



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
MARCH 7, 2019
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative assistant
Morgan Dunn, Administrative Assistant
Katrina Jordan, Administrative Service Supervisor
Crystal Green-Griffith, Administrative Assistant
Stacey Ramsey, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
James Fetter, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Paulette Perryman, 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
Will Snyder, Code Compliance Officer
Hector Suarez, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE17121586: Lucille Stapley, owner
CE18062398; CE18031646: Andrew Schein, attorney
CE18071045: Brian Petlyar, owner
CE18050267: Francoeur Paul, owner
CE18070515: Sontiago Bedoya, property manager
CE18070833: Stacy, Oyefesobi, owner; Michael Oyefesobi, owner
CE18012033: Mary Liantaud, owner

Special Magistrate Hearing

March 7, 2019

Page 2

CE18101053: Pamela Pittman, owner
CE17051476: Murray Robinson, owner; Elinna Sequeira, attorney; Maor Sepcarru, property manager
CE18120858: Joseph Slano, general contractor; Adrian Sargeant, property manager
CE18022092: Marshall Nance, owner
CE18101320: Eugene Musso, owner
CE16081989: Ana Tejera, manager
CE18080025: H. Whitney Turner, owner's son
CE18071169: Piotr Linek, business partner; Emilio Ranac, owner
CE19011055: Ingeborg Leatherbury, owner
CE18090692: Albert Iglesias, business partner
CE18012214: Arlene Adams, owner
CE18092126: Jackson Vernelus, owner; Italia Vernelus, owner
CE18111394: Mary Stofan, owner
CE18101191: Rossana Petreccia, owner
CE18101233: Sara Nichols, power of attorney
CE18090688: Gisbert Heuer, owner
CE19020635: Michel Doyle, general manager
CE19020504: Kelly Ann Parrish, property manager
CE18081273: Porshe McDonald, property manager
CE18101749: Jesus Cabrera, owner
CE18061064: Rodriguez Silvestre, business representative; Cherisol Bernard, owner; Katia Sainval, tenant
CE17120820: Newasann Sutherland, owner
CE18061077: Zilla Herring, owner
CE18081959: Lendon Simmonds, owner
CE18110575: David Zwick, owner
CE18070966: Carla Hadden, owner's representative
CE18080871: Devin Kalvaitis, power of attorney
CE18090740; CE18041611: Jennifer Wetstein, tenant; Joseph Davidow, attorney; John Boston, neighbor; Kevin Young, neighbor; Cary Leo, neighbor; Marion Zollucio, neighbor; Frank Stier, property manager
CE18011034: Anthony Thomas, owner
CE18101362: Joe Louissaint, owner
CE08100647: Mary Untch, property manager
CE18071016: Claire Louisville, owner
CE18081977: Kathryn Kennerly, property manager
CE18090450: Robert Huericamp, owner
CE18070867: John Vargas, owner
CE18111403: Stefano Barbosa, property manager
CE18120584: Gary Glusman, property manager
CE18081369: Maria Mariott, property manager
CE19020196: Carlos Orbegozo; Abraham Narkes, owner
CE18101960: Jeff Walker, property manager
CE18102049: Rachamm Yosef, representative

CE18052543: Asmaa Kouhen, manager
CE18091293: William McCulloch, owner
CE12011081; CE14010061; CE16030222: Felipe Bossans, owner
CE17031617: Robert Baker, owner
CE08101825; CE11021539; CE16061719: Renaldo Joseph, trustee
CE14121546: Patricia Perez, attorney; Daniel Acevedo, contractor
CE15102646: CE18010913: Cristiana DaFonseca, owner
CE17070861: Michael Alvarez, representative

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: CE18092126

1142 NW 15 CT

VERNELUS, VERMILIEEN & ITALIA

Personal service was made on 2/21/19. Service was also via posting at City Hall on 2/21/19.

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

9-306

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

18-4(c) **COMPLIED**

THERE IS AN UNLICENSED OR OTHERWISE DERELICT VEHICLE ON THE PROPERTY.

THIS IS A RECURRING VIOLATION WHEN THE PROPERTY WAS CITED ON 10/15/2015 UNDER CASE CE15100723. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Complied:

18-1.

47-34.1.A.1.

9-308(b)

18-12(a)

Withdrawn:

18-11(a)

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day for violation 9-306. Officer Jolly reported the owner was waiting for help from the City's housing rehabilitation program to address the violations.

Jackson Vernelus, owner, agreed.

Judge Purdy found in favor of the City that violation 18-4(C) had existed and cited. He also found in favor of the City that violation 9-306 still existed and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE18090740

2216 SE 20 ST
LENG, CHIH CHUN

Ordered to re-appear

This case was first heard on 11/1/18 to comply by 9/11/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$177,000 fine, which would continue to accrue until the property was in compliance.

Ms. Hasan stated the City had received documentation from the owner indicating he was unaware that the tenant had been renting the property as a vacation rental. She recalled that at the last hearing, the tenant had stated she lived at the home with her son and no short-term rentals were occurring. Ms. Hasan said the property was still being advertised for rental and produced a copy of a current ad.

Leonard Champagne, Senior Code Compliance Officer, testified he had downloaded the ad the previous day, and submitted additional printouts of ads from the past.

Joseph Davidow, attorney for the owner, presented copies of nine emails he had sent to Code Enforcement since the January meeting explaining that his client was unaware that the tenant, who had a year-long lease, had been renting the property on a short-term basis. The owner had also asked what was needed to comply. Mr. Davidow questioned the City's record of the outcome of the previous meeting; he believed the case had been continued to today's date with fines accruing and Ms. Hasan corrected that the fines had been imposed.

Mr. Davidow acknowledged that the owner had engaged in short-term rentals of the property but this had ceased in June when a one-year lease was signed with the current tenant. He said unbeknownst to the owner, that tenant operated rentals throughout the City of Fort Lauderdale and had rented the property on a short-term basis.

Ms. Hasan stated the property owner was ultimately responsible for the violations. She noted the owner had not taken any steps to evict the tenant and the violation had recurred since the finding of the violation. Ms. Hasan clarified that at the previous

hearing, Judge Purdy had not granted a continuance but had imposed the fine and ordered the respondent to attend this hearing.

John Boston, neighbor, stated in May 2018, the short-term rental license had been suspended for six months but the rentals had continued. He said the owner represented that he wanted to be a good neighbor and was unaware of the short-term rental but for five years the rentals had continued and the disrepair of the property had not been addressed. He did not believe the owner was unaware of the short-term rentals.

Jennifer Wetstein, tenant, said she and her husband ran five vacation rentals in Fort Lauderdale. She stated her husband, from whom she would soon be divorced, had locked families out of their rentals and Frank Stier, the property manager, had relocated them to this home. Ms. Wetstein stated she was not running the ads for this property or renting the property. She said she had lived in the house but did not live in the house now; she was "waiting to move in" after she closed on the sale of the property with the current owner. She insisted that the property had not been occupied since January and had not been rented since October. Ms. Wetstein informed Judge Purdy that she had never put the property up for rent.

Judge Purdy reiterated that the owner was ultimately responsible for ensuring the property was not rented on a short-term basis. Mr. Davidow referred to the documents he provided, including an email he had sent to Airbnb on behalf of the owner. He said he had done everything he could to help his client comply.

Mr. Stier said he had been unable to lookup the property on Airbnb to confirm that the ad Officer Champagne supplied was still active. Officer Champagne showed the printout to Judge Purdy and Mr. Davidow insisted that the ad was no longer active.

Judge Purdy took the case under advisement.

Case: CE18041611
2216 SE 20 ST
LENG, CHIH CHUN

Ordered to re-appear

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

Ms. Hasan reported administrative costs totaled \$709.

Judge Purdy imposed a fine of \$709 for the time the property was out of compliance.

Case: CE18101320

708 SOLAR ISLE DR

EUGENE A MUSSO REV TR

MUSSO, EUGENE A TRUSTEE

Service was via posting at the property on 2/5/19 and at City Hall on 2/21/19.

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.

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

Case: CE18080025

724 RIVIERA ISLE DR

TURNER, BEVERLY BEVERLY TURNER TR

This case was first heard on 11/15/18 to comply by 12/6/18 and 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

John Suarez, Senior Code Compliance Officer, said one violation remained.

H. Whitney Turner, the owner's son, said they had been working on getting documentation to allow the door replacement to be permitted. He requested 60 days.

Officer Suarez did not object.

Judge Purdy granted a 70-day extension, during which time no fines would accrue.

Case: CE18110575

1735 SE 8 ST
ZWICK, DAVID & LISA

Service was via posting at the property on 2/7/19 and at City Hall on 2/21/19.

Lois Turowski, 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.

Complied:
47-19.3(h)

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

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

Case: CE18090450

Request for extension

2564 SW 8 ST
RELIANCE PROPERTIES LLC

This case was first heard on 11/29/18 to comply by 1/31/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,700.

Dorian Koloian, Code Compliance Officer, reported one violation remained.

Robert Huericamp, owner, requested 42 days. He said the grass needed time to grow.

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

Case: CE18061077

Request for extension

1629 NW 18 AVE

THOMPSON, ZILLA H/E WHITE ,LIZZIE

This case was first heard on 12/6/18 to comply by 2/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

Patrice Jolly, Code Compliance Officer, said the owner had been very diligent about compliance.

Zilla Herring, owner, said she needed three more weeks for the next bulk trash pickup.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE18111403

2740 SW 2 ST

ALTSTUT LLC

Service was via posting at the property on 2/6/19 and at City Hall on 2/21/19.

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

18-12(a)

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

9-306

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

Complied:

24-27.(b)

47-20.20.H.

9-280(h)(1)

Officer Rich presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Stefano Barbosa, property manager, requested more time for the landscaping.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Case: CE18022092

608 SW 9 ST

NANCE, MARSHALL E III

This case was first heard on 5/17/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,000 fine, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, stated several violations were still not in compliance and she recommended imposition of the fines.

Marshall Nance, owner, said the property was being demolished immediately. He had already provided a check to the demolition company and the permit was ready to be picked up.

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

Case: CE18111394

1150 SW 27 AVE

SUNLIGHT INVESTMENT INC.

Service was via posting at the property on 2/9/19 and at City Hall on 2/21/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
47-20.20.H.

THE PARKING AREA IS NOT BEING MAINTAINED. THERE ARE POTHoles AND CRACKED ASPHALT IN AREAS. THE STRIPING IS MISSING/NOT VISIBLE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Complied:

24-28(c)

47-22.9.

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

Mary Stofan, owner, said they were working to comply.

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

Case: CE18070867
2716 SW 9 ST
VARGAS, JOHN

This case was first heard on 11/1/18 to comply by 12/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,150 and the City was requesting a \$580 fine be imposed.

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

John Vargas, owner, requested costs be waived.

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

Case: CE18062398
200 HENDRICKS ISLE
FLL VENTURES LLC

This case was first heard on 11/1/18 to comply by 11/8/18 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 \$6,200 fine, which would continue to accrue until the property was in compliance.

Stephanie Bass, Code Compliance Officer, confirmed the property was not in compliance.

Andrew Schein, attorney, said the owner was going through permitting at the County now and requested 42 days. Officer Bass did not object.

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

Case: CE18070833
428 SW 24 AVE
OYEFESOBI, MICHAEL O JR

This case was first heard on 9/20/18 to comply by 10/11/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,100 and the City was requesting an \$856 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$856 to cover administrative costs.

Michael Oyefesobi, owner, agreed and thanked Officer Koloian.

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

Case: CE18012033

Request for extension

433 NW 22 AVE

FAMAS INVES CORP

This case was first heard on 7/19/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,800 and the City was requesting a \$985 fine.

Linda Holloway, Code Compliance Officer, confirmed the property was in compliance. She recommended reducing the fines to \$985 to cover administrative costs.

Mary Liantaud, owner, waived notice of the Massey hearing and thanked the City.

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

Case: CE18101053

500 NW 19 AVE

PITTMAN, WAYNE D & PAMELA

Personal service was made on 2/11/19. Service was also via posting at City Hall on 2/21/19.

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

9-308(a)

THERE ARE LOOSE AND MISSING SHINGLES ON THE ROOF OF THIS PROPERTY WHICH REQUIRES REPAIR AND REMOVAL.

Complied:

9-304(b)

9-306

Officer Snyder presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$25 per day.

Pamela Pittman, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 84 days or a fine of \$25 per day.

Case: CE18052543

3800 SW 11 ST
FIAT 666 LLC

This case was first heard on 8/16/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,500 and the City was requesting an \$801 fine be imposed.

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

Asmaa Kouhen, manager, provided before and after photos of the property and a timeline of progress at the property. She noted that they had tried to begin working on compliance prior to actually owning the property but had been denied access by the occupant. As soon as they closed on the contract, they had immediately acted to comply the violations.

Ms. Hasan said the property had been purchased via a warranty deed and she believed requesting the City's costs was reasonable.

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

Judge Purdy took a brief break.

Case: CE17051476

511 SW 29 AVE
ROBINSON, LOUADDIE & MURRY

This case was first heard on 3/15/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,150 and the City was requesting a \$709 fine be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing the fines to \$709 to cover administrative costs.

Elinna Sequeira, insurance company attorney, requested the administrative fees be reduced or waived because circumstances beyond the insurance company's control had delayed compliance. Officer Holloway stated the case had begun in 2017, at which time the owner said he was in litigation with the insurance company about the roof repair.

Maor Sepcarru, property manager, stated the tarp was always kept in good condition.

Murray Robinson, owner, was present.

Judge Purdy imposed no fine.

Case: CE18081273

1530 NW 18 AVE

GINOSSAR PROPERTIES LLC

This case was first heard on 10/4/18 to comply by 11/11/18 and 12/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$16,250 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.

Porshe McDonald, property manager, said the previous manager had not properly addressed the violations or informed Ms. McDonald about them.

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

Case: CE18071169

Ordered to re-appear

744 N ANDREWS AVE

SAVANT DEVELOPMENT GROUP LLC

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

Gustavo Caracas, Code Compliance Officer, said the property had been cleared.

Emilio Ranac, owner, said they were awaiting approval from the City Commission for their project. He requested 120 days. Officer Caracas said starting the permitting process would comply the violations. He recommended allowing 63 day to apply for the permits.

Piotr Linek, business partner, said since the last hearing, the City Commission had not addressed their request.

Judge Purdy granted a 42-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/18/19 hearing.

Case: CE18012214

1021 NW 5 CT
BRIMM, ARLENE ADAMS

Service was via posting at the property on 2/15/19 and at City Hall on 2/21/19.

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

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.
THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH,
WELL GRADED CONDITION FREE OF WEEDS AND GRASS.

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)

47-34.4B.1.

9-280(h)(1)

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

Arlene Adams, owner, agreed.

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

Case: CE18102049

3110 AURAMAR ST
CHEHEBAR BROTHERS A LLC
% PROPERTY ONE INTL LLC

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,000 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, said the property was not in compliance and recommended imposition of the fines.

Rachamm Yosef, representative, said the property was ready for inspection and wondered how fines had accrued, since he had been granted an extension at the last hearing.

Officer Champagne confirmed that an inspection was pending and recommended a 14-day extension.

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

Case: CE19020504

1526 NW 23 AVE
FREDRIC STEIN 23 PROPERTY LLC

Service was via posting at the property on 2/12/19 and at City Hall on 2/21/19.

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

NFPA 1:13.3.1.1 (service)

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE AND HAS BEEN RED TAGGED.

NFPA 25:13.6.2.1

THE REQUIRED INSPECTIONS AND OPERATIONAL TESTS HAVE NOT BEEN MADE ON THE BACKFLOW PREVENTION DEVICE WITHIN THE PAST 12 MONTHS.

NFPA 1:1.7.6.2 FA Trouble

TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

Complied:

NFPA 1:43.1.2.1

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Kelly Ann Parrish, property manager, agreed.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE18061064

1560 NE 4 AVE
CHERISOL, BERNARD

This case was first heard on 10/4/18 to comply by 10/25/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,200 and the City was requesting a \$672 fine be imposed.

Danny Reyes, Code Compliance Officer, recommended reducing the fine to \$672.

Cherisol Bernard, owner, said they had complied the violations prior to the ordered date but a handicapped person had left the dumpster lid open because he could not close it on his own. Mr. Bernard had since found a way to make the lid close automatically.

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

Case: CE19011055

810 SE 10 ST
LEATHERBURY, INGA

Personal service was made on 2/6/19. Service was also via posting at City Hall on 2/21/19.

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

18-4(c)

THERE ARE DERELICT VEHICLES OR TRAILERS ON THE SWALE OR ON THIS PROPERTY. THERE IS A WHITE 4 DOOR PONTIAC VIBE WITH AN EXPIRED TAG AND A FORD RANGER ALSO WITH AN EXPIRED TAG AND A FLAT TIRE ON THE FRONT DRIVER SIDE.

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

Ingeborg Leatherbury, owner, said she was selling the Pontiac and had registered the Ford Ranger. She agreed to repair the Ford Ranger. Officer Turowski confirmed that the Pontiac was part of a probate case.

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

Case: CE18120858

517 NW 15 TER
ADEBOYEJO, GHEA E

Service was via posting at the property on 2/6/19 and at City Hall on 2/21/19.

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

9-276(c)(3)

THERE IS EVIDENCE OF PERSISTENT INSECT/PEST INFESTATION.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO INTERIOR WALLS, CABINETS, WEATHER STRIPING, DOOR JAMS, BASEBOARDS, AND CROWN MOLDINGS. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS

CE17060928. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE FOR A FINDING OF FACT.

9-304(b)

THE GRAVEL DRIVEWAY IN FRONT OF THIS PROPERTY IS NOT WELL-GRADED. THERE ARE WEEDS AND OTHER PLANT LIFE GROWING THROUGH THE PARKING SURFACE AT THIS PROPERTY.

9-308(b)

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

Complied:

25-4

9-280(f)

Withdrawn:

47-34.4 B.1.

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

Adrian Sargeant, property manager, requested 42 days.

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

Case: CE19020635

1300 N FEDERAL HWY

GRIECO MOTORS LLC METRO MOTORS VENTURES INC.

Personal service was made on 2/14/19. Service was also via posting at City Hall on 2/21/19.

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

NFPA 1: 13.7.1.5.3

THE FIRE ALARM SYSTEM IS IMPAIRED OR HAS BEEN CLASSIFIED AS A CHRONIC NUISANCE ALARM PRONE SYSTEM. A FIRE WATCH IS REQUIRED UNTIL REPAIRED OR REPLACED.

NFPA 1:13.7.1.5.7

THE FIRE ALARM SYSTEM HAS PRODUCED FIVE OR MORE NUISANCE ALARMS IN A 365-DAY PERIOD AND HAS BEEN CLASSIFIED AS CHRONIC NUISANCE ALARM PRONE SYSTEMS PER NFPA 1:13.7.1.5.4

NFPA 1:10.4.4

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

Captain Kisarewich recommended ordering compliance within 70 days or a fine of \$100 per day, per violation.

Michel Doyle, general manager, said they had already signed a contract to replace the fire system.

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$100 per day, per violation.

Case: CE18101749

1536 NW 6 AVE

CISNEROS, LOREN

Service was via posting at the property on 2/18/19 and at City Hall on 2/21/19.

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

9-276(c)(3)

THERE ARE VISIBLE SIGNS OF A PEST INFESTATION CONSISTING OF TERMITES.

9-280(b)

THERE ARE BUILDING PARTS INCLUDING ROOF, CEILINGS, DOORS, WALLS, AND SOFFITS WHICH ARE DETERIORATED AND NOT STRUCTURALLY SOUND OR MAINTAINED IN REASONABLY GOOD REPAIR OR REASONABLY WEATHER AND WATER TIGHT AND RODENT PROOF.

9-280(g)

THE ELECTRICAL WIRING AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

9-280(h)(1)

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

9-305(b)

LANDSCAPING, INCLUDING THE SWALE AREA, IS NOT PROPERLY MAINTAINED IN A HEALTHY, GROWING CONDITION AND PROTECTED. THERE ARE AREAS OF THE YARD WHICH ARE BARE AND NEED TURF, SOD OR OTHER LIVING GROUND COVER.

9-306

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

9-308(a)

THE ROOF IS NOT MAINTAINED IN A SAFE, SECURE, WATERTIGHT CONDITION.

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

Jesus Cabrera, owner, agreed.

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

Case: CE18101191

1215 NE 17 AVE # 8

GAIA MAIA LLC

This case was first heard on 12/6/18 to comply by 1/17/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,500 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended reducing the fines to \$258 to cover administrative costs.

Rossana Petreccia, owner, thanked the City.

Judge Purdy imposed a fine of \$258 for the time the property was out of compliance.

Case: CE19020196

3090 W BROWARD BLVD

SHARDA BUILDING LLC

Personal service was made on 2/18/19. Service was also via posting at City Hall on 2/21/19.

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 NUMBERS CE18061012 AND CE17042380. 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.

Complied:

9-304(b)

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day. She reported there were still two derelict vehicles on the property.

Abraham Narkes, owner, said this was a repair shop and they did not always have room to work on vehicles indoors. He said they had just initiated a new system for intake and processing of vehicles.

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

Case: CE18071016
2457 BAYVIEW DR
INDEPENDENT INVESTORS LLC

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 \$24,800 fine, which would continue to accrue until the property was in compliance.

Claire Louisville, owner, said they had the permit and were still working on the property. She requested a 91-day extension.

Vaughn Malakius, Code Compliance Officer, did not object to the request.

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

Case: CE18080871
2150 TANBARK LA
DEME, ANDREW

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 \$13,750 and the City was requesting the full fine be imposed.

Devin Kalvaitis, power of attorney, said the owner was incarcerated and had hired a management company to manage the property and to obtain the City certificate for renting it, but the management company had not done so. The owner had given Mr. Kalvaitis power of attorney, and he had addressed the violation right away.

Leonard Champagne, Senior Code Compliance Officer, stated the management company had inquired about the licensing but never followed through. He acknowledged that Mr. Kalvaitis had complied the violation soon after taking over.

Judge Purdy said he would reduce the fine to \$5,500. Mr. Kalvaitis requested a further reduction but Judge Purdy refused.

Judge Purdy imposed a fine of \$5,500 for the time the property was out of compliance.

Case: CE18091293
6760 NW 21 TER
MCCULLOCH, WILLIAM C

Administrative Hearing

Violation:
24-7(b)

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

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 9/18/18. On 9/20/18, the trash remained and the City had removed it on 9/21/18.

William McCulloch, owner, said people often dumped refuse on his swale. He said he was being diligent about preventing this from happening and requested the fine be waived. Mr. McCulloch said the City website indicated a property owner was allowed one waiver for bulk trash. Officer Acquavella said she knew nothing about this.

Judge Purdy denied the appeal.

Case: CE18011034
2308 NW 6 PL
THOMAS, ANTHONY LOUIS

This case was first heard on 4/12/18 to comply by 4/22/18 and 5/17/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$44,800 and the City was requesting a \$1,215 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$1,215.

Anthony Thomas, owner, said he thought the property had been in compliance.

Judge Purdy imposed a fine of \$1,215 for the time the property was out of compliance.

Case: CE18100647
2419 MARATHON LN
THR FLORIDA LP

This case was first heard on 12/6/18 to comply by 12/13/18. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting the full fine be imposed.

Mary Untch, property manager, said tenants had not been caring for the property and had been evicted. She requested a reduction of the fines.

James Fetter, Code Compliance Officer, said that administrative costs totaled \$383.

Judge Purdy imposed a fine of \$383 for the time the property was out of compliance.

Case: CE18101960

3101 BAYSHORE DR # 1001

GGG US INC.

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,000 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, requested the case be rescheduled for March 21 and Jeff Walker, property manager, agreed.

The case was rescheduled for March 21.

Case: CE18070515

333 NE 6 ST

SOLIDSOCCER LLC

Service was via posting at the property on 2/6/19 and at City Hall on 2/21/19.

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.

47-34.1.A.1.

THIS VACANT LOT IS BEING USED TO STORE VEHICLES. THE PROPERTY IS ZONED RAC-UV AND THIS IS CONSIDERED AN ILLEGAL LAND USE.

9-304(b)

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

9-305(b)

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

Officer Holloway presented the case file into evidence and recommended ordering compliance with 9-305(b) within 182 days or a fine of \$100 per day and with the remaining violations within 14 days or a fine of \$100 per day, per violation.

Santiago Bedoya, property manager, said the violations had recurred because there was no fence but they planned to erect a temporary fence immediately.

Judge Purdy found in favor of the City and ordered compliance with 9-305(b) within 182 days or a fine of \$100 per day and with the remaining violations within 14 days or a fine of \$100 per day, per violation.

Case: CE16081989

Request for extension

710 N FEDERAL HWY
LAUDERDALE ONE LLC

This case was first heard on 6/1/17 to comply by 8/3/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$32,500 fine, which would continue to accrue until the property was in compliance.

Paulette Perryman, Code Compliance Officer, said the case had begun in 2016 and the owner had been granted four extensions. She did not object to a request for an extension because the landscape architect was working with the City on the plans.

Ana Tejera, manager, requested 90 days to finish the landscape plans and apply for permits.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and stated this would be the final extension.

Case: CE18101233

1215 SW 31 ST
CRAIK, IAN S

This case was first heard on 12/6/18 to comply by 1/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,750 and the City was requesting a \$488 fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended reducing the fines to \$488 to cover administrative costs.

Sara Nichols, power of attorney, thanked the City.

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

Case: CE18081959

1632 LAUDERDALE MANOR DR
SIMMONDS, LENDON

This case was first heard on 11/1/18 to comply by 11/15/18 and 1/3/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting a \$488 fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposing a fine of \$488 to cover administrative costs.

Lendon Simmonds, owner, said he had waited to finish construction on his home before repairing the driveway.

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

Later in the meeting, Judge Purdy was informed that the City's costs had been misstated earlier. Judge Purdy vacated the previous order imposing a fine of \$488 and issued a new order imposing a fine of \$359.

Case: CE18081977

2554 KEY LARGO LN
CLIFFORD, BENJAMIN
James Fetter, Code Compliance Officer,

This case was first heard on 11/1/18 to comply by 12/13/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,250 and the City was requesting a \$340 fine be imposed.

Kathryn Kennerly, property manager, agreed to the fine reduction.

Judge Purdy imposed a fine of \$340 for the time the property was out of compliance.

Case: CE18090688

1218 NW 2 AVE
HEUER, GISBERT

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and the City was requesting a \$304 fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended reducing the fines to \$304 to cover administrative costs.

Gisbert Heuer, owner, said his sister had died right after the December hearing and he was still struggling financially. He requested the fines be further reduced.

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

Case: CE18071045

209 NW 17 ST
PETLYAR, BRIAN

This case was first heard on 11/1/18 to comply by 12/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,850 and the City was requesting a \$350 fine be imposed.

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

Brian Petlyar, owner, agreed.

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

Case: CE18050267

301 SW 29 AVE
PAUL, FRANCOEUR J & FRANCINE D

This case was first heard on 9/6/18 to comply by 9/16/18 and 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 a \$11,052 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said she had met with the owner on February 28 to explain what needed to be done.

Francoeur Paul, owner, said he understood what needed to be done. He requested 49 days.

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

Case: CE18081369

3080 NW 17 ST
BOGOMOLNI, GUSTAVO SAIEGH, MARCELO

Service was via posting at the property on 2/12/19 and at City Hall on 2/21/19.

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

18-4(c)

THERE ARE SEVERAL UNLICENSED OR OTHERWISE DERELICT VEHICLES ON THE PROPERTY. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE18010002 AND CE15040497. 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.

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS, APPLIANCES, TIRES, FURNITURE, AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON AN RS-8 ZONED PROPERTY.

9-305(b)

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

Complied:

18-1.

18-12(a)

24-27.(b)

9-304(b)

9-306

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-4(c) and 47-34.1.A.1. within 10 days or a fine of \$50 per day, per violation and with 9-305(b)within 35 days or a fine of \$50 per day.

Maria Mariott, property manager, requested more than 10 days for the vehicles and trash.

Judge Purdy found in favor of the City and ordered compliance with 18-4(c) and 47-34.1.A.1. within 14 days or a fine of \$50 per day, per violation and with 9-305(b)within 35 days or a fine of \$50 per day.

Case: CE17120820

1610 NW 11 TER
SUTHERLAND, NEWASANN

This case was first heard on 8/2/18 to comply by 11/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting the full fine be imposed.

Danny Reyes, Code Compliance Officer, recommended imposition of the fines.

Newasann Sutherland, owner, said FEMA had put a tarp on her roof because it was leaking and she could not remove it. She said she had shown Officer Reyes the insurance claim for the roof. The claim had not been approved and she had been granted an extension. When she received the extension, she had been told to contact Officer Reyes to request another inspection, which she did before the ordered compliance date. Ms. Sutherland said she had later had the roof repaired at her own expense.

Officer Reyes stated the administrative costs were twice the fine amount. Ms. Sutherland said she did not have the money to pay the fine.

Irma Westbrook, Code Compliance Supervisor, recommended reducing the fine to \$325.

Judge Purdy Imposed a fine of \$325 for the time the property was out of compliance.

Case: CE18070966

1807 NW 15 AVE

THOMAS, BESSIE M EST

Personal service was made on 2/21/19. Service was also via posting at City Hall on 2/21/19.

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

9-304(b)

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

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(a)

THERE IS A BLUE TARP AND BRICKS ON THE ROOF. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

Complied:

18-1.

18-12(a)

47-34.4 B.1.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-304(b) and 9-305(b) within 21 days or a fine of \$25 per day, per violation and with 9-308(a) within 35 days or a fine of \$25 per day.

Carla Hadden, owner's representative, said she was trying to comply the violations and her grandmother, the owner, was deceased. Ms. Hadden provided a letter from an attorney stating they were pursuing an insurance claim for the roof repair.

Ms. Hasan said the probate had closed on the property in 1988. She suggested allowing time for a legal representative to be identified and the property title issue to be resolved.

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$25 per day, per violation and ordered the respondent to attend the 5/16/19 hearing.

Case: CE18101362

2413 NASSAU LN
LOUISSAINT, JOE

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,250 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, said the violation was complied as of 2/28/19.

Joe Louissaint, owner, said he had assumed the renewal would be in January.

Officer Champagne clarified that renewals were done in September. He said Mr. Louissaint needed to change the notification address with Broward County Property Appraiser.

Judge Purdy imposed a fine of \$2,500 for the time the property was out of compliance.

Later in the meeting, Officer Champagne requested the fines be reduced to \$258 to cover administrative fees.

Judge Purdy vacated his prior order and imposed a fine of \$258 for the time the property was out of compliance.

Case: CE17121586

139 SW 22 TER
MCGILLIVRAY, LUCILLE V

Ordered to re-appear

This case was first heard on 7/19/18 to comply by 8/2/18 and 9/29/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,100 and the City was requesting a \$985 fine be imposed.

Linda Holloway, Code Compliance Officer, recommended reducing the fines to \$985 to cover administrative costs.

Lucille Stapley, owner, said she had finally found someone to tow the vehicle.

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

Case: CE18090692

828 NW 14 WY

HURRICANE METAL ROOFING & REMODELING INC.

This case was first heard on 11/15/18 to comply by 11/29/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,750 and the City was requesting a \$534 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$534.

Albert Iglesias, business partner, said the property had been in compliance prior to the ordered date but inspectors had not shown up. He requested a further reduction.

Judge Purdy imposed a fine of \$534 for the time the property was out of compliance.

Judge Purdy took a brief break.

Case: CE19010480

1250 SW 35 AVE

GRANT, EUGENE

Service was via posting at the property on 2/25/19 and at City Hall on 2/21/19.

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

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

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO; A BOAT, A TUB, AND OTHER MISCELLANEOUS ITEMS. OUTDOOR STORAGE IS NOT PERMITTED IN THE AREA ZONED RD-8.

18-1.

THERE IS AN ACCUMULATION OF ITEMS STORED IN THE CARPORT AT THIS OCCUPIED PROPERTY. THE PROPERTY IN THIS CONDITION IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN

SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Complied:

9-280(h)(1)

9-313.(a)

18-12(a)

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

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

Case: CE19010581

1407 NE 15 AVE

WORD, TONY

Service was via posting at the property on 2/6/19 and at City Hall on 2/21/19.

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

IT IS DECLARED UNLAWFUL AND A PUBLIC NUISANCE FOR ANY OWNER OF ANY PROPERTY IN THIS CITY TO MAINTAIN SUCH PROPERTY OR TO PERMIT SUCH PROPERTY TO BE MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY REASONABLY CAUSE DISEASE, OR ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTY. THERE IS A PILE OF SAND, ALONG WITH WEEDS, OVERGROWTH AND/OR TRASH VISIBLE IN THE FRONT YARD.

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

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

Case: CE19010202

3490 SW 19 ST

BROWN, ALVIN EST

Service was via posting at the property on 2/9/19 and at City Hall on 2/21/19.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE ON THE RIGHT SIDE OF THE PROPERTY IS FALLING DOWN.

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

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

Case: CE19010133

901 ALABAMA AVE

TIGNER, BRYAN SILAS, VANIESE

Service was via posting at the property on 2/18/19 and at City Hall on 2/21/19.

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.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

18-1.

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

Withdrawn

9-280(g)

Complied:

9-278(e)

Officer Koloian presented the case file into evidence and recommended ordering compliance with 9-305(b) and 9-306 within 49 days or a fine of \$25 per day, per violation and with 18-1 within 10 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-305(b) and 9-306 within 49 days or a fine of \$25 per day, per violation and with 18-1 within 10 days or a fine of \$25 per day.

Case: CE18120878

1245 NW 1 AVE

ABACOS Y3K HOLDINGS LLC

Service was via posting at the property on 2/19/19 and at City Hall on 2/21/19.

Danny Reyes, 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. INCLUDING BUT NOT LIMITED TO MATTRESSES, BOXES, FENCE DEBRIS, DOORS, BINS, PIECES OF PLYWOOD AND MISCELLANEOUS TRASH AND DEBRIS.

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

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

Case: CE19010438

900 NW 17 AVE

KIDAR, DAVID KIDAR, SHAUL % BENNY DEHRY

Service was via posting at the property on 2/21/19 and at City Hall on 2/21/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):

9-305(b)

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

9-280(h)(1)

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE DRIVEWAY IS IN DISREPAIR WITH CRACKS AND OR MISSING AREAS OF ASPHALT/CEMENT.

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.

18-12(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 Bass presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

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

Case: CE18080132

1648 NW 14 ST

MIAMI QUARTERS LLC

Service was via posting at the property on 2/21/19 and at City Hall on 2/21/19.

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 ON THE PROPERTY AND ON THE SWALE.

Complied:

9-304(b)

18-12(a)

47-34.4 B.1.

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

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

Case: CE18100533

1733 NW 18 ST

2771 LLC

Service was via posting at the property on 2/21/19 and at City Hall on 2/21/19.

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.

Complied:

18-12(a)

24-27.(b)

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

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

Case: CE18111603

1050 NW 6 ST

COOPER, ROBYN T

Service was via posting at the property on 2/11/19 and at City Hall on 2/21/19.

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.

Complied:

9-304(b)

18-12(a)

47-19.4.B.1.

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

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

Case: CE18111398

680 SW 27 AVE

FATHALLAH, HASSIB

Service was via posting at the property on 2/6/19 and at City Hall on 2/21/19.

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

18-12(a)

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

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE FADED SURFACE MARKINGS, POTHOLES AND/OR MISSING/BROKEN WHEEL STOPS.

9-306

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

Complied:

47-19.9.

47-22.9.

Officer Rich presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Case: CE18111460

2761 SW 2 ST

LEON AMERICA CONSTRUCTION LLC

Service was via posting at the property on 2/6/19 and at City Hall on 2/21/19.

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 ON PROPERTY AND SWALE.

Complied:

47-19.5.E.7.

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

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

Case: CE18120584

2741 DAVIE BLVD

M R MCTIGUE PARTNERS LLC

% EAST KELLOGG PLAZA ASSOCIATES

Service was via posting at the property on 2/6/19 and at City Hall on 2/21/19.

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

18-12(a)

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-19.4.D.8.

THE DUMPSTER ENCLOSURES ON THIS MULTIPLE UNIT PROPERTY ARE NOT BEING MAINTAINED. THE DUMPSTER ENCLOSURES HAVE BROKEN OR MISSING FENCING AND UNSECURED GATES.

47-20.20.H.

THE PARKING LOT IS NOT MAINTAINED. THERE ARE FADED SURFACE MARKINGS AND MISSING AND/OR BROKEN CURBING/WHEEL STOPS.

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

Complied:

47-19.9.A.2.c.

Officer Rich presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with all other violations within 70 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with all other violations within 70 days or a fine of \$50 per day, per violation.

Case: CE19020413

1101 NW 52 ST # 4
BLACK, MALCOLM TR

Service was via posting at the property on 2/12/19 and at City Hall on 2/21/19.

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

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

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

Case: CE19020530

1500 NW 49 ST
SPECTRUM 1500 BUILDING ASSOC LTD

Service was via posting at the property on 2/12/19 and at City Hall on 2/21/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-111.1.3

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

Captain Kisarewich recommended ordering compliance within 70 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$100 per day.

Case: CE19020531

2845 NE 9 ST
LE CLUB INTL CONDO ASSN

Personal service was made on 2/14/19. Service was also via posting at City Hall on 2/21/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-111.1.3

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

Captain Kisarewich recommended ordering compliance within 70 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$100 per day.

Case: CE18121477

1409 NE 1 AVE

SAAPAZ BEACH PROPERTIES LLC

Service was via posting at the property on 1/18/19 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.

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

Case: CE18121700

328 SW 22 ST

ALVAREZ, GABRIEL WHITEMAN, IAN

Service was via posting at the property on 2/19/19 and at City Hall on 2/21/19.

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

VIOLATIONS: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS
CE18110457. THIS CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE
VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

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

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

Case: CE19011036
916 SE 12 ST
CHEZ LEILANI LLC

Service was via posting at the property on 2/20/19 and at City Hall on 2/21/19.

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. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17100042 THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

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

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

Case: CE18090531
1801 SW 12 ST
NER YITZCHAK OF HIGHLAND LAKES INC.

This case was first heard on 11/15/18 to comply by 11/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,200 fine, which would continue to accrue until the violations were corrected.

Case: CE18081850
1155 CHATEAU PARK DR
YOLO 21 LAND TR 777 FINANCIAL LLC TRUSTEE

This case was first heard on 12/6/18 to comply by 12/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$7,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,600 fine, which would continue to accrue until the violations were corrected.

Case: CE18100651

1445 W SUNRISE BLVD
BURGER KING CORP #16 %RYAN

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 not in compliance and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,200 fine, which would continue to accrue until the violations were corrected.

Case: CE18080368

2610 RIVERLAND DR
LYNE 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 not in compliance and the City was requesting imposition of a \$5,550 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,550 fine, which would continue to accrue until the violations were corrected.

Case: CE18091863

2890 W BROWARD BLVD
NASHRAI MARYAM INC.

This case was first heard on 11/15/18 to comply by 11/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$25,250 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$25,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18091087

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 \$6,300 and the City was requesting a \$580 fine be imposed.

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

Case: CE18091594

119 SW 22 AVE
HAYES FARMS LLC

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,600 fine, which would continue to accrue until the violations were corrected.

Case: CE18101365

400 LONG ISLAND AVE
WOODS-GREEN, LINDA D

This case was first heard on 12/6/18 to comply by 1/10/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$18,400 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$18,400 fine, which would continue to accrue until the violations were corrected.

Case: CE18060212

1332 N ANDREWS AVE
CRUZ, NANCY MOHR H/E CRUZ, WILLIAM

This case was first heard on 9/20/18 to comply by 10/4/18 and 10/25/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$24,150 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$24,150 fine, which would continue to accrue until the violations were corrected.

Case: CE18071323

1432 NW 2 AVE

TARDIF, RICHARD G

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the violations were corrected.

Case: CE18090189

1521 NE 5 TER

STISKIN, JAY

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 \$1,550 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,550 fine, which would continue to accrue until the violations were corrected.

Case: CE18090459

1521 NE 5 TER

STISKIN, JAY

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 not in compliance and the City was requesting imposition of an \$8,325 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$8,325 fine, which would continue to accrue until the violations were corrected.

Case: CE18080519

1448 SE 13 ST

1549 SE 14TH ST LLC

This case was first heard on 11/1/18 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 \$24,250 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$24,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18101119

307 SW 11 CT
LEONARDELLI, SUSAN J

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$12,000 fine, which would continue to accrue until the violations were corrected.

Case: CE18101186

1114 NW 2 AVE
PETERSON, DAVID A
DAVID ALAN PETERSON LIV TR

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$12,000 fine, which would continue to accrue until the violations were corrected.

Case: CE18101260

1407 SE 2 ST
BONICO INVESTMENTS LLC

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$12,000.

Leonard Champagne, Senior Code Compliance Officer, reported the property was in compliance and recommended no fine be imposed.

Judge Purdy imposed no fine.

Case: CE18021986
2831 NE 29 ST
FELDEV LLC

Request for extension

This case was first heard on 6/7/18 to comply by 8/2/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$12,400.

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

Judge Purdy imposed the \$12,400 fine, which would continue to accrue until the violations were corrected.

Case: CE19010614
1732 NE 17 AVE
RSSA LLC

This was a request to vacate the order dated 2/21/19.

Judge Purdy vacated the order dated 2/21/19.

Lien Reduction Hearings

Case: CE14121546
2448 BAYVIEW DR
RIEGER, ERIC
SIER, NANCY A

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$216,200 and City hard costs totaled \$166. The applicant had offered \$5,000.

Patricia Perez, attorney, said the permits were taken out in 2004 by a prior owner and the tenant had never informed the owner about the notices. The owners had discovered the violations/liens when trying to sell the property. Ms. Perez said the owners had worked diligently and spent significant amounts money remediating the property.

Judge Purdy reduced the lien amount to \$5,166 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: CE17070861

2251 NW 29 TER
ROYAL 3 HOLDINGS LLC

Notice was emailed to the owner on 3/1/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$108,500 and City hard costs totaled \$1,219.

Michael Alvarez, representative, thanked Judge Purdy.

Judge Purdy reduced the lien amount to \$1,219 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: CE17031617

1200 NW 4 AVE
BOBBY BAKER REALTY LLC

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$41,475 and City hard costs totaled \$1,316.

Robert Baker, owner, thanked Judge Purdy.

Judge Purdy reduced the lien amount to \$1,316 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE12011081

1111 NW 2 AVE
BOSS TRUST LLC

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$91,800 and City hard costs totaled \$166. The applicant had offered \$166. Total liens for all three cases: \$161,130; total hard costs: \$2,016.

Ms. Hasan noted that the property was purchased by warranty deed, so the buyer had bought the property "as is" or there was money escrowed for the lien. She stated the property was purchased for half the assessed value.

Felipe Bosans, owner, said he had called the City as soon as he purchased the property to determine how to comply the violations. He said they had invested almost \$15,000 to demolish the structure. They planned to build a duplex on the lot. Mr. Bosans stated the prior owner had been about to lose the home to a tax deed sale and Mr. Bosan's attorney had advised them to purchase via a warranty deed. He said they had paid less

that the assessed value by negotiating, keeping in mind that they may end up demolishing the home.

Judge Purdy reduced the lien amount to \$166 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14010061

1111 NW 2 AVE
BOSS TRUST LLC

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$29,200 and City hard costs totaled \$810. The applicant had offered \$810.

Judge Purdy reduced the lien amount to \$810 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE16030222

1111 NW 2 AVE
BOSS TRUST LLC

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$40,130 and City hard costs totaled \$1,040. The applicant had offered \$1,040.

Judge Purdy reduced the lien amount to \$1,040 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE08101825

1736 NW 18 ST
JOSEPH FAMILY CARE FL LAND TR

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$218,308.01 and City hard costs totaled \$258. Total liens for all three cases: \$357,113.25; total hard costs: \$2,955.

Renaldo Joseph, trustee, confirmed he would live in the property. He said the violations and liens originated from a previous owner.

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

Case: CE11021529

1736 NW 18 ST

JOSEPH FAMILY CARE FL LAND TR

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$78,355.24 and City hard costs totaled \$2,190.

Judge Purdy reduced the lien amount to \$2,190 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: CE16061719

1736 NW 18 ST

JOSEPH FAMILY CARE FL LAND TR

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$60,450 and City hard costs totaled \$507. The applicant had offered \$500.

Judge Purdy reduced the lien amount to \$507 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: CE15102646

2720 NW 22 ST

PRINCESS CRIS INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$12,700 and City hard costs totaled \$341. Total liens for both cases: \$19,900; total hard costs: \$599.

Cristiana DaFonseca, owner, said there was no mortgage on the property; she had paid cash for it. Ms. DaFonseca said she had known there were some violations when she bought the property and there had been no compensation when she purchased it. She explained that the contractor she hired had informed her she did not need to attend the hearings and he had done no work after she paid him. Ms. DaFonseca stated she planned to sell the house.

Judge Purdy reduced the lien amount to \$1,341 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18010913

2720 NW 22 ST

PRINCESS CRIS INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 2/25/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$7,200 and City hard costs totaled \$258.

Judge Purdy reduced the lien amount to \$1,258 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Complied, Closed, Withdrawn and Rescheduled Cases

Judge Purdy accepted pages 60 and 61 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:

CE19011028

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:

None

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

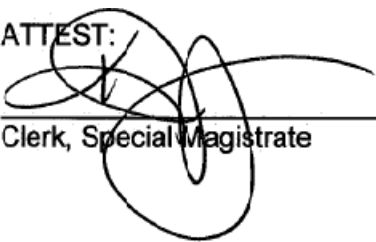
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 1:21 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate