



**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
FEBRUARY 21, 2019
9:00 A.M.**

CITY OF FORT LAUDERDALE

Staff Present:

Loen Garrick, Administrative assistant
Morgan Dunn, Administrative Assistant
Katrina Jordan, Administrative Service Supervisor
Crystal Green-Griffith, Administrative Assistant
Keyandre Haynes, Administrative Assistant
Stacey Ramsey, Administrative Assistant
Porshia Williams, Code Compliance Manager
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
Linda Holloway, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Stephanie Philogene, Code Compliance Officer
Wilson Quintero, Senior Code Compliance Officer
Danny Reyes, Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Hector Suarez, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Officer
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE18121471: Johnny Gaspard, attorney; Fidel Goldson Jr., owner
CE18120793: Maria Vaca, realtor
CE18101280: Thomas Purdy, owner; Ellen Karachin, representative
CE18080462: Dejacmar Delice, owner
CE18120213: Julien Elise, owner; Edrance Jeune, representative; Obenesonne Elise, representative
CE17100472: Andrew Schein, attorney
CE18091600: Shawn Fletcher, manager
CE18101088: Shay Edery, owner
CE17100282: Robert Miller, attorney
CE18121097: Kenneth Johnson, owner
CE19010977: Gary Blake, attorney; Nancy Pelosi, estate representative; Maria Chin, owner
CE18080619: Timothy Walters, owner
CE18071165: Tal Burshtein, owner
CE18121702: Andrea Green, representative
CE18081755: Aryeh Benari, property manager
CE18121426: James DeCrescenzo, owner
CE18090329: Gerald Boulin, owner
CE18060206: Ishon Manning King, owner
CE18090677: Veronel Pierre, owner
CE18110711: Julie Negoran, attorney
CE18040532: Erik Simpson, attorney
CE18061469: Darryl Sands, owner
CE18110705: Juan Cruz, manager
CE18052068: Harold Hernandez, manager; Steven O'Connell, HOA president
CE18091383: Darin Whelan, owner
CE18081512: David Caamano, manager, Carmine Caamano
CE18081222: Ela Maria Hernandez, attorney
CE18111317: Guillermo Restrepo, representative
CE18042209: Vesta Joseph, owner
CE18110181: Mark Doan, representative; Angela Eron, owner
CE18050320: Joseph Fleming, engineer
CE17032420: Valdimir Tsar, representative
CE13121229: K.J. Myllynen, 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: CE17100472
534 HENDRICKS ISLE
BEXA LLC

This case was first heard on 2/15/18 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 \$21,000 fine, which would continue to accrue until the property was in compliance.

Andrew Schein, attorney, said the permit had been pulled; it had taken almost one year. He requested 63 days.

Stephanie Bass, Code Compliance Officer, did not object.

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

Case: CE19010977
712 SW 4 PL
CHIN, MARIA A EQLE & WINER, RICHARD EST

Service was via posting at the property on 2/4/19 and at City Hall on 2/7/19.

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

THERE IS A PARTIALLY SUNKEN VESSEL DOCKED BEHIND THIS PROPERTY. THIS IS CREATING A PUBLIC NUISANCE, A NAVIGATIONAL HAZARD AND THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Holloway presented the case file into evidence and recommended ordering compliance within 49 days or the City could remove the vessel.

Gary Blake, attorney, requested additional time for the owner to raise the funds to remove the boat. Officer Holloway reminded Ms. Flynn that the City had removed a vessel from this property previously but Mr. Blake said at that time, Ms. Chin was not in control of the property.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or the City could remove the vessel.

Case: CE17100282

700 ISLE OF PALMS DR
HASTINGS, NANCY A

Service was via posting at the property on 1/19/19 and at City Hall on 2/7/19.

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

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAYS. PROPERTY OWNERS FAILING TO PREVENT TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING THEIR PROPERTY ARE IN VIOLATION.

9-313(c)

THE ASSIGNED STREET NUMBER OF ALL STRUCTURES AND BUILDINGS, LOCATED ON NAVIGABLE WATERWAYS AND WITHIN THE CITY SHALL BE DISPLAYED ON THE PROPERTY SO AS TO BE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer Bass presented the case file into evidence and recommended ordering compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day and with 9-313(c) within 63 days or a fine of \$50 per day.

Robert Miller, attorney, said the owner had hired a contractor who was going bankrupt after taking the deposit. Mr. Miller had found a new contractor, who had provided the owner with a new contract. Mr. Miller stated he had installed the house numbers himself and he believed the owner could have a contract and a permit within a week.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day and with 9-313(c) within 63 days or a fine of \$50 per day.

Case: CE18040532

1801 W STATE ROAD 84
G6 HOSPITALITY PROPERTY LLC
% TAX DEPT

Request for extension

This case was first heard on 6/21/18 to comply by 8/23/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$22,500.

Erik Simpson, attorney, requested 90 days to complete the fence.

Mike Sanguinetti, Code Compliance Officer, did not object.

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

Case: CE18111317

3081 NE 44 ST
HERNANDEZ, ALEX

Service was via posting at the property on 1/19/19 and at City Hall on 2/7/19.

Vaughn Malakius, 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. THERE ARE AREAS OF THE EXTERIOR THAT HAVE DISCOLORATION AND STAINS AND/OR MISSING AND PEELING PAINT.

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

Guillermo Restrepo, representative, said they had demolished a portion of the property, causing the seawall to cave in, and they had just finished repairing the seawall.

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

Case: CE18091600

605 NE 9 AVE
KOWALSKI, DAWN

This case was first heard on 11/15/18 to comply by 12/27/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,500 and the City was requesting a \$534 fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$534 to cover administrative costs.

Ms. Flynn imposed a fine of \$534 for the time the property was out of compliance.

Case: CE18080619

730 NW 9 ST
TIMOTHY K WALTERS REV TR
WALTERS, T & WALTERS, SHERRY TRS

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 \$11,600 and the City was requesting a \$718 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$718.

Timothy Walters, owner, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$718 for the time the property was out of compliance.

Case: CE18050320

Request for extension

6550 N FEDERAL HWY
MB PROPERTIES II LLC
% CUSHMAN & WAKEFIELD OF FL 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 not in compliance and fines had accrued to \$7,050.

Captain Robert Kisarewich, Fire Inspector, recommended a 35-day extension.

Joseph Fleming, engineer, agreed.

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

Case: CE18121426

1300 NW 7 AVE
DECRESCENZO, JAMES JR H/E DEFRESCO, ROSEMARY

Service was via posting at the property on 1/28/19 and at City Hall on 2/7/19.

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.

James DeCrescenzo, owner, agreed.

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

Case: CE18081512 Request for extension
2637 WHALE HARBOR LN
YACHT CLUB INTERNATIONAL INC.

This case was first heard on 11/15/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$4,950.

Wilson Quintero, Code Compliance Supervisor, stated the case was begun in August 2018 and was not in compliance.

David Caamano, manager, said he thought the violation had been in compliance since November when they obtained a yacht storage license and cleared the foliage. Supervisor Quintero stated they needed a Broward County license, not a City license. Mr. Caamano said there was only one yacht being stored on the property and they were in the process of suing the owner for non-payment. There was also one vehicle that was not registered that Mr. Caamano said he wanted to have towed.

Ms. Flynn granted no extension.

Case: CE18121471
118 SW 21 WY
ISAAC'S ESTATE INC.

Service was via posting at the property on 2/4/19 and at City Hall on 2/7/19.

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 IS A RECURRING VIOLATION SEE PREVIOUS CASE CE18111620. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

47-34.1.A.1.

THERE ARE MULTIPLE CARS AND CAR PARTS BEING STORED ON THE PROPERTY, WHICH IS AN UNPERMITTED LAND USE IN THIS RS-8 ZONED DISTRICT.

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

Johnny Gaspard, attorney, agreed to have the tenant take care of the vehicle.

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

The case was recalled and Officer Koloian recommended ordering compliance within 21 days [not 10] or a fine of \$50 per day, per violation. Mr. Gaspard agreed.

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

Case: CE18081222

3021 NW 19 ST
AUER DA FA LLC @ FAMILY DOLLAR
ATTN LEASE ADMIN PROP TAX

This case was first heard on 10/4/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$24,000 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, said there had been multiple complaints about this property.

Ela Maria Hernandez, attorney, said they had believed they needed to repave, not just clean the pavement. She requested 30 days to pressure wash the pavement and to paint.

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

Case: CE18110711

1721 N ANDREWS AVE
REID, BETTY J & BILLY G BRETZ TR
% ERIC R SCHWARTZ

This case was first heard on 11/29/18 to comply by 12/13/18. 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 a \$534 fine be imposed.

Danny Reyes, Code Compliance Officer, recommended reducing the fines to \$534 to cover administrative costs.

Julie Negoran, attorney, agreed.

Ms. Flynn imposed a fine of \$534 for the time the property was out of compliance.

Case: CE18120793

200 SE 19 ST

C ISABEL DREYER LIV TR DREYER, C ISABEL TRUSTEE

Service was via posting at the property on 1/23/19 and at City Hall on 2/7/19.

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.

Maria Vaca, realtor, agreed.

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

Case: CE18052068

2400 NE 33 AVE

OCEAN GARDEN CONDO ASSN INC.

This case was first heard on 10/4/18 to comply by 11/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,900 and the City was requesting the full fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$718.

Harold Hernandez, manager, said a prior property manager had hired a contractor who had not pulled the permit.

Ms. Flynn imposed a fine of \$1,800 for the time the property was out of compliance.

Case: CE18110705

2200 SW 18 AVE
2200 CONSTRUCTION COMPANY % JUAN J CRUZ

Service was via posting at the property on 1/22/19 and at City Hall on 2/7/19.

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

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

9-306

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

9-308(b)

THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY. THERE ARE TREE BRANCHES HANGING OVER ONTO ROOF.

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

Juan Cruz, manager, agreed. He said they were demolishing the property.

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

Case: CE18091383

2598 NW 18 TER
OAKLAND 95 LLC

This case was first heard on 11/29/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,000 fine, which would continue to accrue until the property was in compliance.

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

Darin Whelan, owner, said they had gone through three contractors and requested 60 days.

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

Case: CE18060206

1512 NW 15 AVE
KING, ELDON MANNING-KING, ISHON M

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 \$3,825 and the City was requesting the full fine be imposed.

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

Ishon Manning King, owner, requested a further reduction. Officer Jolly said as soon as Ms. King was aware of the violations, she had acted to comply.

Ms. Flynn imposed no fine.

Case: CE18071165

808 NE 17 TER
BURSHTEIN, TAL

This case was first heard on 9/6/18 to comply by 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 \$31,250 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, recommended imposition of the fines.

Tal Burshtein, owner, said he had been unaware of the need for a license and he had already filed an application. He requested 45 days

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

Case: CE18090329

1491 NW 22 ST
BOULIN, GERALD & EDITH CELESTIN

This case was first heard on 10/4/18 to comply by 11/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,100 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, confirmed the property was in compliance.

Gerald Boulin, owner, said he had neglected to change the notice address with Broward County and the tenant had not alerted him to the violation.

Ms. Flynn imposed a fine of \$205 for the time the property was out of compliance.

Case: CE18121702

904 SE 14 CT
KMETZ, ALICE KMETZ, GREG

Service was via posting at the property on 1/29/19 and at City Hall on 2/7/19.

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.

Andrea Green, representative, agreed.

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

Case: CE18120213

501 NE 15 ST
ELISE, JULIEN H/E ELISE, LEONE

Service was via posting at the property on 2/1/19 and at City Hall on 2/7/19.

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

THERE IS GRAVEL IN THE SWALE AREA OF THIS PROPERTY WITHOUT
FIRST OBTAINING A PERMIT FROM THE CITY.

Complied:

18-12(a)
47-34.1.A.1.

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

Edrance Jeune, representative, said they needed to determine what had to be done to comply and Officer Suarez explained. Mr. Jeune requested more than 14 days.

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

Case: CE18081755

917 NE 16 TER
BRONIA LLC

This case was first heard on 11/15/18 to comply by 12/27/18. 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 a \$396 fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$396 to cover administrative costs.

Aryeh Benari, property manager, said he had been hospitalized from June until November 2018. There had also been a delay scheduling the inspections with the City.

Ms. Flynn imposed a fine of \$396 for the time the property was out of compliance.

Case: CE18080462

418 E EVANSTON CIR
DELICE, DEJACMAR

This case was first heard on 10/4/18 to comply by 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 \$8,625 fine, which would continue to accrue until the property was in compliance.

Dorian Koloian, Code Compliance Officer, stated the property was not in compliance and recommended imposition of the fines.

Dejacmar Delice, owner, thought the property was in compliance and Officer Koloian produced photos showing violations that still existed.

Ms. Flynn imposed the \$8,625 fine, which would continue to accrue until the violations were corrected.

Case: CE18121097

701 SW 14 TER
JOHNSON, KENNETH DAVID
RIGG, SANDRA ANGELA

Service was via posting at the property on 1/23/19 and at City Hall on 2/7/19.

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.

Kenneth Johnson, owner, agreed.

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

Case: CE18101280

337 SW 21 ST
PURDY, THOMAS C THOMAS PURDY REV LIV TR ET AL.

Service was via posting at the property on 1/22/19 and at City Hall on 2/7/19.

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

AWNINGS ON THIS PROPERTY ARE SHUT AND/OR DOWN,
PREVENTING REQUIRED VENTILATION TO THE INTERIOR.

9-304(b)

THE GRAVEL DRIVEWAY ON THIS RESIDENCE IS NOT BEING
MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY
THAT ARE WORN THROUGH AND MISSING GRAVEL WITH
GRASS GROWING THROUGHOUT IT.

Complied:

18-12(a)

Withdrawn:

24-27.(b)

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

Thomas Purdy, owner, agreed.

Ellen Karachin, representative, said her son had been helping with the violations but he had passed away on January 3, 2019.

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

Case: CE18101088

644 NW 15 TER
EASY BUY INVESTMENTS LLC

This case was first heard on 11/15/18 to comply by 12/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,450 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said one violation remained and recommended imposition of the fines.

Shay Edery, owner, requested time to finish the work.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: CE18061469

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

This case was first heard on 9/20/18 to comply by 9/30/18 and 11/8/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,400 fine, which would continue to accrue until the property was in compliance.

Darryl Sands, owner, said tenants had destroyed the property and it was taking time to make all the repairs. He requested 90 days.

John Suarez, Senior Code Compliance Officer, did not object.

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

Case: CE18110181

4761 NE 28 AVE
ERGON-BLUEM, ANGELA

Service was via posting at the property on 1/26/19 and at City Hall on 2/7/19.

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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THERE ARE STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS
THAT ARE DAMAGED AND IN DISREPAIR.

9-308(a)

THE ROOF IS IN DISREPAIR AND NOT WEATHERTIGHT. THERE ARE
MULTIPLE BROKEN AND MISSING ROOF TILES.

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

Angela Eron, owner, agreed.

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

Case: CE18090677

1709 SW 11 CT
PIERRE, VERONEL

Service was via posting at the property on 2/4/19 and at City Hall on 2/7/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
9-308(B)

THERE IS DEBRIS AND A BLUE TARP ON THE ROOF OF THIS
PROPERTY. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS AND MISSING, PEELING PAINT.

Complied:

24-27.(b)

9-306

18-12(a)

9-278(e)

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

Veronel Pierre, owner, agreed.

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

Case: CE18042209

3281 NW 65 ST
JOSEPH, JEAN V & VESTA

This case was first heard on 10/4/18 to comply by 12/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,400 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said there had been no progress.

Stephanie Philogene, Code Compliance Officer, translated for Vesta Joseph, owner. Ms. Joseph indicated she was waiting for her insurance company to pay for the fence repair. Ms. Joseph said the fence was in disrepair when she purchased the home and Ms. Flynn doubted that insurance would cover the repair.

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

Case: CE18111617

2461 NW 16 CT
HABERSHAM, TAMMIE D & SLAUGHTER, JOHN

Service was via posting at the property on 1/25/19 and at City Hall on 2/7/19.

Mary Rich, 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.

Complied:

18-4(c)

9-304(b)

Officer Rich 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: CE18120211

1220 NW 6 CT
BOLDEN, TOMMY L SR & BOLDEN, MILDRED

Service was via posting at the property on 1/24/19 and at City Hall on 2/7/19.

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

THERE ARE BUILDING PARTS, WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO CEILINGS, FLOORING, RECEPTACLES, AND INTERIOR WALLS.

Complied:

18-12(a)

47-34.1.A.1.

9-276(d)(5)

9-279(f)

9-313.(a)

9-306

Officer Snyder 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: CE18120174

2222 INTRACOASTAL DR

SWARZAK, ANTHONY & SWARZAK, ELIZABETH

Service was via posting at the property on 1/19/19 and at City Hall on 2/7/19.

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

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

Case: CE18112068

254 SW 21 WY
MERRITT, KEVIN L & JANICE H

Service was via posting at the property on 2/4/19 and at City Hall on 2/7/19.

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. IT IS FALLING DOWN, BENT AND HAS MISSING SECTIONS OF UPPER POLES. THIS IS A REPEAT VIOLATION BASED ON CASE CE14102039 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON FEBRUARY 19, 2015 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A A FINDING OF FACT FOR 9-280(H)(1). THIS CASE WILL BE PRESENTED AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Koloian 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: CE18111821

710 E MELROSE CIR
MEDINA, ELLIOT EST

Service was via posting at the property on 2/5/19 and at City Hall on 2/7/19.

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 DRIVEWAY IS IN DISREPAIR IT IS NOT WELL GRADED, SMOOTH OR DEFINED.

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.

47-21.16.A.

THERE ARE DEAD TREES AND OR STUMPS ON THIS PROPERTY WHICH THREATENS AND OR ENDANGERS THE PUBLIC, HEALTH, SAFETY, OR WELFARE WHICH IS PROHIBITED AND DECLARED A PUBLIC NUISANCE.

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

THERE IS OUTDOOR STORAGE CONSISTING OF WOOD, CARDBOARD, GLASS, A PARTIAL SHED, AND A CANOPY WHICH IS A PROHIBITED LAND USE IN THIS ZONED DISTRICT, PER SECTION 47-39.A.11.

Complied;

9-280(h)(1)

9-278(e)

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

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

Case: CE18111851

719 SE 16 ST

RAMADHAR LLC

Service was via posting at the property on 1/29/19 and at City Hall on 2/7/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE BROKEN WINDOWS IN SEVERAL APARTMENTS.

9-278(g)

THERE ARE SEVERAL WINDOWS IN THIS APARTMENT COMPLEX WITHOUT THE REQUIRED SCREENS.

18-12(a)

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

Complied:

24-27.(b)

Officer Turowski 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: CE19010399

18 SE 11 AVE
RIDGE HOUSES LLC

Service was via posting at the property on 1/31/19 and at City Hall on 2/7/19.

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

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

Complied:
9-304(b)

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

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

Case: CE18101516

3216 NE 42 CT
AULENSI, JERI LYNN

Service was via posting at the property on 1/22/19 and at City Hall on 2/7/19.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
8-148(a)

THERE IS A BOAT, WHICH IS FOUND TO BE OF UNSIGHTLY APPEARANCE OR IN BADLY DETERIORATED CONDITION MOORED TO A PRIVATE DOCK AT THIS ADDRESS.

47-19.3(h)

THERE IS A VESSEL DOCKED AT THE REAR OF THIS RS-8 ZONED PROPERTY THAT IS IN VIOLATION OF THE REQUIRED 5 FOOT SIDE YARD SETBACKS PER SEC 47-5.31 TABLE OF DIMENSIONAL REQUIREMENTS. THIS VESSEL EXTENDS BEYOND SUCH SIDE SETBACK LINES.

Officer Holloway 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: CE19010763

1360 BAYVIEW DR
TEACH USA INC.

Service was via posting at the property on 1/26/19 and at City Hall on 2/7/19.

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

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, 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 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: CE18080893

1533 SW 20 AVE
MALEC, JOHN J

Service was via posting at the property on 2/4/19 and at City Hall on 2/7/19.

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

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

18-12(a)

THERE IS OVERGROWTH AND WEEDS AS WELL AS TRASH AND DEBRIS INCLUDING BUT NOT LIMITED TO AN OLD BARREL ON THIS PROPERTY.

Officer Williams presented the case file into evidence and recommended ordering compliance with 9-305(b) within 42 days or a fine of \$50 per day and with 18-12(a) within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 42 days or a fine of \$50 per day and with 18-12(a) within 10 days or a fine of \$50 per day.

Case: CE18120966

912 SW 22 ST
LITWIN, GARRETT JAMES

Service was via posting at the property on 1/23/19 and at City Hall on 2/7/19.

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.

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

Case: CE18121296

316 SW 12 AVE
LAVIOLA, ANTHONY J
ROSA, RICHARD

Service was via posting at the property on 1/23/19 and at City Hall on 2/7/19.

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.

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

Case: CE18121350

821 SW 2 ST
ENDLESS INVESTMENTS LLC

Service was via posting at the property on 1/29/19 and at City Hall on 2/7/19.

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.

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

Case: CE18121502

1441 NW 6 AVE
NEMETH, CHRISTINE

Service was via posting at the property on 1/29/19 and at City Hall on 2/7/19.

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.

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

Case: CE19010614

1732 NE 17 AVE
RSSA LLC

Service was via posting at the property on 2/12/19 and at City Hall on 2/7/19.

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

15-281.(a)

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

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

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

Case: CE18040518

639 NE 5 AVE

ALTA FLAGLER VILLAGE PHASE II LLC

This case was first heard on 10/4/18 to comply by 11/8/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$2,400 fine.

Case: CE18090587

751 NW 57 ST # 3

751 NW 57TH ST LLC

This case was first heard on 10/4/18 to comply by 11/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,200 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$10,200 fine.

Case: CE18081508

2810 RIVERLAND ROAD

VICENTE, ANGELICA M

VICENTE, RICHARD L & MARLENE

This case was first heard on 10/4/18 to comply by 10/14/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$25,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$25,800 fine, which would continue to accrue until the violations were corrected.

Case: CE18091858

1212 CHATEAU PARK DR
FAIN, JASON

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 not in compliance and the City was requesting imposition of a \$6,675 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,675 fine, which would continue to accrue until the violations were corrected.

Case: CE18081311

211 SW 31 AVE
SWAY 2014-1 BORROWER LLC

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 \$2,600 and the City was requesting a \$626 fine be imposed.

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

Case: CE18091778

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

This case was first heard on 11/15/18 to comply by 9/24/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$40,000 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$40,000 fine.

Case: CE18081759

805 NE 17 AVE # 1
VANBLARICUM, JASON

This case was first heard on 11/15/18 to comply by 12/27/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,750 and the City was requesting a \$488 fine be imposed.

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

Case: CE18080524

1101 NE 5 ST
VERDE, PHILIP M

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 the City was requesting imposition of a \$2,075 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,075 fine, which would continue to accrue until the violations were corrected.

Case: CE18091297

201 NE 16 AVE
HINDS, KEVIN & LAYNE, PAUL J

This case was first heard on 12/6/18 to comply by 12/27/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE18100085

830 NW 19 TER
ECOLAND-GROUP PROPERTIES LLC

This case was first heard on 12/6/18 to comply by 12/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,500 fine, which would continue to accrue until the violations were corrected.

Case: CE18070556

1405 NW 7 AVE
HIZUENGA 1405 LAND TR

This case was first heard on 12/6/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$1,400. The City was recommending no fines.

Ms. Flynn imposed no fine.

Case: CE18111035

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

This was a request to vacate the order dated 2/7/18.

Ms. Flynn vacated the order dated 2/7/18.

Lien Reduction Hearings

Case: CE13121229

2655 FLAMINGO LN
BARNABY, ROBERT J JR CYNTHIA V

Notice was mailed to the owner via first class mail on 2/14/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$12,760 and City hard costs totaled \$341.

K.J. Myllynen, attorney, said the owner had been elderly when the property was cited and family members had helped him. The owner had also been resistant to comply.

Ms. Flynn 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: CE17032420

639 NW 11 AV
MARAT PROJECTS LLC

Notice was mailed to the owner via first class mail on 2/11/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$17,450 and City hard costs totaled \$341.

Valdimir Tsar, representative, said his plumber had neglected to call for inspections but told Mr. Tsar the permit was closed. Ms. Flynn said this entity owned several properties and should not pay and release a contractor before determining the work had been done.

Ms. Flynn reduced the lien amount to \$1,500 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 page 35 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

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

CE18111171 CE18121098

Cases Rescheduled

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

CE18110494

Cases Closed

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

None

Respondent Non-Appearance

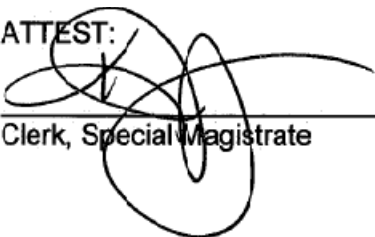
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:50 A.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate