



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JANUARY 17, 2019
9:00 A.M.**

Staff Present:

Loen Garrick, Clerk III
Crystal Green-Griffith, Clerk III
Katrina Jordan, Administrative Services Supervisor
Morgan Dunn, Clerk III
Stacey Ramsey, Clerk III
Morgan Dunn, administrative Assistant
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
James Fetter, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
Wilson Quintero Jr., Code Compliance Officer
Mary Rich, Code Compliance Officer
Mike Sanguinetti, 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

CE18100135: Carmen Caamano, owner
CE18031445: Jonathan Gron, tenant
CE17121586: Lucille Stapley, owner
CE18080122: Cathy Dollard, owner; Thomas Watt, owner's uncle

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CE18101391: Greg Brewton, representative
CE18110719: Jason Melachrinoudis, owner
CE18112055: Susy Do Prado, owner
CE18081509: Robert Longway, owner
CE18071954: Delice Dejacmar, owner
CE18082251: Stella Taylor, owner
CE17120997: Doug Clark, property manager
CE18101046: Frank Orphe, owner
CE18091833: Gordon Miller, owner
CE18101055; CE18100641; CE18110199; CE18101064; CE18101066; CE17042043
CE18100111: Jason Crush, attorney
CE18021320; CE18020468: Andrew Schein, attorney
CE18101860: Shelley Isakowitz, property manager
CE18080904: Stephen Satz, property manager
CE18050486: Frances Brown, secretary
CE18101921: Jerelene Franklin, owner
CE18072261: Dave Watt, manager
CE18121084; CE18030615: Bruce Williams, property manager; Lucielo Brown, property manager
CE18071169: Linek Piotr, manager
CE18101153: Saundra Carter, owner
CE18100048: Matthew Tucker, owner
CE18031947: Shawnta Moss, property manager
CE17072126: Jose Ilerena, attorney
CE17122075; CE17122074: Luis Valdes, representative
CE18061299: Ryan Johnson, owner
CE18051877: Charice Ductant, owner
CE18052045: Adam Robbins, property manager
CE18081895: Michael Thompson, property manager
CE18060080: Tony Watson, property manager; Anita Ortiz, property manager
CE18120977: Pierre Petit Frere, pastor
CE18101694: David Silva, owner
CE18030812: Patricia Ware, owner
CE17101942: Carline Colon, owner
CE18021760: Kevin Tisdol, pastor
CE18090741: David Hand, owner
CE18061178: Cynthia Stegman, owner; Dan Stegman, owner
CE18102496: Gregory Smatter, owner
CE18090715: Rafael Villamizar, tenant
CE17110018: Nadine Rockwell, general manager; Stephanie Toothaker, attorney
CE18011890: Ronald Manclow, owner
CE18110560: Shardelle Cook, owner
CE17021481: Rod Feiner, attorney

CE18090740; CE18041611: Stephanie Toothaker, attorney; John Boston, neighbor; Kevin Young, neighbor; Leo Carey, neighbor; Randall Fisher, neighbor; Joseph Davidow, attorney; Jennifer Wetstein, tenant; Frank Steir, property manager
CE18110871: Mark Labate, attorney
CE18081457: Gulten Aydin, owner's daughter
CE18041644: Jesse Laird, owner
CE18060963: Marqurite Walker, owner
CE18041662: Shran Uzan, property manager
CE18060550: Bruce Florence, tenant
CE18060731: Mary Keel, neighbor; Jerry Covington, HOA representative
CE18050013: Christian Jurvic, property manager
CE18071819: James Jones, owner
CE18091875: Bernard Gordon, property manager; Gregory Olson, attorney
CE18071605: Molla Mohammed, owner
CE18071277: Kristy Coleman, representative
CE18072081: Shehata Marwa, owner
CE18091294: Marion Chambers, owner
CE18091293: William McColloch, owner
CE10011051: Dominique Sciallo-Craig, attorney; Kenneth Hill, attorney
CE99050394: John Aurelius, attorney; Greg Brewton, representative
CE11010013: Dr. Rosalind Osgood, representative
CE08110890; CE09090610; CT09020728: Oscar Montalvo; Nelson De La Cruz, title manager
CE15101733; CE17020070: Nikelle Barbosa, attorney
CE16110706: Kibwe Williams, title manager
CE11020350: Vanel Alladin, owner
CE17071424: Gregory McAloon, attorney

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

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

Case: CE18091875

3333 DAVIE BLVD

3333 DAVIE LLC

Personal service was made on 12/7/18. Service was also via posting at City Hall on 1/3/19.

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

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

47-21.16.A.

THERE ARE DEAD TREES AND OR TREE STUMPS ON THE PROPERTY.

47-34.1.A.1.

THERE IS UNPERMITTED OUTDOOR STORAGE CONSISTING OF FURNITURE, SHOPPING CARTS, CONTAINERS, AND OTHER MISCELLANEOUS ITEMS ON THE PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE BROKEN WINDOWS AND BUILDING STRUCTURAL PARTS THAT ARE DAMAGED AND NEED TO BE REPAIRED OR REPLACED.

9-280(h)(1)

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

9-305(b)

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

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:

18-1.

47-19.4.D.8.

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

Gregory Olson, attorney, and Bernard Gordon, property manager, were present.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation.

Case: CE18021320

Vacate order of 7/19/18

601 SW 12 AV

SEMINOLE AVENUE LLC

This was a request to vacate the order dated 7/19/18.

Mary Rich, Senior Code Compliance Officer, requested the order be vacated.

Andrew Schein, attorney, agreed.

Judge Purdy vacated the order dated 7/19/18.

Case: CE18020468
826 NW 10 TER
SOUTH MACK 1 LLC

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

Gustavo Caracas, Code Compliance Officer, requested the order be vacated.

Andrew Schein, attorney, agreed and the City confirmed that the fines would disappear.

Judge Purdy vacated the order dated 5/17/18.

Case: CE18091833
500 E DAYTON CIR
MILLER, GORDON DENNIS

Service was via posting at the property on 12/13/18 and at City Hall on 1/3/19.

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

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

Complied:
47-39.A.1.b.(10)(a)
47-39.A.1.b.(6)(b)
24-27.(b)

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

Gordon Miller, owner, agreed.

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

Case: CE18071169
744 N ANDREWS AVE
SAVANT DEVELOPMENT GROUP LLC

Request for extension

This case was first heard on 9/20/18 to comply by 12/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700.

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

Piotr Linek, manager, described how long it had taken to go through the DRC process and requested additional time. Officer Caracas explained that the owner wanted to redevelop the property and wanted six to eight months. Officer Caracas suggested a 45-day extension to check on the permit process.

Judge Purdy granted a 49-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/7/19 hearing.

Case: CE18081895

1125 NE 16 TER

FRANELLE KOONTZ REV TR PRESTON, KIMBERLY NOEL

Service was via posting at the property on 12/5/18 and at City Hall on 1/3/19.

Paulette Perryman, 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 AND PEELING PAINT.

9-308(b)

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

Complied:

18-12(a)

9-305(b)

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

Michael Thompson, property manager, agreed.

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

Case: CE18050486
626 NW 22 RD
ADAMS, FLOOKER

Request for extension

This case was first heard on 9/20/18 to comply by 11/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$33,000.

Roberta Jones, Code Compliance Officer, said the owner was making progress and the owner had requested an extension.

Frances Brown, secretary, requested an extension because the owner had serious medical issues. She requested 45 days.

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

Case: CE18101064
701 BAYSHORE DR
DION, RUSSEL CAFFEY, JOSEPH

Service was via posting at the property on 12/6/18 and at City Hall on 1/3/19.

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

THE ON STREET PARKING AREA AT THIS MULTI-FAMILY
DWELLING NEEDS TO BE RESURFACED AND RESTRIPEDED.

25-56(b)

THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN
AREAS AND/OR CRACKS AND MISSING CEMENT MATERIAL.

Officer Bass presented the case file into evidence and recommended ordering compliance within 60 days or a fine of \$50 per day, per violation.

Jason Crush, attorney, agreed.

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

Case: CE18101055
537 BAYSHORE DR
BAYSHORE CONCEPTS LLC

Service was via posting at the property on 12/6/18 and at City Hall on 1/3/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
25-56(b)

THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN AREAS
AND/OR CRACKS AND MISSING CEMENT MATERIAL.

47-19.5.E.7.

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR WITH
MISSING POST.

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING
ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR
PEDESTRIAN MOVEMENT.

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

Jason Crush, attorney, agreed.

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

Case: CE18100641

538 BAYSHORE DR
BAYSHORE VILLAS LLC

Service was via posting at the property on 12/6/18 and at City Hall on 1/3/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
25-56(b)

THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN AREAS
AND/OR CRACKS AND MISSING CEMENT MATERIAL.

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

Jason Crush, attorney, agreed.

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

Case: CE18101066

710 BAYSHORE DR
BAYSHORE VILLAS LLC

Service was via posting at the property on 1/2/19 and at City Hall on 1/3/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
25-56(b)

THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN AREAS
AND/OR CRACKS, MISSING CEMENT MATERIAL.

47-20.20.H.

THE ON-STREET PARKING AT THIS MULTI-FAMILY DWELLING
NEEDS TO BE RESURFACED AND RESTRIPEDED.

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

Jason Crush, attorney, agreed.

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

Case: CE18100111

1425 SE 2 CT

DECKELBAUM, BRADLEY

Service was via posting at the property on 12/21/18 and at City Hall on 1/3/19.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED. THE AWNINGS ON THIS PROPERTY ARE RIPPED AND
HANGING FROM THE FRAME.

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

Jason Crush, attorney, agreed.

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

Case: CE17042043

1240 NE 13 AV

WASSERMAN, ROBYN T

This case was first heard on 6/7/18 to comply by 7/12/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,100 and the City was requesting the full fine be imposed.

Paulette Perryman, Code Compliance Officer, recommended reducing the fines to \$755 to cover administrative costs.

Jason Crush, attorney, agreed.

Judge Purdy imposed a fine of \$755 for the time the property was out of compliance.

Case: CE18090740

2216 SE 20 ST
LENG, CHIH CHUN

This case was first heard on 11/1/18. The property was not in compliance and the City was requesting imposition of a \$128,000 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, recalled that the rental certificate had been revoked for six months and the property had been rented out during that suspension. He said the violation was still not in compliance; ads were still running and he had received no affidavit.

Joseph Davidow, attorney for the owner, said the owner had entered into a one-year lease agreement for the property in June 2018 and there had been a tenant since then. Mr. Davidow reported the owner had not listed the property for vacation rental. He requested a continuance to get an affidavit from the owner and to address the fines.

Ms. Hasan said the City had already found that the violation existed as cited. She stated there was a one-year lease between the tenant and a corporate entity of which the owner was a director, so she was unsure of the validity of the lease. According to the neighbors, a police SWAT team had been called to the property in the fall to address problems caused by a transient tenant. Ms. Hasan recommended imposition of the fine.

Stephanie Toothaker, the tenant's attorney, said the tenant, Jennifer Wetstein, had signed a one-year lease with an option to purchase the property and she did not intend to run the property as a vacation rental. She requested time to meet with the neighbors to address the problems at the property.

Mr. Davidow said it had been shocking to see that someone other than the owner was renting the property.

John Boston, neighbor, said this had been going on for four years. The owner had never responded to the violations. He stated the property had been rented while the certificate was suspended.

Kevin Young, neighbor, agreed that there had been recent rental activity at the house.

Randall Fisher, neighbor, said the property was not maintained and was being rented again.

Frank Steir, property manager, admitted there had been problems in the past and said his was the only company with an agreement with the owner to rent the property; he did not know who "Adrianna" in California was who was advertising the vacation rentals.

Ms. Hasan said it was troubling that Ms. Wetstein said she was living at the property but according to neighbors, transient rentals were occurring. The transient rentals must stop and an affidavit must be submitted that the property was not being rented.

Officer Champagne presented documentation showing the property was still being sub-leased, as recently as the current month and ads were still running. Ms. Toothaker said Ms. Wetstein did not know who this was.

Judge Purdy imposed the \$128,000 fine, which would continue to accrue until the violations were corrected and ordered the respondent to attend the 3/7/19 hearing.

Case: CE18041611

2216 SE 20 ST
LENG, CHIH CHUN

This case was first heard on 8/16/18 to comply by 9/27/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

Judge Purdy ordered the respondent to attend the 3/7/19 hearing.

Case: CE18102496

1602 NE 1 AVE
SMALTER, GREGORY & DELIA

Service was via posting at the property on 12/11/18 and at City Hall on 1/3/19.

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.

Gregory Smatter, owner, said he would submit the application later that day.

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

Case: CE18101153

801 NW 2 ST
MOSLEY, BERNICE EST %SAUNDRA M CARTER

Service was via posting at the property on 12/5/18 and at City Hall on 1/3/19.

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

9-306

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

Complied:

18-12(a)

47-19.5.H.

47-21.16.A.

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

Sandra Carter, owner, agreed.

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

Case: CE18061178

1521 SW 20 AV
STEGMAN, DAN J & FINNEY M

This case was first heard on 8/16/18 to comply by 10/18/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Gail Williams, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fines.

Dan Stegman, owner, was present.

Judge Purdy Imposed the \$950 fine.

Later in the meeting, Ms. Hasan asked for the case to be recalled and explained that two of the three components were complied in a timely manner and she was unsure if the owner was aware he could request a fine reduction. She recommended reducing the fines to \$350 to cover administrative costs.

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

Case: CE18110871

2251 NE 62 ST
CSI-MPI CORPORATION

Service was via posting at the property on 12/26/18 and at City Hall on 1/3/19.

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.

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

Case: CE18050013

3301 NE 32 AVE
THE MARACAY ASSN INC.

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting no fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended no fine be imposed.

Christian Jurvic, property manager, agreed.

Judge Purdy imposed no fine.

Case: CE18090715

1628 NW 9 AV
PONASA LLC

Violation:

24-7(b)

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

Wanda Acquavella, Code Compliance Officer, testified that the violation was cited on 9/11/18; the litter remained when the property was reinspected on 9/13/18 and the City had removed the litter.

Rafael Villamizar, tenant, said the trash did not belong to him. He said the property owner had sent him a letter informing him that they would charge him for the fine.

Judge Purdy denied the appeal.

Case: CE18101694

1401 NE 15 AVE
SILVA, DAVID

Request for extension

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Leonard Champagne, Senior Code Compliance Officer, said fines would start the following day.

David Silva, owner, said he had submitted the application in October. He noted problems he had experienced with the City's email system and said because of the delay, the application had expired. Officer Champagne suggested a 42-day extension.

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

Case: CE18090741

1515 SW 23 AV
HAND, DAVID

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):
47-34.1.A.1-

THERE IS OUTDOOR STORAGE ON THIS PROPERTY. THIS IS A
NON-PERMITTED LAND USE IN THIS RS-8 ZONED PROPERTY PER
SECTION 47-5.11.

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

David Hand, owner, said he would be out of town for 10 days.

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

Case: CE18072261

701 N ANDREWS AVE

EASTFORTLAUDERDALERENTALS.COM LLC

Service was via posting at the property on 12/26/18 and at City Hall on 1/3/19.

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

THE ROOF AT THIS VACANT PROPERTY HAS EXTENSIVE DAMAGE.
THE ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR
WATER TIGHT.

Complied:

18-12(a)

Officer Jones presented the case file into evidence and recommended ordering compliance within 98 days or a fine of \$100 per day.

Dave Watt, manager, said they were working on it.

Judge Purdy found in favor of the City and ordered compliance within 98 days or a fine of \$100 per day.

Case: CE18100048

807 SE 18 CT

RICKEY, SARAH TUCKER, MATTHEW

Violation:

24-7(b)

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

Wanda Acquavella, Code Compliance Officer, testified that the violation was cited on 10/1/18; the litter remained when the property was reinspected on 10/3/18 and the City had removed the litter.

Matthew Tucker, owner, said someone had dumped the trash on his property while they were out of town. He said the trash had been on an adjacent empty lot for some time before this.

Judge Purdy denied the appeal.

Case: CE18051877

1046 NW 8 AV
DUCTANT, CHARICE

Violation:

24-7(b)

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

Judge Purdy denied the appeal.

Case: CE18071277

4850 W PROSPECT RD
LYXIS INVESTMENTS LLC

This case was first heard on 8/16/18 to comply by 10/25/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting no fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended no fine be imposed.

Kristy Coleman, representative, thanked the City.

Judge Purdy imposed no fine.

Case: CE18110719

323 NE 7 ST
MELACHRINOUDIS, JASON

Service was via posting at the property on 1/2/19 and at City Hall on 1/3/19.

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.

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

Case: CE17101942

1421 NE 1 AV
FORD, CAROLA

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$325 and the City was requesting the full fine be imposed.

Deanglis Gibson, Code Compliance Officer, confirmed the property was in compliance.

Carline Colon, owner, requested the fine be waived.

Judge Purdy imposed no fine.

Case: CE17110018

Request for extension

1725 SE 12 ST
LAUDERDALE YACHT CLUB

This case was first heard on 12/7/17 to comply by 4/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance.

Captain Robert Kisarewich, Fire Inspector, said permit applications had not been submitted.

Stephanie Toothaker, attorney, stated the Planning and Zoning Board had approved the yacht club's new site plan the previous evening. They hoped to submit construction documents in two months. She requested a six-month extension.

Ronald Manclow, owner, thanked the City.

Judge Purdy vacated the order dated 11/29/18 and waived all fines.

Case: CE18071605 Request for extension
3400 W BROWARD BLVD
AZIZ DISCOUNT BEAUTY SUPPLY 105 INC.

This case was first heard on 11/15/18 to comply by 11/29/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$9,600.

Deanglis Gibson, Code Compliance Officer, confirmed the property was not in compliance but said the owner had experienced delays. He recommended a 49-day extension.

Molla Mohammed, owner, agreed.

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

Case: CE18060731
2890 W BROWARD BLVD
NASHRAI MARYAM INC.

This case was first heard on 7/19/18 to comply by 8/2/18 and 10/18/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$131,750 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, recommended imposition of the fines.

Jerry Covington, HOA representative, asked for the fines to be imposed. He said the property was an eyesore.

Judge Purdy imposed the \$131,750 fine, which would continue to accrue until the violations were corrected.

Case: CE18031947
813 NW 11 AVE
FEDERAL APARTMENTS LTD PRTNR
%GREYSTONE SERVICING CORP

This case was first heard on 7/19/18 to comply by 8/16/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting the full fine be imposed.

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

Shawnta Moss, property manager, thanked the City.

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

Case: CE18081457

2572 NE 26 ST
AYDIN, HATICE H/E AYDIN, ERCAN

Violation:

24-7(b)

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

Wilson Quintero Jr., Code Compliance Officer, testified that the violation was cited on 8/20/18; the litter remained when the property was reinspected on 8/22/18 and the City had removed the litter.

Gulten Aydin, the owner's daughter, said the trash belonged to the next door property and the tenant had told the City that. Officer Quintero stated someone named Randy had informed him that he did not believe the violation was real and that he would move the items but had never done so. Ms. Aydin stated the trash was between two properties.

Judge Purdy denied the appeal.

Case: CE18081509

417 SW 16 CT
ROGERS, RICHARD C EST

Service was via posting at the property on 12/4/18 and at City Hall on 1/3/19.

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

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

9-308(b)

THE ROOF AT THIS PROPERTY IS NOT BEING MAINTAINED IN A CLEAN SECURE, WATER TIGHT MANNER. IT IS COVERED WITH TARPS, DEBRIS AND HAS MILDEW STAINS.

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

Robert Longway, owner, said he had just inherited the property and they were working to rehabilitate it and intended to sell it.

Judge Purdy found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day, per violation.

Case: CE18091294

6700 NW 22 TER
CHAMBERS, MILTON & MARION F

Violation:

24-7(b)

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

Wilson Quintero Jr., Code Compliance Officer, testified that the violation was cited on 9/18/18; the litter remained when the property was reinspected on 9/20/18 and the City had removed the litter.

Marion Chambers, owner, said her husband may have moved the palm frond to clear the sidewalk.

Judge Purdy denied the appeal.

Case: CE18120977

1317 NE 4 AVE
AGAPE CHURCH OF GOD INC.

Service was via posting at the property on 1/8/19 and at City Hall on 1/3/19.

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

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE18060550

Request for extension

2830 SW 19 TER
PROMOCIONES 96 INC.

This case was first heard on 9/20/18 to comply by 12/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

Mike Sanguinetti, Code Compliance Officer, provided the case background.

Bruce Florence, tenant, said recurring flooding had washed away the soil that was supporting the wall. He requested 90 days to pull permits and begin repairing the wall.

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

Case: CE18052045

Request for extension

1108 NE 10 AVE
SLS FLORIDA REALTY LLC

This case was first heard on 9/6/18 to comply by 12/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$8,200.

Paulette Perryman, Code Compliance Officer, recommended a 63-day extension.

Adam Robbins, property manager, agreed.

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

Case: CE18080904

601 SW 27 AVE
AZALEA 27 LLC

This case was first heard on 9/20/18 to comply by 9/27/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Dorian Koloian, Code Compliance Officer, reported the property was now in compliance, but this had been a recurring health and safety hazard. She recommended imposition of the fines.

Stephen Satz, property manager, said they had needed to replace the entire septic system. Officer Koloian said she had visited the property recently on a complaint for another sewage spill.

Judge Purdy Imposed the \$2,800 fine.

Case: CE18060963

Request for extension

2650 NW 21 ST

MCCUTCHEON, MARQRITE WALKER

This case was first heard on 11/15/18 to comply by 12/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,375.

Marqurite Walker, owner, said she had done everything but remove the last remaining vehicle.

John Suarez, Senior Code Compliance Officer, recommended a 14-day extension for Ms. Walker needed to paint the house and remove the vehicle.

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

Case: CE18100135

17 NE 9 AVE

AAA PROPERTY MANAGEMENT INC.

Service was via posting at the property on 1/2/19 and at City Hall on 1/3/19.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASES CE18071128,CE17111608 AND CE17041386 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATIONS. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

Carmen Caamano, owner, presented her own photos of the property and had a landscaper work on the property twice per month. She said she was going to secure the dumpster because unauthorized people were using it.

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

Case: CE18082251

421 SW 14 CT
421 LAUDERDALE LLC

Violation:

24-7(b)

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

Wanda Acquavella, Code Compliance Officer, testified that the violation was cited on 8/29/18; the litter remained when the property was reinspected on 9/4/18 and the City had removed the litter on 9/5/18.

Stella Taylor, owner, said she was not aware of the posted notice. She said neither she nor her tenants had put the debris on the property.

Judge Purdy denied the appeal.

Case: CE18031445

130 FLORIDA AVE
SRP SUB LLC

This case was first heard on 9/6/18 to comply by 9/16/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$75 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, confirmed the property was in compliance and recommended no fine be imposed.

Jonathan Gron, tenant, thanked the City.

Judge Purdy imposed no fine.

Case: CE18101046

448 NW 21 AVE
ORPHE, FRANK

Violation:

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.

Robert Jones, Code Compliance Officer, testified that the violation was cited on 10/11/18 and the City had removed the litter on 10/13/18.

Frank Orphe, owner, said there had been no overgrowth or debris on the property. He stated the property had been cut on 9/23 and it was maintained every two to three weeks. He said the photos showed no overgrowth.

Mr. Orphe showed his own photos of the property, which he said were taken on 9/23 before the grass was cut and the trash removed. Mr. Orphe said the prior case had been dismissed because he removed the trash. He stated he had been given no time to remediate the situation.

Judge Purdy denied the appeal.

Case: CE18112055

417 NW 14 WY
SOL RE INVESTMENTS LLC

Service was via posting at the property on 12/19/18 and at City Hall on 1/3/19.

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

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

18-1.

THERE IS SOFA/COUCH AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE IN THE FRONT PORCH OF THIS PROPERTY. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

18-12(a)

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

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

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

Case: CE17120997

425 NE 2 AV
SALT AIR INVESTORS #13 LLC

This case was first heard on 6/7/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Roberta Jones, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$ 856.

Doug Clark, property manager, thanked the City.

Judge Purdy imposed a fine of \$856 for the time the property was out of compliance.

Case: CE18041644

2610 SW 13 AV
LAIRD, JESSIE LAWRENCE

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 in compliance, fines had accrued to \$4,650 and the City was requesting the full fine be imposed.

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

Jesse Laird, owner, said he had requested an extension in August.

Judge Purdy imposed a fine of \$580 for the time the property was out of compliance.

Case: CE18030812

1420 NW 4 AV
WARE, PATRICIA A BROWN, TROY C JR

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

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

Complied:
9-304(b)

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

Patricia Ware, owner, said she had already planted grass.

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

Case: CE18101921

627 NW 11 AV
FRANKLIN, JERELENE S

Violation:
24-7(b)

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

Wanda Acquavella, Code Compliance Officer, testified that the violation was cited on 10/23/18; the litter remained when the property was reinspected on 10/25/18 and the City had removed the litter on 10/26/18.

Jerelene Franklin, owner, said she had not been aware of what happened on the property.

Judge Purdy denied the appeal.

Case: CE18121084

721 NW 19 ST
VENICE PARTNERS LTD % BOSTON FINANCIAL

Personal service was made on 1/7/19. Service was also via posting at City Hall on 1/3/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.3.1.1 (service)
THE FIRE SPRINKLER SYSTEMS FOR ALL BUILDINGS ARE IN NEED
OF SERVICE.

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

Lucielo Brown, property manager, agreed.

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

Case: CE18030615 Request for extension
2960 NW 19 ST
SP BROWARD GARDENS LP

This case was first heard on 4/19/18 to comply by 4/29/18. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$11,200.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$488 to cover administrative costs if the respondent waived her right to Massey notice.

Lucielo Brown, property manager, waived her right to Massey notice.

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

Case: CE18110560
1824 NW 25 TER
BRUMFIELD, SELENA LAFON COOK, SHARDELLE

Service was via posting at the property on 12/15/18 and at City Hall on 1/3/19.

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

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT MAINTAINED
IN A GOOD CONDITION; THE ASPHALT DRIVEWAY IS CRACKED
AND/OR MISSING AREAS OF ASPHALT.

9-305(b)

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

Complied:
9-313.(a)

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

Shardelle Cook, owner, said she lived in Atlanta. She thought the only outstanding item was the driveway.

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

Case: CE18072081

6351 NE 18 AVE
SHEHATA, MARWA

This case was first heard on 9/20/18 to comply by 10/11/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$405 to cover administrative costs.

Shehata Marwa, owner, said she could not afford the administrative costs.

Judge Purdy imposed no fine.

Case: CE18021760

1480 SW 9 AVE
SUNSHINE CATHEDRAL FOUNDATION INC.

This case was first heard on 5/17/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,850 fine, which would continue to accrue until the property was in compliance.

Kevin Tisdol, pastor, said the enclosure should be completed in less than 90 days.

Mike Sanguinetti, Code Compliance Officer, did not object to an extension.

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

Case: CE18101391

301 E LAS OLAS BLVD
S/OP ASSOCIATES LTD & THIRD AVE ASSOC LTD %STILES CORP

Personal service was made on 1/4/19. Service was also via posting at City Hall on 1/17/19.

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

THERE IS A BANNER SIGN ON THE CONSTRUCTION WALL
ADVERTISING HAPPY HOUR FOR YOLO RESTAURANT. PERMIT
WAS NOT OBTAINED PRIOR TO ERECTING SIGN.

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

Greg Brewton, representative, requested more than 10 days. He said they had applied for a building permit.

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

Case: CE18071819

3306 SW 15 CT
JONES, JAMES I

Service was via posting at the property on 12/6/18 and at City Hall on 1/3/19.

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

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

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

James Jones, owner, agreed.

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

Case: CE18071954

418 E EVANSTON CIR
DELICE, DEJACMAR

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 in compliance, fines had accrued to \$1,650 and the City was requesting the full fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$884 to cover administrative costs.

Dejacmar Delice, owner, said everything was done and wondered why he was being fined.

Judge Purdy imposed a fine of \$884 for the time the property was out of compliance.

Case: CE17121586

139 SW 22 TER
MCGILLIVRAY, LUCILLE V

This case was first heard on 7/19/18 to comply by 8/2/18 and 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,500 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, recommended imposition of the fines.

Lucille Stapley, owner, said she was trying to have the vehicle, which did not belong to her, removed, but no one would tow it because she did not have the title. She had filed a police report, but the police would do nothing. Officer Holloway stated the City would not remove the camper because it was on private property, behind a fence.

Judge Purdy thought there must be a solution to this problem. He advised Ms. Stapley to speak to a lawyer and/or the Department of Motor Vehicles.

Judge Purdy granted a 49-day extension, during which time no fines would accrue and ordered the respondent to attend the 3/7/19 hearing.

Case: CE18060080

1180 N FEDERAL HWY # 1405
PREMIER RIVA LLC

This case was first heard on 11/15/18 to comply by 12/20/18. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$2,500.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$681 to cover administrative costs if the owner waived her right to a Massey hearing.

Anita Ortiz, property manager, waived her right to a Massey hearing and agreed to the fine reduction.

Judge Purdy imposed a fine of \$681 for the time the property was out of compliance.

Case: CE18101860

601 SW 17 ST
C4NAVIGATOR LLC

Service was via posting at the property on 12/7/18 and at City Hall on 1/3/19.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
15-272.(a)

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

25-4

THERE ARE VEHICLES CONSTANTLY PARKING AND OBSTRUCTING THE RIGHT OF WAY/SIDEWALK FACING SW 6 AVE THAT ARE CREATING A HAZARD TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

47-20.20 K.

THIS COMMERCIAL PROPERTY IS NOT PROVIDING ADEQUATE PARKING SPACES FOR THE AMOUNT OF APARTMENTS ON SITE, CREATING AND IMPEDING PEDESTRIAN MOVEMENT DUE TO OBSTRUCTION OF THE RIGHT OF WAY/SIDEWALK.

Complied:
9-304(b)

Supervisor Quintero presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Shelley Isakowitz, property manager, said they had repaved the driveway and applied for the vacation rental license. Supervisor Quintero stated they were still blocking the sidewalk.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, per violation.

Case: CE17122074

921 N ANDREWS AVE
ANDREWS PROJECT DEVELOPMENT LLC

This case was first heard on 3/15/18 to comply by 4/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$25,700 fine, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fines.

Luis Valdes, representative, said they had pulled permits for paving, landscaping and irrigation and said they needed two months to begin the redevelopment. They were no longer storing cars on the site. Officer Rich stated Officer Bass indicated the property was still in violation.

Judge Purdy imposed the \$25,700 fine, which would continue to accrue until the violations were corrected.

Case: CE17122075

911 N ANDREWS AVE
ANDREWS PROJECT DEVELOPMENT LLC

This case was first heard on 3/15/18 to comply by 4/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$26,450 fine, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fines.

Luis Valdes, representative, said they already had the permits.

Judge Purdy imposed the \$26,450 fine, which would continue to accrue until the violations were corrected.

Case: CE18061299

1043 WYOMING AVE
JOHNSON, RYAN KEITH

This case was first heard on 8/2/18 to comply by 8/12/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$725 and the City was requesting the full fine be imposed.

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

Ryan Johnson, owner, agreed.

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

Case: CE18041662

2700 SW 14 AV
UZANS LLC

This case was first heard on 9/20/18 to comply by 10/4/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed.

Mike Sanguinetti, Code Compliance Officer, recommended reducing the fines to \$810 to cover administrative costs.

Shran Uzan, property manager, said she was not aware of the violations; tenants had caused the violations and they had needed to evict them. She asked if the fines could be waived. Officer Sanguinetti suggested reducing the administrative costs to \$500.

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

Case: CE18120846

5850 NW 9 AVE
PARTNERS PREFERRED YIELD II INC. DEPT. PT-FL-23215

Personal service was made on 1/7/19. Service was also via posting at City Hall on 1/3/19.

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

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

Complied:

NFPA 1: 13.6.1.2

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

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

Case: CE18100344

1506 NW 15 AV
GEORGES, LEROY

Personal service was made on 12/20/18. Service was also via posting at City Hall on 1/3/19.

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

THE PAVED DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE OIL STAINS, AREAS THAT ARE FADED AND SECTIONS ARE MISSING. 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. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND/OR MISSING PAINT.

Complied:

18-12(a)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day, per violation.

Case: CE18091655

1 W SUNRISE BLVD
WMA INVESTORS LTD PRTNR % WALGREEN CO ATTN: PROP TAX

Personal service was made on 12/5/18. Service was also via posting at City Hall on 1/3/19.

Wilson Quintero, Code Compliance Supervisor, 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, DAMAGE AND MISSING GROUND COVER FACING NW 1 AVE.

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

9-280(f)

THE PLUMBING (SPRINKLER SYSTEM) AT THIS PROPERTY LANDSCAPE SWALE FACING NW 1 AVE IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER CAUSING PUDDLE(S) OF WATER TO ACCUMULATE IN THIS AREA.

47-20.20.H.

THE PARKING LOT ON THIS COMMERCIAL CORNER PROPERTY IS NOT MAINTAINED. THERE ARE AREAS WITH WHEEL STOPS IN DISREPAIR, LOOSE AND/OR MISSING. STRIPPING SURFACE MARKINGS ARE MISSING AND/OR FADING AND THERE ARE OIL/DIRT STAINS.

Supervisor Quintero presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, per violation.

Case: CE18081479

2405 NW 19 ST

CARTER, JERRY & CARTER, ELLA

Service was via posting at the property on 12/17/18 and at City Hall on 1/3/19.

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

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

Complied:

18-4(c)

9-304(b)

BCZ 39-296.

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

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

Case: CE18101553

520 NW 21 AV

PIERCE, RICKY

Service was via posting at the property on 12/21/18 and at City Hall on 1/3/19.

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

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

Complied:

9-304(b)

Officer Rich presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE18082401

1317 NE 15 AV

DIXON, ELKANA

Service was via posting at the property on 1/2/19 and at City Hall on 1/3/19.

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

PARKING AREA IS IN DISREPAIR, FADED AND IN NEED OF RESURFACING. THIS IS A RECURRING VIOLATION PER CASE CE15121458 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-308(b)

THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE14080681 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

Case: CE18090723

1556 NW 10 PL
IAG FOUNDATION INC.

Service was via posting at the property on 12/15/18 and at City Hall on 1/3/19.

Patrice Jolly, 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 AND PEELING PAINT.

Complied:

47-34.4 B.1.

9-304(b)

9-305(b)

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

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

Case: CE18110197

1951 NW 27 AVE
HAYAT, ELI

Service was via posting at the property on 12/17/18 and at City Hall on 1/3/19.

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

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

BCZ 39-275(6)(b)

THERE IS PROHIBITED OPEN OUTDOOR STORAGE OF ITEMS ON THIS
RD-10 COUNTY ZONED PROPERTY. THE OPEN OUTDOOR STORAGE
INCLUDES BUT IS NOT LIMITED TO BEDROOM FURNITURE,
CARDBOARD, INDOOR CHAIRS, AND OTHER MISCELLANEOUS ITEMS.

9-305(b)

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

Complied:

9-304(b)

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

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

Case: CE18101387

1845 SW 4 AV
BREEZE SERVICES CORP

Service was via posting at the property on 12/12/18 and at City Hall on 1/3/19.

Mike Sanguinetti, 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.

Withdrawn:
24-27.(b)

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

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

Case: CE18091638

2832 SW 14 ST
RABEN, LAWRENCE

Service was via posting at the property on 12/5/18 and at City Hall on 1/3/19.

James Fetter, 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. THE GATE ON THE FENCE IS
LAYING ON THE GROUND AND NOT INSTALLED PROPERLY.

Complied:
18-12(a)
9-304(b)

Officer Fetter presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day. He said the owner had shown him photos showing the property was in compliance.

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

Case: CE18110595

3519 SW 15 CT

JOHNSON, CARRIE S

Service was via posting at the property on 12/7/18 and at City Hall on 1/3/19.

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

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

Officer Fetter presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day. He noted that the trash and litter remained but the lawn had been mowed.

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

Case: CE18110873

3519 SW 15 CT

JOHNSON, CARRIE S

Service was via posting at the property on 12/12/18 and at City Hall on 1/3/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day, and granting the City permission to correct the violation.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day and granting the City permission to correct the violation.

Case: CE18100677

507 NW 18 AV

PARKER, SEAN CORNELIUS

Service was via posting at the property on 12/7/18 and at City Hall on 1/3/19.

Jordan Wingate, 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 AND PEELING PAINT.

9-308(b)

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

9-313.(a)

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

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

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

Case: CE18101128

640 NW 15 TER

EL VIGNOBLE LLC

Service was via posting at the property on 12/7/18 and at City Hall on 1/3/19.

Jordan Wingate, 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.

9-306

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

18-12(a)

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

Withdrawn:
24-27.(b)

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

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

Case: CE18101735

644 NW 15 TER
EASY BUY INVESTMENTS LLC

Service was via posting at the property on 12/5/18 and at City Hall on 1/3/19.

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

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE SPIGOT FOR THE BATHTUB IN UNIT 1 DEPOSITS WATER INTO THE WALL CAVITY OF THE BATHROOM DUE TO FAULTY INSTALLATION. SINKS, TUBS, TOILETS, AND OTHER PLUMBING FIXTURES LEAK INTO SURROUNDING LOCATIONS OF THE HOME CAUSING OBSERVABLE DAMAGE. LEAKS ARE EVIDENTLY OBSERVED.

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

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

Case: CE18100732

254 SW 21 WY
MERRITT, KEVIN L & JANICE H

Service was via posting at the property on 12/5/18 and at City Hall on 1/3/19.

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.

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

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

Case: CE18110309

3515 SW 12 CT
MAYO, LEOLA E

Certified mail addressed to the owner was accepted on 12/15/18.

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

THERE IS OUTSIDE STORAGE CONSISTING OF, A TIRE,
A CONTAINER, PROPANE TANKS, SHOPPING CART, AND OTHER
MISCELLANEOUS ITEMS WHICH IS A PROHIBITED LAND USE IN THIS
RS-8 ZONING DISTRICT.

9-306

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

Complied:

18-4(c)

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

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

Case: CE18102180

2890 SW 9 ST
JOSEPH, JOEY

Service was via posting at the property on 12/12/18 and at City Hall on 1/3/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-279(f)

WATER SERVICE REQUIRED FOR OCCUPIED PROPERTY. ALL
PLUMBING FIXTURES SHALL BE PROPERLY CONNECTED TO THE

WATER AND SEWER SYSTEMS OF THE CITY.

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

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

Case: CE18090621

2750 SW 2 ST
COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 12/14/18 and at City Hall on 1/3/19.

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

THE OWNER AND OPERATOR ARE RESPONSIBLE FOR THE
EXTERMINATION OF ANY RODENTS, VERMIN, AND OTHER
PESTS.

THERE IS FECES DROPPINGS ON THE COUNTERS AND IN THE
CABINETS, AND THERE ARE HOLES UNDERNEATH THE CABINETS.
THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE CE17040489.
THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE TO SEEK A
FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED
PRIOR TO THE HEARING.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND
NOT MAINTAINED. THERE ARE HOLES IN THE WALLS IN THE
KITCHEN, BEDROOMS AND CABINETS. THE KITCHEN CABINET AND
THE DOORS ARE IN DISREPAIR. THEY ARE LOOSE AND FALLING OFF
THE HINGES. THE BEDROOM DOORS AND FRAMES ARE IN DISREPAIR.
PART OF THE HALL DOOR ON THE BOTTOM IS ROTTED AND THE
DOOR FRAME HAS PIECES OF ROTTED WOOD.

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

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

Case: CE18080122

300 SW 30 AV
POLLARD, CATHY

Service was via posting at the property on 1/4/19 and at City Hall on 1/3/19.

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

REMOVE ANY OUTDOOR STORAGE, INCLUDING ANY TRAILERS
THAT ARE BEING STORED ON THE PROPERTY.

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:

18-1.

18-12(a)

9-280(b)

9-280(h)(1)

9-306

Officer Koloian presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation.

Case: CE18092024

604 SW 22 TER

GRAHAM, CHARLES MICHAEL FERNANDES

Service was via posting at the property on 12/5/18 and at City Hall on 1/3/19.

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)

THE GRAVEL AND PAVED DRIVEWAY IS IN DISREPAIR.

Complied:

9-306

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

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

Case: CE18100632

122 SW 24 AVE

ELLIS, EDDIE

Service was via posting at the property on 12/13/18 and at City Hall on 1/3/19.

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 ON PROPERTY AND SWALE.

Complied:

9-304(b)

18-1.

9-306

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

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

Case: CE18100708

2751 SW 3 CT

WHITE, MORRIS

Service was via posting at the property on 12/6/18 and at City Hall on 1/3/19.

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

THERE IS A 4 DOOR WHITE SEDAN PARKED ON THE GRASS/LAWN
AREA.

18-1.

THERE IS INDOOR FURNITURE AND OTHER MISCELLANEOUS ITEMS
BEING STORED UNDERNEATH THE CARPORT AT THIS PROPERTY
THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN
SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY
BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD
ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR
THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR
WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC

WELFARE OF ADJACENT PROPERTIES.

9-306

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

18-4(c)

THERE ARE DERELICT VEHICLES ON THE SWALE (OR) ON THE PROPERTY.

Complied:
9-313.(a)

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

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

Case: CE18101680

2533 SW 8 ST

TYLER TUCHOW REV TR TUCHOW, TYLER TRUSTEE

Service was via posting at the property on 12/13/18 and at City Hall on 1/3/19.

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

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

9-305(b)

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

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:
9-304(b)

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

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation. **Case: CE18101964**

2890 SW 9 ST
JOSEPH, JOEY

Service was via posting at the property on 12/14/18 and at City Hall on 1/3/19.

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. THE CHAIN LINKS ARE NOT ATTACHED TO THE POLES IN A SECTION OF THE FENCE.

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

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 AND PEELING PAINT.

9-313.(a)

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

Complied:

18-12(a)

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

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

Case: CE18100133

1425 NE 1 AV
ME & ME PROPERTY SOLUTIONS LLC

Service was via posting at the property on 12/11/18 and at City Hall on 1/3/19.

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.

9-304(b)

THE DRIVEWAY OF THIS PROPERTY IS NOT MAINTAINED IN A GOOD, SMOOTH, WELL-GRADED CONDITION. THE ASPHALT IS DETERIORATED.

Complied:

9-306

18-12(a)

18-7(b)

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

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

Case: CE18052043

4040 GALT OCEAN DR # 308

GAMERO, SAMANTHA

Service was via posting at the property on 1/7/19 and at City Hall on 1/3/19.

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.

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

Case: CE18101905

341 N BIRCH RD # 416

PORTER, ROBERT R & PORTER, MILLICENT

Service was via posting at the property on 12/20/18 and at City Hall on 1/3/19.

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

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

Case: CE18111835

5434 NE 22 TER
BLANCHETTE, ROBERT & DIANN

Service was via posting at the property on 12/26/18 and at City Hall on 1/3/19.

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.

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

Case: CE18020123

723 NW 19 AV
723 NW 19 AVENUE LLC

This case was first heard on 8/2/18 to comply by 8/12/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,850 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,850 fine, which would continue to accrue until the violations were corrected.

Case: CE18070723

1107 NW 14 CT
HALL-CREARY, ROSALIE

This case was first heard on 9/6/18 to comply by 9/17/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$100 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE17071433

74 FIESTA WY
BROWN, JOHN 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 in compliance, fines had accrued to \$10,000 and the City was requesting the full fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended reducing the fines to \$948 to cover administrative costs.

Judge Purdy imposed a fine of \$948 for the time the property was out of compliance.

Case: CE18011761

3356 NE 42 CT
CEVIK, SEFA

This case was first heard on 6/7/18 to comply by 7/12/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, recommended no fine be imposed.

Judge Purdy imposed no fine.

Case: CE18060906

2000 NE 56 CT
PETRECCIA, ANGELO PETRECCIA, DANAE

This case was first heard on 7/19/18 to comply by 8/16/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,500 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$16,500 fine.

Case: CE18050906

2830 NE 60 ST
RICHTER, RALF

This case was first heard on 8/16/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,900 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$13,900 fine, which would continue to accrue until the violations were corrected.

Case: CE18010898

1200 NE 13 ST
CORTES, JAVIER

This case was first heard on 6/7/18 to comply by 7/12/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$18,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$18,800 fine, which would continue to accrue until the violations were corrected.

Case: CE18061828

845 N VICTORIA PARK RD
CLEAN LIVING VP INC.

This case was first heard on 9/6/18 to comply by 9/16/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$800 fine.

Case: CE17071584

416 SW 25 TER
CLARK, ALONZO

This case was first heard on 4/12/18 to comply by 6/14/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$15,400 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$15,400 fine, which would continue to accrue until the violations were corrected.

Case: CE18060969

3346 SW 15 AV
MAVRIDES, MARIANNE & BLOECHINGER, CLAUDIA

This case was first heard on 8/16/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,900 fine, which would continue to accrue until the property was in compliance.

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

Case: CE18012322

2142 NW 8 ST

WILLIAMS, ALISIA WILLIAMS, M'LISIA

This case was first heard on 4/12/18 to comply by 5/24/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$11,850 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$11,850 fine, which would continue to accrue until the violations were corrected.

Case: CE18031314

1030 NW 25 WY

CHARLITE, ROUZIER EST

This case was first heard on 7/19/18 to comply by 8/2/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$25,050 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$25,050 fine, which would continue to accrue until the violations were corrected.

Case: CE18041193

628 NW 14 AVE

101HOMES REALTY LLC

This case was first heard on 7/19/18 to comply by 7/26/18 and 8/23/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$75,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$75,800 fine, which would continue to accrue until the violations were corrected.

Case: CE18041194

624 NW 14 AV

This case was first heard on 7/1918 to comply by 8/2/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$50,100 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$50,100 fine, which would continue to accrue until the violations were corrected.

Case: CE16120908
3051 NW 17 ST
LITTLE, CECELIA

Vacate order of 6/15/17

This was a request to vacate the order dated 6/15/17.

Judge Purdy vacated the order dated 6/15/17.

Case: CE17120242
2368 CASTILLA ISLE
WINKLER, TERRELL PAUL

Ordered to re-appear

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

John Suarez, Senior Code Compliance Officer, recommended a 180-day extension be granted because a permit had been issued, or a fine of \$100 per day.

Judge Purdy granted a 180-day extension, during which time no fines would accrue, or a fine of \$100 per day.

Lien Reduction Hearings

Case: CE99050394
501 NW 6 ST # OLD
2245 NORTH MIAMI AVENUE LLC

Notice was mailed to the owner via first class mail on 1/8/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$370,300 and City hard costs totaled \$212. The applicant had offered \$0.00.

John Aurelius, attorney, said his client purchased the property unaware of the violations. He said this was part of a large fraud scheme in the City where single units were divided and sold as condominiums. This had been a five-unit building that was eventually demolished by the City. The owner had already reimbursed the City for all costs.

Greg Brewton, representative, said this was a major piece of the redevelopment of the Sistrunk corridor. He stated the owner had hired a contractor to maintain the property.

Judge Purdy reduced the lien amount to \$212 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE10011051

414 SW 22 AVE
ARLP REO II LLC

Notice was mailed to the owner via first class mail on 1/8/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$204,200 and City hard costs totaled \$258. Total liens for all three cases: \$237,050; total hard costs: \$2,191.

Dominique Sciuillo-Craig, attorney, said a fine related to this case was barred due to a lis pendens that was in place on the property.

Ms. Hasan stated the lien was barred but the fines were not, neither were the hard costs.

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

Case: CE14021302

414 SW 22 AVE
ARLP REO II LLC

Notice was mailed to the owner via first class mail on 1/8/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$28,200 and City hard costs totaled \$1,178. The applicant had offered \$5,640.

Judge Purdy reduced the lien amount to \$6,818 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16041706

414 SW 22 AVE
ARLP REO II LLC

Notice was mailed to the owner via first class mail on 1/8/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$4,650 and City hard costs totaled \$755. The applicant had offered \$930.

Judge Purdy reduced the lien amount to \$1,685 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17071424

1007 SE 2 CT

ATLANTIC LOFT LLC

Notice was mailed to the owner via first class mail on 1/11/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$24,250 and City hard costs totaled \$304.

Gregory McAloon, attorney, said there had been a communication problem with providing the City the notification that the property was no longer being used as a vacation rental.

Judge Purdy reduced the lien amount to \$304 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15101733

1216 CHATEAU PARK DR

SHANNON AUGUST TRAINA

Notice was mailed to the owner via first class mail on 1/8/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$329,350 and City hard costs totaled \$940. Total liens for both cases: \$337,750; total hard costs: \$1,934.

Nikelle Barbosa, attorney, said this lien was barred by a foreclosure and had been cleared. Ms. Hasan stated the foreclosure extinguished the lien but not the fines.

Ms. Barbosa stated she had purchased the property aware of the violations and had needed to apply for a variance, which had taken almost a year. She had spent \$155,000 to bring the house into compliance and completely rehabilitate it. She said the amount she was selling the house for was almost equal to what she had spent on it.

Judge Purdy reduced the lien amount to \$940 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17020070

1216 CHATEAU PARK DR
SHANNON AUGUST TRAINA

Notice was mailed to the owner via first class mail on 1/8/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$8,400 and City hard costs totaled \$994.

Nikelle Barbosa, attorney, asked that the lien be reduced to hard costs.

Judge Purdy reduced the lien amount to \$3,494 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE11020350

1663 NW 15 TER
ALLADIN, VANEL

Notice was mailed to the owner via first class mail on 1/8/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$27,400 and City hard costs totaled \$1,868.

Quesly Alexis, Code Compliance Officer, acted as interpreter for the owner, Vanel Alladin.

Mr. Alladin stated he had put all of his money into the house and had no money to pay a fine or hard costs. A neighbor who was present confirmed that Mr. Alladin worked for less than \$10 per hour and had a wife and two children to support. Mr. Alladin had purchased the house sight unseen and the City and others had helped Mr. Alladin repair the house. Mr. Alladin had also needed to borrow a significant sum from his family to complete the work.

Ms. Hasan suggested the hard costs might not have been calculated properly based on the age of the case.

Judge Purdy put the case on recall.

Upon returning to the case, Ms. Hasan said they had checked, and all costs were accurate, but the City asked Judge Purdy to allow the owner 18 months to pay.

Judge Purdy reduced the lien amount to \$1,868 payable within 18 months. 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: CE16110706

1320 NW 19 ST
81 NE 161 STREET LLC

Notice was mailed to the owner via first class mail on 1/8/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$12,050 and City hard costs totaled \$341.

Kibwe Williams, title manager, agreed to the reduction.

Judge Purdy reduced the lien amount to \$341 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: CE08110890

1030 NW 25 AV

NELCON ENTERPRISES GROUP LLC

Notice was mailed to the owner via first class mail on 1/9/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$8,400 and City hard costs totaled \$626. Total liens for all three cases: \$30,500; total hard costs: \$3,612.

Oscar Montalvo, representative, said they had already paid all of the hard costs of \$10,288. Ms. Ramsey stated they had paid for the demolition, but there was a remaining balance for other hard costs.

Judge Purdy stated he would allow additional time for Mr. Montalvo to consult with the City to ensure that the hard cost balances were correct.

Judge Purdy reduced the lien amount to \$626 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: CE09090610

1030 NW 25 AV

NELCON ENTERPRISES GROUP LLC

Notice was mailed to the owner via first class mail on 1/9/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$14,825 and City hard costs totaled \$1,992.

Judge Purdy reduced the lien amount to \$1,992 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: CT09020728

1030 NW 25 AV

NELCON ENTERPRISES GROUP LLC

Notice was mailed to the owner via first class mail on 1/8/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$7,275 and City hard costs totaled \$994.

Judge Purdy reduced the lien amount to \$994 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: CE11010013

819 NW 3 ST
NEW MOUNT OLIVE BAPTIST CHURCH INC.

Notice was mailed to the owner via first class mail on 1/9/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$132,000 and City hard costs totaled \$332. The applicant had offered \$332.

Dr. Rosalind Osgood, representative, offered to pay administrative costs.

Judge Purdy reduced the lien amount to \$332 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, Closed, Withdrawn And Rescheduled Cases

Judge Purdy accepted pages 77 through 80 of complied, closed, withdrawn and rescheduled cases.

Cases Complied

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

CE18110199 CE18061521 CE18101984 CE18102041

Cases Rescheduled

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

CE18091293

Cases Closed

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

None

Cases with No Service

The below listed cases had no service since the publishing of the agenda. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

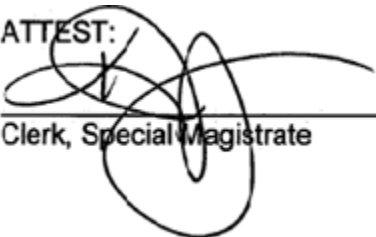
Respondent Non-Appearance

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:

CE18090954 CE18100182 CE18090203

There being no further business, the hearing was adjourned at 2:43 P.M.


SPECIAL MAGISTRATE

ATTEST:

Clerk, Special Magistrate