior 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 Champagne 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: CE18101960

3101 BAYSHORE DR # 1001
GGG US INC.

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior 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 Champagne 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: CE18101961

3101 BAYSHORE DR # 1401
GGG US INC.

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior 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 Champagne 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: CE18101584

1315 NE 16 AVE
C1 IMMOBILIER INC.

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior 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 Champagne 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: CE18101694

1401 NE 15 AVE
SILVA, DAVID

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior 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 Champagne 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: CE18101725

1510 SW 1 ST
SARGEANT, MICHAEL R

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following

violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101729

2749 NE 32 ST

COHEN, DORON YAACOV, CHEN

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101730

3061 NE 45 ST

AMIT, ALON M AMIT, JENNIFER WETSTEIN

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101367

2519 BARCELONA DR
BOWDEN, DARREN P/CASTILLO, MYRIAM %

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101371

2611 HIBISCUS PL
WEINSTEIN, PAUL M

Service was via posting at the property on 11/21/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101373

2737 NE 18 ST
AMIT, ALON AMIT, JENNIFER WETSTEIN

Service was via posting at the property on 11/8/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101375

2740 NE 30 PL
CASTILLO, JUAN CARLOS

Service was via posting at the property on 11/8/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101379

2801 NE 33 AVE
ODNO LLC

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101404

3048 CENTER AV
BACHAR, BENJAMIN CHISTYAKOV, ELIN

Service was via posting at the property on 11/13/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101405

3066 N ATLANTIC BLVD
CAMACHO FAMILY LIMITED LIABILITY PARTNERSHIP

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101457

5270 NE 20 AV
GIBSON, ABIGAIL & MARK

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WIT
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101460

5260 NE 28 AV
LAS MAREAS LLC

Service was via posting at the property on 11/13/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101318

1623 NE 5 ST
ANTEQUERA, JUAN CARLOS

Service was via posting at the property on 11/8/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101323

1632 NE 16 TER
EDWARDS, RICHARD PAUL

Service was via posting at the property on 11/8/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101324

1640 NW 5 AVE
KNEZEVICH, DAVID

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101362

2413 NASSAU LN
LOUISSAINT, JOE

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101135

407 SW 12 AVE
COTTER, JOHN

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101140

440 SW 12 AVE
ABRAHAM, FELIX A & ANNA NINNY J

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101172

709 SW 19 ST
KORMENDY, REKA

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101183

1039 N VICTORIA PARK RD
CAMPBELL, COLIN

Service was via posting at the property on 11/14/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101186

1114 NW 2 AVE
PETERSON, DAVID A

Service was via posting at the property on 11/14/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101191

1215 NE 17 AVE # 8
GAIA MAIA LLC

Service was via posting at the property on 11/13/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101233

1215 SW 31 ST
CRAIK, IAN S

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101256

1244 S FEDERAL HWY # E
1248 HOLDING CORP

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101260

1407 SE 2 ST
BONICO INVESTMENTS LLC

Service was via posting at the property on 11/14/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101262

1411 NE 7 ST
DEGUIRE, MICHAEL R SR

Service was via posting at the property on 11/8/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101264

1415 SE 2 ST
BONICO INVESTMENTS LLC

Service was via posting at the property on 11/19/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101270

1421 NW 7 AV
CENOVSKI, NATHAN STEPHENSON, LARA

Service was via posting at the property on 11/8/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101271

1501 SW 24 ST
STUBER, EVAN WILLIAMS

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101274

1520 SW 15 AV
REGINA REV TR MARCHAND-MANZE, CHRISTINE TRUSTEE

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18101278

1617 NE 16 AV
MADDEN, JASON RUNIONS, BRUCE

Service was via posting at the property on 11/8/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(A)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18100973

1608 NE 17 WY

COOKSEY, ELIZABETH

Personal service was made on 11/5/18. Service was also via posting at City Hall on 11/29/18.

Leonard Champagne, Senior 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 Champagne 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: CE18101991

3101 BAYSHORE DR # 1807

FRANK & FRANTZ LLC

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior 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 Champagne 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: CE18102019

3101 BAYSHORE DR # 2005
NOMANI, KHURRAM

Service was via posting at the property on 11/20/18 and at City Hall on 11/22/18.

Leonard Champagne, Senior 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 Champagne 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: CE18082283

101 N BIRCH RD # 503
ZELCH, JAMES M

Service was via posting at the property on 11/5/18 and at City Hall on 11/15/18.

Leonard Champagne, Senior 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 Champagne 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: CE18082296

1028 NE 10 AVE
PERONI, KEVIN B PERONI, BRIAN M

Service was via posting at the property on 11/5/18 and at City Hall on 11/29/18.

Leonard Champagne, Senior 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 Champagne 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: CE18082299

1070 SW 31 ST
MUELLER, RUDOLFO A

Personal service was made on 11/3/18. Service was also via posting at City Hall on 11/29/18.

Leonard Champagne, Senior 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 Champagne 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: CE18090688

1218 NW 2 AV
HEUER, GISBERT

Personal service was made on 11/5/18. Service was also via posting at City Hall on 11/29/18.

Leonard Champagne, Senior 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 Champagne 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: CE18090729

1237 NW 14 CT
MARTINEZ, KIRSY I CANARIO

Service was via posting at the property on 11/5/18 and at City Hall on 11/29/18.

Leonard Champagne, Senior 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 Champagne 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: CE18100737

1412 NE 54 ST
PANKEW, DAVID VICTOR

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

Leonard Champagne, Senior 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 Champagne 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: CE18101119

307 SW 11 CT
LEONARDELLI, SUSAN J

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

Leonard Champagne, Senior Code Compliance Officer, testified to the following violation(s):

15-281.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITH
AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Champagne 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: CE18062611

949 NW 16 AV
KELLY, NYREE D & KELLY, NYECHA D

This case was first heard on 9/6/18 to comply by 9/13/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

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

Case: CE18040988

4015 NE 34 AVE
FM INTERNATIONAL CONSULTING INC.

Ordered to Appear

This case was first heard on 10/4/18 to comply by 12/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gustavo Caracas, Code Compliance Officer, reported the violations were not in compliance and the respondent was not present as ordered.

Ms. Flynn stated the fines would begin the following day.

Lien Reduction Hearings

Case: CE10010728

1760 SW 2 ST
AAROD 1760 LLC

Notice was mailed to the owner via first class mail on 11/21/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$28,200 and City hard costs totaled \$258.

Robert Nemrow, attorney, explained that his client purchased the property in June 2018 and the violation related to a prior owner, who had become incapacitated. Money had been held at closing to cover the lien. Mr. Nemrow requested a reduction of the lien to provide to the prior owner to help pay for her care.

Mr. Nemrow stated the property had been in compliance in 2011.

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

Case: CE18020337

520 NW 23 AVE
BJP INVESTMENTS INC.

Notice was mailed to the owner via first class mail on 11/21/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$9,150 and City hard costs totaled \$626. The applicant had offered \$500.

Brandy Pollack, representative, said the violations related to the previous owner. He requested a reduction to City costs.

Ms. Flynn reduced the lien amount to \$626 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case: CE12041929

1506 DAVIE BLVD
BJP INVESTMENTS INC.

Notice was mailed to the owner via first class mail on 11/21/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$9,150 and City hard costs totaled \$626. The applicant had offered \$500. Total liens for both cases: \$39,250 total hard costs: \$2,034.

Brandy Pollack, representative, said BJP had purchased the property in July unaware of the violations or the lien; the title company had not reported it to them. He requested the liens be reduced to hard costs for both cases.

Ms. Flynn reduced the lien amount to \$6,500 for both cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE12041999

1506 DAVIE BLVD
BJP INVESTMENTS INC.

Notice was mailed to the owner via first class mail on 11/21/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$30,100 and City hard costs totaled \$1,132. The applicant had offered \$500.

Case: CE18030074

1401 NE 5 TER
JAIMES, CESAR EDUARDO
ROJAS, ANA LUCI

Notice was mailed to the owner via first class mail on 11/21/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$3,100 and City hard costs totaled \$638. The applicant had offered \$638.

Cesar Jaimes, owner, said there had been a misunderstanding between himself and the inspector at first. He requested the lien be reduced to hard costs.

Ms. Flynn reduced the lien amount to \$638 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE05080787

2470 SW 21 ST
JUNGLE QUEENS INC.

Notice was mailed to the owner via first class mail on 11/21/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$958,300 and City hard costs totaled \$461. The applicant had offered \$461.

Andrew Schein, attorney, said in the past 10 years, the owners had put over \$1.5 million into the property to resolve the violations, working with the City all along. He admitted that work had stopped temporarily when the previous owner died. He requested the fines be reduced to hard costs.

Ms. Hasan said an inordinate amount of City resources had been expended dealing with these violations. She noted that the violations related to work done without permits and involved serious safety issues while the business was still operating. She objected to reducing the liens to hard costs. Mr. Schein stated the last of the life safety issues were complied in 2010.

Ms. Flynn said the work done without permits had caused a very dangerous situation and there had been some delays for which there was no adequate excuse.

Ms. Flynn reduced the lien amount to \$15,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE13082166

1142 NW 7 AV
EMILE, BRUNEL & GERTRUDE

Notice was mailed to the owner via first class mail on 11/21/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$65,550 and City hard costs totaled \$4,306.

Brunel Emil, owner, said he had made all of the repairs requested by the Code Enforcement Officer in time. Ms. Flynn stated the file indicated the violations were not complied until August 2017.

Ms. Flynn reduced the lien amount to \$4,306 payable within 120 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15081689

150 FLORIDA AVE
ARBELA CAPITAL LLC
FOSTER CAPITAL GROUP LLC ET AL.

Notice was mailed to the owner via first class mail on 11/27/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$80,700 and City hard costs totaled \$1,454.

Clinton Foster, title manager, stated they had purchased the property this year to rehabilitate it and sell it.

Ms. Flynn reduced the lien amount to \$1,454 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Complied, Withdrawn and Rescheduled Cases

Ms. Flynn accepted agenda pages 58 and 59 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:

CE18090999	CE18100074	CE18091611	CE18101098
CE18101838	CE18100107	CE18090645	CE18101503
CE18101979	CE18090894	CE18091558	CE18100514
CE18101296	CE18101482	CE18070784	CE18071608
CE18071131	CE18071150	CE18081351	CE18080788
CE18100650	CE18050800	CE18050817	CE18090244
CE18091953	CE18100491	CE18100500	CE18100576
CE18101721	CE18101727	CE18101459	CE18101347
CE18101182	CE18101187	CE18101190	CE18101259
CE18082300	CE18090682	CE18091248	CE18100887

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:

CE18101046 CE18090203

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:

CE18072410 CE18101407 CE18101455 CE18101112

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:

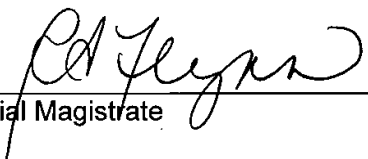
None


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:

CE18081136

There being no further business, the hearing was adjourned at 1:22 P.M.


Special Magistrate

ATTEST:

Clerk, Special Magistrate