



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
FEBRUARY 7, 2019
9:00 A.M.**

Staff Present:

Loen Garrick, Clerk III
Crystal Green-Griffith, Clerk III
Keyandre Haynes, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Stacey Ramsey, Clerk III
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
James Fetter, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Linda Holloway, 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
Danny Reyes, Code Compliance Officer
Mary Rich, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Hector Suarez, Code Compliance Officer
John Suarez, Senior Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE18110527: Rhonda Kramer, owner
CE15120472: John Phillips, attorney
CE17090743: Randy Aube, board member; Jeffrey Neiman, attorney
CE18121017: Anthony Parada, owner; Emain Salgado, property manager
CE18071306: Kristina Lane, owner; George Gray, owner

CE18080860: Hermetha Hope, property manager
CE18110303: Peter Scott, owner
CE18042090: James Alexandre, owner
CE18120215: Jude Petion, owner
CE18092125: Jose Diaz, owner
CE18110760: Daniela Marine, owner
CE18111068: Mark Carrol, attorney; Dawn Toth, owner
CE18100175: William Williams, owner; Sean Doyle Williams, owner's son
CE18120607: Woodside Noel, representative
CE18062198: Cristal Kelly, owner; Aileen Waech, property manager
CE18080442: Lior Bar, owner
CE18121186: Carolyn Jones, owner's daughter
CE18112127: John Jaeger, owner; Nigel Reyes, employee
CE17060995: Olfranc Jeune, owner
CE18072153: Julia Dye, owner; Phillip Acworth, owner's son
CE18110387: Milton Cardoso, owner
CE18090135: Yoseleine Hernandez, representative
CE18071154: Oscar Bermudez, tenant; Jose Campos, owner
CE16051271: Fabiola Acevedo; Steven Brotman
CE18101377 : Eugene Musso, owner
CE18070778 : Yolanda Grier, owner's wife
CE17120622: Robert Ewing, owner
CE18120636 : Edward Hacker, owner
CE18090851 : Eddie McDuffie, owner
CE17070054: Zar Maldonado, owner
CE18112049: CE18111284: John Brown, owner
CE18100515, Ashley Jonas, representative
CE18100627: Cornel Tule, owner
CE18010755: Kyle Martinez, contractor
CE18082145: Rodwell Moses, owner
CE18100410; CE18100411: Courtney Crush, attorney
CE18100121 : Kelly Brandenberger, representative
CE18010652: John Halliday, attorney
CE18092125: Jose Jaramillo, owner
CE17100604: Edgar Salvador, owner's representative; Tohar Dror, owner

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

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

Case: CE18120607

1646 NE 12 TER

GRACE COMMUNITY DEVELOPMENT CORPORATION OF FL INC.

Service was via posting at the property on 1/24/19 and at City Hall on 1/24/19. Deanglis Gibson, Code Compliance Officer, testified to the following violation(s): 47-20.20.H.

THERE ARE MULTIPLE POTHOLES IN THE PARKING LOT. THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND/OR RESTRIPING ACCORDING TO PERMITTED PLANS.

9-304(b)

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

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

Woodside Noel, representative, requested 90 days. Officer Gibson explained that the permits had expired and just been renewed so he did not want to allow another 90 days.

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

Case: CE18112127

2829 N FEDERAL HWY

JAEGERMEISTER I LLC % DANAC CORP

Service was via posting at the property on 1/5/19 and at City Hall on 1/17/19.

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 INCLUDING, BUT NOT LIMITED TO, THE WEST SIDE OF BUFFER WALL/SEAWALL AREA ABUTTING THE WATERWAY AND ON PROPERTY.

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

Vaughn Malakius, Code Compliance Officer, said he had been in constant contact with the owner, who was working toward compliance. He said there was an issue with homeless people littering on the property.

John Jaeger, owner, said a new tenant planned to begin construction on a new facility in April. He said the property was gated and posted against trespassing. He had a contractor who cleaned the property.

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

Case: CE18101377

700 SOLAR ISLE DR
MUSSO, EUGENE A EUGENE A MUSSO REV TR

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

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THE SEAWALL AT THIS PROPERTY IS IN DISREPAIR. PROPERTY OWNERS WITH SEAWALLS BELOW THE MINIMUM ELEVATION, OR PERMEABLE EROSION BARRIERS SUCH AS RIP RAP, OR A LAND/WATER INTERFACE OF ANOTHER NATURE SHALL NOT ALLOW TIDAL WATERS ENTERING THEIR PROPERTY TO IMPACT ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY. PROPERTY OWNERS FAILING TO PREVENT TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING THEIR PROPERTY MAY BE CITED. THE OWNER OF THE PROPERTY IS REQUIRED TO INITIATE A PROCESS, INCLUDING BUT NOT LIMITED TO, HIRING A CONTRACTOR OR SUBMITTING A BUILDING PERMIT, AND BE ABLE TO DEMONSTRATE PROGRESS TOWARD ADDRESSING THE CITED CONCERN WITHIN SIXTY (60) DAYS OF RECEIVING NOTICE FROM THE CITY AND COMPLETE THE PROPOSED REMEDY WITHIN THREE HUNDRED SIXTY-FIVE (365) DAYS OF CITATION.

Complied:
9-313(c)

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

Eugene Musso, owner, agreed, and said he had hired a contractor.

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

Case: CE18110527

520 SW 14 ST
KRAMER, STANLEY F III & RHONDA KRAME

Service was via posting at the property on 1/23/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

Rhonda Kramer, owner, said she had already applied for registration.

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

Case: CE18070778

1011 NW 1 AVE
GRIER, REGGIE

Service was via posting at the property on 1/9/19 and at City Hall on 1/17/19.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):

9-306

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

Complied:

9-304(b)

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

Yolanda Grier, the owner's wife, agreed.

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

Case: CE18090135

3613 RIVERLAND RD
VLAY HARD WORK SERVICES INC.

Service was via posting at the property on 1/5/19 and at City Hall on 1/17/19.

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

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

Complied:

9-313.(a)

9-304(b)

47-34.4B.1.

9-278(e)

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

Yoseleine Hernandez, representative, said they were dealing with Broward County approvals and requested 60 days.

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

Case: CE18072153

3105 SW 14 ST

DYE, JULIA D

Service was via posting at the property on 1/10/19 and at City Hall on 1/17/19.

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

THE POOL AT THIS PROPERTY IS NOT BEING MAINTAINED IN PROPER OPERATING CONDITION. IT IS INOPERABLE AND HEAVING FROM THE GROUND.

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

Phillip Acworth, the owner's son, said he was going to do the demolition work himself and so needed more time.

Ms. Hasan said once the owner pulled a demolition permit, time was allowed to perform the work.

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

Case: CE17120622

1200 SW 28 ST
EWING, ROBERT W

Service was via posting at the property on 1/2/19 and at City Hall on 1/17/19.

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

ROOF IS NOT IN GOOD REPAIR. ROOF MATERIAL/COVERING HAS BEEN REMOVED FROM THE CARPORT STRUCTURE MAKING IT UNSECURE AND NOT WEATHER OR WATER TIGHT.

9-280(b)

THERE ARE BUILDING PARTS INCLUDING BUT NOT LIMITED TO SUPPORTING BEAMS, THE CEILING, AND THE ROOF WHICH ARE IN DISREPAIR AND/OR DETERIORATED AND NOT BEING MAINTAINED.

Complied
18-12(a)

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

Robert Ewing, owner, said he was working on compliance and requested 90 days.

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

Case: CE18121017

1412 SW 7 ST
PARADA, ANTHONY

Service was via posting at the property on 1/23/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE15120472

325 SW 26 ST
GEMUETLICHKEIT & HARMONIE INC.

This case was first heard on 1/21/16 to comply by 5/19/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$168,000 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, confirmed the property was in compliance. He said the violation was the result of a code change and the owners had worked with the Fire Marshal to comply. He said he favored abating all fines.

John Phillips, attorney, agreed to the abatement.

Ms. Flynn imposed no fine.

Case: CE18120636

1086 LONG ISLAND AVE
HACKER, EDWARD G & CAROL Y

Service was via posting at the property on 1/2/19 and at City Hall on 1/17/19.

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

15-272.(a)

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

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

Edward Hacker, owner, agreed.

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

Case: CE18042090

1511 NW 12 AVE
ALEXANDRE, JAMES H/E MICHEL, EMILAIRE

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

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: APPLIANCES, FURNITURE, REBAR AND OTHER ITEMS. THIS IS NOT A PERMITTED USE IN AN RS8 ZONED PROPERTY.

47-34.4 B.1.

THERE ARE COMMERCIAL VEHICLES AND RECREATIONAL VEHICLES BEING PARKED/STORED OVERNIGHT AT THE REAR OF THE PROPERTY. THERE IS ONE LARGE RECREATIONAL VEHICLE AND TWO BOX TRUCKS IN THE YARD.

18-4(c)

THERE ARE MULTIPLE DERELICT VEHICLES ON THE SWALE AND ON THE PROPERTY. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE15060636 AND CE17040607. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-305(b)

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

Complied:

9-280(h)(1)

18-12(a)

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

James Alexandre, owner, requested 15 days.

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

Case: CE18090851

1400 NW 11 PL

MCDUFFIE, EDDIE W & JAVINE

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

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

18-4(c)

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE ROOF IS IN DISREPAIR, AND FASCIA BOARDS ARE ROTTED IN SOME AREAS. THERE IS A BLUE TARP HANGING FROM THE ROOF.

9-304(b)

THE PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING MAINTAINED IN A GOOD CONDITION. THE GRAVEL DRIVEWAY IS WORN AND MISSING AREAS OF GRAVEL. THIS IS A RECURRING VIOLATION THE PREVIOUS CASE IS CE14120458. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

9-305(b)

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

Complied:

18-12(a)

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

Eddie McDuffie, owner, said he could not comply the roof in 10 days; an insurance company representative was coming to the property the following week.

Ms. Flynn found in favor of the City and ordered compliance with 18-4(c) within 14 days or a fine of \$25 per day, 9-304(b) and 9-305(b) within 28 days or a fine of \$25 per day, per violation and with 9-280(b) within 63 days or a fine of \$25 per day.

Case: CE18100175

1625 SW 30 AVE

WILLIAMS, WILLIAM J & KERRY A

Service was via posting at the property on 1/11/19 and at City Hall on 1/17/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

9-308(a)

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

9-308(b)

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

Complied:

18-4(c)

9-304(b)

BCZ 39-132.(a)

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

William Williams, owner, agreed to try to comply within 91 days.

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

Case: CE18120215

1545 NE 5 AVE

PETION, JUDE

Service was via posting at the property on 1/24/19 and at City Hall on 1/24/19.

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 PARKING AREA OF THIS PROPERTY IS NOT PROPERLY MAINTAINED.

9-280(h)(1)

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

9-306

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE WINDOW ON THE REAR OF THE PROPERTY IS IN DISREPAIR.

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

Jude Petion, owner, requested more than 35 days.

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

Case: CE17070054

612 SW 11 CT
RIVER HOUSE 612 LLC

This case was first heard on 2/1/18 to comply by 3/8/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Supervisor, said administrative costs totaled \$1,761.

Zar Maldonado said he had needed to do the work himself and his lack of experience had caused delays.

Ms. Flynn imposed a fine of \$400 for the time the property was out of compliance.

Case: CE18110387

3510 BAYVIEW DR
OSMINGTON COMPANY S A

Service was via posting at the property on 1/4/19 and at City Hall on 1/17/19.

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

15-272.(a)

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

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

Milton Cardoso, owner, said he had never placed the ad or rented the home. Since he had never placed the ad, he could not remove it. He had provided an affidavit to the previous inspector declaring he had not placed the ad and the case had been closed but now he had been cited again. Officer Champagne said it was possible to call the company and have the ad removed. He said Mr. Cardoso had provided an affidavit last

year stating he would remove the ad and that he would not rent the property, not stating he had not placed the ad. Mr. Cardoso argued that he had not said he would remove the ad because he had called the company and been told he could not.

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

Case: CE18062198

1716 NW 7 TER
KELLY, CRISTAL

This case was first heard on 10/4/18 to comply by 10/25/18 and 11/15/18. 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.

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

Cristal Kelly, owner, requested a further reduction because she was on a fixed income and was disabled.

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

Case: CE18071154

Request for extension

3792 SW 17 ST
CAMPOS, JOSE H

This case was first heard on 12/6/18 to comply by 2/7/19. Violations were as noted in the agenda. The property was not in compliance.

Gustavo Caracas, Code Compliance Officer acted as interpreter for the owner, Jose Campos.

James Fetter, Code Compliance Officer, reported the owner had just received insurance money to have the work done.

Jose Campos, owner, agreed to 91 days.

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

Case: CE18112049

94 HENDRICKS ISLE
94-96 HENDRICKS ISLE LLC

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

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

18-11(b)

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

Officer Holloway presented the case file into evidence and recommended ordering compliance within 10 days or the City would address the violation.

John Brown, owner, said they were demolishing the buildings on the site but were dealing with neighbors' objections to the redevelopment, delaying the process. He agreed to try to remove the pool within 10 days.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or the City would abate the violation.

Case: CE18111284

96 HENDRICKS ISLE

94-96 HENDRICKS ISLE LLC

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

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

18-12(a)

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

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or the City would address the violation at the owner's expense.

John Brown, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or the City would address the violation at the owner's expense.

Case: CE18100515
801 NE 19 AVE
SINCLAIR, DAVE C

Administrative Hearing

24-7(B)

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

Paulette Perryman, Code Compliance Officer, testified that the violation was cited on 10/4/18; the litter remained when the property was reinspected on 10/8/18 and the City had removed the litter. The owner had sent a letter to the City requesting the \$240 charge be waived, since he was out of town when the violation was cited. Officer Perryman stated the property had been cited for the same violation twice previously.

Ashley Jonas, representative, suspected the neighbor had put the trash on the property.

Ms. Flynn denied the appeal.

Case: CE18100627
1025 NW 44 ST
TULE, CORNEL & TULE, VERONICA

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

John Suarez, Senior Code Compliance Officer, testified to the following violation(s):
9-305(b)

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

Complied:
47-20.20.H.

Cornel Tule, owner, said the City or County had done work in the swale and left it "a disaster." He had tried to clean up the site after the damage was done and planted grass seed. He displayed photos of City workers parking on the swale and said police had informed him he could not have the trucks towed because the swale was not his property. He showed more photos of the damage done on the property and wondered why he was responsible to maintain the swale when it was not his property.

Officer Suarez stated there were dead landscape areas all over the swale, not just where the work had been done. Mr. Tule was trying to get a permit to install pavers or asphalt there, but Officer Suarez did not believe this was possible.

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

Mr. Tule said there was a trench that collected water in the swale and he doubted grass would grow there.

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

Case: CE18010755

Request for extension

314 ISLE OF CAPRI DR
POPOV, KONSTANTIN

This case was first heard on 5/17/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$20,200.

Danny Reyes, Code Compliance Officer, said the owner had a permit.

Kyle Martinez, contractor, said the owner would install a new seawall but said they could not begin work until June 1.

Ms. Flynn granted a 133-day extension, during which time no fines would accrue.

Case: CE18082145

132 SW 21 WY
MOSES, RODWELL W

Personal service was made on 1/22/19. Service was also via posting 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:

18-1.

18-12(a)

47-21.16.A.

47-34.1.A.1.

9-278(e)

9-305(a)

9-306

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

Rodwell Moses, owner, agreed.

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

Case: CE18100410
608 BREAKERS AVE
SEAWIND PLAZA LLC

Service was via posting at the property on 1/9/19 and at City Hall on 1/17/19.

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

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS
TAX RECEIPT.

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

Courtney Crush, attorney, agreed.

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

Case: CE18100411
600 BREAKERS AVE
SEAWIND PLAZA LLC

Service was via posting at the property on 1/9/19 and at City Hall on 1/17/19.

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

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS
TAX RECEIPT.

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

Courtney Crush, attorney, agreed.

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

Case: CE17060995
2891 SW 10 ST
JEUNE, OLFRANC

This case was first heard on 2/1/18 to comply by 2/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,375 and the City was requesting the full fine be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing the fines to \$1,031 cover administrative costs but would agree to a further reduction because the owner was on a fixed income.

Olfranc Jeune, owner, said he had experienced problems pulling the permit, delaying compliance. He requested no fine be imposed. He said he had missed a hearing because of a health appointment.

Ms. Flynn imposed a fine of \$250 for the time the property was out of compliance.

Case: CE18100121 Administrative Hearing
800 SW 4 PL
BERRY, CLIFFORD L II

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 10/1/18; the litter remained when the property was reinspected 48 hours later and the City had removed the litter.

Kelly Brandenberger, representative, said the owner had not received notification because it was an empty lot. She said the owner now patrolled the property weekly. She requested no fine be imposed.

Ms. Flynn denied the appeal.

Case: CE18080860

1508 NW 2 AVE
AMERICAN REAL ESTATE STRATEGY FUND

This case was first heard on 11/1/18 to comply by 11/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and the City was requesting the full fine be imposed.

Danny Reyes, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$672.

Hermetha Hope, property manager, said the property had been complied in time but the tenant had been in the hospital, delaying inspection.

Ms. Flynn imposed a fine of \$672 for the time the property was out of compliance.

Case: CE18071306

1500 NW 18 CT
GRAY, GEORGE A LANE, KRISTINA L ET AL.

This case was first heard on 9/6/18 to comply by 9/16/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,300 fine, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Kristina Lane, owner, said they had moved back into the property in in the fall and they were unaware of the previous case.

Ms. Flynn imposed the \$14,300 fine, which would continue to accrue until the violations were corrected.

Case: CE18121186

2572 NW 20 ST
GOODRUM, S T

Service was via posting at the property on 1/10/19 and at City Hall on 1/17/19.

John Suarez, Senior Code Compliance Officer, testified to the following violation(s):
9-279(f)

THIS RD-10 COUNTY ZONED SINGLE-FAMILY PROPERTY IS OCCUPIED
WITHOUT CITY WATER SERVICE.

Complied:
BCZ 39-275(6)(b)

Carolyn Jones, the owner's daughter, said her father had been ill and he could not pay the water bill but he did not want to leave the property. She said there was a plumbing problem that caused the bill to skyrocket and her father could not afford to have the repair work done. She stated she was supplying her father with water he needed in the meantime. She requested 30 days.

Ms. Hasan said there was a process to remediate a large bill like this that was due to a problem.

Dick Eaton, Code Compliance Supervisor, was reassured that Ms. Jones was seeing her father had water to live and Supervisor Eaton was willing to allow her time to resolve the issue.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$20 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$20 per day.

Case: CE18010652

701 NW 5 AVE
BAYIT INVESTMENTS LLC

This case was first heard on 4/12/18 to comply by 5/31/18 and 8/16/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Supervisor, recommended reducing the fines to \$1,881 to cover administrative costs.

John Halliday, attorney, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$1,881 for the time the property was out of compliance.

Case: CE18092125

827 NW 12 AVE
PROPERTY INVESTMENT SOLUTIONS 1 LLC

Service was via posting at the property on 1/7/19 and at City Hall on 1/17/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):

18-12(a)

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

9-305(b)

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

Complied:

24-27.(g)

9-280(h)(1)

9-306

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

Jose Jaramillo, owner, agreed.

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

Case: CE18080442

1786 LAUDERDALE MANOR DR

1786 LAUDERDALE MNR DR LAND TR DARM

This case was first heard on 11/29/18 to comply by 12/9/18 and 1/3/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,750 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$626.

Lior Bar, owner, said he had not received the notifications because this was a trust.

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

Case: CE17100604

124 HENDRICKS ISLE
124 HENDRICKS ISLE LLC

This case was first heard on 3/15/18 to comply by 5/17/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$25,125 fine, which would continue to accrue until the property was in compliance.

Stephanie Bass, Code Compliance Officer, said the owner had pulled the permit recently.

Edgar Salvador, owner's representative, explained that the permit had needed approval from the County before the application was submitted to the City. He said the owner already had a contractor, who estimated it would take 60 days to do the work.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE18111035

1141 NW 7 AVE
TIITF/HRS-YOUTH SERV BROWARD CHILDRENS SHELTER

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

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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THERE ARE AREAS OF THE EXTERIOR BUILDING WALLS/FASCIA THAT
HAVE STAINS AND MISSING, CHIPPING PAINT. THERE ARE AREAS
THAT HAVE ROTTED FASCIA BOARD.

9-313.(a)

HOUSE NUMBERS ARE MISSING AND NOT DISPLAYED ON THIS
PROPERTY.

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

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

Case: CE18081719

3229 SW 15 AVE
PEREZ, MARLIES

Violation:
9-308(a)

THE ROOF AT THIS PROPERTY IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT. IT IS COVERED WITH BLUE TARP AND SECURED WITH WOODEN STRIPS.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE18102283

908 NW 13 AVE
SHORTER, MARYAM E

Service was via posting at the property on 1/9/19 and at City Hall on 1/17/19.

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

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

9-304(b)

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

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

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

Case: CE18110140

2930 SW 13 ST
RODRIGUEZ, TOMAS AMADO

Service was via posting at the property on 1/10/19 and at City Hall on 1/17/19.

Wilson Quintero, Code Compliance Supervisor, 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.

Complied:

18-12(a)

9-280(b)

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

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

Case: CE18111196

600 SW 14 AVE

WILLIAMS, DAN H/E WILLIAMS, RUBY

Service was via posting at the property on 1/14/19 and at City Hall on 1/17/19.

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

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

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

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

Case: CE18061795

912 NW 17 AVE

JAMES, FLORA REV TR JAMES, FLORA TRUSTEE

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

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

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

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS, BUCKETS, TOOLS, AND OTHER ITEMS. THIS IS NOT A PERMITTED USE IN A RD-15 ZONED PROPERTY.

9-276(c)(3)

UNIT 912 OF THE ABOVE APARTMENT COMPLEX HAS EVIDENCE OF RODENT DROPPINGS AND IS IN NEED OF EXTERMINATING.

9-280(h)(1)

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

9-304(b)

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

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 - **COMPLIED**

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

9-280(g)

THERE IS EXTERIOR LIGHTS THAT ARE IN DISREPAIR AND FALLING AWAY FROM THE WALL.

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

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

Case: CE18081630

949 NW 16 AVE

KELLY, NYREE D & KELLY, NYECHA D

Service was via posting at the property on 1/7/19 and at City Hall on 1/17/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):

18-1.(a)

THERE IS AN ACCUMULATION OF OUTSIDE ITEMS STORED UNDER THE CARPORT AND IN THE YARD OF THIS PROPERTY THAT SHOULD BE STORED INSIDE THE PROPERTY.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. IT IS NOT BEING MAINTAINED ON A REGULAR BASIS. THIS IS A REPEAT VIOLATION BASED ON CASE CE15070433 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 17, 2015 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 18-12(A). THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-280(d)

THERE IS RODENT ACCESS SCREENING IN THE SOFFIT AREA THAT IS IN DISREPAIR AND FALLING DOWN.

9-280(h)(1)

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

9-306

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

18-4(c)

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

Officer Jones presented the case file into evidence and recommended ordering compliance with 18012(a) within 10 days or a fine of \$100 per day and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$100 per day and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

Case: CE18070419

736 NW 2 AVE

RH INVESTMENT HOLDINGS LLC

Service was via posting at the property on 1/7/19 and at City Hall on 1/17/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):

9-305(b)

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

9-306

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

Complied:

18-12(a)
9-280(h)(1)
9-304(b)

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

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

Case: CE18121154

122 SW 24 AVE
ELLIS, EDDIE

Service was via posting at the property on 1/22/19 and at City Hall on 1/17/19.

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

18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THIS VIOLATION IS A RECURRING VIOLATION WHEN THE PROPERTY WAS CITED ON 10/5/18 UNDER CASE NUMBER CE18100629, ON 12/4/18 UNDER CASE NUMBER CE1812210. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

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

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE18111696

2836 NE 32 ST
2857 EAST OAKLAND LLLP %CORAL TIDES MGMT LLLP

Service was via posting at the property on 1/11/19 and at City Hall on 1/17/19.

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

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR.
THERE ARE SECTIONS THAT ARE BENT AND LAYING ON THE GROUND.

Complied:

47-34.4 B.1.

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

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

Case: CE18081535

1400 NE 57 ST

CASA DEL SOL OF BROWARD COUNTY CONDO ASSN INC.

Violation:

9-280(b)

THERE ARE DETERIORATED AREAS OF CONCRETE ABOUT THE 3RD
FLOOR RAILING. THE BRICK PAVERS AT THE BASE OF THE STAIRS
NEAR THE GROUND FLOOR AREAS ARE LOSE AND UNSECURE,
CREATING A HAZARD FOR TENANTS.

The City had a stipulated agreement with the owner to comply within 56 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE18101624

3665 SW 16 ST

HANSON, HEATHER

Service was via posting at the property on 1/11/19 and at City Hall on 1/17/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):

9-305(b)

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

Complied:
9-278(e)
9-304(b)
47-34.1.A.1.

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

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

Case: CE18051523
540 SW 27 AVE
ISTORAGE PO LLC

Violation:
47-34.1.A.1.

THIS PROPERTY IS CURRENTLY ZONED B-2 GENERAL BUSINESS WHICH DOES NOT PERMIT AUTO BODY REPAIR AND PAINTING USE AND/OR FIBERCASTER. THE PRESENT PROPERTY IS BEING OPERATED UNDER AN EXPIRED BUSINESS TAX LICENSE AS A SELF STORAGE.

THIS IS A LEGAL NONCONFORMING STATUS OF THE BUILDING, STRUCTURE OR USE DUE TO THE FACT THAT THE CURRENT USE IS FOR SELF STORAGE.

Complied:
15-28.

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 49 days or a fine of \$100 per day.

Case: CE18110121
540 NE 8 AVE
HERMANN, ROBERT A

Personal service was made on 12/27/18. Service was also via posting at City Hall on 1/17/19.

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

THE GRAVEL INSTALLED ON THIS PROPERTY EXCEEDS 10 PERCENT OF THE TOTAL LANDSCAPE AREA. THE FRONT AND REAR YARDS ARE COVERED 100 PERCENT WITH GRAVEL.

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

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

Case: CE18121224

1345 NE 5 TER
JOSEPH, JEAN

Service was via posting at the property on 1/22/19 and at City Hall on 1/17/19.

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

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

Complied:
9-305(b)

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

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

Case: CE18101177

424 NW 21 TER
PRESCOTT-SUGGS, LESLIE A H/E
PRESCOTT, VOLAR M

Service was via posting at the property on 1/11/19 and at City Hall on 1/17/19.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED; SPECIFICALLY, THERE ARE CRACKS IN THE CEILING WHICH ARE NOT SHOWING SIGNS OF CURRENT LEAKAGES, BUT MUST BE REPAIRED.

9-306

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

9-280(f)

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

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

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

Case: CE18110781

436 NW 15 AVE

STEVENSON FAM IRREV TR ROSS, AMY TRUSTEE

Service was via posting at the property on 1/11/19 and at City Hall on 1/17/19.

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

9-305(B)

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

9-305(A)

18-12(A)

9-278(E)

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

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

Case: CE18110915

412 NW 15 AVE

CHAVARRO, ANDRES E

Service was via posting at the property on 1/11/19 and at City Hall on 1/17/19.

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

9-305(b)

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

9-308(b)

THERE IS DEBRIS ON THE ROOF OF THIS PROPERTY.

Complied:

18-12(a)

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

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

Case: CE18081960

1633 LAUDERDALE MANOR DR
AYTON, LLEWELLYN

Personal service was made on 1/5/19. Service was also via posting at City Hall on 1/17/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

18-4(c)

THERE IS A DERELICT VEHICLE (MAROON MERCEDES SUV) STORED IN THE DRIVEWAY ON THE PROPERTY.

Complied:

18-12(a)

24-27.(b)

47-34.1.A.1.

9-305(b)

9-306

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

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

Case: CE18080100

1699 LAUDERDALE MANOR DR
CAMERON, WADELAND A & HERMIN

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

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

9-305(b)

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

9-306

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.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA BOARDS ARE ROTTED IN SOME AREAS AND NEED TO BE REPAIRED.

Complied:

18-12(a)

9-304(b)

47-34.1.A.1.

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

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

Case: CE18090860

2920 N ATLANTIC BLVD
TROMBINO, VERONICA H/E
LABONTE, KATHLEEN & HUM, MARGARET

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

Danny Reyes, Code Compliance Officer, testified to the following violation(s):

9-304(b)

PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. POT HOLES, CRACKED AND NOT WELL GRADED.

Complied:

9-306

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

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

Case: CE18100932

2409 SOLAR PLAZA DR
FLORENCE ELISA WIGLEY REV TR ICON, JOSEPH TRUSTEE

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

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(4)

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

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

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

Case: CE18100941

2405 SOLAR PLAZA DR
FLORENCE ELISA WIGLEY REV TR ICON, J

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

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(4)

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

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

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

Case: CE18101061

509 MIDDLE RIVER DR
VOROBK, DANIEL MATTHEW

Service was via posting at the property on 1/24/19 and at City Hall on 1/24/19.

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

THERE IS A MOORING STRUCTURE IN DISREPAIR AT THE REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE UNSAFE AND IN AN UNSATISFACTORY CONDITION.

47-19.3.(f)(4)

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

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

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

Case: CE18120238

1325 DIXIE HWY
ALABASTER REAL ESTATE HOLDINGS LLC

Service was via posting at the property on 1/23/19 and at City Hall on 1/17/19.

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

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

9-306

THE BUFFER WALL HAS AREAS OF MISSING OR PEELING PAINT.

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

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

Case: CE18120610

3420 SW 12 CT
ROJAS, ADRIAN GENER SANCHEZ SANTANA, MADAY

Service was via posting at the property on 1/2/19 and at City Hall on 1/17/19.

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

15-272.(a)

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

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

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

Case: CE18120615

2125 NE 15 ST
DURIS, VITEZSLAV SLAVA DURIS, MARCELL

Certified mail was accepted on 1/8/19.

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

15-272.(a)

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

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

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

Case: CE18120622

5701 NE 22 WY
KNEZEVICH, DAVID

Notice was via posting at the property on 1/24/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18120764

925 NE 14 PL
MCNICHOLS, ROBERT WESTON, JASON

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

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

15-272.(a)

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

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

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

Case: CE18120992

2200 SW 32 TER
MONSCHEIN, LEIGH K

Service was via posting at the property on 1/29/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18121032

1501 SW 4 CT

MCFARLAND, MICHAEL T

Service was via posting at the property on 1/29/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18121068

1548 SW 5 PL # 2

101 RIVERSIDE REALTY GROUP LLC

Service was via posting at the property on 1/23/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18110208

95 N BIRCH RD # 503
KING PEANUT REAL ESTATE LLC

Service was via posting at the property on 1/22/19 and at City Hall on 1/17/19.

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

15-272.(a)

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

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

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

Case: CE18110250

1311 SE 2 CT
287 YORK STREET LLC

Service was via posting at the property on 1/23/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18110303

1511 NE 26 AVE
SCOTT, PETER

Service was via posting at the property on 1/24/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18110370

2813 NE 29 ST
CAPRIOTTI, NICHOLAS CAPRIOTTI, INGRID

Service was via posting at the property on 1/25/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18110385

3071 NE 47 ST
NE 47TH STREET LLC

Service was via posting at the property on 1/4/19 and at City Hall on 1/17/19.

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

15-272.(a)

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

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

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

Case: CE18110490

513 SW 13 ST
NONN-BROSSARD, GIPSY MORGANE KOWALSK

Service was via posting at the property on 1/29/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18110760

1285 SW 24 AVE
MARINE, DANIEL J

Service was via posting at the property on 1/4/19 and at City Hall on 1/17/19.

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

15-272.(a)

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

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

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

Case: CE18110767

1631 SW 22 AVE
LAMBERT, MICHELLE H/E LAMBERT, HILDA

Service was via posting at the property on 1/4/19 and at City Hall on 1/17/19.

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

15-272.(a)

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

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

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

Case: CE18111891

1114 NE 13 AVE
GRUPO MAJDA

Service was via posting at the property on 1/2/19 and at City Hall on 1/17/19.

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

15-272.(a)

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

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

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

Case: CE18120558

1712 NW 10 AVE
MANULI, JUANA I
DE LOS ANGELES POMETTI, MARIA

Service was via posting at the property on 1/2/19 and at City Hall on 1/17/19.

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

15-272.(a)

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

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

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

Case: CE18120603

2017 NW 10 AVE
VILLALOBOS, ELAINE

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

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

15-272.(a)

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

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

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

Case: CE18121073

1601 SW 5 PL
KAURANEN, DONNA ARDUIN

Service was via posting at the property on 1/23/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18121081

530 SW 11 AVE
TYSON, CHARLES WILLIAM

Service was via posting at the property on 1/29/19 and at City Hall on 1/24/19.

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

15-272.(a)

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

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

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

Case: CE18121385

6 PELICAN DR
BAJAJ, ARVINDER

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

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

15-281.(a)

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

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

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

Case: CE18051893

2430 WHALE HARBOR LN
2017-2 IH BORROWER LP % INVITATION

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 in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$700 fine.

Case: CE18070403

1041 NW 2 AVE
DALEN, JESSE C

This case was first heard on 9/6/18 to comply by 10/4/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$93,750 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$93,750 fine, which would continue to accrue until the violations were corrected.

Lien Reduction Hearings

Case: CE16051271

34 ISLA BAHIA DR
BANK OF NEW YOUR MELLON

Notice was mailed to the owner via first class mail on 1/29/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$64,500 and City hard costs totaled \$433.

Steven Brotman said someone who was not the owner had listed the property for rent on Airbnb. The bank had removed the listing and the property was now in compliance.

Fabiola Acevedo stated the previous owner had listed the property for rent with Home Away and she had removed the listing from that site easily. The person who listed the property on Airbnb was located in Israel. Ms. Acevedo said it had taken her several months to get Airbnb to remove the listing. She had begun working to remove the listing as soon as they were aware of the violation.

Ms. Flynn reduced the lien amount to \$2,500 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

Ms. Flynn accepted pages 58 and 59 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:

CE17090743 CE18081919 CE18111697 CE18121741
CE18110381 CE18111068 CE18120549

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:

None

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:

CE18110545

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:

CE18100724 CE18100830

There being no further business, the hearing was adjourned at 11:58 A.M.


Special Magistrate

ATTEST:

Clerk, Special Magistrate