



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
JUNE 6, 2019
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative Assistant
Christina Chaney, 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
Rhonda Hasan, Assistant City Attorney
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
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
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE19021557; CE19021564: Glenn Gurvitch, property manager; Aida Jaen, representative
CE18082143: Anthos Jordan, representative
CE18050267: Francoeur Paul, owner
CE19050672: Andrea Lopez, representative; Nancy Tibor, property manager; Orlando Imbrogno, building engineer
CE18081509: Michele Longway, owner; Robert Longway, owner
CE18071560: Aaron Rascon-Morales, engineer
CE19020619: Dregory Wright, owner
CE19011361: Brenda Buenaventura, property manager
CE19031930: Fabienne Pierre, tenant
CE18110547: Stephen Bamberski, owner's representative
CE18090461: David Timmons, owner
CE19022244: Marcia Meyer, owner
CE18022092: Marshall Nance, owner
CE19041441: Cynthia Viers, tenant
CE19041836: Matt Letourneau, representative; Altamese Thomas, representative; James Williams, pastor
CE19100862: Ruth Hyppolite, architect; Lorri Demps Smith, representative
CE18091612: Amir Sattar, attorney
CE18061949: Perry Meyers, owner; Evelyn Shell, owner
CE19031624: Cornelius Harris, tenant
CE18120013: Russell Andrews
CE19030131: Victor Blackwood, owner
CE19012217: Matt Letourneau, owner
CE18100839; CE19031996; CE19031998: Andrew Schein, attorney
CE19040462: Chapman Smith, attorney; Michael Graham, tenant
CE19010529; CE19010544: Andres Charasso, owner
CE19010513: Thomas Ledwidge, property manager
CE18111912: Tamika Slack, owner
CE18091934: Rachel Parks, owner
CE19021763: Francois Sylla, owner; Samuel Sylla
CE18110690: Christopher Joyce, representative
CE19040574: Ermilia Cineus, owner
CE17120622: Robert Ewing, owner
CE18121224: Joseph Jean, owner
CE18090851: Eddie McDuffie, owner
CE19010581: Tony Word, owner
CE19020214: Ruth Hyppolite, architect
CE19041191: Carlos Brunet, owner; Mana Brunet, owner
CE18121465: Adam Frider, owner
CE18121816: Mikhael Lerer, power of attorney; Duanne Bewley, tenant
CE19031188: Mikhael Lerer, power of attorney
CE18121302: Flora James, owner

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CE19031102: Vallestein Wilder, owner
CE18120215: Jude Petion, owner
CE19031098: Bernadette Harding, owner
CE18080892: John Malec, owner
CE19020046: Joseph Brown, representative
CE18061077: Zilla Herring, owner
CE18080132: Stefano Barbosa, property manager
CE18031646: Nectaria Chakas, attorney
CE19031376: Bonnie Bair, owner
CE19031042: Mack Young, property manager
CE18061483: Alex Rondin, property manager
CE18040532: Capri Trigo, attorney
CE18062621: Levoria Swanson, owner
CE19021805: Tamir Vardi, owner
CE18012128: Tonya Bullock, owner
CE17121903: Jean Martindale, owner
CE18071016: Clare Louisville, owner
CE19042028: Adam Partee, owner
CE19040527: Michael Lorusso, owner's son
CE19041313: John Hrzich, representative
CE18030700: Kelly Brandenburg, agent
CE18090450: Robert Huerkamp, owner
CE18121186: Carolyn Jones, representative
CE19040748: Leonardo Hatzihdris, owner
CE19042606; CE19031985: Stephen Zimmerman, attorney
CE19041604: Rainer Sachse, co-owner
CE18111403: Stefano Barbosa, property manager
CE19030711: Bessie McClam, owner
CE19050679: Oliver Major, tenant
CE18081222: Ela Maia Hernandez, attorney
CE19021602: Jack Seiller, trustee
CE18111317: Guillermo Restreppo, representative
CE18121246: John Voight, attorney
CE18071605: Mohammed Molla, owner
CE19010751: Mayo Leola, owner
CE18071154: Carlos Lugo
CE19042054: Daniel Ray, owner
CE18050320: Kristen Sarubbe, property manager
CE10100988; CE13041162: Beverly Chambers, owner
CE13071249: Philip Kantor, attorney; Victor Veras, district manager
CE14110670: Richard Carey, attorney
CE18020597; CE17021674: Dragos Caroli, owner; Melinda Bedran, managing member
CE15060844: Sal Hasbun, owner; Ted Galatis, attorney
CE16060517: Abiel Ballesteros, owner
CE18070403: Jesse Dalen, owner; Camille Pottinger, representative

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE18100839

810 NW 10 TER #1
SOUTH MACK 1 LLC

Service was via posting at the property on 5/1/19 and at City Hall on 5/23/19.

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

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS
TAX RECEIPT.

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

Andrew Schein, attorney, said they had gone before the Board of Adjustment to get a variance and the City had not issued the license until May 23. He requested 30 days.

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

Case: CE19031996

810 NW 10 TER # 2
SOUTH MACK 1 LLC

Service was via posting at the property on 5/21/19 and at City Hall on 5/23/19.

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

18-12(a)

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

24-28(a)

THE BUSINESS AT THIS LOCATION DOES NOT HAVE ADEQUATE
BULK CONTAINER FOR ACCEPTABLE SOLID WASTE DISPOSAL.

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

Andrew Schein, attorney, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE19031998

820 NW 10 TER
SOUTH MACK 1 LLC

Service was via posting at the property on 5/21/19 and at City Hall on 5/23/19.

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

24-28(a)

THE BUSINESS AT THIS LOCATION DOES NOT HAVE ADEQUATE BULK CONTAINER FOR ACCEPTABLE SOLID WASTE DISPOSAL.

Complied:

18-12(a)

9-306

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

Andrew Schein, attorney, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE19021557

10 HENDRICKS ISLE
HENDRICKS INVESTMENTS LLC

Service was via posting at the property on 5/6/19 and at City Hall on 5/23/19.

Orlando Rodriguez, 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. THE SURFACE MARKINGS ARE FADED OR MISSING.

Complied:

47-19.4.B.1.

Officer Rodriguez presented the case file into evidence and recommended ordering compliance within 60 days or a fine of \$100 per day.

Glenn Gurvitch, property manager, agreed.

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

Case: CE19021564
20 HENDRICKS ISLE
HENDRICKS HARBOR VILLAS LLC

Service was via posting at the property on 5/1/19 and at City Hall on 5/23/19.

Orlando Rodriguez, 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.

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

Glenn Gurvitch, property manager, agreed.

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

Case: CE19041836 Ordered to re-appear
716 NW 14 WAY
IMMANUEL CHURCH OF GOD IN CHRIST

This case was first heard on 5/16/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Will Snyder, Code Compliance Officer, reported the property had been boarded up by the City's contractor on June 4, 2019 but no one had called for a reinspection.

Matt Letourneau, representative, said he had a contract to purchase the property. He stated there was another property owned by the church that already had liens accruing, and it was clouding the title for this property. They needed time for the current owner to clear the title on the property so Mr. Letourneau could purchase it and then rehabilitate it. He stated the property would never be sellable if liens began to accrue.

Officer Snyder recommended a 56-day extension.

James Williams, pastor, agreed there was an issue with the title because of the liens on other properties the church owned.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue and ordered the respondent to attend the August 1 Special Magistrate hearing.

Case: CE19012217

808 NE 14 ST

AMD HOLDINGS LLC

Service was via posting at the property on 4/18/19 and at City Hall on 5/23/19.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO HOLES IN WINDOW FRAMES, WINDOW GLASS/PLEXIGLAS/POLYCARBONATE IS NOT STRUCTURALLY SOUND, REASONABLY WEATHER AND WATER TIGHT.

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:

9-304(b)

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

Matt Letourneau, owner, agreed.

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

Case: CE19041441

619 NW 12 AVE

SPECTRUM MANAGEMENT LLC

Service was via posting at the property on 4/26/19 and at City Hall on 5/23/19.

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 CE18100494. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS IF IT IS BROUGHT INTO COMPLIANCE OR NOT BEFORE THE HEARING.

Complied:
9-305(a)

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

Cynthia Viers, tenant, acknowledged the violation and said they had hired a lawn care company.

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

Case: CE19040574

1154 CHATEAU PARK DR
CINEUS, ERMILIA GEDEOMME, ROBERT

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

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

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

9-280(h)(1)

THE CHAIN LINK AND WOODEN FENCES 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.

Bovary Exantus, Code Compliance Officer, acted as interpreter for the owner, Ermilia Cineus.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days or a fine of \$25 per day and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Ms. Cineus said she had already begun working on compliance and requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days or a fine of \$25 per day and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Case: CE19010751

3515 SW 12 CT
MAYO, LEOLA E

Service was via posting at the property on 4/29/19 and at City Hall on 5/23/19.

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.

Withdrawn:
47-34.1.A.1.
9-306
Complied:
9-313.(a)

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

Leola Mayo, owner, agreed.

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

Case: CE19020619

429 NW 15 WY
WRIGHT, DREGORY B LE WRIGHT, BRANDI & SIMON, N M W ET AL.

Service was via posting at the property on 4/26/19 and at City Hall on 5/23/19.

Will Snyder, 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.

Complied:

18-12(a)

9-313.(a)

Withdrawn:

25-56(a)

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

Dregory Wright, owner, agreed.

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

Case: CE18111317

Request for extension

3081 NE 44 ST

HERNANDEZ, ALEX

This case was first heard on 2/21/19 to comply by 4/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$8,200.

Vaughn Malakius, Code Compliance Officer, provided an overview of the case.

Guillermo Restreppo, representative, said during the process of demolishing work done by the previous owner without permits, they had damaged the seawall. Repairing the seawall required permits, which must be addressed before the landscaping. He requested at least 60 days.

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

Case: CE18040532

1801 W STATE ROAD 84

G6 HOSPITALITY PROPERTY LLC

This case was first heard on 6/21/18 to comply by 8/23/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$22,250 and the City was requesting a \$985 fine be imposed.

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

Capri Trigo, attorney, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$985 for the time the property was out of compliance.

Case: CE18061483

1705 NW 16 CT

1705 NW 16TH CT LLC

This case was first heard on 11/29/18 to comply by 12/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$39,600 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, confirmed the property was in compliance.

Alex Rondin, property manager, said he had worked with Officer Jolly but there had been a problem with the tenants using the property for an auto repair shop. He had needed to evict the tenant in order to comply the violations. Mr. Rondin requested the fines be waived.

Officer Jolly agreed the tenant had been the problem and recommended reducing the fines to \$847 to cover administrative costs.

Ms. Flynn imposed a fine of \$847 for the time the property was out of compliance.

Case: CE19040527

2507 ANDROS LN

LORUSSO, SANDRA J

Service was via posting at the property on 5/6/19 and at City Hall on 5/23/19.

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

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA, INCLUDING BUT NOT LIMITED TO TIRE(S) AND BUCKET(S).

18-4(c)

THERE ARE DERELICT VEHICLES AND TRAILERS ON THIS PROPERTY WITH NO TAGS.

9-304(b)

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

9-305(b)

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE DIRTY AND/OR IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT. REAR WOODEN PATIO STRUCTURE IS IN GENERAL STATE OF DISREPAIR WITH ROTTEN WOOD.

9-308(b)

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

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

Michael Lorusso, owner's son, said the property was now in compliance.

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

Case: CE19031098

1601 NW 14 CT

HARDING, BERNADETTE H/E HARDING, GARTH

Service was via posting at the property on 5/7/19 and at City Hall on 5/23/19.

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING SECTIONS AND MISSING POSTS.

9-306

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE NOT BEING MAINTAINED. THERE ARE AREAS OF THE WALKWAY THAT ARE IN DISREPAIR WITH MISSING SECTIONS OF CONCRETE ROCK.

18-12(a)

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

Officer Bass presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Bernadette Harding, owner, said the hedges had been trimmed over the weekend. She said they could not comply within 35 days because her husband had heart surgery in February. She hoped to have the home repaired and painted by the end of September.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE18022092

608 SW 9 ST

NANCE, MARSHALL E III

This case was first heard on 5/17/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$13,000 and the City was requesting a \$709 fine be imposed.

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

Marshall Nance, owner, said the delays had not been cause by him; the estate needed to be cleared and the permitting was complicated. He requested a further reduction.

Ms. Flynn imposed a fine of \$709 for the time the property was out of compliance.

Case: CE18121302

1527 NW 11 PL

FLORA JAMES REV LIV TR JAMES, FLORA TRUSTEE

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

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

47-34.1.A.1.

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

9-305(b)

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE GATE TO THE BACK YARD IS DISCONNECTED FROM THE HINGES AND IS FALLING OVER.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days or a fine of \$50 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation.

Flora James, owner, requested 10 more days because she would be out of town.

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

Case: CE18050320

6550 N FEDERAL HWY

MB PROPERTIES II LLC

%CUSHMAN & WAKEFIELD OF FL INC.

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,400 fine, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspector, said the owners were working to comply and he would support an extension.

Kristen Sarubbe, property manager, said the work was complete and they were awaiting recertification. Captain Kisarewich supported a 56-day extension.

Ms. Flynn granted a 56-day extension, during which time no fines would accrue.

Case: CE18091934

1107 NW 11 ST

PARKS, GREGORY T & RACHEL C

Service was via posting at the property on 5/4/19 and at City Hall on 5/23/19.

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

18-4(c)

THERE ARE SEVERAL DERELICT VEHICLES ON THE PROPERTY.

9-304(b)

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

9-305(b)

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

9-313.(a)

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

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-305(b) within 28 days or a fine of \$25 per day and with the remaining violations within 28 days or a fine of \$25 per day, per violation.

Rachel Parks, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 28 days or a fine of \$25 per day and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

Case: CE18071016

2457 BAYVIEW DR

INDEPENDENT INVESTORS LLC

This case was first heard on 10/4/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$24,800 and the City was requesting a \$479 fine be imposed.

Vaughn Malakius, Code Compliance Officer, recommended reducing the fines to \$479 to cover administrative costs.

Clare Louisville, owner, agreed.

Ms. Flynn imposed a fine of \$479 for the time the property was out of compliance.

Case: CE18111912

1100 NW 12 ST

SLACK, KEITHLYN L & TAMIKA

Service was via posting at the property on 5/4/19 and at City Hall on 5/23/19.

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

9-305(b)

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

9-304(b)

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

9-306

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

Complied:

18-1.

18-4(c)

9-279(f)

9-280(h)(1)

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

Tamika Slack, owner, requested 60 days.

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

Case: CE19040462

812 SW 14 ST

BURGESS DELEBE TR BURGESS, DONALD LEE TRSTEE

Service was via posting at the property on 5/7/19 and at City Hall on 5/23/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

18-12(a)

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

9-304(b)

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

47-34.1.A.1

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: JUNK METAL, WOOD, PLASTIC CONTAINERS, FURNITURE, AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON AN RD-15 ZONED PROPERTY UNDER SECTION 47-39.A.1.b.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1 within 35 days or a fine of \$50 per day and with the remaining violations within 10 days or a fine of \$50 per day, per violation.

Chapman Smith, attorney, said the tenant's occupancy had expired and the owner had demanded the tenant remove his stored items from the property. He stated the owner may need to file an eviction and requested 90 days. Mr. Smith said the owner had already removed the trash and trimmed some trees.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE18081222

3021 NW 19 ST

AUER DA FA LLC % FAMILY DOLLAR

ATTN: ADMIN PROP TAX

This case was first heard on 10/4/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$42,500 and the City was requesting the full fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$764.

Ela Maia Hernandez, attorney, said the delay was caused by needing to pull a permit for the parking lot resurfacing and restriping. She requested a reduction to administrative costs. Officer Suarez said due to the history of the property, he recommended imposition of the full fine.

Ms. Flynn imposed a fine of \$15,000 for the time the property was out of compliance.

Case: CE18031646

1680 NW 31 AVE

GEOSYNERGY LLC

This case was first heard on 6/7/18 to comply by 7/5/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$116,500 and the City was requesting a \$13,000 fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended imposition of the fines.

Nectaria Chakas, attorney, said she had met with City staff and agreed to a \$13,000 fine.

Ms. Flynn imposed a fine of \$13,000 for the time the property was out of compliance.

Case: CE19022244

521 SW 17 ST

MEYER, MARCIA

Service was via posting at the property on 5/7/19 and at City Hall on 5/23/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

18-12(a)

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO DOORS, JAMS, WINDOWS AND FASCIA.

9-306

THE EXTERIOR OF THE BUILDING HAS NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR INCLUDING WALLS AND WINDOW PANES THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-308(b)

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

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or fine of \$50 per day and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Marcia Meyer, owner, said they were working on it but needed more time. She requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE19020214

1445 NW 7 TER

DEUTSCHE BANK NA TR TRSTEE %NATIONSTAR MTG LLC

Service was via posting at the property on 5/8/19 and at City Hall on 5/23/19.

Gustavo Caracas, 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.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED INCLUDING BUT NOT LIMITED TO WINDOWS, WINDOW FRAMES, GUTTERS, SOFFIT, DOOR FRAME AND FASCIA BOARD.

9-308(b)

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

Withdrawn:

9-306

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

Ruth Hyppolite, architect, requested 60 days. She said the bank was trying to sell the property to a purchaser who would buy the property with the violations.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b) within 35 days or a fine of \$100 per day and with the remaining violations within 14 days or a fine of \$100 per day, per violation.

Case: CE18100862

740 NW 2 AV

JONES, MATTIE M EST

Service was via posting at the property on 5/6/19 and at City Hall on 5/23/19.

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

18-12(a)

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

9-305(b)

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

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 WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE DAMAGED DOORS AND WINDOWS ON THE PROPERTY.

Complied:

18-1.

18-4(c)

9-279(f)

9-280(h)(1)

9-304(b)

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

Lorri Demps Smith, representative, agreed.

Irma Westbrook, Code Compliance Supervisor, recommended allowing just 10 days for 18-12(a).

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: CE18071605

3400 W BROWARD BLVD

AZIZ DISCOUNT BEAUTY SUPPLY 105 INC.

This case was first heard on 11/15/18 to comply by 11/29/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$15,000 and the City was requesting a \$1,059 fine be imposed.

Leonard Champagne, Senior Code Compliance Officer recommended reducing the fines to \$1,059 to cover administrative costs.

Mohammed Molla, owner, agreed.

Ms. Flynn imposed a fine of \$1,059 for the time the property was out of compliance.

Case: CE19010513

910 NW 16 TER

PEJ PROPERTIES LLC

Service was via posting at the property on 5/8/19 and at City Hall on 5/23/19.

Gustavo Caracas, 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.

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.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS, INCLUDING BUT NOT LIMITED TO A CANOPY, CHAIRS, TABLES AND FURNITURE.

Complied:

18-4(c)

9-304(b)

9-306

24-27.(b)

47-20.20.H.

Officer Caracas presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$100 per day and with the remaining violations within 14 days or a fine of \$100 per day, per violation.

Thomas Ledwidge, property manager, agreed.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$100 per day and with the remaining violations within 14 days or a fine of \$100 per day, per violation.

Case: CE18111403

2740 SW 2 ST

ALTSTUT LLC

This case was first heard on 3/7/19 to comply by 3/17/19 and 4/18/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting the full fine be imposed.

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

Stefano Barbosa, property manager, agreed.

Ms. Flynn Imposed the \$350 fine.

Case: CE18080132

1648 NW 14 ST
MIAMI QUARTERS LLC

This case was first heard on 3/7/19 to comply by 3/28/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,450 fine, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, reported the property was not in compliance.

Stefano Barbosa, property manager, said the owner did not know he was responsible for the swale as well.

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

Case: CE19042028

2501 NE 55 ST
PARTEE, ADAM MARK PARTEE, ABIGAIL KATHRYN

Service was via posting at the property on 5/4/19 and at City Hall on 5/23/19.

Vaughn Malakius, 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. THIS IS A RECURRING VIOLATION. THE PROPERTY WAS PREVIOUSLY CITED UNDER CASE CE18050299 ON MAY 4TH 2018. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO HEARING DATE.

Officer Malakius presented the case file into evidence and reported the property was in compliance. He requested a fining of fact that the violation had existed as cited..

Adam Partee, owner, said they were completing a two-year project on the property.

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

Case: CE19021763

1124 NW 15 ST
SYLLA, FRANCOIS H/E SYLLA, MARIE SAINT PHARD

Service was via posting at the property on 5/4/19 and at City Hall on 5/23/19.

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

25-13

BEFORE ANY PERSON SHALL BE PERMITTED TO CONSTRUCT A ROCK OR PAVED DRIVEWAY OR PARKING STRIP ADJACENT TO THE PAVEMENT OR ANY OF THE PUBLIC STREETS, AVENUES, OR BOULEVARDS IN THE CITY, PERMISSION FOR SUCH CONSTRUCTION SHALL BE OBTAINED FROM THE OFFICE OF THE CITY ENGINEER, AND A DETAILED DRAWING OF THE SIZE AND NATURE OF THE IMPROVEMENT TO BE MADE SHALL BE FILED WITH THE CITY ENGINEER. THERE IS GRAVEL ON THE SWALE EXCEEDING THE AMOUNT ALLOWED BY THE CITY.

Complied:

9-305(b)

9-304(b)

18-12(a)

9-306

18-4(c)

47-34.1.A.1.

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

Francois Sylla, owner, said he thought the property was in compliance.

Samuel Sylla stated they had done all of the work.

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

Case: CE18012128

2219 NW 5 ST

HARLEY, TONYA

Service was via posting at the property on 5/23/19 and at City Hall on 5/23/19.

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

18-12(a) **COMPLIED**

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 AS PER CASE CE16030674. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO GET A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION AS PER CASE CE16030674. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO GET A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

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 AND ROTTEN WOOD. THIS IS A RECURRING VIOLATION AS PER CASE CE16030674. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE TO GET A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-280(h)(1)

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

Complied:

9-280(b)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation and she requested a finding of fact that 18-12(a) had existed as cited.

Tonya Bullock, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation she also found in favor of the City that violation 18-12(a) had existed as cited.

Case: CE19031042

1701 NW 14 CT

2771 LLC

Service was via posting at the property on 5/9/19 and at City Hall on 5/23/19.

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

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR WITH BROKEN SLATS.

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 35 days or a fine of \$50 per day, per violation. She said the property manager had been present earlier and agreed.

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

Case: CE19010581

1407 NE 15 AVE

WORD, TONY

This case was first heard on 3/7/19 to comply by 3/17/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

Paulette Perryman, Code Compliance Officer, said the owner had worked as efficiently as he could. She recommended reducing the fines to \$396 to cover administrative costs.

Tony Word, owner, said he could not afford the \$396. He said he had been very busy with work and had done the work at night. Mr. Word was trying to sell the property and did not want a lien to affect the sale.

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

Case: CE19042054

5770 NE 18 TER

RAY, DANIEL M

Service was via posting at the property on 5/23/19 and at City Hall on 5/23/19.

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

THE LANDSCAPE IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER. THIS IS A RECURRING VIOLATION HAVING PREVIOUSLY BEEN CITED UNDER CASE CE15040935 ON APRIL 15TH 2015. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Daniel Ray, owner, said this section of the lawn was a problem. He requested 60 days.

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

Case: CE19041313

2509 NE 37 DR
FERTIG, DEREK J FERTIG, SILVANA

Service was via posting at the property on 5/8/19 and at City Hall on 5/23/19.

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

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

Complied:

18-12(a)

9-304(b)

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

John Hrzich, representative, said the lot was dry and he did not know how it could sustain landscaping. He said they would submit building permit applications in the next 30 days to develop the lot.

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

Case: CE18110547

515 NE 3 ST
JOEL FOX INC. % MARVIN F POER & COMPANY

This case was first heard on 3/21/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

Roberta Jones, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$442.

Stephen Bamberski, owner's representative, said there had been issues with the project bidding and then the signs were printed incorrectly.

Ms. Flynn imposed a fine of \$600 for the time the property was out of compliance.

Case: CE18082143

101 SW 22 AVE
RIVERLAND 101 LLC

This case was first heard on 11/15/18 to comply by 12/13/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,550 and the City was requesting the full fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended imposition of a \$2,500 fine.

Anthos Jordan, representative, said there had been an “extremely difficult tenant” and he had needed to remove limestone in order to install the sod.

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

Case: CE18120215

1545 NE 5 AV
PETION, JUDE

This case was first heard on 2/7/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,300 and the City was requesting the full fine be imposed.

Jude Petion, owner, said a lack of money had prevented him from complying sooner.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$672.

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

Case: CE18061077

1629 NW 18 AV
THOMPSON, ZILLA H/E WHITE, LIZZIE

This case was first heard on 12/6/18 to comply by 2/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,350 and the City was requesting the full fine be imposed.

Zilla Herring, owner, stated there had been a lot of work to do.

Patrice Jolly, Code Compliance Officer, said City costs totaled \$810.

Ms. Flynn imposed a fine of \$350 for the time the property was out of compliance.

Case: CE18061949

801 NW 16 TER

MYERS, PERRY H/E SHELL, EVELYN

This case was first heard on 10/4/18 to comply by 11/8/18. Violations and extensions were as noted in the agenda. The property was in compliance and fines had accrued to \$24,750.

Gustavo Caracas, Code Compliance Officer, confirmed that the property was in compliance, and noted that administrative costs totaled \$939.

Evelyn Shell, owner, said they had needed to evict a relative from the property and take over the property from her mother. She said the property had undergone an extreme makeover and was now the best looking house on the block. She requested the fines be reduced to administrative costs.

Ms. Flynn imposed a fine of \$939 for the time the property was out of compliance.

Case: CE18121816

1516 SW 5 PL

APART FLORIDA LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

Gail Williams, 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.

Withdrawn:

47-18.47 A.

9-277(c)(1)

9-280(b)

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

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

Case: CE19031188
1516 SW 5 PL
APART FLORIDA LLC

Ordered to appear

This case was first heard on 5/16/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Gail Williams, Code Compliance Officer, recommended a 21-day extension.

Duanne Bewley, tenant, stated they were moving.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE19031930
451 SW 29 AV
PIERRE, MYRIAM E H/E PAILLANT, YVES

Service was via posting at the property on 5/15/19 and at City Hall on 5/23/19.

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

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

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS UNDER THE CARPORT AREA.

9-305(b)

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

9-308(b)

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA, INCLUDING BUT NOT LIMITED TO SWALE.

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

Fabienne Pierre, tenant, agreed. Officer Caracas stated the owner had given Ms. Pierre permission to represent her at this hearing.

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

Case: CE19031102

1531 NW 14 CT
WILDER, VALLESTEEN

Service was via posting at the property on 4/24/19 and at City Hall on 5/23/19.

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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THE EXTERIOR WALLS ARE STAINED AND DIRTY.

Complied:

9-304(b)

9-308(b)

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

Vallestein Wilder, owner, agreed.

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

Case: CE18081509

417 SW 16 CT
ROGERS, RICHARD C EST

This case was first heard on 1/17/19 to comply by 4/4/19. 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.

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

Robert Longway, owner, said they were waiting for an appraisal to see if it was worth repairing the roof. He requested as much time as possible.

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

Case: CE18120013
805 SW 4 ST
LOCKE , RICHARD E

Administrative Hearing

Violation:
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA, INCLUDING BUT NOT LIMITED TO TIRES, CLOTHES, TV, LUMBER, BUCKETS.

Gail Williams, Code Compliance Officer, recommended the full amount be imposed. She said Russell Andrews, who was present, was representing the deceased owner's brother.

Ms. Hasan said since the property was still in the deceased owner's name, no one could legally represent the property. She suggested withdrawing the case.

Mr. Andrews said the property was in probate and they had a pending contract for a reverse mortgage short sale.

The City withdrew the case.

Case: CE19021805
2054 SW 30 TER
VARDI, TAMIR

Service was via posting at the property on 4/24/19 and at City Hall on 5/23/19.

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

THE GRAVEL DRIVEWAY ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT IS MISSING GRAVEL, WORN THROUGH AND HAVE GRASS/WEEDS IN IT. THERE ARE ALSO VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-305(b)

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

Complied:
47-34.1.A.1

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

Tamir Vardi, owner, requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

Case: CE19050679

3007 W COMMERCIAL BLVD # 102

RICA FORT LAUDERDALE LLC

Service was via posting at the property on 5/22/19 and at City Hall on 5/23/19.

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

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

Oliver Major, tenant, said a fire inspector had been at the property recently. He agreed to allow an inspector in again within 42 days.

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

Case: CE19011361

450 E DAYTON CIR

FYR SFR BORROWER LLC %FRONT YARD RESIDENTIAL CORP

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE IS A WOODEN FENCE THAT IS IN DISREPAIR. THERE ARE MISSING AND/OR BROKEN SLATS.

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

THERE IS OUTDOOR STORAGE CONSISTING OF FURNITURE, RUGS,

MATTRESSES, MIRRORS, AND OTHER MISCELLANEOUS ITEMS IN THE FRONT, SIDES AND REAR OF THE PROPERTY. SOME OF THESE ITEMS ARE BEING STORED UNDER TARPS AND IN BAGS. THIS IS A PROHIBITED LAND USE PER SECTION 47-39.A.11 IN THIS RS6.7 ZONED DISTRICT.

Complied:

9-313.(a)

9-304(b)

9-306

18-4(c)

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

Brenda Buenaventura, property manager, agreed.

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

Case: CE18090851

1400 NW 11 PL

MCDUFFIE, EDDIE W & JAVINE

This case was first heard on 2/7/19 to comply by 2/21/19, 3/7/19 and 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,475 fine, which would continue to accrue until the property was in compliance.

Eddie McDuffie, owner, stated his son had died in February. He requested an extension.

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

Case: CE17120622

Request for extension

1200 SW 28 ST

EWING, ROBERT W

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 \$2,700.

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

Robert Ewing, owner, said he was still waiting to hear from the insurance company

about paying for the hurricane damage. He said he would need to take a loan against the house if the insurance company would not pay for it. He requested 60 days.

Officer Sanguinetti said the property had been cited as an unsafe structure as well.

Dick Eaton, Code Compliance Supervisor, suggested an extension to the next hearing, when Mr. Ewing could bring documentation showing he was working to resolve the issue. Mr. Ewing agreed.

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

Case: CE18030700

2511 SW 2 AVE
FIG TREE ON 2ND LLC

This case was first heard on 6/7/18 to comply by 7/12/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,200 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$1,077.

Kelly Brandenburg, agent, said they had put \$60,000 into the property. She requested the fines be reduced to administrative costs.

Ms. Flynn imposed a fine of \$1,077 for the time the property was out of compliance.

Case: CE18050267

301 SW 29 AV
PAUL, FRANCOEUR J & FRANCINE D

This case was first heard on 9/6/18 to comply by 9/16/18 and 12/6/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,450 and the City was requesting the full fine be imposed.

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

Francoeur Paul, owner, agreed to the fine reduction.

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

Case: CE19031376

1700 SW 4 CT

BAIR, BONNIE JOE

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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

THERE IS A COMMERCIAL TRAILER BEING PARKED /STORED
OVERNIGHT ON THE PROPERTY.

Complied:

9-304(b)

9-305(b)

18-4(c)

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

Bonnie Bair, owner, said this was not a commercial trailer. She added that she had seen many instances of this all over the City.

Dick Eaton, Code Compliance Supervisor, confirmed that the trailer was not permitted unless it was screened from view.

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

Case: CE18121246

3201 NE 30 CT

MILEY, O B II

Service was via posting at the property on 5/8/19 and at City Hall on 5/23/19.

Orlando Rodriguez, Code Compliance Officer, testified to the following violation(s):
47-20.20.H.

THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPEDED.

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

John Voight, attorney, said the owner had hired a parking lot company in January but during the permit process, they discovered that a survey and site plan were needed, necessitating the hiring of a surveyor and an engineer.

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

Case: CE19041604

2624 NE 27 CT

SACHSE, RAINER E H/E SACHSE, SUSANNE

Service was via posting at the property on 5/4/19 and at City Hall on 5/23/19.

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

THERE ARE OUTDOOR STORAGE ITEMS SCATTERED ABOUT THE FRONT AND BACK OF THIS RS-8 ZONED PROPERTY. THIS IS AN ILLEGAL LAND USE PER SECTION 47-5.19.

18-12(a)

47-21.11.D.

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

Rainer Sachse, co-owner, said they were adding a story to the home. Officer Malakius showed Mr. Sachse photos of the violations. Mr. Sachse objected to the photos, which he said must have been taken by climbing his fence or holding a camera over it. He said these items were construction materials involved in the remodeling, for which he had a permit.

Dick Eaton, Code Enforcement Supervisor, said the items stored had nothing to do with the open permits.

Mr. Sachse went through the items in the photos and explained why he was storing them. Ms. Flynn suggested Officer Malakius visit the property within 14 days and explain which items must be removed. Mr. Sachse said he needed more time.

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

Case: CE18071560

Request for extension

250 N ANDREWS AVE

APPLE NINE HOSPITALITY OWNERSHIP IN

This case was first heard on 8/16/18 to comply by 11/15/18. Violations and extensions

were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,800.

Captain Robert Kisarewich, Fire Inspector, said they had needed to upgrade the entire fire alarm system in this operating hotel. He supported an extension.

Aaron Rascon-Morales, engineer, requested three months.

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

Case: CE19030131

710 SW 38 TER

BLACKWOOD, VICTOR C

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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

9-304(b)

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

18-4(c)

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

9-305(b)

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

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

THERE IS STORAGE OF BUILDING MATERIALS OUTSIDE CONSISTING OF CYLINDER BLOCKS, AIR CONDITIONER PARTS, AND OTHER MISCELLANEOUS ITEMS.

47-39.A.1.b.(7)(a)

THERE IS A COMMERCIAL VEHICLE (FLAT BED TOW TRUCK) PARKED AT THIS PROPERTY. IT SHALL BE UNLAWFUL TO PARK OR STORE ANY COMMERCIAL VEHICLE OR EQUIPMENT ON PUBLIC OR PRIVATE PROPERTY IN ALL RESIDENTIAL ZONING DISTRICTS.

Officer Koloian presented the case file into evidence and recommended ordering compliance 9-305(b) within 35 days or a fine of \$25 per day, and with the remaining violations within 10 days or a fine of \$25 per day, per violation.

Victor Blackwood, owner, said he had been unable to find somewhere to park his truck. He requested 90 days. He stated he had active permits on the property but Officer Kolonian said these had all expired and could not be extended again.

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

Case: CE19042606

2760 SW 2 ST

OMBUES INVESTMENTS LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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. THIS IS A REPEAT VIOLATION. PREVIOUS CASE IS CE17041117. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF ANY ACHIEVED COMPLIANCE. DUE TO BEING A REPEAT VIOLATION, FINES MAY BE ASSESSED BEGINNING ON THE FIRST DAY THE VIOLATION WAS DISCOVERED AND IMPOSED BY THE SPECIAL MAGISTRATE UPON HEARING.

Officer Snyder presented the case file into evidence and requested a fine of \$25 per day be imposed, starting on March 26, 2019.

Stephen Zimmerman, attorney, said the driveway work was almost done and requested additional time. He acknowledged that there was a communication issue because the owners lived in Uruguay. Officer Snyder reiterated his request to impose the fine.

Ms. Flynn found in favor of the City and imposed a fine of \$25 per day, to begin on June 6, 2019 and to continue to accrue until the property was in compliance.

Case: CE19031985

2760 SW 2 ST

OMBUES INVESTMENTS LLC

Service was via posting at the property on 5/8/19 and at City Hall on 5/23/19.

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.

9-308(b)

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

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.

Withdrawn:

47-20.20.H.

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

Stephen Zimmerman, attorney, said the property manager thought the violations were in compliance. He later requested additional time.

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

Case: CE18090450

2564 SW 8 ST

RELIANCE PROPERTIES LLC

This case was first heard on 11/29/18 to comply by 1/31/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,700 and the City was requesting the full fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$709.

Robert Huerkamp, owner, described work he had done to comply, and said it cost \$7,000.

Ms. Flynn imposed a fine of \$709 for the time the property was out of compliance.

Case: CE18121186

2572 NW 20 ST
GOODRUM, S T & EVELINE

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 in compliance, fines had accrued to \$340 and the City was requesting no fine be imposed.

John Suarez, Senior Code Compliance Officer, recommended no fine be imposed.

Carolyn Jones, representative, agreed.

Ms. Flynn imposed no fine.

Case: CE18080893

1533 SW 20 AV
MALEC, JOHN J

This case was first heard on 2/21/19 to comply by 3/3/19 and 4/4/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,050 and the City was requesting a \$488 fine be imposed.

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

John Malec, owner, said it had taken him two and a half months to evict the tenants legally. He described work he had done to comply the violations after the tenants left.

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

Case: CE18090461

435 NW 19 AV
MCCORMICK, QUEEN ESTHER TIMMONS, DAVID

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

9-280(g)

THERE IS AN ELECTRICAL BOX AT THE REAR OF THE PROPERTY WHICH IS UNSECURED AND MISSING THE COVER.

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.

9-306

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(h)(1)

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

Complied:

24-27.(b)

18-12(a)

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

The City withdrew the case for lack of service.

Case: CE18110690

1144 NW 4 AVE

HIZUENGA 1144 LAND TR

Service was via posting at the property on 5/7/19 and at City Hall on 5/23/19.

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

9-305(b)

LANDSCAPING ON THE PROPERTY INCLUDING THE SWALE AREA, IS NOT PROPERLY MAINTAINED IN A HEALTHY, GROWING CONDITION AND PROTECTED. THERE ARE AREAS OF THE YARD WHICH NEEDS WEEDING OUT, MOWING, TREATING, MULCHING, TRIMMING, REMOVAL/REPLACEMENT OF DEAD OR DISEASED PLANTS AND REMOVAL OF REFUSE AND DEBRIS.

Complied:

9-280(h)(1)

9-305(a)

18-12(a)

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

Christopher Joyce, representative, said he needed clarification of what was required to comply. He agreed to comply within 21 days.

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

Case: CE17121903
2433 SEA ISLAND DR
MARTINDALE, JEAN LE

Request for extension

This case was first heard on 11/15/18 to comply by 5/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$650.

Linda Holloway, Senior Code Compliance Officer, said the owner was dealing with the insurance company regarding the roof repair. She recommended a 119-day extension.

Jean Martindale, owner, agreed to the extension.

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

Case: CE18121465
1506 NE 4 AV
FRIDEN, ADAM

Service was via posting at the property on 4/18/19 and at City Hall on 5/23/19.

Stephanie Philogene, 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.

9-278(e)

THERE ARE BOARDS AND SHUTTERS COVERING THE WINDOWS, PREVENTING PROPER VENTILATION TO OUTDOORS.

9-280(b)

THE BORDER WALL ON THE PROPERTY IS NOT IN GOOD REPAIR, NOT BEING MAINTAINED. THE WALL IS DETERIORATED, STAINED AND DIRTY.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE MISSING POSTS AND SECTIONS.

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.

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

Adam Friden, owner, said he needed more than 10 days. He stated the property was "condemned" and he planned to demolish and redevelop the property. He described problems at the property caused by patrons of the adjacent nightclub. Mr. Friden had hired a contractor, who would apply for the demolition permit.

Ms. Hasan suggested the house numbers should be applied immediately.

Ms. Flynn found in favor of the City and ordered compliance with 9-313(a) within 10 days or a fine of \$25 per day, and ordered the respondent to attend the July 18 hearing.

Case: CE19041191

1501 NW 11 CT

BRUNET, MARIA TERESA

Service was via posting at the property on 5/4/19 and at City Hall on 5/23/19.

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

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER THROUGH OUT THE YARD AND SWALE. THIS IS A REPEAT VIOLATION BASED ON CASE CE17110732 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON 03/26/2018 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 9-305(b). THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Jolly presented the case file into evidence and recommended imposition of a \$100 per day fine, starting on the date the violation was first observed, April 11, 2019, and continuing until the property was in compliance.

Carlos Brunet, owner, said they were installing an irrigation system. He requested a reduction of the fines.

Ms. Flynn found in favor of the City and imposed a fine of \$100 per day, starting on the date the violation was first observed, April 11, 2019, and continuing until the property was in compliance.

Case: CE18091612

750 NW 7 TER

LAUDERDALE LAND HOLDINGS LLC

This case was first heard on 12/6/18 to comply by 3/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,000 fine, which would continue to accrue until the property was in compliance.

Deanglis Gibson, Code Compliance Officer, reported the property was now in compliance. He said the owner had been working with zoning and trying to find a solution for the swale area. The owner had put down grass as soon as they decided that must be done. Officer Gibson recommended reducing the fines to \$296 to cover administrative costs.

Amir Sattar, attorney, agreed.

Ms. Flynn imposed a fine of \$296 for the time the property was out of compliance.

Case: CE19010529

825 NW 16 AVE

CHAVARRO, ANDRES E

Service was via posting at the property on 5/6/19 and at City Hall on 5/23/19.

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

9-305(b)

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

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

Andres Charasso, owner, agreed.

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

Case: CE18121224
1345 NE 5 TER
JOSEPH, JEAN

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 in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended imposition of the fines, and noted that administrative costs totaled \$626.

Joseph Jean, owner, said he had moved the car into the backyard and he needed to take it in for repair.

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

Case: CE18071154
3792 SW 17 ST
CAMPOS, JOSE H

Request for extension

This case was first heard on 12/6/18 to comply by 2/7/19. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,700. Staff translated a letter the owner had sent regarding the case, stating he had found a contractor, but could not immediately afford to have the work done. He requested time to afford the work.

James Fetter, Code Compliance Officer, reported the permit application had been submitted and recommended a 90-day extension.

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

Case: CE19010544
841 NW 16 AVE
GABRIELA'S INVESTMENT LLC

Service was via posting at the property on 4/17/19 and at City Hall on 5/23/19.

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

9-305(b)

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

Complied:

9-280(h)(1)

9-304(b)

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

Andres Charasso, owner, agreed.

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

Case: CE19021602

3021 SEVILLE ST

FRANK STUART HERSHMAN FAM TR % SEILER, SAUTTER, ZADEN, RIMES & W

Service was via posting at the property on 5/23/19 and at City Hall on 5/23/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
47-19.5.D.5.

THE BORDER WALL ON THE PROPERTY IS NOT IN GOOD REPAIR, NOT BEING MAINTAINED OR SECURE. THE WALL IS LEANING AND STAINED AND/OR DIRTY.

Complied:

47-20.20.H.

Officer Holloway requested the case be continued for 35 days.

Ms. Flynn continued the case for 35 days.

Case: CE19031624

801 NW 2 ST

MOSLEY, BERNICE EST % SAUNDRA M CARTER

Service was via posting at the property on 5/3/19 and at City Hall on 5/23/19.

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.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE HORIZONTAL SUPPORT BAR IS NOT ATTACHED IN LOCATIONS AND THE CHAIN LINK PORTION OF THE FENCE IS NOT SECURED TO THE VERTICAL SUPPORT BARS IN THE FRONT SECTION OF THIS FENCE.

47-34.1.A.1.

THERE ARE NUMEROUS ITEMS INCLUDING BUT NOT LIMITED TO DESKS, TABLES, PERMANENT SEATS, AIR COMPRESSORS, LAWN MOWERS, AND OTHER WORK MATERIALS BEING IMPROPERLY STORED ON THIS RESIDENTIAL PROPERTY.

Complied:

9-304(b)

18-12(a)

6-35.(b)(2)

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

Cornelius Harris, tenant, agreed to comply within 49 days.

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

Case: CE18062621

1820 NW 3 CT

SWANSON, LEVORIA

This case was first heard on 3/21/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,625 fine, which would continue to accrue until the property was in compliance.

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

Levoria Swanson, owner, said she had needed to evict the tenants and she was on a budget. She requested two weeks.

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

Case: CE19030711

2791 SW 2 CT

ROBINSON, EDDIE & BESSIE MCCLAM

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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

18-12(a)

THERE IS OVERGROWTH, TRASH, AND DEBRIS, INCLUDING BUT NOT LIMITED TO THE SWALE AREAS. THIS IS A RECURRING VIOLATION, PREVIOUS CASE NUMBERS CE1620601 AND CE15060605. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION SEE PREVIOUS CASE NUMBER CE17020607. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

47-34.1.A.1.

THERE IS OUTSIDE STORAGE CONSISTING OF CONTAINERS, BUCKETS, TIRES, AND OTHER MISCELLANEOUS ITEMS THAT IS PROHIBITED IN THIS RESIDENTIAL ZONED DISTRICT.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR. IT IS FALLING OVER, AND THE ROUND POLES AND SUPPORT RAILS ARE NOT ATTACHED AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304(b)

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. 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 18-12a) and 18-4(C) within 10 days or a fine of \$25 per day, per violation, and a finding that these were recurring violations, and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Bessie McClam, owner, said she had spoken with her ex-husband about the violations.

Ms. Flynn found in favor of the City and ordered compliance with 18-12a) and 18-4(C) within 10 days or a fine of \$25 per day, per violation, and a finding that these were recurring violations, and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn took a brief break.

Case: CE19030234

2120 NW 21 TER

PICO TURQUINO INVESTMENT LLC

Service was via posting at the property on 5/6/19 and at City Hall on 5/23/19.

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.

Complied:

9-280(h)(1)

18-12(a)

24-27(g)

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

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

Case: CE19041254

2500 NW 28 TER

SHERRIL, BETTY EST

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

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

9-304(b)

DRIVEWAY TO SINGLE FAMILY PROPERTY IS IN DISREPAIR. DRIVEWAY HAS CRACKS AND HOLES.

9-306

THE FASCIA AND FRONT EXTERIOR WALLS OF THIS SINGLE FAMILY HOME HAS BLACK STAINS AND IS NOT BEING MAINTAINED.

9-308(b)

THERE IS DEBRIS ON THE ROOF TO THIS SINGLE FAMILY PROPERTY INCLUDING BUT NOT LIMITED TO A BLUE TARP AND WOOD.

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

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

Case: CE19020149

2900 DAVIE BLVD

MALTEZ, JOSE

Service was via posting at the property on 5/9/19 and at City Hall on 5/23/19.

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

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. THE DRIVEWAY IS IN DISREPAIR.

Complied:

24-27.(b)

47-34.1.A.1

18-12(a)

9-280(h)(1)

9-305(a)

Officer Fetter presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day.

Case: CE19020002

1437 NW 3 AV

CHIA, JAVIER

Service was via posting at the property on 4/18/19 and at City Hall on 5/23/19.

Stephanie Philogene, 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, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

Complied:
18-12(a)
25-13.

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

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

Case: CE19042652

2700 NE 59 ST
GALGANO, ANTHONY M & JELEEN R

Service was via posting at the property on 5/4/19 and at City Hall on 5/23/19.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION. THE PROPERTY WAS PREVIOUSLY CITED FOR THIS VIOLATION UNDER CASE CE18072206 ON JULY 28TH 2018. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THIS IS A RECURRING VIOLATION, PREVIOUS CASES CE17081228 CITED ON AUGUST 16TH 2017, CE18072206 CITED ON JULY 28TH 2018 AND CURRENT CASE CITED ON MAY 1 OF THIS YEAR. THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Malakius presented the case file into evidence and said the property was now in compliance. He requested a finding of fact that the violations had existed as cited and set a fine of \$50 per day, per violation if the violations recurred.

Ms. Flynn found in favor of the City that the violations had existed as cited and set a fine of \$50 per day, per violation if the violations recurred.

Case: CE19040582

1722 NW 8 CT
MARAT PROJECTS LLC

Service was via posting at the property on 5/21/19 and at City Hall on 5/23/19.

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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THE EXTERIOR WALLS INCLUDING FASCIA HAVE AREAS THAT ARE
STAINED AND DIRTY.

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

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

Case: CE19010239

1227 NE 5 TER
COOPER, ROBYN T

Service was via posting at the property on 5/21/19 and at City Hall on 5/23/19.

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

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

Complied:
24-7(b)

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

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

Case: CE19040840

1101 NE 5 TER
STRINGI, LOIS M

Service was via posting at the property on 5/21/19 and at City Hall on 5/23/19.

Bovary Exantus, 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 CE18031655. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT REGARDLESS OF WHETHER THE VIOLATION IS BROUGHT INTO COMPLIANCE.

Officer Exantus presented the case file into evidence and reported the property was now in compliance. He requested a finding of fact that the violation had existed as cited and this was a recurring violation.

Ms. Flynn found in favor of the City that the violation had existed as cited and this was a recurring violation.

Case: CE19020046

1616 NW 7 PL

GRIFFIN, MELLANEASE EST

Service was via posting at the property on 5/21/19 and at City Hall on 5/23/19.

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.

Complied:

9-306

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

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day.

Case: CE19040898

2 NW 2 ST

FLL HELIPAD LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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.

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

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

Case: CE19040907

130 NW 1 AVE
FLL HELIPAD LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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.

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

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

Case: CE19040909

110 NW 1 AVE
FLL HELIPAD LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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.

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

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

Case: CE19040910

100 NW 1 AVE
FLL HELIPAD LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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.

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

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

Case: CE19040920

101 N ANDREWS AVE
FLL HELIPAD LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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.

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

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

Case: CE19010421

3540 SW 12 PL
HODGES, SABRINA

Service was via posting at the property on 5/23/19 and at City Hall on 5/23/19.

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

THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED. THE BLACK TOP IS CRACKED, FADED AND HAS AREAS OF DISREPAIR.

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.

Complied:

9-280(h)(1)

9-306

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

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

Case: CE19031266

1201 NW 5 AV

DEUTSCHE BANK NA TR CO TRUSTEE

Service was via posting at the property on 5/23/19 and at City Hall on 5/23/19.

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

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

9-304(b)

THE PARKING FACILITY IS NOT BEING MAINTAINED. THE ASPHALT BLACK TOP IS CRACKED, HAS HOLES/MISSING SECTIONS AND IS FADED.

9-306

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

Complied:

47-34.1.A.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.

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

Case: CE19010542

3419 SW 12 CT

CINTRON, WENCESLAO A

Service was via posting at the property on 5/15/19 and at City Hall on 5/23/19.

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

9-304(b)

THE GRAVEL AND PAVED DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH 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 INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

Complied:

24-27.(b)

9-278(e)

9-306

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

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

Case: CE19020924

1515 W SUNRISE BLVD

DISCOUNT AUTO PARTS INC. % ADVANCE STORES CO INC. #9213

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN A GOOD OPERATING CONDITION. THERE ARE CRACKS AND UNEVEN AREAS OF

ASPHALT. THERE ARE BROKEN WHEEL STOPS, THE SURFACE MARKINGS ARE FADED OR MISSING.

Complied:

9-305(b)

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

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

Case: CE19031028

1707 NW 14 CT

SPIRIT PROPERTY GROUP INC. %LOURDES

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

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

9-304(b)

THERE IS A VEHICLE BEING PARKED ON THE LAWN OF THIS SINGLE FAMILY RESIDENCE.

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)

9-278(a)

9-280(b)

9-306

9-313(c)

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

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

Case: CE19031118

1501 NW 14 CT

COLLINS, EDWARD W EST

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

Stephanie Bass, 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.

9-308(a)

THE ROOF PARTS ARE IN DISREPAIR. FASCIA AND SOFFITS ARE IN DISREPAIR AND/OR MISSING PAINT.

9-280(b)

THE FRONT WINDOW IS BROKEN AND IN DISREPAIR.

18-12(a)

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

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

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

Case: CE19011318

605 SW 17 ST

C4NAVIGATOR LLC

Service was via posting at the property on 5/13/19 and at City Hall on 5/23/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

25-13

GRAVEL PLACED ALONG RIGHT OF WAY/SWALE AREA ADJACENT TO THE STREET WITHOUT FIRST OBTAINING ENGINEERING PERMIT.

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

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

Case: CE19020274

601 SW 17 ST

C4NAVIGATOR LLC

Certified mail was accepted on 5/28/19. Service was also via posting at City Hall on 5/23/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):

25-13

GRAVEL PLACED ALONG RIGHT OF WAY/SWALE AREA ADJACENT TO THE STREET WITHOUT FIRST OBTAINING ENGINEERING PERMIT.

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

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

Case: CE19022167

1713 SW 10 CT

SHERMAN, BRANDON

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

Gail Williams, 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.

18-1.

THERE IS AN EXCESSIVE ACCUMULATION OF ITEMS, BOXES, FURNITURE AND OTHER MISCELLANEOUS ITEMS STORED UNDER THE CARPORT 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.

Complied:

9-305(b)

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

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

Case: CE19031079

428 SW 8 AVE

PERLMUTTER, DARREN L PERLMUTTER, ROSALIND

Service was via posting at the property on 5/8/19 and at City Hall on 5/23/19.

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THERE ARE AREAS OF THE EXTERIOR WALL THAT ARE STAINED,
DIRTY AND MILDEWED.

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

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

Case: CE19041109

1510 DAVIE BLVD

CABRERA, LEYANIS MARTIARTU

Service was via posting at the property on 5/21/19 and at City Hall on 5/23/19.

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

Officer Williams presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day.

Case: CE19031808

3348 NE 38 ST

DANIEL, MICHAEL DANIEL, MERAV ETI

Service was via posting at the property on 5/9/19 and at City Hall on 5/23/19.

Orlando Rodriguez, 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.

Complied:

18-12(a)

24-27.(b)

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

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

Case: CE19010752

3519 SW 12 CT

LRE1 LLC STERN PROPERTIES LLC

Service was via posting at the property on 4/22/19 and at City Hall on 5/23/19.

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

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE POLES ARE NOT ATTACHED PROPERLY TO THE POSTS AND OR ARE MISSING.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. GRAVEL DRIVEWAY IS NOT WELL GRADED.

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, INCLUDING BUT NOT LIMITED TO THE SWALE AREA.

Complied:

18-12(a)

9-306

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

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

Case: CE19030201

800 SW 30 AV

SRP SUB LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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:

18-4(c)

9-304(b)

18-12(a)

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

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

Case: CE19040748

2675 SW 6 CT

L&M PROPERTIES INVESTMENTS LLC

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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, PREVIOUS CASES CE18031712, AND CE17080217. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

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

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

Case: CE19041744

3050 W BROWARD BLVD

COLE FD PORTFOLIO VI LLC %FAMILY DOLLAR STORES TAX DEPT.

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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

18-1.

THERE IS A TRASH CAN OUT FRONT OVERFLOWING, TRASH AND LITTER SCATTERED THROUGHOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO THE SWALE AREAS, AS WELL AS A MATTRESS IN THE PARKING LOT 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. THIS IS A REPEAT VIOLATION BASED ON CASE NUMBER CE18121379, CE18090430, CE18021153, CE18020993, CE18020181, CE18011321, CE18011065. THIS CASE WILL BE PRESENTED AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Koloian presented the case file into evidence and reported the violation remained. She requested a fine of \$200 per day be imposed, starting from the day the violation was first noted, 4/19/19, and continuing to accrue until the property was in compliance.

Ms. Flynn found in favor of the City and imposed a fine of \$200 per day, starting from the day the violation was first noted, 4/19/19, and continuing to accrue until the property was in compliance.

Case: CE19021087

1707 LAUDERDALE MANOR DR
FANTAXY LLC

Service was via posting at the property on 5/6/19 and at City Hall on 5/23/19.

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

9-304(b)

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

Complied:

9-313.(a)

47-34.1.A.1.

18-12(a)

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

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

Case: CE19030988

830 NW 11 AVE

FIRST INTERDENOMINATIONAL HAITIAN CHURCH

Service was via posting at the property on 5/3/19 and at City Hall on 5/23/19.

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.

47-19.5.H.

THERE IS BARBED WIRE ATTACHED ALONG THE FENCE OF THIS PROPERTY WHICH IS PROHIBITED.

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

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

Case: CE19031422

729 NW 20 AVE

EL VIGNOBLE LLC

Service was via posting at the property on 5/2/19 and at City Hall on 5/23/19.

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE HORIZONTAL SUPPORT BARS ARE MISSING AND/OR BROKEN IN THE FRONT SECTION OF THE FENCE.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THE TOILET SYSTEM DOES NOT DRAIN ADEQUATELY INDICATING A BLOCKAGE OF THE PLUMBING LINES.

9-276(c)(3)

THERE IS EVIDENCE OF RODENT INFESTATION AT THIS PROPERTY.

9-306

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

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

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

Case: CE19041506

1201 NW 6 ST

SPECTRUM MANAGEMENT LLC

Service was via posting at the property on 4/26/19 and at City Hall on 5/23/19.

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 CE18100500. THIS CASE SHALL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT REGARDLESS OF IF THE VIOLATION IS BROUGHT INTO COMPLIANCE.

Complied:

9-305(a)

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

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

Case: CE19031970

111 SW 27 TER

335 NW 28 ST LLC

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

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.

Complied:
9-305(b)
9-304(b)
18-1.

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

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

Case: CE19050667

301 SW 3 AVE
CITY OF FORT LAUDERDALE

Service was via posting at the property on 5/28/19 and at City Hall on 5/23/19.

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

NFPA 1:13.3.1.1 (service)

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

NFPA 1:50.5.2.1

THE HOOD FIRE SUPPRESSION SYSTEM HAS NOT BEEN INSPECTED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 6 MONTHS.

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

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

Case: CE18111373

665 SW 27 AVE
SUNNY DAVIE PLAZA LLC

Service was via posting at the property on 5/9/19 and at City Hall on 5/23/19.

Gustavo Caracas, 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 AT 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.

Complied:

18-12(a)

47-20.20.H.

47-34.1.A.1.

47-22.3.U.1.

9-304(b)

9-305(b)

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

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

Case: CE19011151

1300 NW 8 AV

PINE SHADOWS HOME OWNERS ASSN PHASE II & III INC.

Service was via posting at the property on 5/7/19 and at City Hall on 5/23/19.

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

9-313.(a)

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

9-305(b)

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

9-280(h)(1)

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

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS, INCLUDING BUT NOT LIMITED TO INDOOR FURNITURE AND BUCKETS.

9-308(b)

THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF 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 STAIN, MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO SOFFITS AND GLASS WINDOWS.

18-12(a)

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

9-280(g)

ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN GOOD, SAFE WORKING CONDITIONS INCLUDING BUT NOT LIMITED TO LOW VOLTAGE ELECTRICAL WIRES EXPOSED, HIGH VOLTAGE A/C ELECTRICAL CONDUITS EXPOSED, EXTENSION CORDS USED AS PERMANENT MEANS OF PROVIDING ELECTRICITY, ELECTRICAL CORDS OVERHANGING OF ROOF, ELECTRICAL OUTLETS AND OTHER ELECTRICAL COMPONENTS OPEN AND EXPOSED.

18-4(c)

THERE ARE DERELICT VEHICLES OR TRAILERS ON THE SWALE AND ON THE PROPERTY.

47-20.20.H.

THE PARKING LOT IS NOT BEING KEPT IN GOOD OPERATION CONDITIONS. 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. THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPEDED.

Withdrawn:

24-27.(b)

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

Officer Caracas stated this complex comprised eight units divided into duplexes but each unit was owned up to the walls only; everything else was common area.

Ms. Hasan explained that the two associations listed with the Broward County Property Appraiser had been administratively dissolved. They still existed and there was a registered agent, who had not withdrawn. She believed the unit owners were now responsible.

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

Case: CE19011360

2409 DAVIE BLVD

HESS REALTY CORP PROPERTY TAX DEPARTMENT

Service was via posting at the property on 5/9/19 and at City Hall on 5/23/19.

Gustavo Caracas, 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. DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE WILL BE PRESENTED TO A SPECIAL MAGISTRATE HEARING, WHETHER THE VIOLATION IS CORRECTED PRIOR TO THE HEARING OR NOT. PRIOR CASES ARE CE18070857 AND CE17070317.

47-19.5.D.5.

THE WALL ON THIS PROPERTY IS IN DISREPAIR.

Complied:

47-34.1.A.1.

9-304(b)

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

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

Case: CE19011362

2415 DAVIE BLVD

HESS RETAIL STORES LLC PROPERTY TAX DEPARTMENT

Service was via posting at the property on 5/9/19 and at City Hall on 5/23/19.

Gustavo Caracas, 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.D.5.

THE WALL ON THIS PROPERTY IS IN DISREPAIR.

Complied:

47-34.1.A.1.

9-304(b)

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

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

Case: CE19020965

1665 LAUDERDALE MANOR DR
RAWSON, DAVID EST

Service was via posting at the property on 5/8/19 and at City Hall on 5/23/19.

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.

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

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

Case: CE18081368

1752 NW 29 LA
1752 NW 29 LAND TR MELON, BERNARD TR

Service was via posting at the property on 5/4/19 and at City Hall on 5/23/19.

Patrice Jolly, 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 CE14030464. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Complied:
9-280(h)(1)
24-27.(b)

Officer Jolly presented the case file into evidence and reported the property was in compliance. He requested a finding of fact that the violation had existed as cited.

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

Case: CE19020676

2313 NW 14 CT
ALEXANDER, DIANE

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

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 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.

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE THIS PROPERTY CONSISTING OF, BUT NOT LIMITED TO WOOD, TOOLS, APPLIANCES AND OTHER ITEMS.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days or a fine of \$\$25 per day and with the remaining violations within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 10 days or a fine of \$\$25 per day and with the remaining violations within 28 days or a fine of \$25 per day, per violation.

Case: CE19040731

1609 NW 11 ST
SCOTT, DONALD

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS, APPLIANCES, TIRES, FURNITURE, AND OTHER ITEMS. THIS IS NOT A PERMITTED USE IN AN RS-8 ZONED PROPERTY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE CE17062746. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

18-12(a)

THERE IS RUBBISH/DEBRIS PRESENT ON THIS PROPERTY CONSISTING OF, BUT NOT LIMITED TO; PAINT BUCKETS, SCRAPS OF WOOD, AND MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Withdrawn:

47-34.4 B.1.

Complied:

9-280(h)(1)

Officer Jolly presented the case file into evidence and reported the property was in compliance. He requested a finding of fact that violations 47-34.1.A.1. and 18-12(a) had existed as cited.

Ms. Flynn found in favor of the City that violations 47-34.1.A.1. and 18-12(a) had existed as cited.

Case: CE19040732

1514 NW 11 ST

CARTER, ROGER & CHARLOTTE

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

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

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT MAINTAINED IN A GOOD CONDITION. THE GRAVEL DRIVEWAY IS WORN AND THERE ARE BARE AREAS WITH DIRT SHOWING. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17051541. THIS CASE WILL BE

PRESENTED BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

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 CE17051541. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Complied:

9-280(f)

Officer Jolly presented the case file into evidence and recommended ordering compliance with 9-305(b) within 35 days or a fine of \$25 per day and a finding of fact that violation 9-304(b) had existed as cited.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) within 35 days or a fine of \$25 per day and a finding of fact that violation 9-304(b) had existed as cited.

Case: CE19040733

1501 NW 11 CT

BRUNET, MARIA TERESA

Patrice Jolly, 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. THE PREVIOUS CASE IS CE14061945. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES BEFORE THE HEARING.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. AWNINGS ARE COVERED WITH MOLD/MILDEW AN CHIPPING PAINT. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17110732. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

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 CE17110732. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Complied:

47-34.1.A.1.

47-34.4 B.1.

Officer Jolly presented the case file into evidence and reported the property was in compliance. He requested a finding of fact that violations 18-12(a), 9-280(b) and 9-306 had existed as cited.

Ms. Flynn found in favor of the City that violations 18-12(a), 9-280(b) and 9-306 had existed as cited.

Case: CE19040956

1241 W SUNRISE BLVD
HOWIE PARTNERS LLC

Service was via posting at the property on 5/10/19 and at City Hall on 5/23/19.

Patrice Jolly, 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. THE PREVIOUS CASE IS CE16041342. 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.

Officer Jolly presented the case file into evidence and reported the property was in compliance. He requested a finding of fact that the violation had existed as cited.

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

Case: CE19031058

1412 NW 15 TER

SPENCER, WILLIAM & CYNTHIA

Service was via posting at the property on 5/4/19 and at City Hall on 5/23/19.

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

18-4(c)

THERE ARE SEVERAL UNLICENSED DERELICT VEHICLES ON THE PROPERTY. THIS IS A RECURRING VIOLATION, PREVIOUS CASE CE16091995. 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:

47-34.1.A.1.

Officer Jolly presented the case file into evidence and reported the property was in compliance. He requested a finding of fact that the violation had existed as cited.

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

Case: CE19032231

1643 NE 8 AVE

KNEZEVICH, DAVID

Service was via posting at the property on 5/21/19 and at City Hall on 5/23/19.

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

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

Case: CE19021670

807 SE 18 CT

RICKEY FAM TR RICKEY, PATRICIA TRUSTEE ET AL.

Service was via posting at the property on 5/20/19 and at City Hall on 5/23/19.

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

15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL,
WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE
CITY.

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

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

Case: CE18061934

2530 BIMINI LN
WROBLEWSKA, JANINA P

This case was first heard on 8/16/18 to comply by 8/30/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$55,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$55,800 fine, which would continue to accrue until the violations were corrected.

Case: CE19010202

3490 SW 19 ST
BROWN, ALVIN EST

This case was first heard on 3/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,750 fine, which would continue to accrue until the property was in compliance.

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

Case: CE18120878

1245 NW 1 AVE
ABACOS Y3K HOLDINGS LLC

This case was first heard on 3/7/19 to comply by 3/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$8,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,200 fine, which would continue to accrue until the violations were corrected.

Case: CE18021760

1480 SW 9 AVE

SUNSHINE CATHEDRAL FOUNDATION INC.

This case was first heard on 5/17/18 to comply by 6/21/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,850 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$5,850 fine.

Case: CE18091189

2830 NE 60 ST

RICHTER, RALF

This case was first heard on 11/15/18 to comply by 11/25/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,000 and the City was requesting a \$543 fine be imposed.

Ms. Flynn imposed a fine of \$543 for the time the property was out of compliance.

Case: CE18071165

808 NE 17 TER

BURSHTEIN,TAL

This case was first heard on 9/6/18 to comply by 10/18/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$46,750 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$46,750 fine, which would continue to accrue until the violations were corrected.

Case: CE18101367

2519 BARCELONA DR

BOWDEN, DARREN P/CASTILLO, MYRIAM % NYRSTAR LTD

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 \$11,500 and the City was requesting a \$4,750 fine be imposed.

Ms. Flynn imposed a fine of \$4,750 for the time the property was out of compliance.

Case: CE18080100

1699 LAUDERDALE MANOR DR
CAMERON, WADELAND A & HERMIN

This case was first heard on 2/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,125 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,125 fine, which would continue to accrue until the violations were corrected.

Case: CE18082141

1725 NW 10 AV
HARRISON FLA LLC

This case was first heard on 12/6/18 to comply by 1/10/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$21,900 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$21,900 fine, which would continue to accrue until the violations were corrected.

Case: CE18111196

600 SW 14 AV
WILLIAMS, DAN H/E WILLIAMS, RUBY

This case was first heard on 2/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting a \$396 fine be imposed.

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

Case: CE18111821

710 E MELROSE CIR
MEDINA,ELLIOT EST

This case was first heard on 2/21/19 to comply by 3/28/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,350 fine, which would continue to accrue until the property was in compliance.

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

Case: CE18112068

254 SW 21 WY
MERRITT, KEVIN L & JANICE H

This case was first heard on 2/21/19 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 \$3,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,800 fine, which would continue to accrue until the violations were corrected.

Case: CE19020252

520 NW 17 AV
GAMBLE, ANNIE BELL LE AIKEN, ELLIOTT III

This case was first heard on 3/21/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,100 fine, which would continue to accrue until the violations were corrected.

Case: CE19021307

967 NW 16 TER
STRINGHAM, SCOTT

This case was first heard on 3/21/19 to comply by 3/28/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$700 fine.

Case: CE18110140

2930 SW 13 ST
RODRIGUEZ, TOMAS AMADO

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 \$4,500 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,500 fine, which would continue to accrue until the violations were corrected.

Case: CE17120242

Request for extension

2368 CASTILLA ISLE
WINKLER, TERRELL PAUL

This case was first heard on 12/6/18 to comply by 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

John Suarez, Senior Code Compliance Officer, requested a 28-day extension.

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

Lien Reduction Hearing

Case: CE15060844

803 NW 7 TER
SUNRISE GATE LLC

Notice was mailed to the owner via first class mail on 5/29/19. Morgan Dunn, Administrative Assistant, testified that the lien amount was \$625,100 and City hard costs totaled \$1,776. The City was requesting that the lien be reduced to no less than 10% of the total: \$62,510.

Ted Galatis, attorney, said the owner had acquired the property in 2014 and hired a manager, Randy Smith. Ms. Smith had been unaware of any violations until receiving a notice in 2017 regarding a lien on the property and immediately contacted inspectors, applied for permits, resurfaced the parking lot, towed vehicles and evicted several tenants. Mr. Galatis presented bank statements from the property, which showed a monthly balance of \$4,000 to \$11,000. He also presented documents related to the permits, letters sent to tenants listing what they needed to do to copy the violations, and eviction notices for two tenants.

Mr. Galatis had reviewed the notes from a companion case: CE17120926, which was closed, and said the documents noted vehicles towed from the site. He said the owner had called the police about illegally parked vehicles but the police had done nothing.

Mr. Galatis offered \$5,000 on behalf of the owner.

Ms. Flynn said there was documentation that a Code Enforcement Officer had met with Ms. Smith on March 21, 2016 and explained all of the violations, but there had been no activity to comply until 2018.

Ms. Smith said they had a burst pipe under the slab causing a \$1,000 per month water bill, followed by a major roof leak. She had informed the Code Enforcement Officer that they must put off the other projects until the water and roof leaks were addressed. Ms. Smith said they had not received notices about the Massey hearing. She stated the notices had been sent to 803 NW 7 Terrace, which was a tenant address, not the owner.

Ms. Hasan said the Broward County Property Appraiser's website had indicated the address to which the notice had been sent. The property had also been posted. She stated the property had been purchased for \$728,000 and was now worth \$1.8 million, so the City stood by its request for no less than 10%.

Mr. Galatis stated per the Broward County Property Appraiser, the property was worth \$1.4 million and there was an issue with the address for notice.

Ms. Flynn stated the City was being generous in requesting only 10%, since the case was begun in 2015.

Mr. Galatis stated the owner could not pay any more than \$5,000 at once and suggested \$20,000 and a payment plan.

Sal Hasbun, owner, said he had hired Ms. Smith when he purchased the property because she knew the rules. He stated when there was a problem, he immediately addressed it. He said he had spoken with the inspector several times to work toward compliance.

Ms. Flynn said she had discretion to allow more time to pay, but not to offer a payment plan; if the reduced fines were not paid within the allowed time, the original amount would be reinstated.

Ms. Flynn reduced the lien amount to \$40,000 payable within 160 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: CE18020597

648 NE 17 AVE

648 NE 17TH AVE LLC

Notice was mailed to the owner via first class mail on 5/29/19. Morgan Dunn, Administrative Assistant, testified that the lien amount was \$19,750 and City hard costs totaled \$562. Total liens for both cases: \$24,600; total hard costs: \$820. The City was requesting the lien be reduced to no less than 10% of the total: \$2,460.

Case: CE17021674

648 NE 17 AVE

648 NE 17TH AVE LLC

Notice was mailed to the owner via first class mail on 5/29/19. Morgan Dunn, Administrative Assistant, testified that the lien amount was \$4,850 and City hard costs totaled \$258.

Melinda Bedran, managing member, stated the lien amount was escrowed as part of the sale. She said they had gotten involved with some bad contractors.

Ms. Flynn reduced the lien amount to \$3,280 for both cases, 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: CE16060517

1042 NW 8 AVE

CM3 HOMES LLC

Notice was mailed to the owner via first class mail on 5/29/19. Morgan Dunn, Administrative Assistant, testified that the lien amount was \$39,975 and City hard costs totaled \$756. The applicant had offered \$2,107.50. The City was requesting the lien be reduced to no less than 20% of the total: \$7,995.

Abiel Ballesteros, owner, said he had not remodeled the property. He had purchased the property in a foreclosure sale and the only work he had done was replace the roof. Mr. Ballesteros requested the fine be reduced to 5% of the current amount.

Ms. Hasan stated when someone purchased a property, it was with the violations. She stated the property had been cited under the current owner. Mr. Ballesteros said it had taken time to get the work done, but the roof had been damaged in a hurricane and they had addressed that first.

Ms. Flynn reduced the lien amount to \$5,000 payable within 90 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: CE13071249

2290 NW 19 ST

FL STORAGE 2290 NW 19 STREET LLC

Notice was mailed to the owner via first class mail on 5/29/19. Morgan Dunn, Administrative Assistant, testified that the lien amount was \$247,600 and City hard costs totaled \$304. The City was requesting the lien be reduced to no less than 20% of the current amount: \$49,520.

Philip Kantor, attorney, said complying the violations had been a complicated job and had cost \$24,280. He requested that amount be deducted from the City's request for \$49,520.

Ms. Flynn noted it had taken six years to comply the violations.

Ms. Hasan stated the property had been sold at the end of May for \$13 million. In light of that price, she said the requested lien amount was reasonable.

Ms. Flynn reduced the lien amount to \$49,520 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: CE14110670

3430 SW 13 CT

MANGUS, ADA LIGIA LLAVONA

PBG PROPERTY SERVICES LLC

Notice was mailed to the owner via first class mail on 5/29/19. Morgan Dunn, Administrative Assistant, testified that the lien amount was \$36,560 and City hard costs totaled \$1,454. The applicant had offered \$1,650. The City was amenable to accepting the applicant's offer, plus City costs, for a total of \$3,104.

Richard Carey, attorney, agreed to the reduction.

Ms. Flynn reduced the lien amount to \$3,104 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: CE10100988

1624 NW 7 ST

BLACK BOYS & BOOKS INC.

Notice was mailed to the owner via first class mail on 5/29/19. Morgan Dunn, Administrative Assistant, testified that the lien amount was \$47,075 and City hard costs totaled \$683. Total liens for both cases: \$53,175; total hard costs: \$1,366.

Case: CE13041162

1624 NW 7 ST

BLACK BOYS & BOOKS INC.

Notice was mailed to the owner via first class mail on 5/29/19. Morgan Dunn, Administrative Assistant, testified that the lien amount was \$6,100 and City hard costs totaled \$683. Due to the amount of work the current owner had done on the property, the City was requesting the lien be reduced to \$3,000 for both cases.

Beverly Chambers, owner, said they had complied the violations before even receiving the property. She requested the liens be reduced to administrative costs.

Ms. Flynn reduced the lien amount to \$2,000 for both cases, payable within 90 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: CE18070403

1041 NW 2 AVE
DALEN, JESSE C

Notice was mailed to the owner via first class mail on 5/29/19. Morgan Dunn, Administrative Assistant, testified that the lien amount was \$104,000 and City hard costs totaled \$626. The City was requesting the lien be reduced to no less than 10% of the total: \$10,400.

Camille Pottinger, representative, said the tenant had never notified the owner of the notices posted to the building. As soon as they were aware of the violations, they had acted to comply. She said the roof contract had been signed in December 2018 but the roof contractor had not completed the work until February or March. She had waited to repair the flooring until the roof was replaced.

Ms. Hasan said notice had been sent via certified letter to the owner's post office box in Plantation in 2018 and it was unclaimed.

Ms. Flynn reduced the lien amount to \$10,400 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Complied, Closed, Withdrawn and Rescheduled Cases

Ms. Flynn accepted pages 100 and 101 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:

| | | | |
|------------|------------|------------|------------|
| CE19050672 | CE18121337 | CE18091853 | CE19040084 |
| CE19050677 | CE19050678 | | |

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:

CE19020170

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance


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

None

There being no further business, the hearing was adjourned at 3:32 P.M.



Special Magistrate

ATTEST:


Clerk, Special Magistrate