



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
APRIL 18, 2019
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative assistant
Morgan Dunn, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Crystal Green-Griffith, Administrative Assistant
Porshia Williams, Code Compliance Manager
Tania Amar, Assistant City Attorney
Stephanie Bass, Code Compliance Officer
Steve Bisch, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
Adam Feldman, Code Compliance Supervisor
James Fetter, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Stephanie Philogene, Code Compliance Officer
Wilson Quintero, Senior Code Compliance Officer
Danny Reyes, Code Compliance Officer
Orlando Rodriguez, Code Compliance Officer
Will Snyder, 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

CE18072324: John Brown, owner
CE18121427: James Chaworth, owner; Thomas McDermott, witness
CE17041578: Steven D'Apuzzo, owner
CE18031446: Calvin Sapp owner; Lucille Sapp, owner
CE17121590: Vernon Jones, owner

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CE18100877: Andrew Schein, attorney
CE17081189: Dejacmar Delice, owner
CE19021188: Giovanni Perez, representative
CE18012329: Essie Mae Barr, owner; Victor Barr, owner; Quintin Williamson, owner's grandson
CE18020350: Melvin Wright, owner
CE17061840; CE18060565; CE18050034: Jason Crush, owner
CE18101064: Russell Dion, owner
CE19020417: Nehemya Sapr, property manager
CE19031190: Carolyn Rice, owner; Robert Rice, owner; David Damerau, tenant
CE18101431: Jean Michel, owner
CE18011626: Rosetta Rushing, owner; Louis Files, owner's son
CE18071169; Emilio Rancic, owner
CE18101019: Ieesn Elkobi, lessee
CE19021225: Richard Donato, owner
CE18011362: Mark Fernan, district manager; Dana Cravens, owner
CE18061224: Ryan Johnson, owner
CE18101559: Ryan Johnson, property manager; Jeffrey Green, attorney
CE18021868: Anissa Chapman, representative
CE18111009: Cadet Leonvil, owner
CE18070432: Jada Johnson, owner
CE18120977: Pierre Petit-Frere, pastor
CE18020915: Sam Williams, owner
CE16060755: Richard DeWitt, owner
CE18052493: Michael Gruber, owner
CE18090741: David Hand, owner
CE18052472: Yaniv Cohen, owner
CE18052530: Shmuel Casper, owner; Asher Levy, manager
CE18052537: Patrick Louis-Jean, owner
CE19020037: Shawnta Moss, manager
CE19030994: Rodney Robinson, owner
CE19021160: Paul Lythe, owner
CE18031045: Larcelous Edwards, owner; Barbara Edwards, owner
CE18120607: Luke Harrigan, owner
CE18021434: Eugene Germain, owner
CE19011395: Luis Aleman Madeira, owner's husband
CE18080266: Dominic Dnnce, owner
CE18071144: Mark Mesiano, owner
CE18080658: Kathryn Coker, attorney
CE18070943: Victor Veras, district manager
CE18111205: Michael McIntosh, representative; Chung Lee, owner
CE18010539: Billie Morrison, owner
CE19010120: Marvin Durand, owner; Alysia Borgos, owner
CE18061621: Luis Caro, owner
CE18120174: James Barron, representative

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CE18110871: Patricia Csimpolyas, representative

CE18040943: Gussie Lee Poole, owner; Sheldon Sanders, representative

CE19010123: Scott Koller, owner

CE18111696: Elizabeth Polit, tenant; Charles Polit, tenant; Laura Pandolfo, owner

CE19011370: Cesar Brown, owner

CE18070920: Richard Weit, owner

CE18070122: Monalisa Laird, property manager

CE18091942: Michael Pizzi, attorney

CE19032130: Gerald Radtke, representative; Eugene Lima, lessee

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: CE18060565

1350 NE 5 TER

COOPER, CALDWELL C

This case was first heard on 9/20/18 to comply by 10/4/18 and 11/22/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,400 and the City was requesting a \$718 fine be imposed.

Danny Reyes, Code Compliance Officer, recommended reducing the fines to \$718 to cover administrative costs.

Jason Crush, attorney, agreed.

Judge Purdy imposed a fine of \$718 for the time the property was out of compliance.

Case: CE18050034

1820 SW 11 ST

ASHTON HOLDINGS & DEVELOPMENT LLC

This case was first heard on 9/6/18 to comply by 11/8/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting \$442 fine be imposed.

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

Jason Crush, attorney, agreed.

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

Case: CE17061840
529 BAYSHORE DR
BAYSHORE CONCEPTS LLC

This case was first heard on 1/18/18 to comply by 3/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$33,400 fine, which would continue to accrue until the property was in compliance.

Jason Crush, attorney, said they had been going through the approval processes with the Army Corps of Engineers and the State Environmental Protection Department for the past year and were now in the permit process with the City.

Judge Purdy granted a 14-day extension to May 2, 2019, during which time no fines would accrue.

Case: CE18120607 Request for extension
1646 NE 12 TER
GRACE COMMUNITY DEVELOPMENT CORPORATION

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$5,400.

Danny Reyes, Code Compliance Officer, recommended a 63-day extension.

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

Case: CE18111009
1150 NW 7 AV
CADET, LEONVIL

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

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

THERE IS GRASS/WEED OVERGROWTH, TRASH AND DEBRIS ON THE 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. THERE ARE DEAD PALM

BRANCHES ON THE PALM TREES.

Complied:
47-20.20.H.
9-280(b)
9-306

Officer Philogene 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 9-305(b) within 63 days or a fine of \$50 per day. Officer Philogene interpreted for the owner in Creole.

Cadet Leonvil, owner, agreed.

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 9-305(b) within 63 days or a fine of \$50 per day.

Case: CE18020915

1340 NW 6 AV
WILLIAMS, SAM WILLIAMS, AUGUSTA

This case was first heard on 6/21/18 to comply by 7/26/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,750 fine, which would continue to accrue until the property was in compliance.

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

Sam Williams, owner, said he had been working with another inspector and was still working on the violations and Inspector Reyes agreed.

Judge Purdy imposed the \$10,750 fine, which would continue to accrue until the violations were corrected.

Case: CE18071169

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 in compliance, fines had accrued to \$2,700 and the City was recommending a \$746 fine be imposed. The owner had agreed to waive his right to notice of a Massey hearing.

Gustavo Caracas, Code Compliance Officer, recommended reducing the fines to \$746 to cover administrative costs.

Emilio Rancic, owner, waived his right to notice of a Massey hearing and agreed to the fine reduction.

Judge Purdy imposed a fine of \$746 for the time the property was out of compliance.

Case: CE17041578

115 NW 6 ST
NORTH WEST 6TH INVESTMENTS LLC

This case was first heard on 3/15/18 to comply by 4/5/18 and 9/13/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$59,600 and the City was requesting a \$994 fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended reducing the fines to \$994 to cover administrative costs.

Steven D'Apuzzo, owner, agreed.

Judge Purdy imposed a fine of \$994 for the time the property was out of compliance.

Case: CE19031190

708 NW 6 AVE
RICE, ROBERT J & CAROLYN L

Personal service was made on 3/27/19. Service was also via posting at City Hall on 4/4/19.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
18-4(c)

THERE ARE MULTIPLE DERELICT VEHICLES ON THE PROPERTY. THIS IS A RECURRING VIOLATION AS PER CASES CE16020780, CE10032686 AND CE18011971. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO GET A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway presented the case file into evidence. She stated the property was now in compliance and requested a finding of fact that the violation had existed as cited and that in the future, the City had the right to tow derelict vehicles immediately.

Carolyn Rice, owner, said as soon as they were aware of the violations, they had alerted the tenants to move the vehicles.

Robert Rice, owner, said he had a contract with All County Towing to tow derelict vehicles.

David Damerou, tenant, said he had never put a derelict vehicle on the property and in fact, there had never been any. He explained that there were two auto repair shops on the property and per code, they were entitled to have vehicles there, whether they were licensed or not. The code stated that untagged vehicles must be moved within 24 hours. He said the finding of fact should not include the businesses that would be affected. Mr. Damerou said he had been cited for a "derelict" vehicle that was actually licensed and registered. He explained that he kept the registrations in his vehicle instead of on the vehicles because of vandalism and theft at the property. He said he had asked to have this case postponed until his attorney could be present and until they tried to administratively resolve questions about parking at the property. He asked Judge Purdy to defer his order until these issues were settled. Mr. Damerou explained his unsuccessful efforts to contact code inspectors.

Porshia Williams, Code Compliance Manager, said she had spoken with Mr. Damerou and the case had not been deferred because Mr. Damerou was not the owner and the owners did not object to the case going forward.

Judge Purdy found in favor of the City that the violation had existed as cited and that the City had the right to tow derelict vehicles immediately.

Case: CE18111696

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

This case was first heard on 2/7/19 to comply by 2/17/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,700 and the City was requesting a \$534 fine be imposed.

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

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

Case: CE19032130

6500 NW 12 AVE
CITY OF FORT LAUDERDALE

Personal service was made on 4/3/19. Service was also via posting at City Hall on 4/4/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:1.12.1 - ATF

WORK HAS BEEN DONE THAT REQUIRES A PERMIT TO INCLUDE BUT
NOT LIMITED TO: EXIT ON SOUTH END OF WAREHOUSE IN HOME

DEPOT SUITE HAS BEEN REMOVED BY MEANS OF ENCLOSING THE
OPENING WITH DRY WALL.

Eugene Lima, lessee, said they had created a life safety plan and were in the process of making the drawings.

Captain Kisarewich recommended ordering compliance within 49 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

Case: CE18111205

2112 NW 4 ST
LEE, CHUNG

Service was via posting at the property on 3/22/19 and at City Hall on 4/4/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
47-21.15.A.1.a.

IT IS UNLAWFUL TO REMOVE A TREE WITHOUT FIRST OBTAINING
A TREE REMOVAL PERMIT.

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

Michael McIntosh, representative, said they understood.

Officer Snyder clarified that an after-the-fact tree removal permit was needed.

Chung Lee, owner, was present.

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

Case: CE18091942

5300 NW 9 AVE # PKG
DEZER POWERLINE 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 \$76,000 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, said the owner had made drastic changes to ensure the violations did not recur and recommended reducing the fines to \$540.

Michael Pizzi, attorney, said the prior property manager had been replaced and the owner would ensure that the violation did not recur.

Judge Purdy imposed a fine of \$540 for the time the property was out of compliance.

Case: CE18070943

1900 NW 19 ST

FL STORAGE 1900 NW 19TH ST LLC % STORAGE POST

This case was first heard on 9/20/18 to comply by 11/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting a \$396 fine be imposed.

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

Victor Veras, district manager, agreed.

Judge Purdy imposed a fine of \$396 for the time the property was out of compliance.

Case: CE18100877

333 SE 25 ST

HLT-FTL STATE RD 84 LP

This case was first heard on 11/29/18 to comply by 12/9/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$29,900 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, recommended imposition of the fines.

Andrew Schein, attorney, provided a history of the property. He said a tenant had insisted on using the property for parking, preventing the owner from putting down sod to comply the violation. He requested the fines be reduced to administrative costs.

Officer Turowski said two other violations had run for 99 days and she would not object to reducing the fines to \$5,000. Mr. Schein said the owner had spent \$3,000 on new sod.

Judge Purdy imposed a fine of \$5,000 for the time the property was out of compliance.

Case: CE17121590

243 KANSAS AVE

JONES, VERNON

This case was first heard on 4/19/18 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 \$10,400 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, recommended a 91-day extension.

Vernon Jones, owner, agreed with the extension request.

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

Case: CE18101431

724 NW 15 AVE

MICHEL INVESTMENT SERVICE

Service was via posting at the property on 3/21/19 and at City Hall on 4/4/19.

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

THE SIDEWALK IN FRONT OF THIS PROPERTY IS IN DISREPAIR
PREVENTING THE CONVENIENT AND SAFE USE OF THE SIDEWALK.

Complied:

47-19.5.H.

18-12(a)

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

Jean Michel, owner, said the easement prevented him from repairing the sidewalk. Officer Snyder said he had checked the boundaries and the sidewalk was not within the easement.

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

Case: CE18020350

524 NW 21 TER

WRIGHT, MELVIN K

This case was first heard on 5/17/18 to comply by 7/12/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting a \$488 fine be imposed.

Danny Reyes, Code Compliance Officer, recommended reducing the fines to \$488 to cover administrative costs.

Melvin Wright, owner, said he had needed to get a loan to repair the roof instead of waiting for the insurance money.

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

Case: CE18071144

Request for extension

1748 SW 20 ST

MC SQUARED PROPERTIES 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 \$1,300.

Mike Sanguinetti, Code Compliance Officer, said the plans were still in review.

Mark Mesiano, owner, said the City had sent him an email informing him that they were 45 days behind in plan reviews. He requested a 28-day extension. Officer Sanguinetti recommended 56 days.

Judge Purdy granted a 56-day extension, during which time no fines would accrue.

Case: CE19020417

701 NW 21 TER

MMD PROPERTY INVESTMENTS LLC

Service was via posting at the property on 3/21/19 and at City Hall on 4/4/19.

Will Snyder, 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.

9-304(b)

THE PARKING LOT AT THIS PROPERTY IS NOT MAINTAINED. THERE ARE LOOSE OR MISSING WHEEL STOPS, POTHOLES AND FADED STRIPING FOR PARKING INDICATIONS.

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.

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.

18-7(b)

THERE ARE WOODEN BOARDS COVERING THE WINDOWS OF THIS VACANT PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED BOARDING CERTIFICATE.

47-19.5.H.

THERE IS BARBED-WIRE ON THE FENCE OF THIS PROPERTY WHICH IS NOT PERMITTED UNDER ANY CIRCUMSTANCES ON THIS RMM-25 ZONED PROPERTY.

Officer Snyder 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 35 days or a fine of \$50 per day, per violation.

Nehemya Sapr, property manager, said the owners had purchased the property in December and were in the process of renovating the entire building. They had submitted the drawings for permits.

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 35 days or a fine of \$50 per day, per violation.

Case: CE18121427

115 FIESTA WY

CHAWORTH-MUSTERS, JAMES P

Service was via posting at the property on 3/27/19 and at City Hall on 4/4/19.

Orlando Rodriguez Code Compliance Officer, testified to the following violation(s):

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: WATER EQUIPMENT, APPLIANCES, WOOD, FURNITURE AND OTHER ITEMS. THIS IS NOT A PERMITTED USE IN AN RS4.4 ZONED PROPERTY.

8-148(a)

NO BOAT OR WATERCRAFT OF ANY KIND WHICH IS FOUND TO BE OF UNSIGHTLY APPEARANCE OR IN BADLY DETERIORATED CONDITION OR WHICH IS LIKELY TO CAUSE DAMAGE TO PRIVATE OR PUBLIC PROPERTY. CATAMARAN VESSEL IN THE REAR OF THE PROPERTY HAS BLACK STAINS THROUGHOUT THE EXTERIOR. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE14010275 AND CE16121466. THIS CASE WILL BE HEARD AT THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

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:

18-12(a)

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

James Chaworth, owner, described work he had already done, and an affidavit from the president of the residents' association.

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

Case: CE18010539

2142 NE 58 ST

MORRISON, BILLIE TARNOVE

This case was first heard on 4/12/18 to comply by 6/14/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$22,300 and the City was requesting a \$764 fine be imposed.

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

Billie Morrison, owner, agreed.

Judge Purdy imposed a fine of \$764 for the time the property was out of compliance.

Case: CE18090741

1515 SW 23 AV

HAND, DAVID

This case was first heard on 1/17/19 to comply by 2/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,750 fine, which would continue to accrue until the property was in compliance.

David Hand, owner, said he was working on the violation.

James Fetter, Code Compliance Officer, recommended imposition of the fines.

Judge Purdy imposed the \$2,750 fine, which would continue to accrue until the violations were corrected.

Case: CE18011626

730 ALABAMA AVE

FILES, ROSETTA

This case was first heard on 4/19/18 to comply by 8/2/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,275 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said she had provided the owner with information on agencies that could help her with the violations but the owner did not want an extension.

Rosetta Rushing, owner, said she did not want the property anymore.

Louis Files, the owner's son, said his mother could not maintain the property and wanted to give it up.

Officer Holloway recommended imposition of the fines.

Judge Purdy imposed the \$3,275 fine, which would continue to accrue until the violations were corrected.

Case: CE16060755

1345 NE 4 AVE

TOM TOM REALTY HOLDINGS LLC

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting a \$2,209 fine be imposed.

Danny Reyes, Code Compliance Officer, recommended reducing the fines to \$2,209 to cover administrative costs.

Richard DeWitt, owner, agreed.

Judge Purdy imposed a fine of \$2,209 for the time the property was out of compliance.

Case: CE19021225

920 SW 8 ST

DONATO, RICHARD T

Service was via posting at the property on 3/25/19 and at City Hall on 4/4/19.

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.

Richard Donato, owner, agreed.

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

Case: CE18101559

3400 GALT OCEAN DR
SOUTHPOINT CONDO ASSN INC.

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

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. APARTMENT 705S HAS A SLIDING GLASS DOOR THAT IS BOARDED.

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

Jeffrey Green, attorney, said the unit owner had installed the board after Hurricane Irma without permission from the association. The association had tried unsuccessfully to get access to the unit to replace the glass. The unit owner had also denied a contractor access to replace the glass. Mr. Green wanted the unit owner cited as well as the association. He stated the condo documents only allowed the association access in an emergency.

Officer Holloway said in October, the officer assistant informed her that they had submitted a claim to the insurance company and had hired a contractor to replace the glass. She felt 21 days were sufficient. Mr. Green reiterated that the owner must open the door for the glass to be replaced and requested more than 21 days.

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

Judge Purdy took a brief recess.

Case: CE18040943

2317 NW 13 CT
POOLE, GUSSIE

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 \$19,800 and the City was requesting an \$847 fine be imposed.

Wilson Quintero, Code Compliance Supervisor, recommended reducing the fines to \$847 to cover administrative costs.

Gussie Lee Poole, owner, said she did not understand why she had to pay fines and she did not have the money.

Sheldon Sanders, representative, said Ms. Poole had suffered medical issues.

Judge Purdy imposed a fine of \$847 for the time the property was out of compliance.

Case: CE18101064

Request for extension

701 BAYSHORE DR

DION, RUSSEL and CAFFEY, JOSEPH

This case was first heard on 1/17/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700.

Russell Dion, owner, said they were putting an addition on the property and had applied for the permit. He had already paid a deposit to a paving company to re-pave the parking and swale. He requested 90 days.

Stephanie Bass, Code Compliance Officer, agreed to the 90-day extension.

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

Case: CE19010123

2461 SW 14 CT

KOLLER, SCOTT

Service was via posting at the property on 3/15/19 and at City Hall on 4/4/19.

James Fetter, 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.

9-308(b)

THERE ARE MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

Complied:

47-34.1.A.1.
9-280(b)
9-304(b)
9-305(b)

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

Scott Koller, owner, said he had remediated four of the six violations within two weeks. He said he intended to repair the front room that had been damaged by water, then replace the non-impact windows and pressure wash the roof.

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

Case: CE19020037

1545 NW 7 ST

FEDERAL APARTMENTS LTD PRTNR % GREYSTONE SRVG CORP

Service was via posting at the property on 4/5/19 and at City Hall on 4/4/19.

Stephanie Bass, 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.

9-304(b)

PARKING FACILITIES ARE NOT BEING MAINTAINED. THERE ARE CRACKS, UNEVEN AND MISSING AREAS OF ASPHALT.

9-305(b)

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

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

Shawnta Moss, manager, agreed.

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

Case: CE18072324

50 ISLE OF VENICE DR
50 ISLE OF VENICE LLC % JOHN A BROWN

This case was first heard on 9/20/18 to comply by 9/30/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,600 and the City was requesting the full fine be imposed.

Orlando Rodriguez, Code Compliance Officer, confirmed the property was in compliance. He recommended imposition of the fines, and noted that administrative costs totaled \$672.

John Brown, owner, said he had applied for the demolition permit for the property. He explained that there had been an issue with where the notices had been sent. As soon as he was aware of the violations, he had acted.

John Suarez, Code Compliance Officer, recalled speaking to Mr. Brown about rubbish and debris at the property and said this had never been cleaned up. Mr. Brown stated it had been cleaned up and he had never heard back from Officer Suarez.

Judge Purdy imposed a fine of \$3,500 for the time the property was out of compliance.

Case: CE18031045

1632 NW 11 ST
EDWARDS, LARCELOUS JR & BARBARA

This case was first heard on 9/6/18 to comply by 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 an \$8,700 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, recommended a 91-day extension for an update from the insurance company.

Larcelous Edwards, owner, and Barbara Edwards, owners, agreed.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 7/18/19 hearing.

Case: CE18120977

1317 NE 4 AVE
AGAPE CHURCH OF GOD INC.

This case was first heard on 1/17/19 to comply by 2/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspector, reported the annual inspection was scheduled for the following day but the property was not in compliance.

Pierre Petit-Frere, pastor, said he would meet Captain Kisarewich for the inspection.

Judge Purdy granted a 7-day extension, during which time no fines would accrue.

Case: CE18080658

1826 N DIXIE HWY

SOUTH RIVER MANOR CONDO ASSN INC.

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 \$15,200 and the City was requesting a \$500 fine be imposed.

Captain Robert Kisarewich, Fire Inspector, recommended reducing the fines to \$500.

Kathryn Coker, attorney, agreed.

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

Case: CE18120174

Request for extension

2222 INTRACOASTAL DR

SWARZAK, ANTHONY SWARZAK, ELIZABETH

This case was first heard on 2/21/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Stephanie Bass, Code Compliance Officer, related the facts of the case.

James Barron, representative, said they had a permit for the building construction but still needed a permit for the dock. They were waiting for the Army Corps of Engineers.

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

Case: CE19011370

2961 DAVIE BLVD

BRION, CESAR M

Service was via posting at the property on 3/26/19 and at City Hall on 4/4/19.

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN/DIRT AREA.

9-305(b)

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

Complied:

18-12(a)

24-27.(b)

9-306

Officer Champagne presented the case file into evidence and recommended ordering compliance with 9-304(b) within 10 days or a fine of \$50 per day and with 9-305(b) within 63 days or a fine of \$50 per day.

Cesar Brown, owner, said he had complied the violations. Officer Champagne agreed to have Officer Rich reinspect the property.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) within 10 days or a fine of \$50 per day and with 9-305(b) within 63 days or a fine of \$50 per day.

Case: CE18011362

Request for extension

1001 NW 52 ST

CES PROPERTY DIVISION

This case was first heard on 8/2/18 to comply by 8/12/18 and 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 \$23,400 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Senior Code Compliance Officer, said the owner had pulled a permit for the fence.

Dana Cravens, representative, requested 90 days.

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

Case: CE19011395

1700 NE 57 ST
GONZALEZ, HULDA E IGLESIAS

Service was via posting at the property on 3/22/19 and at City Hall on 4/4/19.

An interpreter was provided for Luis Aleman Madeira, the owner's husband.

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

THERE IS A COMMERCIAL VEHICLE NAMELY A TRAILER/TRACTOR HEAD THAT WAS FOUND PARKED/STORED IN THE DRIVEWAY AT THIS RS-8 RESIDENTIAL SINGLE FAMILY ZONING DISTRICT. THIS IS A RECURRING VIOLATION PER CASE CE18071064 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT IS BROUGHT INTO COMPLIANCE OR NOT.

Officer Malakius presented the case file into evidence and stated the property was now in compliance. He requested a find of fact and that any future violation of this section within a five-year period be considered a repeat violation, liable for fines to begin from the day the violation was found to exist.

Luis Aleman Madeira, the owner's husband, said he had not known that parking the truck on the property was a violation.

Judge Purdy found in favor of the City that the violation had existed as cited and that any future violation of this section within a five-year period be considered a repeat violation, liable for fines to begin from the day the violation was found to exist.

Case: CE18110871

2251 NE 62 ST
CSI-MPI CORPORATION

This case was first heard on 1/17/19 to comply by 2/28/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,500 and the City was requesting a \$488 fine be imposed.

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

Patricia Csimpolyas, representative, agreed.

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

Case: CE19030994

1606 NW 14 ST

ROBINSON, RODNEY R

Service was via posting at the property on 3/27/19 and at City Hall on 4/4/19.

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

Complied:

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 REPEAT VIOLATION. PREVIOUS CASE IS CE17010849. THIS CASE WILL BE SCHEDULED FOR AN IMMEDIATE SPECIAL MAGISTRATE HEARING FOR A FINDING OF FACT REGARDLESS IF THE VIOLATION COMES INTO COMPLIANCE.

Complied:

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO APPLIANCES, BOXES, BUCKETS, PLYWOOD AND OTHER MISCELLANEOUS ITEMS. THIS IS A REPEAT VIOLATION. PREVIOUS CASE IS CE15041834. THIS CASE WILL BE SCHEDULED FOR AN IMMEDIATE SPECIAL MAGISTRATE HEARING FOR A FINDING OF FACT REGARDLESS IF THE VIOLATION COMES INTO COMPLIANCE.

Complied:

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A REPEAT VIOLATION. PREVIOUS CASE IS CE15041834. THIS CASE WILL BE SCHEDULED FOR AN IMMEDIATE SPECIAL MAGISTRATE HEARING FOR A FINDING OF FACT REGARDLESS IF THE VIOLATION COMES INTO COMPLIANCE.

Complied:

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. PREVIOUS CASE IS CE15041834. THIS CASE WILL BE SCHEDULED FOR AN IMMEDIATE SPECIAL MAGISTRATE HEARING FOR A FINDING OF FACT REGARDLESS IF THE VIOLATION COMES INTO COMPLIANCE.

Officer Philogene presented the case file into evidence, said all violations were now in compliance and requested a fine of \$10 per day, per violation for the 16 days the property had been out of compliance from 3/12 to 3/27 for a total of \$640.

Rodney Robinson, owner, said he did not read but someone had read the notice to him. He stated he had complied the violations the day after the citation but he did not call Officer Philogene to reinspect. Mr. Robinson offered to perform community service because he was on a fixed income and could not afford any fine.

Judge Purdy found in favor of the City and imposed a fine of \$640 for the 16 days the property was out of compliance.

Case: CE18021434

1660 NE 56 ST
GERMAIN, EUGENE & GERMAIN, FLORETTE

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 in compliance, fines had accrued to \$7,200 and the City was requesting a \$755 fine be imposed.

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

Eugene Germain, owner, agreed.

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

Case: CE18070432

1220 NW 7 TER
JOHNSON, TOWANDA

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 \$13,575 fine, which would continue to accrue until the property was in compliance.

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

Jada Johnson, owner, said she was working on the property. She explained that the house was in probate now and requested 60 days.

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

Case: CE18012329

515 NW 7 TER
BARR, ESSIE MAE SMITH, EDWARD H EST ET AL.

This case was first heard on 7/19/18 to comply by 8/2/18. Violations and extensions

were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,150 fine, which would continue to accrue until the property was in compliance.

Roberta Jones, Code Compliance Officer, said the violation still existed as of the previous day and recommended imposition of the fines.

Quintin Williamson, the owner's grandson, said they had installed a driveway in October but there was still a van in the backyard. He agreed to park the van on the driveway.

Judge Purdy imposed the \$12,150 fine, which would continue to accrue until the violations were corrected.

Case: CE18052530

1519 NW 8 AVE

1519 NW 8 AVE LLC

This case was first heard on 9/6/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$41,200 and the City was requesting an \$810 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$810.

Asher Levy, manager, agreed to the fine reduction.

Judge Purdy imposed a fine of \$810 for the time the property was out of compliance.

Case: CE18021868

1049 W COMMERCIAL BLVD

FAASSEN HOLDINGS FLA LLC

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 \$69,750 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said the owners were getting approval through zoning to make the vacant lot a parking lot. He said the previously ceased activity of illegal parking had resumed on the lot.

Anissa Chapman, representative, said they had assumed that when the permits were pending they could park on the lot but they had stopped now. Officer Caracas recommended a 63-day extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 6/20/19 hearing.

Case: CE19021188
460 VICTORIA TER
DALSIN, MICHAEL

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

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.

Giovanni Perez, representative, agreed.

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

Case: CE18061621
2213 SW 5 PL
CARO, LUIS ENRIQUE

This case was first heard on 9/6/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,125 fine, which would continue to accrue until the property was in compliance.

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

Luis Caro, owner, said he had complied the last violation the previous day and presented his own photos of the property. Officer Koloian recommended a 7-day extension.

Judge Purdy granted a 7-day extension, during which time no fines would accrue.

Case: CE18031446
131 FLORIDA AVE

SAPP, CALVIN & LUCILLE K

This case was first heard on 9/6/18 to comply by 9/16/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,775 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, confirmed the property was not in compliance.

Calvin Sapp, owner, said they had a medical emergency. Officer Holloway stated Mr. Sapp had some unexpected medical costs and he was requesting a 35-day extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE18070920

3536 SW 12 PL

WEIT, RICHARD C & MELANIE

This case was first heard on 9/6/18 to comply by 11/8/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,050 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.

Richard Weit, owner, agreed.

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

Case: CE18061224

1043 WYOMING AVE

JOHNSON, RYAN KEITH

This case was first heard on 9/6/18 to comply by 10/11/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,725 fine, which would continue to accrue until the property was in compliance.

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

Ryan Johnson, owner, presented photos of work he had already done and Officer Koloian recommended a 7-day extension. Mr. Johnson requested more time.

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

Case: CE17081189
418 E EVANSTON CIR
DELICE, DEJACMAR

This case was first heard on 6/7/18 to comply by 6/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,775 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, stated the property was not in compliance.

Dejacmar Delice, owner, requested another 60 days. Officer Holloway recommended 21 days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 5/16/19 hearing.

Case: CE19021160
1608 LAUDERDALE MANOR DR
WORLD HARVEST COMMUNITY CHURCH OF GOD INC.

Service was via posting at the property on 4/5/19 and at City Hall on 4/4/19.

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 IS AN ACCUMULATION OF OVERGROWN PLANT LIFE AT THE BACK OF THIS VACANT LOT.

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

Paul Lythe, owner, said they had been working on the property.

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

Case: CE18052472
1516 NW 8 AV
EAYC INV D LLC

This case was first heard on 9/6/18 to comply by 9/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$20,200 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, recommended a 35-day extension.

Yaniv Cohen, owner, agreed to the extension.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Case: CE19010120

2201 SW 14 ST

DURAND, MARVIN

Service was via posting at the property on 3/15/19 and at City Hall on 4/4/19.

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 ON THE SWALE AREA OF THIS
PROPERTY.

Complied:

47-34.1.A.1.

9-278(e)

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

Marvin Durand, owner, said he was working on it.

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

Case: CE18052537

1529 NW 8 AV

LOUIS-JEAN, PATRICK O

This case was first heard on 9/6/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,600 and the City was requesting a \$580 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$580.

Patrick Louis-Jean, owner, agreed.

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

Case: CE18052493

1501 NW 8 AVE

GRUBER, MICHAEL F YOUTE, ISLANDE

This case was first heard on 9/6/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$31,350 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, said the owner was upgrading the building but the exterior required a lot of attention.

Michael Gruber, owner, described work he had already done and requested 90 days. Officer Caracas said the tenants were causing the problem and recommended a 30-day extension.

Judge Purdy imposed the \$31,350 fine, which would continue to accrue until the violations were corrected.

Case: CE18070122

3645 SW 12 PL

PHD DEVELOPMENT LLC

This case was first heard on 9/6/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,050 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.

Monalisa Laird, property manager, agreed.

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

Judge Purdy took a brief recess.

Case: CE19020815

1448 SE 13 ST

1549 SE 14TH ST LLC

Service was via posting at the property on 3/22/19 and at City Hall on 4/4/19.

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

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

Officer Turowski 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: CE19020203

1448 SW 10 ST

FEDERAL NATIONAL MORTGAGE ASSN

Service was via posting at the property on 3/27/19 and at City Hall on 4/4/19.

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

THERE ARE COCONUTS AND TREE DEBRIS ON THE ROOF OF THIS PROPERTY.

Complied:

8-12(a)

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

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

Case: CE19020279

712 SW 22 TER

ROSARIO PEREIRA, WANDA H/E CARRASQUILLO, JUAN

Service was via posting at the property on 4/8/19 and at City Hall on 4/18/19.

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

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

Complied:

9-304(b)

47-34.1.A.1.

18-1.

18-4(c)

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

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

Case: CE19020350

428 NW 17 AV

CDH PLANNING LLC

Service was via posting at the property on 3/26/19 and at City Hall on 4/4/19.

Leonard Champagne, 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 THE PROPERTY AND SWALE.

Officer Champagne 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: CE19022149

3110 NE 59 ST

WILLNER, ERIC A WILLNER, TAMMY LYNN

Service was via posting at the property on 3/22/19 and at City Hall on 4/4/19.

Dick Eaton, Code Compliance Supervisor, testified to the following violation(s):

9-306

THE EXTERIOR STRUCTURE IS NOT BEING MAINTAINED. THERE ARE EXPOSED AREAS OF ROTTED AND/OR MISSING WOOD/SECTIONS ALONG THE FASCIA AND SOFFIT AREAS.

9-280(b)

THERE ARE WATER STAINS AND CRACKS IN THE CEILING OF ALL THE BEDROOMS AND THE WINDOWS AT THE WEST SIDE OF THE OCCUPIED DWELLING HAVE BEEN SCREWED

SHUT.

9-278(e)

THIS OCCUPIED PROPERTY HAS SHUTTERS OVER THE WINDOWS, PREVENTING THE REQUIRED VENTILATION TO THE INTERIOR OF THE HOME.

9-280(h)(1)

THE GATE AT THE WEST SIDE OF THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

8-91.(c)

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

47-19.3.(f)(4)

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

Supervisor Eaton presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, per violation.

Case: CE19011257

131 SW 29 AV

BACHAN, BHAGWANTIA GOSINE

Service was via posting at the property on 3/26/19 and at City Hall on 4/4/19.

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

18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THIS IS A REPEAT VIOLATION PER CASE CE17100619 WHERE A VEHICLE WAS TOWED FROM THE PROPERTY ON 10/13/2017 AND CASE CE14011508 WHERE SPECIAL MAGISTRATE FLYNN FOUND THAT THIS IS A RECURRING VIOLATION ON 3/6/2014.

Officer Holloway 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: CE19010434

3524 SW 12 PL

EDSTROM, WARREN T

Service was via posting at the property on 4/8/19 and at City Hall on 4/4/19.

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

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED, THERE IS GRASS/WEEDS GROWING THROUGH THE GRAVEL.

Complied:

18-12(a)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

Case: CE18121323

1033 NW 10 PL

EL VIGNOBLE LLC

Service was via posting at the property on 4/6/19 and at City Hall on 4/4/19.

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 AT THIS PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION. THE GRAVEL DRIVEWAY APPROACH IS WORN WITH BARE AREAS AND GRASS GROWING THROUGH IT.

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

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

Case: CE18121829

1431 NW 10 PL

DERIS, YOLENE

Service was via posting at the property on 4/6/19 and at City Hall on 4/4/19.

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:

9-313.(a)

9-280(h)(1)

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

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

Case: CE19020882

1461 NW 22 CT

LEE, HATTIE MAE

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

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:

9-304(b)

9-306

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

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

Case: CE18121806

620 NW 14 AV

101HOMES REALTY LLC

Service was via posting at the property on 3/22/19 and at City Hall on 4/4/19.

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. SEVERAL WINDOWS ARE BROKEN CREATING OPENINGS FOR WATER INTRUSION.

Complied:

9-306

9-313.(a)

47-34.1.A.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: CE18101019

817 NW 1 ST

RST PARTNERS LLC

Service was via posting at the property on 3/27/19 and at City Hall on 4/4/19.

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

18-12(a)

THERE IS GRASS, PLANT, WEED, OVERGROWTH, TRASH, RUBBISH, DEBRIS AND LITTER ON PROPERTY/RIGHT OF WAY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE16041341. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE STATUS FOR A FINDING OF FACT.

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD

OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-19.9.4.b

OUTDOOR STORAGE OF WATERCRAFTS FOR REPAIR OR SALE IS NOT PERMITTED WITHOUT MEETING THE ADEQUATE PAVING AND DRAINAGE REQUIREMENTS SET FORTH IN THE UNIFIED LAND DEVELOPMENT REGULATIONS (SECTION 47-20.20.H.).

15-28.

ENGAGING IN A BUSINESS WITHOUT FIRST OBTAINING A BUSINESS TAX RECEIPT.

Complied:

47-19.5.H.

Withdrawn:

47-34.1.A.1.

Officer Snyder presented the case file into evidence and recommended ordering compliance with 18-12(a) within 21 days or a fine of \$50 per day and with the remaining violations within 119 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 21 days or a fine of \$50 per day and with the remaining violations within 119 days or a fine of \$250 per day, per violation.

Case: CE19011466

208 SW 14 CT

CET ASSET MANAGEMENT LLC

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

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

THE ASPHALT DRIVEWAY AT THIS MULTI-FAMILY RESIDENCE IS NOT WELL GRADED. ASPHALT PARKING IS ERODED, LEAVING POTHOLES IN THE SURFACE AREA.

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

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

Case: CE19032133

1201 SW 1 ST
SWEET MORNINGS LLC

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

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.6.4.3.2.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND
TAGGED BY A CERTIFIED PERSON/COMPANY WITHIN THE PAST 12
MONTHS.

Captain Kisarewich recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

Case: CE19021646

1604 SE 2 CT
1604 SE 2ND COURT LLC

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

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: CE19021728

824 SW 4 AVE
COURSEN, YANET D

Service was via posting at the property on 3/25/19 and at City Hall on 4/4/19.

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: CE18100677

507 NW 18 AV

PARKER, SEAN CORNELIUS

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 \$9,300 fine, which would continue to accrue until the property was in compliance.

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

Case: CE18080266

1726 LAUDERDALE MANOR DR

FLETCHER, YVETTE

This case was first heard on 9/20/18 to comply by 9/27/18 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 an \$8,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$8,000 fine, which would continue to accrue until the violations were corrected.

Case: CE18112127

2829 N FEDERAL HWY

JAEGERMEISTER I LLC % DANAC CORP

This case was first heard on 2/7/19 to comply by 2/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$2,800 fine.

Case: CE18060913

1505 SW 9 ST
LEBBAD, FOUAD R

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 the City was requesting imposition of a \$14,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$14,600 fine, which would continue to accrue until the violations were corrected.

Case: CE18041164

301 NE 3 AVE
WORLDCOM NETWORK SERV INC% PROP TAX DEPT C2-3

This case was first heard on 9/6/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,100 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$22,100 fine, which would continue to accrue until the violations were corrected.

Case: CE18081630

949 NW 16 AV
KELLY, NYREE D & KELLY, NYECHA D

This case was first heard on 2/7/19 to comply by 2/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,275 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$13,275 fine, which would continue to accrue until the violations were corrected.

Case: CE18030303

6916 NW 29 AV
GARCES, JOHN W

This case was first heard on 8/2/18 to comply by 10/4/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$3,100 fine.

Case: CE18101375

2740 NE 30 PL
CASTILLO, JUAN CARLOS

This was a request to vacate the Orders dated 12/6/18 and 3/21/19.

Judge Purdy vacated the Orders dated 12/6/18 and 3/21/19.

Case: CE18050872

2410 SW 5 ST
JANICE H LITTLE REV TR
LITTLE, JANICE H TRUSTEE

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 not in compliance and the City was requesting imposition of a \$4,700 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,700 fine, which would continue to accrue until the violations were corrected.

Case: CE18041829

811 NE 17 CT
ANTORCHA, EVELYN

This case was first heard on 9/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE18120238

1325 DIXIE HWY
ALABASTER REAL ESTATE HOLDINGS LLC

This case was first heard on 2/7/19 to comply by 2/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$5,900 fine, which would continue to accrue until the property was in compliance.

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

Case: CE18060371

411 SW 31 AVE
CUMBERBATCH, JOHN R CUMBERBATCH, MADLYN E

This case was first heard on 9/20/18 to comply by 10/4/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,750 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,750 fine, which would continue to accrue until the violations were corrected.

Case: CE18100632

122 SW 24 AVE
ELLIS, EDDIE

This case was first heard on 1/7/19 to comply by 2/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE17120643

746 NW 21 TER
HALL, RUBY

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 \$34,250 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$34,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18052554

1545 NW 8 AVE
BELL, MIKARA ELIJAH BELL HOLDINGS LLC

This case was first heard on 9/6/18 to comply by 9/16/18 and 11/8/18. 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 a \$534 fine be imposed.

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

Case: CE18102283

908 NW 13 AVE
SHORTER, MARYAM E

This case was first heard on 2/7/19 to comply by 2/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property was in compliance.

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

Case: CE18111603

Request for extension

1050 NW 6 ST
COOPER, ROBYN T

This case was first heard on 3/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$300.

Will Snyder, Code Compliance Officer, recommended a 63-day extension.

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

Complied, Closed, Withdrawn and Rescheduled Cases

Judge Purdy accepted pages 58 and 59 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:

CE19010058 CE19010844 CE19010581

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

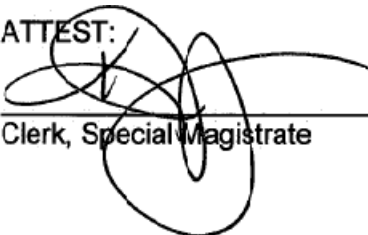
Respondent Non-Appearance

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:

CE18071819

There being no further business, the hearing was adjourned at 12:28 P.M.


SPECIAL MAGISTRATE

ATTEST:

Clerk, Special Magistrate

