



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING  
APRIL 4, 2019  
9:00 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Loen Garrick, Administrative assistant  
Morgan Dunn, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Stacey Ramsey, Administrative Assistant  
Tasha Williams, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Dick Eaton, Code compliance Supervisor  
Bovary Exantus, Code Compliance Officer  
James Fetter, Code Compliance Officer  
Deanglis Gibson, Code Compliance Officer  
Linda Holloway, Senior Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Roberta Jones, Code Compliance Officer  
Captain Robert Kisarewich, Fire Inspector  
Dorian Koloian, Code Compliance Officer  
Paulette Perryman, Code Compliance Officer  
Wilson Quintero, Senior Code Compliance Officer  
Mary Rich, Senior Code Compliance Officer  
Michael Sanguinetti, Code Compliance Officer  
Hector Suarez, Code Compliance Officer  
John Suarez, Code Compliance Officer  
Lois Turowski, Code Compliance Officer  
Irma Westbrook, Code Compliance Supervisor

**Respondents and witnesses**

CE18082143: Norman Braslow, owner  
CE19011164: Vincent Awoc, owner  
CE19030668: Matthew Letourneau, property manager  
CE18100972: Goran Dragoslavic, owner  
CE17121889: Johnnie Moffet, owner  
CE18092024: Charles Graham, owner  
CE18101781: Georges Delbrouck, owner  
CE18072231: Marcus Williams, owner

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CE18050486: Frances Brown, owner  
CE18101492: Christopher Trim, power of attorney  
CE19010753: Sean Sullivan, attorney  
CE18101623: Marc Joseph, owner; Makinay Joseph, owner's son  
CE18041946: Kaye Baxter, attorney  
CE18090422: Anthony Williams, owner; Gregory Durden, attorney  
CE18062524: Adrian Sergeant, property manager  
CE18072103: Mark Morin, owner  
CE18030077: Dennis Peters, owner  
CE18101073: Neomia Facyson, owner  
CE18121827: Rulbeer Sanghera, owner  
CE18071408: Monalisa Laird, representative  
CE18101612: Gerald Smith, owner  
CE19021252: Alec Prior, owner  
CE18042090: Alexandre James, owner; Oriol Floreal, owner's brother  
CE18052480: Helcie Louis, owner; Nicholas Mamonvil, owner  
CE18060976: Ricky Funes, owner's son  
CE18121307: Mitchell Liss, owner  
CE18091000: Shirley Landers, owner  
CE17021481: Rod Feiner, attorney; Adnan Camero, owner  
CE18091894: Jose Rodriguez, owner  
CE18052192: Wade Williams, attorney; Sam Reed, owner; Essie Reed, owner  
CE17121289: Kevin Gibson, owner; Kenneth Gibson, owner  
CE18011038: Anthony Thomas, owner  
CE19020680: Charles Johnson, tenant; Chris Hickman, tenant's case manager  
CE17121300: Beth Brooks, owner  
CE18032039: Joseph Grant, owner  
CE18070584: Robert Keesler, general manager  
CE19020139: Denise Hayle, owner  
CE19021251: Gerales Isma, owner  
CE18021986: Casper Maies, owner  
CE19020153: Joe Mitchell, owner's son  
CE18090093: James Peverdo, attorney; Ela Hernandez, attorney  
CE18101730: Alon Amit, owner  
CE17120569: Narain Lalwani, owner; Monty Lalwani, owner's son  
CE18071605: Mohammed Molla, owner  
CE19010506: Christopher Elliott, owner  
CE18040988: Robert Coggins, representative  
CE19020851: Lucille Gladson, owner; Jo-Ann Gladson, owner  
CE18020628: Sadinet Fertilien, owner  
CE05090433: Ellen Dorfman, attorney; Chad Schuck, owner  
CE15110980: Elena Catana, owner  
CE17021236: Jonathan Fish, owner  
CE18031009: Ben Libson, representative  
CE12041366: Walter Rios, owner

CE16011145: Tomy Jacob, owner  
CE15011944: Nestor Marin, owner  
CE16081902: Eric Martinez, general contractor

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: CE18041946**

816 NW 12 AVE # 1

FEDERAL APARTMENTS LTD PRTNR % GREYSTONE

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 \$7,550 fine, which would continue to accrue until the property was in compliance.

Roberta Jones, Code Compliance Officer, recommended imposition of the fines.

Kaye Baxter, attorney, confirmed that the exterior repairs had been completed. Officer Jones agreed and said fines for the exterior repairs had stopped. Ms. Baxter stated the tenant had denied access to the unit to make interior repairs and had been evicted. She said her client thought that once the unit was vacant, there would be no fines. Ms. Baxter said her client was taking bids to have the repairs made and requested an extension.

Officer Jones stated the repairs must be completed in order to discuss abating the fines.

Ms. Flynn imposed the \$7,550 fine, which would continue to accrue until the violations were corrected.

**Case: CE19010753**

719 NE 17 AV

PASSERO DEVELOPMENT LLC

Service was via posting at the property on 3/11/19 and at City Hall on 3/21/19.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS MISSING AND ROTTED WOOD ON THE FASCIA AND ON THE EXTERIOR WALLS.

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

9-313.(a)

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

Complied:

24-27.(b)

Officer Holloway presented the case file into evidence and recommended ordering compliance with 9-3-3.(a) within 10 days and with the remaining violations within 182 days or a fine of \$100 per day, per violation.

Sean Sullivan, attorney, agreed. He explained they were demolishing the house.

Ms. Flynn found in favor of the City and ordered compliance with 9-313.(a) within 10 days and with the remaining violations within 182 days or a fine of \$100 per day, per violation.

**Case: CE18101492**

644 SOLAR ISLE DR  
GREENWOOD, ALICE B

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

Mary Rich, Senior 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. NOTE: IF THE REQUIRED REPAIR MEETS THE SUBSTANTIAL REPAIR THRESHOLD AS DEFINED IN 47-19.3.(F)(3), THE PROPERTY OWNER SHALL DESIGN, PERMIT AND CONSTRUCT THE SEAWALL TO MEET THE MINIMUM ELEVATION REQUIREMENT AND DESIGN REQUIREMENT OF 47 19.3.(F). COMPLETION OF REPAIRS ARE REQUIRED WITHIN 365 DAYS OF THIS NOTICE.

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

Christopher Trim, power of attorney, agreed.

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

**Case: CE18100972**

475 SW 27 AVE  
MINI LOFTS LLC

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 in compliance, fines had accrued to \$1,400 and the City was requesting a \$764 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$764 to cover administrative costs.

Goran Dragoslavic, owner, requested a further reduction because he had spent over \$5,000 to comply. Officer Koloian objected to a further reduction because it had taken almost six months and many discussions with officers for the owner to put down the sod.

Ms. Flynn imposed a fine of \$764 for the time the property was out of compliance.

**Case: CE19030668**

349 E DAYTON CIR  
BUY RENT SELL NOW LLC

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

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. THIS IS A REPEAT VIOLATION, BASED ON CASE NUMBER CE18031227 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON MAY 17, 2018 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 9-305(B). THIS CASE WILL BE PRESENTED AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Koloian presented the case file into evidence. She stated the property was now in compliance but requested imposition of a fine of \$100 per day for the 24 days the property had been out of compliance.

Matthew Letourneau, property manager, said the property had been in compliance prior to the date set for reinspection. Officer Koloian submitted the order from the prior case indicating this was a repeat violation and an email from Linda Holloway, Senior Code Compliance Officer, to Mr. Letourneau informing him again that the City would address any future violation. Mr. Letourneau said they had sodded the property twice, the second time with grass that was drought resistant.

Ms. Hasan said because this was a repeat violation, the fine would be imposed from the date the violation was observed. She noted that Officer Holloway had informed Mr. Letourneau about this.

Ms. Flynn found in favor of the City and imposed a fine of \$1,200 for the time the property had been out of compliance.

**Case: CE18050486**  
626 NW 22 RD  
ADAMS, FLOOKER

Request for extension

This case was first heard on 9/20/18 to comply by 11/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$27,200.

Roberta Jones, Code Compliance Officer, reported permits had been issued and the work was in process.

Frances Brown, owner, requested 30 days. She said the owner had suffered medical issues.

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

**Case: CE17121300**

Request for extension

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL. BROOKS, TAMI

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

Mike Sanguinetti, Code Compliance Officer, did not recommend any further extensions.

Beth Brooks, owner, said she was working with Rebuilding Florida on the hurricane damage and had been approved for their assistance program. She stated she was disabled and on a fixed income. Ms. Brooks agreed to provide Officer Sanguinetti with proof she was in the program.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/16/19 hearing.

**Case: CE19020851**

5720 NE 20 TER

GLADSON, LUCILLE D

Service was via posting at the property on 3/8/19 and at City Hall on 3/21/19.

John Suarez, Senior Code Compliance Officer, testified to the following violation(s):  
47-19.2.II.4.a.

THERE ARE STORAGE PODS AT THE FRONT DRIVEWAY/LAWN AREA OF THIS OCCUPIED SINGLE FAMILY RESIDENTIAL PROPERTY THAT HAVE EXCEEDED THE MAXIMUM ALLOWED TIME OF 14 DAYS PER CALENDAR YEAR.

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

Lucille Gladson, owner, said the pods were brought to the property after a flood had forced her to move her belongings out of the house. She confirmed that work was going on in the home.

Jo-Ann Gladson, owner, stated there had been a second flood recently. She said their contractor had sent an email to the City regarding this but there had been no response.

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

**Case: CE18101781**

617 NW 2 AVE  
DELBROUCK, GEORGES M

Service was via posting at the property on 3/11/19 and at City Hall on 3/21/19.

Roberta Jones, 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  
CRACKS, STAINS AND MISSING AND PEELING PAINT.

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

Georges Delbrouck, owner, was not sure the contractor would be finished in 21 days; he felt six weeks would be more realistic.

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

**Case: CE18011038**

2312 NW 6 PL  
THOMAS, ANTHONY LOUIS & THOMAS, SERINA ET AL.

This case was first heard on 4/12/18 to comply by 4/22/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$66,000 fine, which would continue to accrue until the property was in compliance.

Anthony Thomas, owner, said he had tried to comply and the grass was the only remaining violation.

Gustavo Caracas, Code Compliance Officer, said he had visited the property a few days ago, before the owner stated he had put down more sod. He recommended a 14-day extension to reinspect the property. He confirmed that the violation regarding vehicles parking on the grass was on compliance.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

**Case: CE18090093**

3021 NW 19 ST

AUER DA FA LLC % FAMILY DOLLAR

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 \$156,500 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, objected to any additional extensions. Ela Hernandez, attorney for the tenant, said they had a proposal for pressure washing the parking lot, the only violation she believed remained. Supervisor Quintero informed Ms. Hernandez that the landscaping and dumpster violations also remained. He stated the parking lot was missing wheel stops and was dirty and there were many complaints from the neighborhood.

James Peverdo, attorney for the owner, was present.

Ms. Flynn denied the extension, fines continue to accrue.

**Case: CE18052192**

2136 NW 8 ST

TEAM OF LIFE INC.

Service was via posting at the property on 3/11/19 and at City Hall on 3/21/19.

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

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

47-22.9.

THERE ARE SIGNS ON THE PROPERTY WITHOUT PERMITS.

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 SWALE.

Complied:

18-1.

47-34.1.A.1.

9-304(b)

Officer Gibson presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 30 days for or a fine of \$25 per day, per violation.

Wade Williams, attorney, explained this was a charitable organization. He said his client had been informed by more than one inspector that the sign and gravel were not violations. He requested additional time.

Officer Gibson said he had already allowed significant time because there had been a fire at the house.

Essie Reed, owner, said they were remodeling the interior and there had been a fire. There was no electric or water service at the property, and she did not want to install sod that she could not water.

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

**Case: CE18090422**

956 NW 17 AV  
WILLIAMS, R T EST

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 the City was requesting imposition of a \$5,400 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, stated the fence violation was in compliance but the other violation remained.

Gregory Durden, attorney, said the case was still in probate. The new owner had a proposal for repairing the roof and intended to pull a permit.

Officer Holloway recommended 35 days.

Anthony Williams, owner, said he had already signed a contract for the roof. He requested at least 30 days.

Ms. Hasan stated the Broward County Property Appraiser still showed the estate as the property owner, so Mr. Williams could not pull permits.

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

**Case: CE17021481**

Request for extension

1826 N DIXIE HWY  
SOUTH RIVER MANOR CONDO ASSN INC.

This case was first heard on 11/15/18 to comply by 12/6/18 and 12/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$7,050.

Roberta Jones, Code Compliance Officer, confirmed the property was not in compliance.

Rod Feiner, attorney, stated permits had been issued and contractor had been hired. He requested 90 days.

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

**Case: CE19010506**

3528 SW 12 CT  
ELLIOTT, CHRISTOPHER

Service was via posting at the property on 3/11/19 and at City Hall on 3/21/19.

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

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

9-306

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

Complied:

9-304(b)

47-34.1.A.1.

18-12(a)

Officer Gibson presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$25 per day, per violation.

Christopher Elliott, owner, agreed.

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

**Case: CE19020139**

2701 SW 13 CT

SMART SOLUTIONS INTERNATIONAL INC.

Service was via posting at the property on 3/14/19 and at City Hall on 3/21/19.

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

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

Complied:

9-313.(a)

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

Denise Hayle, owner, said they would fence in the lot and 63 days should be sufficient. Ms. Flynn confirmed that the ground cover must be applied even if the area was fenced.

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

**Case: CE18121827**

1419 NW 10 PL

KULCAT HOMES LLC

Service was via posting at the property on 3/16/19 and at City Hall on 3/21/19.

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.

9-304(b)

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION; THE GRAVEL IS WORN AND THERE IS GRASS GROWING THROUGH IT.

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

Rulbeer Sanghera, owner, agreed.

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

**Case: CE19011164**

320 SW 12 CT  
PINE CREEK ACRES LLC

Service was via posting at the property on 3/11/19 and at City Hall on 3/21/19.

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 PROPERTY AND SWALE AREA.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND  
ROTTED AND NOT MAINTAINED INCLUDING DOORS, BEAMS, SCREEN,  
CEILINGS, VENTS, SOFFITS AND FASCIA.

9-306

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

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Vincent Awoc, owner, requested 30 days for 18-12(a).

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 35 days and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

**Case: CE18021986**

2831 NE 29 ST  
FELDEV LLC

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 the City was requesting imposition of a \$15,200 fine, which would continue to accrue until the property was in compliance.

Casper Maies, owner, said they had already hired an architect and they planned to renovate the property. He requested 120 days.

John Suarez, Senior Code Compliance Officer, did not object to the request.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue.

**Case: CE18082143**

101 SW 22 AVE  
RIVERLAND 101 LLC

This case was first heard on 11/15/18 to comply by 12/13/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,550 fine, which would continue to accrue until the property was in compliance.

Dorian Koloian, Code Compliance Officer, requested a 7-day extension to reinspect.

Norman Braslow, owner, agreed.

Ms. Flynn granted a 7-day extension, during which time no fines would accrue.

**Case: CE18121307**

1809 SW 22 ST  
M & M REAL ESTATE 1809 LLC

Service was via posting at the property on 3/6/19 and at City Hall on 3/21/19.

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

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

Officer Sanguinetti presented the case file into evidence and said the owner had agreed to comply 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: CE18101073**

1239 SW 29 TER  
FACYSON, NEOMIA

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

Dorian Koloian, Code Compliance Officer, recommended imposition of the fines.

Neomia Facyson, owner, said she had heart surgery and had been looking for a program to help her paint the house. Officer Koloian recommended a 35-day extension and Ms. Facyson requested 60 days.

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

**Case: CE18070584**

2670 E SUNRISE BLVD # HOTEL  
DEJ HOTELS LLC

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 not in compliance and the City was requesting imposition of a \$30,600 fine, which would continue to accrue until the property was in compliance.

Robert Keesler, general manager, said repairs were complete and they needed 63 days for the test and balance.

Captain Robert Kisarewich, Fire Inspector, agreed to a 63-day extension.

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

**Case: CE19020680**

2315 NW 12 CT  
MARMATI LLC

Service was via posting at the property on 3/16/19 and at City Hall on 3/21/19.

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 IN SOME  
AREAS AND THERE IS GRASS GROWING THROUGH IT.

Complied:  
9-313.(a)

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

Charles Johnson, tenant, said he was unsure the owner was aware of the violations.

Chris Hickman, the tenant's case manager, said the landlord lived in Miami.

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

**Case: CE18040988**

4015 NE 34 AVE  
FM INTERNATIONAL CONSULTING INC.

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 in compliance, fines had accrued to \$2,550 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$893.

Robert Coggins, representative, said it had taken a month to contact the property inspector to explain what must be done to comply.

Ms. Flynn imposed a fine of \$893 for the time the property was out of compliance.

**Case: CE18071605**

Request for extension

3400 W BROWARD BLVD  
AZIZ DISCOUNT BEAUTY SUPPLY 105 INC.

This case was first heard on 11/15/18 to comply by 11/29/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$15,000.

Mary Rich, Senior Code Compliance Officer, said the owner was working toward compliance and recommended a 63-day extension.

Mohammed Molla, owner, agreed.

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

**Case: CE18060976**

1548 SW 22 AV  
FUNES, THELMA A

This case was first heard on 9/6/18 to comply by 11/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting no fine be imposed.

James Fetter, Code Compliance Officer, recommended no fine be imposed.

Ricky Funes, the owner's son, agreed.

Ms. Flynn imposed no fine.

**Case: CE18072231**

620 NW 14 WY  
SWINT, WILLA M

Service was via posting at the property on 3/11/19 and at City Hall on 3/21/19.

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

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

Complied:  
18-12(a)  
9-306

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

Marcus Williams, owner, requested 93 days because the lot was sand and he needed to add topsoil to get grass to grow.

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

**Case: CE18101623**

727 NW 6 AVE  
723 NW 6TH AVE LLC

Service was via posting at the property on 3/8/19 and at City Hall on 3/21/19.

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

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS TAX  
RECEIPT.

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

Marc Joseph, owner, said he already had the receipt and presented it.

Makinay Joseph, the owner's son, stated Officer Jones had already indicated this was complied. Officer Jones stated 725 NW 6 Avenue was in compliance but this property was not. She said they already had the State license but still needed the license from the City.

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

**Case: CE18091000**

1820 NW 27 AV

LANDERS, SHIRLEY RUTH

This case was first heard on 11/29/18 to comply by 12/20/18. 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.

Patrice Jolly, Code Compliance Officer, recommended no fine be imposed.

Shirley Landers, owner, agreed.

Ms. Flynn imposed no fine.

**Case: CE19021252**

1501 SW 19 AVE

PRIOR, ALEC STEPHEN

Service was via posting at the property on 3/11/19 and at City Hall on 3/21/19.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):  
18-4(c)

THERE IS A DERELICT VEHICLE WITHOUT A VALID PLATE ON THE  
PROPERTY.

Supervisor Quintero presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, with the right to tow the vehicle.

Alec Prior, owner, said the vehicle was operable but not registered. He requested more than 10 days to register or remove the car.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, with the right to tow the vehicle.

**Case: CE18101730**

3061 NE 45 ST

AMIT, ALON M AMIT, JENNIFER WETSTEIN

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 \$19,000 fine, which would continue to accrue until the property was in compliance.

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

Alon Amit, owner, said he had an annual tenant, with a lease, in the property since June but his wife, the co-owner whom he was in the process of divorcing, had kept advertising the property for vacation rental. He had been unable to cancel the ads, since Ms. Wetstein had placed them. Mr. Amit stated on 3/21 and 4/1, his attorney had sent letters to Ms. Wetstein's attorney informing her that the ads must be removed but she had taken no action. He said this was occurring on another property they co-owned.

Ms. Hasan recommended imposition of the fines. She noted that in the case against the other property they co-owned, Ms. Wetstein blamed Mr. Amit for the violation. Ms. Flynn asked if the fact that there was an annual tenant with a lease living at the property mitigated the violation and Ms. Hasan said it would not, as long as the ad was running. She said this was a civil matter that could be addressed during the divorce.

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

**Case: CE17120569**

3132 NE 9 ST

LALWANI, NARAIN S

This case was first heard on 5/17/18 to comply by 7/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$194,000 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said there had been substantial improvement but not compliance. He would not object to a further extension.

Monty Lalwani, the owner's son, said the property was in compliance and requested an extension to reinspect. He said they intended to redevelop the property. Officer Caracas did not want to grant an extension for 18-12(a), the trash violation.

Ms. Flynn granted a 7-day extension, except for 18-12(a) during which time no fines would accrue.

**Case: CE18092024**

604 SW 22 TER  
GRAHAM, CHARLES MICHAEL FERNANDES

This case was first heard on 1/17/19 to comply by 2/14/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,700 and the City was requesting a \$672 fine be imposed.

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

Charles Graham, owner, agreed.

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

**Case: CE18032039**

2661 RIVERLAND DR  
JJ GRAN ENTERPRISES LLC

This case was first heard on 6/21/18 to comply by 7/5/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,225 and the City was requesting a \$755 fine be imposed.

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

Joseph Grant, owner, agreed.

Ms. Flynn imposed a fine of \$755 for the time the property was out of compliance.

**Case: CE18072103**

1123 NE 15 AVE  
MORIN, MARK

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 the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property was in compliance.

Paulette Perryman, Code Compliance Officer, stated all violations were now in compliance. She recommended reducing the fines to \$922 to cover administrative costs.

Mark Morin, owner, asked for a further reduction because he had put over \$30,000 into the property.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

**Case: CE18042090** Request for extension  
1511 NW 12 AV  
ALEXANDRE, JAMES H/E MICHEL, EMILAIRE

This case was first heard on 2/7/19 to comply by 2/28/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,400.

Patrice Jolly, Code Compliance Officer, did not object to the request for an extension.

Oriol Floreal, the owner's brother, requested 30 days.

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

**Case: CE18020628** Request for extension  
649 NW 15 ST  
FERTILIEN, SADINET

This case was first heard on 11/15/18 to comply by 7/1/18 and 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,650.

Mary Rich, Senior Code Compliance Officer, said the roof was still in disrepair.

Sadinet Fertilien, owner, requested 90 days.

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

**Case: CE17121289**  
2311 NW 12 CT  
WILLIAMS, LOUISE EST

This case was first heard on 3/15/18 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 \$32,125 fine, which would continue to accrue until the property was in compliance.

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

Kevin Gibson, owner, said they had tried to fix the roof, but it had not been done properly and now it would cost more. He said the vehicles had been removed. Officer Jolly agreed to reinspect the property.

Kenneth Gibson, owner, said the roof needed to be completely replaced and they could not afford that right now. He said all other violations were in compliance.

Ms. Flynn granted a 63-day extension for 9-308(a) only, during which time no fines would accrue.

**Case: CE18091894**

2124 NW 7 CT

RODRIGUEZ, JOSE A

Service was via posting at the property on 3/8/19 and at City Hall on 3/21/19.

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

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

Complied:

24-27.(b)

24-27.(g)

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

Jose Rodriguez, owner, described problems with the swale that prevented grass from growing there.

Mary Rich, Senior Code Compliance Officer, advised Mr. Rodriguez to contact engineering and said he could put up to 40% gravel in the area, and could also use pervious pavers, but this required an engineering permit.

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

**Case: CE18062524**

1107 NW 14 ST

CASA VENTURES % FL PROFESSIONAL PROPERTY MGMT

This case was first heard on 11/29/18 to comply by 12/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was requesting the full fine be imposed.

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

Adrian Sergeant, property manager, said they had spent considerable money for the sod. Officer Jolly said the property had been at of compliance for over a month after the hearing.

Ms. Flynn Imposed the \$1,650 fine.

**Case: CE18030077**

1216 NW 6 AV

PETERS, DENNIS G

This case was first heard on 6/21/18 to comply by 7/1/18 and 8/23/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,100 and the City was requesting the full fine be imposed.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$847.

Dennis Peters, owner, described his efforts to comply and said all the work was done long before August. Officer Rich said 9-308 was not complied until 11/15/18, per the agenda.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

**Case: CE18052480**

1530 NW 8 AV

PIERRE-LOUIS, HELCIE

Vacate and re-hear the case

This case was first heard on 8/6/18 to comply by 7/1/18 and 8/30/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,500 and the City was requesting the prior order be vacated and a \$755 fine be imposed.

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

Helcie Louis, owner, agreed.

Ms. Flynn imposed a fine of \$755 for the time the property was out of compliance.

**Case: CE19020153**

2890 DAVIE BLVD  
MITCHELL, SYLVIA

Service was via posting at the property on 3/6/19 and at City Hall on 3/21/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):  
47-34.4 B.1.

THERE IS A TRAILER AND A BOAT ON TRAILER BEING PARKED  
OR STORED ON THIS PROPERTY.

9-304(b)

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

9-305(b)

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

Complied:

9-280(h)

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

Joe Mitchell, the owner's son, said they were working on the violations and requested 63 days.

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

**Case: CE19021251**

2730 NW 26 ST  
ISMA, GERALES & MELIANA P

Service was via posting at the property on 3/13/19 and at City Hall on 3/21/19.

Hector Suarez, 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 WHICH INCLUDES THE SWALE AREA.

BCZ 39-275(6)(b)

THERE IS OUTDOOR STORAGE THROUGHOUT THIS RS-5 COUNTY ZONED SINGLE FAMILY PROPERTY INCLUDING BUT NOT LIMITED TO: COMMERCIAL LANDSCAPE EQUIPMENT, WOOD, FURNITURE, CHAIN LINK FENCE AND OTHER DEBRIS.

Complied;  
18-12(a)  
9-306

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

Bovary Exantus, Code Compliance Officer, acted as interpreter for Gerales Isma, owner. Mr. Isma requested 60 days, not 28 days but Officer Suarez objected, stating he had already visited the property with an interpreter to explain what must be done.

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

**Case: CE18071408**

Request for extension

1454 SW 18 TER  
PHD DEVELOPMENT LLC

This case was first heard on 12/6/18 to comply by 3/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

Wilson Quintero, Senior Code Compliance Officer, confirmed the property was now in compliance and the owner agreed to waive service of a Massey hearing. He recommended reducing the fines to \$480 to cover administrative costs.

Monalisa Laird, representative, agreed.

Ms. Flynn imposed a fine of \$480 for the time the property was out of compliance.

**Case: CE18101612**

1500 NW 1 AV  
SMITH, GERALD G

Service was via posting at the property on 3/13/19 and at City Hall on 3/21/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s): 47-19.5.E.4.

ALL FENCES SHALL BE FINISHED ON THE SIDE FACING THE NEIGHBORING PROPERTY OR RIGHT-OF-WAY, EXCEPT WHEN A NEW

FENCE DIRECTLY ABUTS AN EXISTING WALL OR FENCE PREVENTING ACCESS. WHEN A FENCE IS LOCATED IN A MANNER WHERE BOTH SIDES ARE VISIBLE FROM A RIGHT-OF-WAY, BOTH SIDES OF THE FENCE SHALL BE FINISHED.

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

Gerald Smith, owner, agreed.

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

**Case: CE19020126**

730 NW 17 AV

TAYLOR, JAMES TAYLOR, RUBIN EST

Service was via posting at the property on 3/7/19 and at City Hall on 3/21/19.

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

9-313.(a)

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

9-305(b)

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

9-280(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.

47-34.1.A.1.

THERE ARE UNPERMITTED UNROOFED ITEMS ALONG WITH RUBBISH AND DEBRIS BEING STORED IN THE YARD.

9-308(a)

THE ROOF AND SOFFIT AT THIS SINGLE FAMILY RESIDENT IS IN DISREPAIR.

9-306

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

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

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

**Case: CE19020256**

3120 SW 21 ST

SCHWARTZ, MERRY C EST

Service was via posting at the property on 3/6/19 and at City Hall on 3/21/19.

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

THERE IS OUTDOOR STORAGE ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO THE PORCH OR CARPORT AREA. THIS IS A NON-PERMITTED LAND USE IN THIS RS-6.85B ZONED RESIDENTIAL PROPERTY PER SEC. 47-24-7. THIS IS A RECURRING VIOLATION PER CASE CE18052417 WHEN THIS PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Fetter 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: CE18110494**

2800 N ATLANTIC BLVD

RHOADS, JEANNE, JEANNE RHOADS TR

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

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

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

Complied:

9-305(b)

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

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

**Case: CE19011335**

5561 NE 28 AV

DARPINO, DOMINIC EST

Service was via posting at the property on 3/8/19 and at City Hall on 3/21/19.

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

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

Complied:

18-12(a)

9-278(e)

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

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

**Case: CE18102111**

Stipulated agreement

2116 SE 18 ST

GILLESPIE, JOHN F

Violations:

9-308(a)

THE ROOF AT THIS PROPERTY ONLY HAS A MEMBRANE. THERE ARE NO SHINGLES/TILES ON THE ROOF. ROOF SHOULD BE SECURE AND WATER TIGHT.

9-306

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

The City had a stipulated agreement with the owner to comply within 182 days or a fine of \$25 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 182 days or a fine of \$25 per day, per violation.

**Case: CE18121562**

1012 NW 2 ST

GEORGE, DONNAHUE G

Service was via posting at the property on 3/15/19 and at City Hall on 3/21/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):  
9-304(b)

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

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY.

9-278(e)

THERE ARE HURRICANE SHUTTERS OBSTRUCTING THE DIRECT VENTILATION OF THE WINDOWS OF THIS PROPERTY TO THE OUTDOORS.

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

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

**Case: CE18121766**

1301 NW 2 ST

SIP REALTY 1 LLC

Service was via posting at the property on 3/6/19 and at City Hall on 3/21/19.

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.

Complied:

9-313.(a)

9-306

9-280(b)

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

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

**Case: CE18121335**

499 W MELROSE CIR

NALLASAMY, THANGAMUTHU

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

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.

9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR. THERE ARE HOLES AND THE SURFACE IS UNEVEN AND HAS CRACKS. IT NEEDS TO BE REPAIRED AND RESURFACED. (WITH PERMITS IF APPLICABLE)

9-306

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.

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

THERE IS OPEN AIR STORAGE CONSISTING OF A REFRIGERATOR, A WASHER, A TELEVISION, AND OTHER MISCELLANEOUS ITEMS WHICH IS A UNPERMITTED LAND USE IN THIS RESIDENTIAL ZONED DISTRICT.

Complied:

9-305(a)

Officer Koloian 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 21 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 21 days or a fine of \$50 per day, per violation.

**Case: CE19030506**

541 E EVANSTON CIR

PARKE, EDWIN P

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

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

THERE IS STORAGE CONSISTING OF, BOXES, PAPERS, AND OTHER MISCELLANEOUS ITEMS UNDER THE CARPORT AT THIS PROPERTY 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. THIS IS A RECURRING VIOLATION, SEE CASE NUMBER CE16121622 AND CASE NUMBER CE17050194. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

18-4(c)

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

Officer Koloian presented the case file into evidence. She reported both violations were now in compliance and requested a finding that both had existed as cited.

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

**Case: CE19011977**

1660 SW 22 AV

BRYAN, SCOTT L

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

THERE ARE BUILDING PARTS THROUGHOUT INCLUDING FASCIA AND SOFFITS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE WINDOWS IN DISREPAIR THAT ARE COVERED WITH BOARDS.

9-280(h)

THERE IS A CABANA AT THE REAR OF THIS PROPERTY THAT IS MISSING MOST OF THE ROOF AND NOT BEING MAINTAINED.

9-306

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

9-308(a)

THE ROOF IS IN DISREPAIR AND COVERED WITH A TARP. IT IS NOT WEATHER OR WATER TIGHT.

9-308(b)

THERE IS TARP AND OTHER ITEMS HOLDING THE TARP IN PLACE ON THE ROOF OF THIS PROPERTY.

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

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

**Case: CE19011763**

2332 NW 14 CT

2016 JORDI C & M LLC

Service was via posting at the property on 3/16/19 and at City Hall on 3/21/19.

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:

9-306

9-280(h)(1)

18-12(a)

24-27.(b)

47-34.1.A.1.

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

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

**Case: CE19020105**

1744 NW 18 ST

PEREZ, JUAN

Service was via posting at the property on 3/16/19 and at City Hall on 3/21/19.

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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
THERE ARE AREAS OF THE EXTERIOR 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. THIS IS A RECURRING VIOLATION  
WHEN THE PROPERTY WAS CITED ON 12/16/15 UNDER CASE  
CE15121173. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL  
MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO  
COMPLIANCE OR NOT.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with 9-306 within 21 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days and with 9-306 within 21 days or a fine of \$50 per day, per violation.

**Case: CE18102565**

1110 SW 29 ST

BROOKS FAMILY PROPERTIES IV LLC

Service was via posting at the property on 3/6/19 and at City Hall on 3/21/19.

Dick Eaton, Code Compliance Supervisor, testified to the following violation(s):  
9-304(b)

THE GRAVEL DRIVEWAY ON THIS OCCUPIED MULTI-FAMILY  
RESIDENCE  
IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL  
DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS  
GRASS GROWING THROUGH IT.

9-305(b)

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

Withdrawn:  
24-27.(b)  
Complied:  
9-278(e)

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

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

**Case: CE19012006**

1404 SW 9 AVE

SWATT, MARCI LE FAY, BRIAN S & STANLEY FAM LIV TR

Service was via posting at the property on 3/6/19 and at City Hall on 3/21/19.

Dick Eaton, Code Compliance Supervisor, testified to the following violation(s):  
47-18.47 A.

THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. THEY HAVE NOT REGISTERED WITH THE PLANNING AND ZONING DIVISION OF THE CITY DEPARTMENT OF SUSTAINABLE DEVELOPMENT AS REQUIRED NOR HAVE THEY BEGUN THE PROCESS TOWARDS OBTAINING STATE CERTIFICATION.

Supervisor Eaton presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

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

**Case: CE19030854**

6880 NW 9 AVE

BELLAMARC INVESTMENTS INC.

Personal service was made on 3/25/19. Service was also via posting at City Hall on 3/21/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):  
NFPA 1:50.5.2.1

THE HOOD FIRE SUPPRESSION SYSTEM DOES NOT HAVE A PASSING INSPECTED AND CERTIFICATION REPORT BY A STATE LICENSED COMPANY WITHIN THE PAST 6 MONTHS.

Captain Kisarewich 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: CE19030883**

1730 N FEDERAL HWY  
BAL HARBOUR SQUARE LLC

Service was via posting at the property on 3/25/19 and at City Hall on 3/14/19.

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 WITH DEFICIENCIES.

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.

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

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

**Case: CE19030956**

3051 NE 32 AVE  
ANNIEOPA LLC

Service was via posting at the property on 3/25/19 and at City Hall on 3/14/19.

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.

Complied:

NFPA 101:7.9.2.1

Captain Kisarewich recommended ordering compliance within 42 days or a fine of \$100 per day.

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

**Case: CE19020700**

4040 GALT OCEAN DR # 221

MARKOVICH, YAEL

Service was via posting at the property on 3/20/19 and at City Hall on 3/21/19.

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.

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: CE19020723**

4040 GALT OCEAN DR # 518

ZAZZINI, ANDRES RODOLFO ZAZZINI, MARIA

Service was via posting at the property on 3/20/19 and at City Hall on 3/21/19.

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.

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: CE19020726**

4040 GALT OCEAN DR # 919  
KAUFMAN, JODI

Service was via posting at the property on 3/20/19 and at City Hall on 3/21/19.

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.

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: CE18101391**

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

This case was first heard on 1/17/19 to comply by 1/27/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,100 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$1,100 fine.

**Case: CE18110197**

1951 NW 27 AVE  
HAYAT, ELI

This case was first heard on 1/17/19 to comply by 1/31/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,300 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,300 fine, which would continue to accrue until the violations were corrected.

**Case: CE18101128**

640 NW 15 TER  
EL VIGNOBLE LLC

This case was first heard on 1/17/19 to comply by 2/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,200 fine, which would continue to accrue until the violations were corrected.

**Case: CE18112055**

417 NW 14 WY  
SOL RE INVESTMENTS LLC

This case was first heard on 1/17/19 to comply by 1/31/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE17121889**

529 NW 19 AV  
NW 19 AVE TR 529

This case was first heard on 4/19/18 to comply by 5/3/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$15,300 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$15,300 fine, which would continue to accrue until the violations were corrected.

**Case: CE18110595**

3519 SW 15 CT  
JOHNSON, CARRIE S

This case was first heard on 1/17/19 to comply by 1/27/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,300 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$2,300 fine.

**Case: CE18110873**

3519 SW 15 CT  
JOHNSON, CARRIE S

This case was first heard on 1/17/19 to comply by 1/27/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$13,200 fine, which would continue to accrue until the violations were corrected.

**Case: CE18090723**

1556 NW 10 PL  
IAG HOUSING FOUNDATION INC.

This case was first heard on 1/17/19 to comply by 1/31/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$1,400 fine.

**Case: CE18101584**

1315 NE 16 AVE  
C1 IMMOBILIER 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 in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$1,500 fine.

**Case: CE18081384**

1205 NW 2 AVE  
VIAL LLC % ALBERT ALLEN

This case was first heard on 11/15/18 to comply by 2/14/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE18090021**

1471 NW 20 ST  
DH 1471 LLC

This case was first heard on 11/15/18 to comply by 11/22/18 and 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 \$50,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$50,000 fine, which would continue to accrue until the violations were corrected.

**Case: CE18091262**

401 SW 25 AV  
JAMES, AVILL & SYLVIA

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 \$300 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$300 fine.

**Case: CE18100708**

2751 SW 3 CT  
WHITE, MORRIS

This case was first heard on 1/17/19 to comply by 2/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,800 fine, which would continue to accrue until the violations were corrected.

**Case: CE18090362**

2760 SW 3 CT  
THOMAS, DERRICK

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 \$2,700 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.

### **Lien Reduction Hearings**

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

**Case: CE05090433**

743 NE 17 WAY

L & C PROPERTY HOLDINGS LLC

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$23,325 and City hard costs totaled \$1,086. The applicant had offered \$1,086. Total liens for all three cases: \$69,375; total hard costs: \$2,890.

Ellen Dorfman, attorney, said the violations were from a prior owner and her client had spent over \$150,000 to rehabilitate the property. She requested a reduction to hard costs.

Chad Shuck, owner, said they were aware of the violation when they purchased the property and it had been owned by a bank. He described work done and costs. Ms. Flynn pointed out they had paid more than the assessed value of the property.

Ms. Flynn reduced the lien amount to \$1,086 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: CE11051978**

743 NE 17 WAY

L & C PROPERTY HOLDINGS LLC

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$18,200 and City hard costs totaled \$1,546. The applicant had offered \$1,546.

Ms. Flynn reduced the lien amount to \$1,546 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: CE17031447**

743 NE 17 WAY

L & C PROPERTY HOLDINGS LLC

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$27,850 and City hard costs totaled \$258. The applicant had offered \$258.

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

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

**Case: CE15110980**

3120 NW 68 ST  
ELENA CATANA

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$19,200 and City hard costs totaled \$258. Total liens for both cases: \$81,150; total hard costs: \$1,114.

Elena Catana, owner, explained the property had been quit claimed deeded to her in lieu of child support but she was unaware of the liens.

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

**Case: CE17050816**

3120 NW 68 ST  
ELENA CATANA

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$61,950 and City hard costs totaled \$856.

Ms. Flynn reduced the lien amount to \$856 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: CE17021236**

701 NW 5 AVE  
BAYIT INVESTMENTS LLC

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$121,000 and City hard costs totaled \$856. The applicant had offered \$500.

Jonathan Fish, owner, said he and his brother purchased the property unaware of the violations. They had evicted approximately 40 tenants, rehabilitated the property and hired a full-time manager. He said the notices had been sent to his accountant, who had moved out of the country. The management company never made them aware of the violations. As soon as they were aware of the violations, they had acted to comply.

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.

**Case: CE18031009**

1344 NW 1 AVE

DAVIS ASSET HOLDINGS LLC

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$8,800 and City hard costs totaled \$939. The applicant had offered \$1,000.

Ben Libson, representative, said the owner had hired a management company, which did not resolve the issues at the property. The owner had subsequently fired that company and hired Mr. Libson's company, which resolved the violations. He requested a reduction to hard costs.

Ms. Flynn reduced the lien amount to \$1,200 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: CE16011145**

2971 SW 14 ST

ANAVIKA ESTATES LLC

MATTATHIL LLC

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$22,400 and City hard costs totaled \$994. The applicant had offered \$2,200.

Tomy Jacob, owner, said the violations were in compliance and they had paid the fines. Ms. Ramsey clarified that the owner had paid hard costs separate from this violation.

Ms. Flynn reduced the lien amount to \$2,200 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: CE15011944**

609 NE 8 AV

ELITE HOME PARTNERS LLC

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$123,150 and City hard costs totaled \$1,971. The applicant had offered \$1,200.

Nestor Marin, owner, said it had taken over a year for the architectural firm hired to pull the permits.

Ms. Flynn reduced the lien amount to \$1,971 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: CE16081902**  
700 RIVIERA ISLE DR  
MEISTER, FLORIAN

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$337,500 and City hard costs totaled \$939. The applicant had offered \$939.

Eric Martinez, general contractor, explained that the owner lived in Germany and had signed a vacation rental application on November 5, 2016. The owner had filed for the necessary taxes soon after and submitted an address change so the City could send notices to the correct address. Mr. Martinez pointed out that the Broward County Property Appraiser had the correct address but the City still did not. When the owner wanted to list the property for sale, the liens had been discovered and the person who was supposed to be handling the vacation rental application had denied any problem. Finally, the owner had hired Mr. Martinez to handle the situation and Mr. Martinez had advised him to de-list the property, bringing it into compliance.

Ms. Flynn said the owner had not followed up on the application he had signed but Mr. Martinez stated the property manager had led him to believe it was being taken care of.

Ms. Flynn reduced the lien amount to \$3,800 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

**Case: CE12041366**  
1808 SW 9 ST  
DAVID C. MARKEY

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$216,900 and City hard costs totaled \$258. The applicant had offered \$1,250. Total liens for both cases: \$536,400; total hard costs: \$1,390.

Walter Rios, representative, said his son had purchased the property unaware of the violations. As soon as Mr. Rios and his partner purchased the property, they had

complied, but the inspector had neglected to finalize the sewer permit. They had fully rehabilitated the property with permits. He requested a reduction to hard costs.

Ms. Flynn reduced the lien amount to \$1,250 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: CE15060385**

1808 SW 9 ST  
DAVID C. MARKEY

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$319,500 and City hard costs totaled \$1,132. The applicant had offered \$1,250.

Ms. Flynn reduced the lien amount to \$1,250 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: CE17061347**

2341 SW 35 AVE  
ZIMMERMAN, DAVID

Notice was mailed to the owner via first class mail on 3/27/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$12,050 and City hard costs totaled \$258.

The owner was not present and Ms. Flynn denied the request.

**Complied, Closed, Withdrawn and Rescheduled Cases**

Ms. Flynn accepted pages 56, 57 and 58 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:

CE19030832

**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 12:45 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:

  
\_\_\_\_\_  
CLERK, SPECIAL MAGISTRATE