



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
MAY 16, 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
Stacey Ramsey, Administrative Assistant
Porshia Williams, Code Compliance Manager
Tasha Williams, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Steven 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
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
Vaughn Malakius, Code Compliance Officer
Paulette Perryman, Code Compliance Officer
Stephanie Philogene, Code Compliance Officer
Wilson Quintero, Senior Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Orlando Rodriguez, Code Compliance Officer
Michael Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Hector Suarez, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE18091655: Brady Tercha, store manager; Joseph Reiger, regional manager
CE17050001; CE17081855; CE17081686; CE17081841; CE19030733; CE18101055;
CE18100411; CE18100410: CE18100111; CE15110848; CE15101712; CE16051384:
Courtney Crush, attorney
CE18121471: Jaylah Goldson, owner; Fidel Goldson, owner
CE18100136: Diana Ewing, owner
CE18080122: Cathy Pollard, owner
CE18110915: Andres Chavarro, owner
CE18120723: Pedro Moros, owner
CE18110781: Alys Marks, owner; Phillip Labowitz, representative
CE18022120: Ira Butler, owner
CE19042074: Howard Baum, owner; Desire Mejia, property manager
CE18101860: Shelley Isakowitz, property manager
CE18101088: Shay Edkry, owner
CE19041836: Gillian Lundy, owner; Altamese Lundy, owner
CE18121084: Lucilla Brown, property manager
CE17120465: Patrick Curry, attorney
CE17072126: Gladelmis Rodrigues, regional agent
CE19010420; CE19010833: Goran Dragoslavic, owner
CE18061795: Flora James, owner
CE19020133: Essie Irby, owner; Lonworth Butler, attorney
CE18091090: Peter Gustafson, tenant; Oliver Jones, tenant
CE18052045: Adam Robbins, property manager
CE18111388; CE19011367: Mary Stofan, owner
CE18021942: Steven Lee Feldman, owner
CE19020316: Romulo Rodriguez, property manager
CE18121461: Janet Larrondo, property manager
CE18101694: David Silva, owner
CE18050017: Netta Labossiere, owner; Claude Ulysse, owner
CE19020018: Nancy Charles, representative
CE17051808: Colby Cooper, prospective owner's representative
CE19031188: Oren Cytrribaum, attorney; Duanne Bewley, tenant; Dawn Sinclair,
Director of House of Life
CE18052482: Edeline Theodore, owner
CE18110799: Francina May, owner
CE19030894: Sonja Matthews, representative
CE19021167: Mercedes Williamson, owner
CE18121185: Theresa Williams, owner; Debra Hankerson, representative
CE19022176; Ted Dames, owner
CE19010778: George Siedenburger, owner
CE19040685: Johnny Alexander, owner
CE19040622: Wendy Gonzalez, employer; Raymond Aubain, power of attorney
CE18061469: Darryl Sands, owner

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CE19010070: Antonia Bailey, owner
CE18050872: Janice Ultie, owner
CE19011365: Gaston Fagan, owner
CE18070838: CE17121300: Beth Brooks, owner
CE18120868: CE18121594: Francisco Grau, owner; Charles Seeds, representative
CE19010339: Margaret Ilas, owner
CE18102049: Rachmann Yosef, representative; Matthew Miltzok, attorney
CE18040697: Karan Thebeau, owner
CE18081719: Marlies Perez, owner; Armando Bugallo, owner
CE18091875: Bernard Gordon, property manager; Walter Morgan, attorney
CE17121802: Arvin Bielen, owner
CE19010877: Amaris Sukhu, owner; Ivor Sukhu, representative
CE19010521: Wayne Hillsman, owner
CE19022114: Rodney Dorsett, owner
CE18110309: Mayo Leola, owner
CE19032188: Jean Leonce, owner
CE19041077: Eric Nur, property manager
CE19011335: Donald Darpino, owner
CE19020851: Lucille Gladson, owner; JoAnn Gladson, owner
CE18120846: Andrew Capranos, representative; John Serrano, representative
CE10040870: Jose Beltran, owner; Claudia Beltran, owner
CE17122075; CE17122074: Debbie Orshefsky, attorney; Gregory Clayton,
development manager
CE17071945: Mercedes Carcasis, representative
CE15100174: Katherine Mann, owner; Guy Erdman, owner
CE16122255: Gregory McAloon, attorney
CE17082250: Barbara Clabaugh, owner
CE16120129: Benjamin Wallert III, representative
CE14030426: Bob Fitch, trustee; John Fitch

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: CE19020851

5720 NE 20 TER

GLADSON, LUCILLE D

Request for extension

This case was first heard on 4/4/19 to comply by 5/2/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$650.

Lucille Gladson, owner, said the property had been flooded twice since the last hearing.

JoAnn Gladson, owner, said the contractor had not pulled the appropriate permit and the City had put a stop work order on the property. The floods had been caused by the contractor's negligence. She noted that the house was not occupied.

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

Case: CE18070838 Request for extension
2631 SW 12 TER
BROOKS, BETH KAY LE ET AL. BROOKS, TAMI

This case was first heard on 11/15/18 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 \$4,500 fine, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, said the property was not in compliance.

Beth Brooks, owner, said she was working with Rebuilding Florida to repair hurricane damage. She requested 90 days.

Dick Eaton, Code Compliance Supervisor, confirmed Ms. Brooks had submitted an application to Rebuilding Florida.

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

Case: CE17121300 Ordered to re-appear
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.

Beth Brooks, owner, requested an extension.

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

Case: CE19010833
2750 SW 2 ST
COMMUNITY 8 PROPERTIES LLC

Service was via posting at the property on 4/30/19 and at City Hall on 5/2/19.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A BEDROOM WINDOW THAT IS CRACKED AND HAS TAPE HOLDING IT TOGETHER. THERE IS A WINDOW IN THE BATHROOM THAT IS IN DISREPAIR. IT IS NAILED SHUT TO KEEP IT CLOSED/LOCKED. THE WINDOW AC UNIT IN THE BEDROOM HAS OPEN GAPS AROUND THE FITTINGS ALLOWING AIR TO ESCAPE AND BUGS TO COME IN.

Complied:
9-280(f)
9-280(g)

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

Goran Dragoslavic, owner, said the window permit application had been submitted to replace all of the windows,

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

Case: CE17050001

65 NURMI DR
JACOB, KURIEN & MIREILLE

This case was first heard on 3/15/18 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 \$5,500 fine, which would continue to accrue until the property was in compliance.

Courtney Crush, attorney, said the City had originally not wanted to allow the significant tree on the property to be removed but had relented in September 2018. A closing on the property was scheduled for the following day and the new owner already had a contract to replace the seawall.

John Suarez, Senior Code Compliance Officer, confirmed that the new owner had contacted him about the seawall.

Judge Purdy granted a 154-day extension, during which time no fines would accrue.

Case: CE18100111

1425 SE 2 CT

DECKELBAUM, BRADLEY

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 the City was requesting imposition of a \$1,650 fine, which would continue to accrue until the property was in compliance.

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

Courtney Crush, attorney, requested a reduction in fines to administrative costs.

Officer Turowski stated administrative costs totaled \$810.

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

Case: CE18101055
537 BAYSHORE DR
BAYSHORE CONCEPTS LLC

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 the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property was in compliance.

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

Courtney Crush, attorney, requested 14 days to address a sidewalk issue.

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

Case: CE18100411
600 BREAKERS AVE
SEAWIND PLAZA LLC

Orlando Rodriguez, Code Compliance Officer,

This case was first heard on 2/7/19 to comply by 3/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property was in compliance.

Orlando Rodriguez, Code Compliance Officer, said there was no business tax receipt and recommended imposition of the fines.

Courtney Crush, attorney, requested 14 days to complete the application process.

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

Case: CE18100410
608 BREAKERS AVE
SEAWIND PLAZA LLC

This case was first heard on 2/7/19 to comply by 3/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property was in compliance.

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

Case: CE19030733
501 ORTON AVE
THE GRAND PALM PLAZA LLC

Service was via posting at the property on 5/1/19 and at City Hall on 5/2/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR.
THERE ARE SECTIONS THAT ARE MISSING AND LEANING.

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

Courtney Crush, attorney, requested 14 days.

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

Case: CE17081686
210 ALMOND AVE
TRD OF FORT LAUDERDALE LLC

This case was first heard on 3/15/18 to comply by 4/19/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$59,700 fine, which would continue to accrue until the property was in compliance.

Stephanie Bass, Code Compliance Officer, confirmed that one section was still in violation and recommended imposition of the fines.

Courtney Crush, attorney, said the dumpster had been installed but had not passed inspections yet.

Judge Purdy imposed the \$59,700 fine, which would continue to accrue until the violations were corrected.

Case: CE17081855

201 S FTL BEACH BLVD

TRD OF FORT LAUDERDALE LLC

This case was first heard on 2/1/18 to comply by 4/15/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$124,700 fine, which would continue to accrue until the property was in compliance.

Stephanie Bass, Code Compliance Officer, recommended imposition of the fines.

Courtney Crush, attorney, said the sidewalks were part of an unfunded CRA project on Almond Ave. The City should let them know in a couple of weeks if the City or property owners were responsible for the sidewalks now. Officer Bass agreed to an extension until this was resolved.

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

Case: CE17081841

213 S FTL BEACH BLVD

TRD OF FORT LAUDERDALE LLC

This case was first heard on 2/1/18 to comply by 4/5/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,600 and the City was requesting the full fine be imposed.

Stephanie Bass, Code Compliance Officer, recommended imposition of the fines.

Courtney Crush, attorney, said they were working to achieve compliance regarding the dumpsters on this block. Officer Bass stated the dumpsters could have been removed to comply, and reiterated her recommendation to impose the fines.

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

Case: CE18091875

3333 DAVIE BLVD

3333 DAVIE LLC

This case was first heard on 1/17/19 to comply by 3/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,800 fine, which would continue to accrue until the property was in compliance.

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

Walter Morgan, attorney, said the owner was working toward compliance and had hired a painting contractor. He requested 35 days.

Judge Purdy granted a 21-day extension, during which time no fines would accrue.

Case: CE19040685

1924 NW 9 ST

ALEXANDER, JOHNNY L

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

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 35 days or a fine of \$100 per day.

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

Case: CE19042074

551 N FEDERAL HWY # 600

T-C THE MANOR AT FLAGLER VILLAGE LLC

Personal service was made on 4/30/19. Service was also via posting at City Hall on 5/3/19.

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 FOR ENCLOSURE OF EAST EXIT AND FOR INSTALLATION OF BARN DOOR ON WEST SIDE 2ND FLOOR.

NFPA 1:14.4.1

NFPA 1:10.13.3.1

Captain Kisarewich recommended ordering compliance within 91 days or a fine of \$250 per day.

Howard Baum, owner, requested 90 days to pull a permit.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$250 per day.

Case: CE18052045

1108 NE 10 AVE
SLS FLORIDA REALTY LLC

This case was first heard on 9/6/18 to comply by 12/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$19,200 fine, which would continue to accrue until the property was in compliance.

Paulette Perryman, Code Compliance Officer, said there was a new owner.

Adam Robbins, property manager, said they had needed to identify a new investor and a new contractor but a new permit was being issued. He requested 90 days.

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

Case: CE18120868

2800 W BROWARD BLVD
TWELVE SAC SELF-STORAGE CORP

Service was via posting at the property on 4/24/19 and at City Hall on 5/2/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
25-56(b)

THERE ARE SIDEWALKS AT THIS LOCATION THAT ARE LIFTING
AND CRACKED.

47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE
MISSING WHEEL STOPS AND SURFACE MARKINGS.

47-21.11.A.

THERE IS DEAD AND MISSING LANDSCAPING ON THIS PROPERTY.
LANDSCAPE IS NOT BEING MAINTAINED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS,

MISSING AND PEELING PAINT.

Complied:
9-304(b)

Officer Rich presented the case file into evidence and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Charles Seeds, representative, agreed.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day, per violation.

Case: CE18121594

2800 W BROWARD BLVD # 2
TWELVE SAC SELF-STORAGE CORP

Service was via posting at the property on 4/24/19 and at City Hall on 5/2/19.

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

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE
MISSING WHEEL STOPS AND SURFACE MARKINGS.

47-21.11.A.

THERE IS DEAD AND MISSING LANDSCAPING ON THIS PROPERTY.
LANDSCAPE IS 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.

25-56(b)

THERE ARE SIDEWALKS AT THIS LOCATION THAT ARE LIFTING AND
CRACKED.

Complied:
9-304(b)

Officer Rich presented the case file into evidence and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Charles Seeds, representative, agreed.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine

of \$50 per day, per violation.

Case: CE19041077

3771 SW 1 ST
HIPRUN INTERNATIONAL LLC

Service was via posting at the property on 4/30/19 and at City Hall on 5/2/19.

Dorian Koloian, 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. THIS IS A RECURRING VIOLATIONS, WHEN THE PROPERTY WAS CITED ON 11/16/18 UNDER CASE CE18110784. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THEY ARE COMPLIED PRIOR TO THE HEARING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT, INCLUDING BUT NOT LIMITED TO THE FASCIA.
THIS IS A RECURRING VIOLATION PREVIOUS. CASE IS CE18110784. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Eric Nur, property manager, said the fascia had been cleaned and painted except for one area near an olive tree, which kept staining the fascia and roof.

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

Case: CE19040622

2030 W MCNAB RD
2030 WEST MCNAB ROAD LLC

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

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

NFPA 1:13.3.1.1 (service)

THE FIRE SPRINKLER SYSTEMS AND THE FIRE PUMP ARE

IN NEED OF SERVICE.

Captain Kisarewich recommended ordering compliance within 126 days or a fine of \$25 per day.

Wendy Gonzalez, employer, agreed they were working to comply the violation.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$25 per day.

Case: CE18022120

537 NW 15 WY

BUTLER, IRA L SR BUTLER, IRA LEE JR

Service was via posting at the property on 4/29/19 and at City Hall on 5/2/19.

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

9-280(b)

THERE ARE DOORS AND SHUTTERS WHICH ARE DETERIORATED AND NOT BEING MAINTAINED.

9-280(h)(1)

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

9-306

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

9-308(a)

THE ROOF IS NOT BEING MAINTAINED. THERE ARE PORTIONS OF THE CARPORT ROOF SHOWING EXTENSIVE DAMAGE ON THE FASCIA AND SOFFIT AREAS.

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.

Complied:

18-1.

18-12(a)

Officer Jones presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. She said she was trying to find help for the owner to comply the violations.

Ira Butler, owner, said he was on a fixed income.

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

Case: CE19031188

1516 SW 5 PL
APART FLORIDA LLC

Service was via posting at the property on 4/17/19 and at City Hall on 5/2/19.

Gail Williams, Code Compliance Officer, 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'S DEPARTMENT OF SUSTAINABLE DEVELOPMENT AS REQUIRED NOR HAVE THEY BEGUN THE PROCESS TOWARDS OBTAINING STATE CERTIFICATION.

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

Dawn Sinclair, Director of House of Life, said she leased two apartments as community residences and she had been working to register the units. The owner had informed her he did not want this use here so she would be moving the tenants.

Dick Eaton, Code Compliance Supervisor, said the owner had filed eviction proceedings and anticipated the tenants would be out in 21 days.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, and ordered the respondent to attend the 6/6/19 hearing.

Case: CE19020133

930 NW 8 ST
IRBY, JOSEPH D & ESSIE JONES

Service was via posting at the property on 4/24/19 and at City Hall on 5/2/19.

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

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

Officer Bass presented the case file into evidence and recommended ordering

compliance within 91 days or a fine of \$25 per day.

Lonworth Butler, attorney, said the owner was making progress and requested 91 days. Officer Bass did not object to the request.

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

Case: CE17120465

736 NW 15 TER
RAMOS, JUAN RAMOS, MARIE

This case was first heard on 4/12/18 to comply by 5/17/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,750 and the City was requesting the full fine be imposed.

Deanglis Gibson, Code Compliance Officer, confirmed the property was now in compliance and that administrative costs totaled \$1,169.

Patrick Curry, attorney, said the owners had worked hard to get the property into compliance. He requested the fines be waived or reduced to administrative costs.

Judge Purdy imposed no fine.

Case: CE18081719

3229 SW 15 AVE
PEREZ, MARLIES

Request for extension

This case was first heard on 2/7/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$300.

Armando Bugallo, owner, said the tarp was required by their insurance company, with whom they were still in negotiations. Marlies Perez, owner, stated they had a civil case against Citizens Insurance for the hurricane damage.

Dick Eaton, Code Compliance Supervisor, said the owners had been approved for YGRENE financing for the roof, so they were making progress.

Ms. Perez requested 91 days and Mike Sanguinetti, Code Compliance Officer, did not object.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/15/19 hearing.

Case: CE19010339

3030 SW 7 ST

ILAS, MARGARET A

Service was via posting at the property on 4/30/19 and at City Hall on 5/3/19.

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

9-305(b)

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE PAVED DRIVEWAY IS IN DISREPAIR. THERE ARE HOLES AND CRACKS. IT NEEDS TO BE PATCHED AND RESURFACED.

47-34.1.A.1.

THERE ARE TIRES TO THE REAR OF THE PROPERTY. THIS IS AN ILLEGAL LAND USE AND PROHIBITED IN THIS RS-8 ZONED RESIDENTIAL DISTRICT.

18-1.

THERE ARE SOME TOOLS, PLASTIC CONTAINERS, AND OTHER MISCELLANEOUS ITEMS BEING STORED IN THE CARPORT AT THIS PROPERTY THAT ARE 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 MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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, MISSING AND PEELING PAINT.

Officer Koloian presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. and 18-1 within 10 days or a fine of \$25 per day, per violation and with the remaining violations within 42 days or a fine of \$25 per day, per violation.

Margaret Ilas, owner, stated they had removed the containers and tires and they were in litigation with the insurance company regarding the roof and carport damage.

Judge Purdy found in favor of the City and ordered compliance with 47-34.1.A.1. and 18-1 within 10 days or a fine of \$25 per day, per violation and with the remaining violations within 42 days or a fine of \$25 per day, per violation.

Case: CE18111388

1198 SW 27 AVE

SUNLIGHT INVESTMENTS INC.

Service was via posting at the property on 4/11/19 and at City Hall on 5/2/19.

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

47-19.4.D.1.

THE DUMPSTERS ARE NOT RETURNED TO ENCLOSURE AFTER COLLECTION.

47-19.4.D.8.

THE DUMPSTERS AND DUMPSTER ENCLOSURE AT THIS LOCATION ARE NOT BEING MAINTAINED. THE DUMPSTER ENCLOSURE FENCING IS IN DISREPAIR/MISSING SLATS AND DUMPSTER IS NOT BEING RETURNED TO THE ENCLOSURE AFTER SERVICE.

9-280(h)(1)

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

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, MISSING AND PEELING PAINT.

Complied:

47-20.20.H.

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

Mary Stofan, owner, said they had an insurance claim against Waste Management regarding damage to the meter room and were hiring a contractor through insurance. Repairs to the front of the building had been done already. She anticipated the permits would be pulled in the next couple of days.

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

Case: CE19011367

2601 DAVIE BLVD
SUNLIGHT INVESTMENTS INC.

Service was via posting at the property on 4/17/19 and at City Hall on 5/2/19.

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

BROWARD ADULT DAY CARE CENTER FACILITY AT THIS LOCATION
IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.
UNIT 2615 IS ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING
A BUSINESS TAX RECEIPT.

Complied:
9-305(b)
47-22.3.U.1.

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

Mary Stofan, owner, said they were in the process of obtaining the business tax receipt.

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

Case: CE18102049

3110 AURAMAR ST
CHEHEBAR BROTHERS A LLC
% PROPERTY ONE INTL 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 \$12,000 and the City was requesting the full fine be imposed.

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

Matthew Miltzok, attorney, said the owner had begun the application process soon after appearing before the special magistrate. He requested the fines be reduced to administrative costs.

Officer Champagne stated he had begun the case in October 2018 and the property was not in compliance until March 12, 2019.

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

Case: CE19020316

1321 NW 45 ST
BH-NV 1321 LLC

Service was via posting at the property on 4/4/19 and at City Hall on 5/2/19.

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

THERE ARE WINDOWS THAT ARE BROKEN AND IN DISREPAIR
AT THIS SINGLE FAMILY PROPERTY.

Complied:
9-306

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

Romulo Rodriguez, property manager, requested time to finish.

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

Case: CE19020018

1433 SW 33 CT
RA FINANCIAL GROUP LLC

Service was via posting at the property on 4/15/19 and at City Hall on 5/2/19.

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

THERE IS AN EXCESSIVE ACCUMULATION OF ITEMS STORED IN THE
ACCESS CORRIDORS OF THIS PROPERTY. IN THIS CONDITION IT
CREATES A PUBLIC NUISANCE IN THAT IT ADVERSELY AFFECTS AND
IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTIES AND
MAY BECOME INFESTED OR INHABITED BY RODENTS OR OTHER
VERMIN.

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(b)

THERE ARE BUILDING PARTS INCLUDING DOORS, WINDOWS, WALLS

AND FASCIA WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-280(h)(1)

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

9-304(b)

THE DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THE DRIVEWAY HAS CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS.

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, MISSING, AND PEELING PAINT.

Withdrawn:

24-27.(b)

Complied:

47-21.5.

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

Nancy Charles, representative, said many of the violations existed prior to this owner purchasing the property. She requested 90 days. Officer Sanguinetti did not object.

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

Case: CE18050872

2410 SW 5 ST

JANICE H LITTLE REV TR LITTLE, JANICE

This was a request to vacate the order dated 4/18/19 and re-hear the case.

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 \$5,400 fine, which would continue to accrue until the property was in compliance.

Janice Little, owner, said the tenants were still parking on the sod so she had notified them to vacate the property within 60 days.

Linda Holloway, Senior Code Compliance Officer, said there were still some sections that had no sod.

Judge Purdy granted a 77-day extension, during which time no fines would accrue.

Case: CE19032188

3544 SW 12 PL
LEONCE, JEAN SMITH

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

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASES CE19010403, CE19010405 AND CE19010407. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Jean Leonce, owner, said he understood.

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

Case: CE18110781

436 NW 15 AV
STEVENSON FAM IRREV TR ROSS, AMY TRUSTEE

This case was first heard on 2/17/19 to comply by 3/7/19. 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 a \$442 fine be imposed.

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

Alys Marks, owner, requested that administrative cost be waived as well. She said she had not received notice in a timely manner and there had been a misinterpretation of the code.

Phillip Labowitz, representative, asked if the administrative costs could be reduced.

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

Case: CE17051808

1500 SW 17 ST
PIER 17 INVESTMENTS 2014 LLC

Service was via posting at the property on 4/9/19 and at City Hall on 5/2/19.

John Suarez, Senior Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(4)

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

Officer Suarez presented the case file into evidence and recommended ordering compliance within 189 days or a fine of \$100 per day.

Colby Cooper, prospective owner's representative, said they would entirely replace the seawall and already had partial permits.

Judge Purdy found in favor of the City and ordered compliance within 189 days or a fine of \$100 per day, and ordered the respondent to attend the 11/21/19 hearing.

Case: CE18110309

3515 SW 12 CT
MAYO, LEOLA E

This case was first heard on 1/17/10 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 \$4,150 fine, which would continue to accrue until the property was in compliance.

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

Leola Mayo, owner, said she was not currently working and was caring for her father. She said the property was now in compliance. Officer Koloian recommended a 7-day extension for her to reinspect the property.

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

Case: CE19041836

716 NW 14 WAY
IMMANUEL CHURCH OF GOD IN CHRIST

Service was via posting at the property on 5/3/19 and at City Hall on 5/2/19.

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

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE CRACKS IN THE SIDING WHICH MAY ALLOW FOR WATER INTRUSION INTO THE WALLS OF THE DWELLING. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

18-12(a)

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

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THERE ARE MISSING PLUMBING FIXTURES SUCH AS KNOBS/HANDLES AND ACCUMULATIONS OF HUMAN WASTE IN OTHER PLUMBING FIXTURES SUCH AS TOILETS AND SINKS. DUE TO HAVING NO WATER SERVICE, THE PLUMBING IS NOT WORKING AS INTENDED FOR GENERAL USE.

9-280(g)

THE ELECTRICAL SYSTEM AT THIS PROPERTY IS NOT MAINTAINED. THE CIRCUIT PANEL IS OPEN WITH EXPOSED WIRING AND POSES A LIFE SAFETY EMERGENCY. THIS CASE SHALL BE IMMEDIATELY SCHEDULED FOR A SPECIAL MAGISTRATE HEARING.

Complied:
9-279(f)

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

Gillian Lundy, owner, said the property was under contract to be sold "as is" and would close by the end of the month.

Ms. Hasan noted the life safety violations, and said that type of violation must be immediately addressed.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day, per violation and ordered a respondent to attend the 6/6/19 hearing.

Case: CE18110915

412 NW 15 AV
CHAVARRO, ANDRES E

This case was first heard on 2/7/19 to comply by 3/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended imposition of the fines.

Andres Chavarro, owner, requested another 30 days. He said a previous tenant had destroyed the property.

Judge Purdy granted a 21-day extension, during which time no fines would accrue.

Case: CE17121802

3341 NE 42 CT
BIELEN, ARVIN N

This case was first heard on 10/4/18 to comply by 11/15/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$21,600 and the City was requesting a \$1,399 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$1,399.

Arvin Bielen, owner, said he was on a fixed income and had serious health issues.

Judge Purdy imposed no fine.

Case: CE18101694

1401 NE 15 AVE
SILVA, DAVID

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

\$8,750 and the City was requesting no fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, recommended no fine be imposed.

David Silva, owner, thanked the City.

Judge Purdy imposed no fine.

Case: CE18040697
3201 DAVIE BLVD
BOBKAT LLC

This case was first heard on 9/20/18 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,600 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended imposition of the fines.

Karan Thebeau, owner, said the previous tenant had applied for a zoning change last year but had passed away before this was resolved. Ms. Thebeau had then complied the violations herself.

Officer Holloway stated administrative costs totaled \$580.

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

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

This case was first heard on 2/21/19 to comply by 3/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property was in compliance.

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

Fidel Goldson, owner, stated the tenant had agreed to address the violations and Mr. Goldson was now evicting him. A three-day notice had been posted on the door on April 14.

Officer Koloian reiterated her request for imposition of the fine.

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

Case: CE18091655

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

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 an \$82,250 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, confirmed that the property was still not in compliance.

Joseph Reiger, regional manager, said he believed the parking lot was now in compliance. Supervisor Quintero said he had explained to the store manager what still needed to be done a couple of days ago. There was still sod missing and the parking lot needed to be sealed.

Mr. Reiger said they tried to keep the property clean but there was a significant homeless population and neighbors parked on the grass.

Ms. Hasan said these were simple issues and recommended imposition of the fines.

Judge Purdy imposed the \$82,250 fine, which would continue to accrue until the violations were corrected.

Case: CE18061795

912 NW 17 AV
FLORA JAMES REV LIV TR JAMES, FLORA TRUSTEE

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 in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed.

Roberta Jones, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$764.

Flora James, owner, said she had spent a lot of money to rig the property into compliance and requested a fine reduction.

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

Case: CE18021942

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1212 NW 5 AV
FELDMAN, LEE

This case was first heard on 6/21/18 to comply by 7/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$31,900 and the City was requesting a \$1,169 fine be imposed.

Stephanie Philogene, Code Compliance Officer, recommended reducing the fines to \$1,169 to cover administrative costs.

Lee Feldman, owner, thanked the City.

Judge Purdy imposed a fine of \$1,169 for the time the property was out of compliance.

Case: CE18120723 Administrative Hearing
428 NW 23 AV
MOROS ,PEDRO FERNANDO HARDEN-MOROS, CHRISTINA

Violation:
24-7(b)

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

Wanda Acquavella, Code Compliance Officer, testified that the property was cited on 12/10/18; on 12/12/18 the trash remained and on 12/13/18 it had been removed.

Pedro Moros, owner, said a cleaning company had put the trash out by the road. He stated he had never received mail notice of the problem and the posting only allowed him 48 hours to act. He requested the fine be waived.

Judge Purdy denied the appeal.

Case: CE18121185
1801 NW 26 AV
WILLIAMS, TERESA EQLE WILLIAMS, PHIL EST

Personal service was made on 4/30/19. Service was also via posting at City Hall

5/3/19.

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

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION; THE GRAVEL DRIVEWAY IS WORN AND THERE ARE SPOTS WITH DIRT SHOWING.

9-279(f)

OCCUPIED DWELLING WITHOUT CITY WATER SERVICE.

Complied:

47-34.1.A.1.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-279(f) within 10 days or a fine of \$25 per day and with 9-304(b) within 28 days or a fine of \$25er day.

Theresa Williams, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance with 9-279(f) within 10 days or a fine of \$25 per day and with 9-304(b) within 28 days or a fine of \$25 per day.

Case: CE17072126

825 NE 6 ST
825M A R 333 LLC

This case was first heard on 6/7/18 to comply by 8/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,600 and the City was requesting a \$7,800 fine be imposed.

Paulette Perryman, Code Compliance Officer, recommended imposing the fine to \$7,800 plus administrative costs of \$654.

Gladelmis Rodrigues, regional agent, requested the fines be waived. Officer Perryman said the case had begun in 2017 and had taken some time to be in compliance. Ms. Rodrigues said the City had wanted the original parking lot plans, which could not be located. This had delayed compliance.

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

Case: CE18050017

1401 NW 1 AV
ROUSSEAU, CLAUDIE ULYSSE, DANIEL ET AL.

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 \$5,900 and the City was requesting the full fine be imposed.

Mary Rich, Senior Code Compliance Officer, said administrative costs totaled \$672.

Netta Labossiere, owner, said her father had passed away two years ago and probate had been settled just the previous month.

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

Case: CE19011335

Request for extension

5561 NE 28 AV

DARPINO, DOMINIC EST

This case was first heard on 4/4/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$300.

Vaughn Malakius, Code Compliance Officer, recommended an extension.

Donald Darpino, owner, requested three to four months for the grass plugs to fill in.

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

Case: CE19022114

3501 RIVERLAND RD

DORSETT, RODNEY K

Service was via posting at the property on 4/5/19 and at City Hall on 5/2/19.

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

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS.

9-280(h)(1)

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

9-304(b)

THE GRAVEL DRIVEWAY ON THIS PROPERTY 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.

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, MISSING AND PEELING PAINT.

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

Rodney Dorsett, owner, requested 90 days.

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

Case: CE19010778

1824 SW 11 ST

1718 SW 30 PLACE INC.

Service was via posting at the property on 4/16/19 and at City Hall on 5/2/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

47-34.1.A.1.

THERE ARE ITEMS BEING STORED ON THIS RD-15 ZONED PROPERTY INCLUDING BUT NOT LIMITED TO MOTORCYCLES, CAR PARTS, HUB CAPS AND PILES OF WOOD. THIS IS A NON PERMITTED USE PER SECTION 47-15.12.

47-34.4 B.1.

THERE ARE TWO TRAILERS BEING STORED IN THE REAR OF THE PROPERTY.

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/DIRTY, MISSING AND PEELING PAINT.

Complied:

9-280(h)(1)

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

George Siedenbug, owner, said they were working on cleaning up the property and painting now.

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

Case: CE19010521

3432 SW 12 PL

HILLSMAN, CURTIS WAYNE & VALVERY

Service was via posting at the property on 5/6/19 and at City Hall on 5/3/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-308(b)

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

18-4(c)

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY ZONED RS-8 CONSISTING OF BUCKETS, HOSES, TILES/PAVER AND OTHER MISCELLANEOUS ITEMS. OUTDOOR STORAGE IS PROHIBITED IN THIS ZONING DISTRICT.

9-304(b)

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

9-305(b)

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

9-306

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

Complied:

24-27.(b)

9-280(b)

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

Wayne Hillsman, owner, said the tenant was parking on the swale. He agreed he needed to go by the property more often to ensure the tenant was complying. He requested 90 days for the tenants to be able to move the items into storage.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine

of \$100 per day, per violation.

Case: CE18120846

5850 NW 9 AVE
PARTNERS PREFERRED YIELD II INC.
DEPT PT-FL-23215

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 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, said one violation remained and recommended imposition of the fines.

John Serrano, representative, said they had found a vendor to replace the hydrant and they had applied for a permit. He requested 90 days.

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

Case: CE18100136

201 SE 23 ST
EWING, DIANA A

This case was first heard on 11/15/18, with fines starting retroactively on 10/1/18. The property was in compliance, fines had accrued to \$38,500 and the City was requesting the full fine be imposed.

Leonard Champagne, Senior Code Compliance Officer, said the property was now in compliance but it had been a repeat violation of the vacation rental ordinance.

Diana Ewing, owner, said she had certified the property and rented the property but the certificate had lapsed. She stated when the property was cited this time, she was in the middle of rehabilitating it and it was not being rented short term. She produced copies of long-term leases she had for the property. Officer Champagne stated there were three units, and some had been advertised for short-term rental. He noted that the fine had been \$500 per day, starting from the date the violation was seen, and suggested the fine could be reduced by half. Ms. Ewing provided Judge Purdy with copies of the long-term leases and pointed out that the property could not be rented on a short-term basis while she had long-term leases. She said she had only missed one ad when she removed the others.

Judge Purdy took the case under advisement and later ruled to reduce the fine to \$4,500.

Case: CE19010070

2120 NW 4 ST

BAILEY, ANTONIA M

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

Will Snyder, 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. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE18030162. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE.

47-21.16.A.

THERE IS A DEAD TREE ON THIS PROPERTY WHICH HAS FALLEN AND ENDANGERS THE PUBLIC WELFARE. THE TREE HAS FALLEN INTO WATERWAY IN THE REAR OF THIS PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE HOLES IN THE EXTERIOR WALLS AND THE DAMAGED WINDOWS HAVE BEEN COVERED WITH NON-PERMITTED MATERIALS.

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, MISSING AND PEELING PAINT.

Complied:

9-308(b)

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

Antonia Bailey, owner, said she was working with the City regarding a program to help her repair the house.

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

Case: CE18121084

721 NW 19 ST
VENICE PARTNERS LTD % BOSTON FINANCIAL

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 in compliance, fines had accrued to \$4,200 and the City was requesting a \$500 fine be imposed.

Captain Robert Kisarewich, Fire Inspector, said it had taken time to get all of the tenant spaces in compliance.

Lucilla Brown, property manager, agreed.

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

Case: CE18091090

941 SW 21 TER
941 SW 21 TERR LLC

Service was via posting at the property on 4/30/19 and at City Hall on 5/2/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
47-20.20 K.

IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM, OR CORPORATION TO UTILIZE A BUILDING, STRUCTURE OR USE WITHOUT PROVIDING AND MAINTAINING THE OFF STREET PARKING FACILITIES MEETING THE REQUIREMENTS AND BEING IN COMPLIANCE WITH THE ULDR. THE PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND/OR RESTRIPIING ACCORDING TO PERMITTED PLANS.

Complied:

18-12(a)
47-19.5.E.7.
9-306

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

Peter Gustafson, tenant, said this was a non-conforming building. He believed the off-street parking should be compliant.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

Case: CE18061469

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

This case was first heard on 9/20/18 to comply by 9/30/18 and 11/8/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$16,450 fine, which would continue to accrue until the property was in compliance.

John Suarez, Senior Code Compliance Officer, said the owner was working on compliance. The window and driveway violations remained.

Darryl Sands, owner, said it was taking time for him to afford to replace all of the windows. He requested 63 days.

Judge Purdy imposed the \$16,450 fine, which would continue to accrue until the violations were corrected.

Case: CE19021167

1732 LAUDERDALE MANOR DR
WILLIAMSON, MERCEDEZ

Service was via posting at the property on 4/11/19 and at City Hall on 5/2/19.

Paulette Perryman, 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)

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

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

Mercedes Williamson, owner, requested 90 days because she was experiencing a financial setback.

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

Case: CE18080122

300 SW 30 AV

POLLARD, CATHY

This case was first heard on 1/17/19 to comply by 3/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,650 fine, which would continue to accrue until the property was in compliance.

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

Cathy Pollard, owner, said she was refinancing the house and she thought the work would be done in three weeks.

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

Case: CE18052482

1534 NW 8 AVE
PIERRE, ARGUY THEODORE, EDELINE

This case was first heard on 8/16/18 to comply by 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$40,350 fine, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, reported there was no compliance.

Edeline Theodore, owner, described work she had done to comply. Officer Caracas explained what still needed to be done.

Judge Purdy imposed the \$40,350 fine, which would continue to accrue until the property was in compliance.

Case: CE18110799

1605 NW 15 CT
MAY, FRANCINA C

Service was via posting at the property on 4/25/19 and at City Hall on 5/2/19.

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

18-4(c)

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

9-304(b)

THERE IS A VEHICLE PARKED ON THE GRASS ON THE EAST SIDE OF THE PROPERTY. THE PARKING FACILITIES OF THIS PROPERTY IS NOT MAINTAINED IN A GOOD CONDITION; THE GRAVEL DRIVEWAY

IS WORN AND HAS 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 IN THE SWALE AND FRONT YARD.

Complied:

9-308(a)

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-4(C) within 10 days or a fine of \$25 per day, and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

Francina May, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance with 18-4(C) within 10 days or a fine of \$35 per day, and with the remaining violations within 63 days or a fine of \$25 per day, per violation.

Case: CE18101088

644 NW 15 TER

EASY BUY INVESTMENTS LLC

This case was first heard on 11/15/18 to comply by 12/27/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,450 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended the full fine be imposed.

Shay Edkry, owner, said they had worked to get the property into compliance. Officer Snyder agreed the owner had put in a good effort to comply the violations. He stated administrative cost totaled \$663.

Judge Purdy imposed a fine of \$663 for the time the property was out of compliance.

Case: CE18101860

601 SW 17 ST

C4NAVIGATOR LLC

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 \$27,750 fine, which would continue to accrue until the

property was in compliance.

Wilson Quintero, Code Compliance Supervisor, recommended a 42-day extension.

Shelley Isakowitz, property manager, agreed.

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

Case: CE19011365

2505 DAVIE BLVD
FAGAN, GASTON W & THELMA

Service was via posting at the property on 4/17/19 and at City Hall on 5/2/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-306 **COMPLIED**

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, MISSING AND PEELING PAINT. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17041936. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Complied:

9-305(b)

9-278(e)

18-12(a)

9-280(g)

Officer Caracas presented the case file into evidence and stated the property was now in compliance. He requested a finding of fact that violation 9-306 had existed as cited.

Gaston Fagan, owner, was present.

Judge Purdy found in favor of the City that violation 9-306 had existed as cited.

Case: CE18121461

1323 NW 15 AVE
1323 NW 15 AVENUE INC.

Service was via posting at the property on 4/25/19 and at City Hall on 5/2/19.

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT. THIS IS A RECURRING VIOLATION PREVIOUS CASE IS CE17052100. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17052100. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Complied

9-313.(a)

Officer Jolly presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Janet Larrondo, property manager, agreed.

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

Case: CE19010877

3408 SW 12 PL

SUKHU, AMARIS R; SUKHU, SHAINA B

Service was via posting at the property on 5/6/19 and at City Hall on 5/3/19.

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

9-304(b)

THE GRAVEL PARKING SURFACE IS NOT BEING MAINTAINED. THERE ARE GRASS/WEEDS GROWING THROUGH THE GRAVEL. THE GRAVEL IS WORN IN SOME AREAS AND REQUIRES RESURFACING.

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:

47-21.9.K.

Complied:

9-280(h)(1)

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

Amaris Sukhu, owner, said the gravel had been on the property for many years. She said there was flooding on the property that prevented growing sod. Officer Holloway said they could keep the gravel in the front yard; they just needed to maintain it.

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

Case: CE19011171

Stipulated agreement

1413 SW 2 AV

JEROME INC.

Violations:

15-28. 63 DAYS (7/18/19) @ \$50

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

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO WOOD PALLETS, TIRE(S) AND MECHANICAL PARTS.

18-4(c) 10 DAYS (5/26/19) @ \$50

THERE ARE DERELICT VEHICLE(S) STORED/PARKED IN THE FRONT DRIVEWAY OF THIS PROPERTY, INCLUDING BUT NOT LIMITED TO VEHICLES WITHOUT TAGS AND WITH EXPIRED TAGS.

9-306 63 DAYS (7/18/19) @ \$50

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.

STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, AND MISSING AND PEELING PAINT.

Complied:

18-12(a)

47-20.20.H.

The City had a stipulated agreement with the owner to comply with 18-4(C) within 10 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 18-4(C) within 10 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation

Case: CE19020343

3330 NW 69 ST

HOME 4 YOU INVESTMENT GROUP LLC

Service was via posting at the property on 4/4/19 and at City Hall on 5/2/19.

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.

9-306

THE EXTERIOR OF THIS SINGLE FAMILY PROPERTY IS NOT BEING MAINTAINED. STRUCTURAL PARTS INCLUDING THE FASCIA AND THE PORCH AREA ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR INCLUDING BUT NOT LIMITED TO THE PORCH AND THE COLUMNS THAT HAVE STAINS AND MISSING, PEELING PAINT.

Complied:

9-313.(a)

9-280(g)

47-21.16.A.

Officer Suarez 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: CE19021472

4521 NW 12 AVE

CERBERUS SFR HOLDINGS II LP

Service was via posting at the property on 4/4/19 and at City Hall on 5/2/19.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

BCZ 39-275(7)(a)

THIS IS A RS-4 ZONED SINGLE-FAMILY PROPERTY.
THERE IS A COMMERCIAL TRUCK PARKED/STORED IN THE
DRIVEWAY OF THIS PROPERTY.

Complied:

BCZ 39-92(a)(1)

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

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

Case: CE19020257

1565 NW 5 ST

ANAJASE REALTY TR

PERPETUAL TR SERVICES LLC TRUSTEE

Service was via posting at the property on 4/22/19 and at City Hall on 5/2/19.

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.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE FENCE NOT FASTENED DOWN WITH CLIPS.

9-304(b)

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

Complied:

24-27.(b)

18-12(a)

Officer Jones 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: CE18110653

1824 SW 11 CT

LANIGAN, THOMAS P

Service was via posting at the property on 4/19/19 and at City Hall on 5/2/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA ARE NOT PAINTED AND
MATCHING WITH THE SURROUNDING COLORS.

Complied:

18-1.

18-12(a)

18-4(c)

Officer Williams presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

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

Case: CE18101478

1110 W LAS OLAS BLVD

HURSEY, RALPH M & TERESA J

Service was via posting at the property on 4/17/19 and at City Hall on 5/2/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

9-308(b)

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

Complied:

18-12(a)

Officer Williams 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: CE19011708

204 NW 17 CT

KEYSTONE HALLS INC.

Service was via posting at the property on 4/26/19 and at City Hall on 5/2/19.

Stephanie Philogene, Code Compliance Officer, 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'S DEPARTMENT OF SUSTAINABLE DEVELOPMENT AS REQUIRED NOR HAVE THEY BEGUN THE PROCESS TOWARDS OBTAINING STATE CERTIFICATION.

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

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

Case: CE19011713

200 NW 17 CT

KEYSTONE HALLS INC.

Service was via posting at the property on 4/26/19 and at City Hall on 5/2/19.

Stephanie Philogene, Code Compliance Officer, 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'S DEPARTMENT OF SUSTAINABLE DEVELOPMENT AS REQUIRED NOR HAVE THEY BEGUN THE PROCESS TOWARDS OBTAINING STATE CERTIFICATION.

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

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

Case: CE19011794

3771 W DAVIE BLVD

DAVIE 1 LLC

Service was via posting at the property on 4/11/19 and at City Hall on 5/2/19.

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.

47-19.5.E.7.

THE CHAIN LINK FENCE ON THIS VACANT PARCEL IS FALLING AND DAMAGED IN AREAS.

47-21.11.A.

THE LANDSCAPE IS NOT BEING MAINTAINED. THERE IS MISSING/BARE AREAS OF GROUND COVER ON PROPERTY.

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

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 91 days or a fine of \$50 per day, per violation.

Case: CE19011795

3801 DAVIE BLVD

DAVIE 1 LLC

Service was via posting at the property on 4/11/19 and at City Hall on 5/2/19.

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.

47-19.5.E.7.

THE CHAIN LINK FENCE ON THIS VACANT PARCEL IS FALLING AND DAMAGED IN AREAS.

47-21.11.A.

THE LANDSCAPE IS NOT BEING MAINTAINED. THERE IS MISSING/BARE AREAS OF GROUND COVER ON PROPERTY.

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

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 91 days or a fine

of \$50 per day, per violation.

Case: CE19031684

2929 RIVERLAND RD
F & F INVESTMENTS GROUP LLC

Service was via posting at the property on 4/11/19 and at City Hall on 5/2/19.

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

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

Officer Fetter presented the case file into evidence and recommended ordering
compliance within 7 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of
\$250 per day.

Case: CE19031685

2935 RIVERLAND RD
F & F INVESTMENTS GROUP LLC

Service was via posting at the property on 4/11/19 and at City Hall on 5/2/19.

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

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

Officer Fetter presented the case file into evidence and recommended ordering
compliance within 7 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of
\$250 per day.

Case: CE19031661

2412 SUGARLOAF LN
ALLAN L & DELLA YODER FAM TR

Service was via posting at the property on 4/11/19 and at City Hall on 5/2/19.

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

18-11(b)

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

Officer Fetter presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$250 per day.

Case: CE19040682

2770 SW 2 ST

BALLIRAM, CHRIS TEJADA

Service was via posting at the property on 4/29/19 and at City Hall on 5/3/19.

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 35 days or a fine of \$100 per day.

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

Case: CE19040857

2401 NE 25 PL

ALBANESE, ROBERT D

Service was via posting at the property on 5/2/19 and at City Hall on 5/3/19.

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.

NFPA 1:1.7.6.2

THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

Captain Kisarewich recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

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

Case: CE19042088

1551 DAVIE BLVD
AMERICAN ONE INC.

Service was via posting at the property on 4/29/19 and at City Hall on 5/3/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.6.3.1.2

THE FIRE EXTINGUISHER(S) IS/ARE NOT IN ITS/THEIR
DESIGNATED PLACE.

Captain Kisarewich recommended ordering compliance within 35 days or a fine of \$1,000 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$1,000 per day.

Case: CE19010468

824 NW 17 AV
PETTIS, EUGENE ROGERS, GWENDOLYN ET AL.

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

Will Snyder, 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.

Complied:
9-305(b)

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

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

Case: CE19011109

901 NW 10 AVE

SUNRISE-BROWARD INVESTMENTS INC.

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

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

Complied:

18-12(a)

47-19.4.D.1.

Officer Snyder 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: CE19022176

1810 NW 9 ST

DAMES, TED

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

Will Snyder, 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.

9-280(h)(1)

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

9-276(c)(3)

THERE IS EVIDENCE OF PEST INFESTATION AT THIS PROPERTY.

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, MISSING AND PEELING PAINT. THE EXTERIOR SOFFIT IS DAMAGED AND MISSING VENT SCREENS LEADING TO THE

ROOF/ATTIC.

9-280(b)

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

9-280(g)

THERE IS AN OPEN AREA IN THE CEILING OF THE UTILITY ROOM WHICH SHOWS OPEN ELECTRICAL WIRING.

Complied:

9-308(b)

18-12(a)

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

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

Case: CE19021809

5230 NE 31 AV

PERAZZELLI, ANTONIO H/E PERAZZELLI, LISETTE C H/E ET AL.

Service was via posting at the property on 4/11/19 and at City Hall on 5/2/19.

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

8-91.(c)

THERE IS A MOORING STRUCTURE (DOCK) 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)

9-305(b)

47-34.1.A.1.

9-306

Officer Malakius 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: CE19031542

2401 NE 25 PL
ALBANESE, ROBERT D

Service was via posting at the property on 4/18/19 and at City Hall on 5/2/19.

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

THERE ARE OUTDOOR STORAGE ITEMS SCATTERED ABOUT THE EASTERN SIDE AND BACK OF THIS RMM-25 ZONED PROPERTY. THIS IS AN ILLEGAL LAND USE PER SECTION 47-5.19.

9-308(a)

THERE ARE MULTIPLE BROKEN AND/OR MISSING ROOF TILES. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATER TIGHT.

9-306

THERE IS AN OPENING FROM AN OLD AC UNIT THAT IS STUFFED WITH A BED SHEET TO PREVENT THE OUTDOOR ELEMENTS FROM ENTERING THE UNIT. THE EXTERIOR BUILDING WALLS ARE NOT BEING MAINTAINED IN A SECURE AND ATTRACTIVE MANNER.

9-280(b)

THERE IS DISCOLORATION OF MILDEW STAINS ABOUT THE CEILING OF UNIT #D, ALSO PROVIDE SCREENS FOR THE INTERIOR WINDOWS.

9-280(g)

THERE ARE EXPOSED ELECTRICAL WIRING AND ACCESSORIES IN SEVERAL OF THE OCCUPIED UNITS

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

Ms. Hasan said this was an occupied multi-family property with serious life safety issues. She recommended a \$500 per day fine.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$500 per day, per violation.

Case: CE19032205
2832 NE 35 ST
VELOCITY #1 LLC

Service was via posting at the property on 4/29/19 and at City Hall on 5/2/19.

Vaughn Malakius, 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, MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS SUCH AS STRUCTURE WALL AND SURROUNDING AREAS WHICH ARE DETERIORATED AND NOT MAINTAINED.

Complied:

24-27.(b)

9-305(b)

18-12(a)

18-1.

Officer Malakius 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: CE19040661

5411 NE 16 AV

LOUCKS, DAVID K

Service was via posting at the property on 4/18/19 and at City Hall on 5/2/19.

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

18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE. THIS IS A RECURRING VIOLATION PER CASES CE19011577 AND CE19030573 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE REGARDLESS OF WHETHER IT COMES INTO COMPLIANCE.

Officer Malakius presented the case file into evidence and stated the property was now in compliance. He 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: CE19040679

5411 NE 16 AV
LOUCKS, DAVID K

Service was via posting at the property on 4/18/19 and at City Hall on 5/2/19.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS ON THIS PROPERTY AND SWALE AREA.

Officer Malakius 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: CE19021960

1239 NE 15 AVE
ENGLISH, ERIC & LAURA

Service was via posting at the property on 4/10/19 and at City Hall on 5/2/19.

Paulette Perryman, Code Compliance Officer, testified to the following violation(s):
47-19.4.B.1.

THERE IS A DUMPSTER AT THIS PROPERTY THAT IS NOT STORED PROPERLY. WHEN NOT CURBSIDE FOR COLLECTION, THE DUMPSTER MUST BE POSITIONED ON A HARD SURFACED PAD LOCATED BEHIND THE BUILDING LINE WITH THE SMALLER SIDE OF THE CONTAINER FACING THE PUBLIC RIGHT OF WAY.

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

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

Case: CE19010394

3501 DAVIE BLVD
BAYSHORE AT DAVIE LTD % CVS #981-01

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

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
24-27.(f)

THE LIDS ON THE WASTE CONTAINERS REMAIN OPEN BECAUSE
THE TRASH IS OVERFLOWING AND IS NOT CLOSED AFTER SERVICE.

47-19.4.D.1.

THERE IS A DUMPSTER BEING STORED IN THE PARKING SPACES OF
THE PARKING LOT OF THIS RDS-15 ZONED COMMERCIAL PROPERTY.

47-19.4.D.8.

THERE IS TRASH AND DEBRIS ON THE GROUND AND INSIDE THIS
ENCLOSURE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS
INCLUDING, BUT NOT LIMITED TO A STORAGE/SHIPPING CONTAINERS.
THIS IS NOT A PERMITTED USE ON THIS RDS-15 ZONED PROPERTY.

9-306

THE BUFFER WALLS IS STAINED AND DIRTY.

47-21.11.A.

THE LANDSCAPE IS NOT BEING MAINTAINED. THERE IS MULCH THAT
IS MISSING AND WORN OUT.

Complied:

18-12(a)

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

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

Case: CE19010638

3420 SW 12 CT

ROJAS, ADRIAN GENER SANCHEZ SANTANA, MADAY

Service was via posting at the property on 5/1/19 and at City Hall on 5/2/19.

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

9-305(b)

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

Complied:

18-12(a)

9-304(b)

Officer Koloian presented the case file into evidence and recommended ordering
compliance within 21 days or a fine of \$25 per day.

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

Case: CE19010676

3437 SW 12 PL

DISTASIO, ANGELA FRANCOS

Service was via posting at the property on 5/1/19 and at City Hall on 5/2/19.

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)

Officer Koloian 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, per violation.

Case: CE19012103

1071 TENNESSEE AVE

WHITSETT, WILLIAM ROBERT

Service was via posting at the property on 4/30/19 and at City Hall on 5/2/19.

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

18-1.

THERE IS STORAGE UNDER THE CARPORT, CONSISTING OF PILES OF WOOD, A TOILET, A LADDER, A BOAT AND TRAILER AND OTHER MISCELLANEOUS ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

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

THERE IS OPEN AIR STORAGE CONSISTING OF WOOD, AN APPLIANCE COVERED BY A TARP, AND OTHER MISCELLANEOUS ITEMS WHICH IS

PROHIBITED IN THIS RS6-7 ZONED RESIDENTIAL PROPERTY PER SECTION 47-39.A.11.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE TWO BROKEN WINDOWS IN THE FRONT OF THE HOUSE THAT ARE COVERED BY PLYWOOD.

9-304(b)

THE PAVED DRIVEWAY IS IN DISREPAIR. IT HAS CRACKS ALL OVER THE SURFACE.

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, 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)

18-4(c)

Officer Koloian presented the case file into evidence and recommended ordering compliance with 18-1 and 47-39.A.1.b.(6)(b) within 10 days or a fine of \$25 per day, per violation and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-1 and 47-39.A.1.b.(6)(b) within 10 days or a fine of \$25 per day, per violation and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE19021830

1022 SW 22 AVE

FLETCHER, MICHELE PASEA, MICHELE

Service was via posting at the property on 4/30/19 and at City Hall on 5/2/19.

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE PAPERS STUCK TO THE EXTERIOR OF THE HOUSE WHICH NEED TO BE REMOVED. THE BUILDING WALLS SHALL BE KEPT IN A

SECURE AND ATTRACTIVE MANNER. IT SHALL BE FREE OF GRAFFITI AND OR LOOSE MATERIALS.

9-304(b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. IT IS NOT WELL GRADED OR DEFINED AND HAS WEEDS GROWING THROUGH.

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

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: CE19031447

3425 SW 12 PL

MONTGOMERY, VENDETTA BROWN, STANLEY

Service was via posting at the property on 5/1/19 and at City Hall on 5/2/19.

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 RECURRING VIOLATION, PREVIOUS CASE NUMBER CE19010693. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT PRIOR TO THE HEARING.

9-313.(a)

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

Officer Koloian presented the case file into evidence and said the property was now in compliance. She requested a finding of fact that violation 9-305(b) had existed as cited.

Judge Purdy found in favor of the City that that violation 9-305(b) had existed as cited.

Case: CE19041666

891 SW 27 AV

INAYAT ULLAH REV LIV TR

NASREEN S ULLAH REV LIV TR ET AL.

Service was via posting at the property on 4/30/19 and at City Hall on 5/2/19.

Dorian Koloian, 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. THIS IS A RECURRING VIOLATION WHEN THE PROPERTY WAS CITED ON CASE NUMBER CE18111383. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Officer Koloian 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: CE18120382

1625 NW 12 CT

SOLINSER TR SOLINTEC LLC TRUSTEE

Service was via posting at the property on 4/25/19 and at City Hall on 4/21/19.

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.

9-304(b)

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

Complied:

47-34.1.A.1.

Officer Gibson 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: CE18120498

1218 NW 18 ST
JAP RENOVATION CORP

Service was via posting at the property on 4/28/19 and at City Hall on 4/21/19.

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

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND/OR PEDESTRIAN MOVEMENT.

9-305(b)

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

Complied:

18-1.

47-34.1.A.1.

9-306

9-313.(a)

Officer Gibson 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: CE18121588

1213 NW 10 PL

KULCAT HOMES LLC

Service was via posting at the property on 4/25/19 and at City Hall on 5/2/19.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):
18-4(c) **COMPLIED**

THERE ARE UNLICENSED OR OTHERWISE DERELICT VEHICLES, TRAILERS, AND VESSELS ON THE PROPERTY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE14061449. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS IN DISREPAIR. REMOVE VEHICLES FROM THE LAWN.

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 Gibson presented the case file into evidence and recommended ordering compliance with 9-304(b) and 9-305(b) within 28 days or a fine of \$50 per day, per violation and requested a finding of fact that violation 18-4(C) had existed as cited.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) and 9-305(b) within 28 days or a fine of \$25 per day, per violation and found for the City that violation 18-4(C) had existed as cited.

Case: CE19010545

905 NW 16 AV
MATUT, DAVID

Service was via posting at the property on 4/30/19 and at City Hall on 4/21/19.

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.

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, MISSING AND PEELING PAINT.

9-308(b)

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

9-313.(a)

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

Complied:

9-304(b)

9-305(b)

Officer Gibson presented the case file into evidence and recommended ordering compliance with 18-12(a) and 9-313.(a) within 10 days or a fine of \$50 per day, per violation and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12(a) and 9-313.(a) within 10 days or a fine of \$50 per day, per violation and with the remaining

violations within 28 days or a fine of \$50 per day, per violation.

Case: CE18120970

3516 W BROWARD BLVD
3516 W BROWARD BLVD LLC

Service was via posting at the property on 4/9/19 and at City Hall on 5/2/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-305(b)

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

18-12(a)

THERE IS OVERGROWTH 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 PER CASES CE17060145 AND CE18012023 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

47-20.20.H.

PARKING FACILITY AT THIS COMMERCIAL PROPERTY NEEDS RESURFACING AND/OR RESTRIPING ACCORDING TO PERMITTED PLANS.

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

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

Case: CE19020342

1818 NW 9 LA
STRINGHAM, SCOTT T

Personal service was made on 4/22/19. Service was also via posting at City Hall on 5/2/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

18-12(a) **COMPLIED**

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION. PREVIOUS CASES ARE CE15071161 AND CE17120486. THIS CASE WILL BE HEARD

BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

18-4(c) **COMPLIED**

THERE ARE DERELICT VEHICLES OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION. PREVIOUS CASE IS CE15071161. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

47-20.20.H. **COMPLIED**

THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION PREVIOUS CASES IS CE15071161. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-306 **COMPLIED**

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, MISSING AND PEELING PAINT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION. PREVIOUS CASES IS CE15071161. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Complied:

47-34.1.A.1.

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

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

Case: CE19020344

1812 NW 9 LA

STRINGHAM, SCOTT T

Personal service was made on 4/22/19. Service was also via posting at City Hall on 5/2/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-280(b) **COMPLIED**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOW(S) AND DOOR(S). THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION CE17021941 WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

9-306 **COMPLIED**

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, MISSING AND PEELING PAINT. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION CE17021941 WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Complied:

18-12(a)

9-305(b)

9-279(f)

18-4(c)

9-304(b)

9-308(b)

Officer Caracas presented the case file into evidence and said the property was now in compliance. He requested a finding of fact that violations 9-280(b) and 9-306 had existed as cited.

Judge Purdy found in favor of the City that violations 9-280(b) and 9-306 had existed as cited.

Case: CE19020347

1808 NW 9 LN

STRINGHAM, SCOTT T

Personal service was made on 4/22/19. Service was also via posting at City Hall on 5/2/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

18-12(a) **COMPLIED**

THERE IS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION CE 17021939 WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Complied:

47-20.20.H.

9-305(b)

9-306

18-4(c)

Officer Caracas presented the case file into evidence and stated the property was now in compliance. He requested a finding of fact that violation 18-12(a) had existed as cited.

Judge Purdy found in favor of the City that violation 18-12(a) had existed as cited.

Case: CE19021140

1681 LAUDERDALE MANOR DR
GABRIELA'S INVESTMENT LLC

Service was via posting at the property on 4/17/19 and at City Hall on 5/2/19.

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

GRAVEL DRIVEWAY NOT WELL GRADED AND/OR DUST/WEEDS FREE. ALSO HAS ARTIFICIAL TURF. DRIVEWAY NOT WELL DEFINED. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE18121391. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE BEFORE THE HEARING DATE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE18121391. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE BEFORE THE HEARING DATE.

Complied:

18-12(a)

24-27.(b)

9-313.(a)

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

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

Case: CE19030401

1223 SEMINOLE DR
BEDNAR, JAN BELOHUBA, SABINA

Service was via posting at the property on 4/11/19 and at City Hall on 5/2/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following 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: CE19032026

5950 NE 28 AVE
HOOF, HEGE & TRONVOLL, KJETIL

Service was via posting at the property on 4/25/19 and at City Hall on 5/2/19.

Leonard Champagne, Senior Code Compliance Officer, testified to the following 15-15-272.(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: CE19020640

1426 NE 60 ST
PALAU INC.

Service was via posting at the property on 4/15/19 and at City Hall on 5/2/19.

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: CE19020647

1465 NE 53 ST

CARDOSO REALTY INVESTMENT 29 LLC

Service was via posting at the property on 4/15/19 and at City Hall on 5/2/19.

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: CE19021657

414 SE 11 CT

ROMERO, EDUARDO

Service was via posting at the property on 4/18/19 and at City Hall on 5/2/19.

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: CE19021663

2501 DEL LAGO DR

2501 DEL LAGO LLC

Service was via posting at the property on 4/17/19 and at City Hall on 5/2/19.

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 \$500 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$500 per day.

Case: CE19021687

811 SE 18 CT

RICKEY, SARAH N

Service was via posting at the property on 4/30/19 and at City Hall on 5/2/19.

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: CE19021733

2436 WHALE HARBOR LN
HIGHLAND PROPERTIES 918 LLC

Service was via posting at the property on 4/18/19 and at City Hall on 5/2/19.

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

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE18060081. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

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

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

Case: CE19021737

1709 SW 32 PL
BAQUERO, RICARDO

Service was via posting at the property on 4/9/19 and at City Hall on 5/2/19.

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

15-272.(a)

COMPLIED

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE18110715. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

Officer Champagne presented the case file into evidence and stated the property was now in compliance. He 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: CE19021739

1035 SW 30 ST
BENA, MICHAEL

Service was via posting at the property on 4/18/19 and at City Hall on 5/3/19.

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

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17040475. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

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

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

Case: CE19021740

1270 SE 2 ST
PONCE, MIGUEL E

Service was via posting at the property on 4/9/19 and at City Hall on 5/2/19.

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

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17070285. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

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

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

Case: CE19030340

1325 SW 23 AV
TEMPEST, JOHN A

Service was via posting at the property on 4/18/19 and at City Hall on 5/3/19.

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: CE18092055

3055 CENTER AV
TUCKMAN, BRET TUCKMAN, WENDI

This case was first heard on 11/15/18 to comply by 12/9/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$1,250 fine.

Case: CE18110490

513 SW 13 ST
NONN-BROSSARD, GIPSY MORGANE KOWALSKI, SZYMON

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 the City was requesting imposition of a \$13,750 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$13,750 fine, which would continue to accrue until the violations were corrected.

Case: CE18121032

1501 SW 4 CT
MCFARLAND, MICHAEL T

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 the City was requesting imposition of a \$13,750 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$13,750 fine, which would continue to accrue until the violations were corrected.

Case: CE19010399

18 SE 11 AVE
RIDGE HOUSES LLC

This case was first heard on 2/21/19 to comply by 3/3/19. 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: CE19010763

1360 BAYVIEW DR
TEACH USA INC.

This case was first heard on 2/21/19 to comply by 3/3/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,300 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,300 fine, which would continue to accrue until the violations were corrected.

Case: CE16082022

705 NE 6 TER
LAUDERDALE ONE LLC

This case was first heard on 6/1/17 to comply by 8/3/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$52,200 fine, which would continue to accrue until the

property was in compliance.

Judge Purdy imposed the \$52,200 fine, which would continue to accrue until the violations were corrected.

Case: CE18060472

524 NW 17 AV
MAJOAL LLC

This case was first heard on 8/16/18 to comply by 10/4/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,800 and the City was requesting an \$801 fine be imposed.

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

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.

Judge Purdy imposed the \$6,775 fine, which would continue to accrue until the violations were corrected.

Case: CE18090430

3050 W BROWARD BLVD
COLE FD PORTFOLIO VI LLC
%FAMILY DOLLAR STORES TAX DEPT.

This case was first heard on 11/15/18 for a violation that was complied on 9/12/18 and the owner was fined \$1,500 for being out of compliance for three days. The City was requesting imposition of the \$1,500 fine.

Judge Purdy Imposed the \$1,500 fine.

Case: CE18091833

500 E DAYTON CIR
MILLER, GORDON DENNIS

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 in compliance, fines had accrued to

\$250 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE18100732

254 SW 21 WY

MERRITT, KEVIN L & JANICE H

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 \$4,150 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,150 fine, which would continue to accrue until the violations were corrected.

Case: CE18100932

2409 SOLAR PLAZA DR

FLORENCE ELISA WIGLEY REV TR

ICON, JOSEPH TRUSTEE

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

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

Case: CE18100941

2405 SOLAR PLAZA DR

FLORENCE ELISA WIGLEY REV TR

ICON, JOSEPH TRUSTEE

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

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

Case: CE18100980

1506 NW 12 TER

CARTER, THOMAS EDWARD EST

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 the City was requesting imposition of a \$10,350 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$10,350 fine, which would continue to accrue until the violations were corrected.

Lien Reduction Cases

Case: CE15110848

233 S FTL BEACH BLVD
235 S FT LAUDERDALE BEACH LLC

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$49,300 and City administrative costs totaled \$258. The City was requesting the fine not be reduced by more than 75% or \$12,325.

Courtney Crush, attorney, said the citations for expired permits predated her client's ownership of the property. The other citation was for a sandwich board sign that had not been addressed until January 2019. She noted the tenant had never put the sign out but neglected to void the permit. Ms. Crush requested the fine be reduced to less than \$12,000.

Judge Purdy reduced the lien amount to \$3,758 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: CE15101712

235 S FTL BEACH BLVD
235 S FT LAUDERDALE BEACH LLC

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$45,050 and City administrative costs totaled \$258. The City was requesting the fine not be reduced by more than 75% or \$11,262.50.

Courtney Crush, attorney, said this related to an electrical permit that predated her client's ownership of the property. She explained that in July, the City had reversed the void on the permit and asked the owner to renew the permit. He client had renewed the permit, called for final inspections and closed the permit.

Judge Purdy reduced the lien amount to \$3,758 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: CE16051384

239 S FTL BEACH BLVD
237 S FT LAUDERDALE BEACH LLC

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$40,200 and City administrative costs totaled \$258. The City was requesting the fine not be reduced by more than 75% or \$10,050.

Courtney Crush, attorney, said this related to an air conditioner permit. She stated the work had been done but the contractor had not called for final inspections. The owner had realized that the permit did not match the work and had corrected that and closed the permit.

Judge Purdy reduced the lien amount to \$3,758 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: CE16122255

1600 SE 15 ST
PLAZA 15 CONDO ASSN INC.

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$10,650 and City administrative costs totaled \$1,216. The applicant had offered \$1,216.

Gregory McAloon, attorney, said the permit regarding the parking lot had been delayed because the owner had redesigned it. He requested a reduction to administrative costs.

Judge Purdy reduced the lien amount to \$2,466 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: CE17122075

911 N ANDREWS AVE
ANDREWS PROJECT DEVELOPMENT LLC

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$28,850 and City administrative costs totaled \$1,261. Stephanie Bass, Code Compliance Officer, said the adjacent restaurant was allowed by the property manager to use the lot for parking. The restaurant owner claimed he was paying for the parking. The lot owner had eventually pulled a permit for new asphalt and locked the gate to prevent parking on the lot.

Debbie Orshefsky, attorney, explained that the owner had been in the process of permitting this entire site for redevelopment. She stated the adjacent restaurant had never paid to park on the lot. She explained that the first notice of violation was in early March 2018 and by March 13, the property was fenced and permit applications had been submitted to the City. The owner had allowed the restaurant owner to have a key to the site and he had used it for parking.

Ms. Hasan said Ms. Williams and Ms. Jordan had heard the restaurant owner state he was paying for use of the parking lot and this was why the City objected to any reduction of the fine amount.

Gregory Clayton, development manager, confirmed that he had received no compensation from the restaurant owner for parking on the site. He said he thought the restaurant owner was storing vehicles on the site; Mr. Clayton did not know that he was parking cars on the lot until a contractor had sent him photos. Ms. Williams stated she had spoken with Mr. Clayton in February and he admitted the restaurant owner was leasing the lot.

Judge Purdy reduced the lien amount to \$5,761 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: CE17122074

921 N ANDREWS AVE
ANDREWS PROJECT DEVELOPMENT LLC

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$28,850 and City administrative costs totaled \$1,261.

Judge Purdy reduced the lien amount to \$5,761 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: CE16120129

4750 NW 15 AVE # B
FIRST INDUSTRIAL L P

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$8,400 and City administrative costs totaled \$350. The applicant had offered \$2,100. The City requested no reduction of the fines. Benjamin Wallert III, representative, said there had been confusion about what must be done and they had needed to replace the entire system.

Judge Purdy reduced the lien amount to \$3,350 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: CE17071945

1040 NE 7 AVE
PRIVILEGE APARTMENTS LLC

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$225,750 and City administrative costs totaled \$1,169. The City recommended reducing the fines to \$1,169.

Mercedes Carcasis, representative, said there had been confusion because she had been dealing with two City inspectors.

Judge Purdy reduced the lien amount to \$1,169 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE10040870

309 SW 25 AV
BELTRAN, JOSE G &
TEODORO-BELTRAN, CLAUDIA E

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$293,937.32 and City administrative costs totaled \$341. Ms. Ramsey said the owner had brought the property into compliance within 60 days of purchasing it and the City had received \$7,762.68 from the surplus of the tax deed sale. Therefore, the City would not oppose waiving the lien.

Jose Beltran, owner, and Claudia Beltran, owner, thanked the City.

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

Case: CE17082250

2829 NE 30 ST # 302
CLABAUGH, BARBARA

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$14,700 and City administrative costs totaled \$764. The City did not recommend any reduction in the fine amount.

Barbara Clabaugh, owner, said she was physically disabled. She explained this was a co-op and she was a tenant/lessee and the citation indicated the fine was to be paid by

the owner, Regency House Inc. She had made over 12 calls to the City questioning her responsibility. Ms. Clabaugh said there were many issues at the property and she had hired an attorney who did nothing. She had also visited the cop-op board, and as a result, her mail had been taken from her mailbox and co-op notices stopped arriving. A neighbor/co-op board member had broken into her apartment, taken photos and sent them to Code Enforcement to start this case. Ms. Clabaugh had needed to move out in October 2018 because of the lack of maintenance. She said as a proprietary lessee, she could only paint the interior of the unit. Ms. Clabaugh reiterated that she had never settled whether she was responsible for the repairs. Her insurance company had informed her that the doors and windows were the responsibility of the co-op.

Ms. Clabaugh stated someone at Code Enforcement had told her that he would recommend reducing the fines to “charge for my visits.”

Judge Purdy reduced the lien amount to \$3,764 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: CE15100174

1201 W LAS OLAS BLVD

MANN, KATHERINE J &

ERDMAN, GUY R

Notice was mailed to the owner via first class mail on 5/2/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$5,850 and City administrative costs totaled \$258. The City did not recommend reducing the lien by any more than 50%.

Katherine Mann, owner, said they had spent over \$100,000 to update the home. When they renovated it, they had replaced the door but neglected to add that to the renovation permit.

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

Case: CE14030426

6711 NW 22 TER

ROBERT A FITCH REV TR

FITCH, ROBERT

Notice was emailed to the owner on 5/9/19. Stacey Ramsey, Clerk III, testified that the lien amount was \$42,950 and City administrative costs totaled \$212. The applicant had offered \$2,000. The City recommended accepting the respondent's offer. Ms. Hasan recommended reducing the fines to administrative costs.

Bob Fitch, trustee, and John Fitch, thanked the City.

Judge Purdy reduced the lien amount to \$212 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Complied, Closed, Withdrawn and Rescheduled Cases

Judge Purdy accepted pages 99-102 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:

CE19010420	CE19030894	CE19031014	CE19011159
CE18111378	CE19021678		

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:

CE19010391	CE17040090
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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

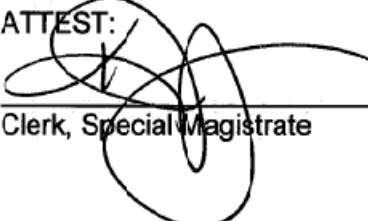
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE18070966

There being no further business, the hearing was adjourned at 4:15 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate