



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE-ANN FLYNN PRESIDING  
SEPTEMBER 19, 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  
Porshia Williams, Code Compliance Manager  
Rhonda Hasan, Assistant City Attorney  
Wanda Acquavella, Code Compliance Officer  
Stephanie Bass, Code Compliance Officer  
Steven Bisch, Code Compliance Officer  
Gustavo Caracas, Code Compliance Officer  
Leonard Champagne, Senior Code Compliance Officer  
Paulette DelGrosso, Code Compliance Officer  
Dick Eaton, Code Compliance Supervisor  
Bovary Exantus, Code Compliance Officer  
James Fetter, Code Compliance Officer  
Manuel Garcia, 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  
Stephanie Philogene, Code Compliance Officer  
Wilson Quintero, Senior Code Compliance Officer  
Mary Rich, Senior Code Compliance Officer  
Mike Sanguinetti, Code Compliance Officer  
Will Snyder, Code Compliance Officer  
John Suarez, Senior Code Compliance Officer  
Irma Westbrook, Code Compliance Supervisor  
Gail Williams, Code Compliance Officer

**Respondents and witnesses**

CE19080554: Fadi Hassan  
CE19011713; CE19011708: Ronald Malec  
CE17081855; CE17061839; CE17061838; CE18100410: Courtney Crush  
CE19052094: Andras Vlaics  
CE19072339: Diana Magid; Ralph Francis  
CE19050667: James Campbell  
CE19081113: Alex Muxo  
CE18090502: Sharon Lewis  
CE18101860; CE19020274; CE19011318: Joseph Mongillo  
CE18020628: Sadinet Fertilien  
CE19052282: Chris Thompson  
CE18101064: Russell Dion  
CE19061030: Eden Herrera; Erick Estevez  
CE19062076: Brian Friedman  
CE18061183; CE18061190: Yuting Chen  
CE19031624: Sandra Carter  
CE19062165 Rhona Tassa  
CE19080135: Jerry Foerch; Pamala Zirkle  
CE19060821: Allen Smith  
CE19080724: Brian Friedman; Sandra Rice  
CE18051669: George Thiakos  
CE19081660: David Matut  
CE19010513: Thomas Ledwidge  
CE19061350: Karla McGillvary  
CE19040460; CE19041288: Danielle Bendetto  
CE19050039: John Gioseffi  
CE19040574: Ermilia Ceneus; Laguerre Sameus  
CE18111388: Mary Stofan  
CE17120622: Robert Ewing  
CE19051195: Alizondro Moran  
CE19042053: Martin Coutain  
CE19061040: Alphonso Bradley; Gregory Bradley  
CE19051955: Barry Schwazberg  
CE19041097: Matt Letourneau  
CE19031857: Alyse Lemstrom  
CE19051591: Elias Droubi  
CE19081969: Love Ondusko  
CE18121302: Flora James  
CE19080799: Haley Walker; Beverly Mackel; Jeremy Cresswell; Jonathan McCauley,  
Peter Solvado  
CE19031075: Angela Abrams; Tyrone Abrams  
CE19052595: Sandra Blanco; Lorraine Hernandez  
CE19071474: Jhaun Pryce; Omar Gutierrez  
CE18070966: Carla Hadden

CE19022176: Ted Dames; Jessica Ruassi  
CE17021481: Rod Feiner  
CE19080521: Donald Arpin  
CE19032063: Dan Bohanin  
CE19010070: Antonia Bailey  
CE19030556: Jarrett Williams  
CE19072294; CE19072416: Steven Brotman  
CE19032232: Angela Garcia  
CE19030711: Eddie Robinson  
CE19042573: Joe Mitchell  
CE18090093: Ela Hernandez  
CE19071734: Barbara Borowy  
CE19052264: Richard Pulido  
CE19070578: Andrew Ponnock; Jonathan Cornish  
CE19061648: Carrie Blanchard  
CE19080457: Carol Anne Matthews; Sean Matthews  
CE19061120: Michael Pizzi  
CE19052241: Steve McDonough

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: CE19081969**

1510 SE 17 ST  
MARINE EXEC CENTER CONDO ASSN INC

Service was via posting at the property on 8/28/19 and at City Hall on 9/5/19.

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

NFPA 1:1.7.6.2 FA Trouble

TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Love Ondusko, property manager, said the problem was with phone lines and it would be fixed that day.

Ms. Flynn Found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE19041097**

1433 NW 9 AVE  
M & J RENTAL PROPERTIES LLC

Service was via posting at the property on 8/1/19 and at City Hall on 9/5/19.

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 GROUND COVER ON THE PROPERTY AND SWALE.

9-304(b)

THE PARKING FACILITIES OF THIS PROPERTY ARE NOT BEING MAINTAINED. THERE ARE AREAS OF CRACKS AND DETERIORATION IN THE CEMENT AND ASPHALT.

Complied:

18-12(a)  
9-276(c)(3)

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

Matt Letourneau requested more time for the grass.

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

**Case: CE19052094**

201 SW 7 AVE  
SKY201 LLC

Service was via posting at the property on 8/20/19 and at City Hall on 9/5/19.

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

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

Officer Williams presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Andras Vlaics, property manager, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE19010513**

910 NW 16 TER  
PEJ PROPERTIES LLC

This case was first heard on 6/6/19 to comply by 6/20/19 and 7/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,700 and the City was requesting a \$1,000 fine be imposed.

Gustavo Caracas, Code Compliance Officer, said administrative costs totaled \$718 and requested a \$1,000 fine.

Thomas Ledwidge requested the fines be waived. He said people cut through the property from an adjacent City-owned lot until he installed a barrier.

Ms. Flynn imposed a fine of \$718 for the time the property was out of compliance.

**Case: CE19032063**

1903 SW 3 AVE  
BOHANAN BROADCASTING INC.

Service was via posting at the property on 8/23/19 and at City Hall on 9/5/19.

Manuel Garcia, Code Compliance Officer, testified to the following violation(s):  
47-19.4.D.1.

THERE IS A FOUR CUBIC YARD DUMPSTER IMPROPERLY STORED ON  
THIS PROPERTY WITHOUT THE REQUIRED ENCLOSURE.

Withdrawn:  
47-20.20.H.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day.

Dan Bohanin agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE19031624**

801 NW 2 ST  
MOSLEY, BERNICE EST %SAUNDRA M CARTER

This case was first heard on 6/6/19 to comply by 7/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, reported two violations remained and recommended imposition of the fines.

Saundra Carter said she lived in Washington DC and there was a tenant in the property. She had cleared most of the property and told the tenant to move items into the sheds. She still needed to install some sod.

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

**Case: CE19040574**

1154 CHATEAU PARK DR  
CINEUS, ERMILIA GEDEOMME, ROBERT

This case was first heard on 6/6/19 to comply by 6/16/19 and 7/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting a \$396 fine be imposed.

Patrice Jolly, Code Compliance Officer, reported the property was in compliance. He remarked the owner had been diligent and recommended reducing the fines to \$396 to cover administrative costs.

Laguerre Sameus asked for a further fine reduction.

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

**Case: CE19042053**

Request for Extension

1326 NW 13 AVE  
FRANCIS, GODWIN T

This case was first heard on 6/20/19 to comply by 7/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,125 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Martin Coutain requested 60 days. Patrice Jolly, Code Compliance Officer, did not oppose the request.

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

**Case: CE19080135**  
811 E LAS OLAS BLVD  
PRESTONS HOLDINGS INC.

This case was first heard on 8/3/19 to comply by 8/13/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Jerry Foerch said they had moved but the mail had not forwarded.

Wilson Quintero, Senior Code Compliance Officer, said administrative costs totaled \$267.

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

**Case: CE19071734**  
3625 NE 23 AV  
BOROWY, BARBARA JANE, JANE B BOROWY REV TR

Service was via posting at the property on 8/15/19 and at City Hall on 9/5/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):  
18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

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

Barbara Borowy requested 30 days. She described problems she had with the pool company. She confirmed the pool was kept drained.

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

**Case: CE19040460**

1101 NE 16 TER  
CRICKETT, JOHN J

Service was via posting at the property on 8/23/19 and at City Hall on 9/5/19.

Paulette DelGrosso, 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. IT IS LEANING, PANELS ARE BROKEN, MISSING, STAINED, DIRTY AND FADED.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day. She said the representative had shown her photos depicting a repaired fence but she needed to reinspect to comply the case.

Danielle Bendetto said the fence was repaired.

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

**Case: CE19072416**

2648 NE 27 TER  
WELLS FARGO BANK NA TRUSTEE %OCWEN LOAN SERVICING LLC

Service was via posting at the property on 8/22/19 and at City Hall on 9/5/19.

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

THE LANDSCAPE AT THIS VACANT PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE IS OVERGROWTH OF LANDSCAPE MATERIAL AND VEGETATION SUCH AS TREE BRANCHES, LEAVES AND WEEDS ABOUT THE FRONT AND REAR OF THE PROPERTY. THERE ARE SECTIONS OF THE FRONT LAWN WITH BARE AND/OR MISSING LAWN COVER.

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

Steven Brotman agreed.

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

**Case: CE19072294**

2648 NE 27 TER

WELLS FARGO BANK NA TRUSTEE %OCWEN LOAN SERVICING LLC

Service was via posting at the property on 8/22/19 and at City Hall on 9/5/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):  
18-11(b)

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

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

Steven Brotman agreed.

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

**Case: CE19041288**

1109 NE 16 TER

CRICKETT, JOHN J

Service was via posting at the property on 7/3/19 and at City Hall on 9/5/19.

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

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

Complied:

18-12(a)

24-27.(b)

47-21.16.A.

9-304(b)

9-305(b)

Officer Holloway presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$100 per day.

Danielle Bendetto said the owner was taking bids to significantly alter the property and thought they needed six months.

Ms. Flynn Found in favor of the City and ordered compliance within 119 days or a fine of \$100 per day.

**Case: CE19060821**

843 SW 20 ST  
ABOTBOOL, DAVID

Service was via posting at the property on 8/20/19 and at City Hall on 9/5/19.

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

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

9-306

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

9-308(b)

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

Complied:

9-304(b)

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

Allen Smith agreed.

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

**Case: CE19011708**

204 NW 17 CT  
KEYSTONE HALLS INC

This case was first heard on 5/16/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to

\$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Steven Bisch, Code Compliance Officer, recommended a 49-day extension.

Ronald Malec said they believed that since they only accepted clients from the VA, they did not need to comply with the ordinance.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE19011713**

200 NW 17 CT  
KEYSTONE HALLS INC

This case was first heard on 5/16/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Steven Bisch, Code Compliance Officer, recommended a 49-day extension.

Ronald Malec agreed.

Ms. Flynn granted a 49-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.

Robert Ewing said he had a contract and requested 91 days to pull permits and begin the work.

Mike Sanguinetti, Code Compliance Officer, did not object to the request.

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

**Case: CE19061648**  
4601 NE 18 TER  
BLANCHARD, CARRIE

Administrative Hearing

Violation:  
24-7(b)

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

Vaughn Malakius, Code Compliance Officer, testified that the violation had been posted on 6/21/19; on 6/24/19 the violation remained and the City subsequently removed the trash.

Carrie Blanchard said there was not enough time to remove all the bulk trash on her own. She stated the bulk trash pickup was on 6/27.

Ms. Flynn denied the appeal.

**Case: CE19031075**  
1619 NW 14 CT  
WILLIAMS, ANGELA ABRAMS, TYRONE

This case was first heard on 6/20/19 to comply by 6/30/19 and 8/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,050 and the City was recommending no fine be imposed.

Stephanie Bass, Code Compliance Officer, recommended no fine be imposed.

Angela Abrams waived her right to notice of a Massey hearing and agreed to the fine reduction.

Ms. Flynn imposed no fine.

**Case: CE19052241**  
5706 NE 15 AV  
MCDONOUGH, STEVE M H/E TEMPLETON, RICHARD

Request for Extension

This case was first heard on 7/18/19 to comply by 8/29/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,000.

Vaughn Malakius, Code Compliance Officer, did not recommend an extension.

Steve McDonough said someone had agreed to take the boat but he needed to find the boat's title. If this fell through, he would have the boat demolished.

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

**Case: CE19070578**

3730 SW 1 ST  
JNRC CORNISH 3730 LLC

This case was first heard on 7/12/19 to comply by 7/14/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting a \$313 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$2,000.

Andrew Ponnock said the owner had been on an extended trip overseas when the property was cited and the notices were sent to his home address, not his business address. The owner returned to the country on August 8 and cleaned up the property the following Monday. Mr. Ponnock said the owner would change the address with the property appraiser and he had sent notices to the tenants to advise him of any issues on the property. The owner also had an agreement with his trash company that they would remove bulk trash immediately. Mr. Ponnock requested the fines be reduced to cover City costs of \$313.

Ms. Flynn imposed a fine of \$1,100 for the time the property was out of compliance.

**Case: CE19022176**

1810 NW 9 ST  
DAMES, TED

This case was first heard on 5/16/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, reported only one violation remained: 9-280(b).

Ted Dames said he had difficulty contacting Inspector Snyder and violations had been added to the original list. He admitted he had a disagreement with Inspector Snyder and needed to know what still needed to be done to comply.

Dick Eaton, Code Compliance Supervisor said the remaining violation stated that the items that must be addressed included but were "not limited to" those specifically listed in the citation. He explained that Mr. Dames had tenants in the property that caused

damage after the initial violations but Supervisor Eaton had explained that everything needed to be corrected.

Inspector Snyder stated he had visited the property on the previous Tuesday and tried to explain what needed to be done and Mr. Dames accused him of being “too friendly” with the tenants. He said Mr. Dames had been properly notified about the violations several times and he had tried unsuccessfully to contact him several times.

Supervisor Eaton suggested a 14-day extension to confirm compliance.

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

**Case: CE19061120**

5300 NW 9 AVE  
POWERLINE INDUSTRIAL CENTER  
COMMERCIAL CONDOMINIUM ASSOC INC.

Service was via posting at the property on 8/26/19 and at City Hall on 9/5/19.

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

THE FOLLOWING BUSINESSES ARE ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS TAX RECEIPT:  
- EVOLUTION ESCAPE ROOMS  
- XPE SPORTS/365  
- HARD KNOCKS 365

47-22.9.

THE FOLLOWING SIGNS HAVE BEEN ERECTED ALONG THE EXTERIOR WALLS IN FRONT AND REAR WITHOUT FIRST OBTAINING A PERMIT. PERMITS MUST BE OBTAINED BEFORE ANY SIGN IS ERECTED. THE FOLLOWING SIGNS REQUIRE A PERMIT:  
- XPE SPORTS/365  
- EVOLUTION ESCAPE ROOMS  
- PRIMETIME AMUSEMENTS  
- BELKINS MOVING & STORAGE - DRIVERS WANTED  
- XTREME ACTION PARK

Officer Suarez presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$100 per day, per violation.

Michael Pizzi, attorney, agreed to comply within 77 days.

Ms. Flynn Found in favor of the City and ordered compliance within 77 days or a fine of \$100 per day, per violation.

**Case: CE17021481**

1826 N DIXIE HWY  
SOUTH RIVER MANOR CONDO ASSN INC

This case was first heard on 1/15/18 to comply by 12/6/18 and 12/27/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,000 and the City was requesting a \$1,399 fine be imposed.

Roberta Jones, Code Compliance Officer, recommended reducing the fines to \$1,399 to cover administrative costs.

Rod Feiner, attorney, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$1,399 for the time the property was out of compliance.

**Case: CE18061183**

Request for Extension

801 N FEDERAL HWY  
AMEIYU INVESTMENTS LLC

This case was first heard on 3/21/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Yuting Chen requested an extension.

John Suarez, Code Compliance Officer, recommended a 182-day extension

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

**Case: CE18061190**

Request for Extension

801 N FEDERAL HWY # 2  
AMEIYU INVESTMENTS LLC

This case was first heard on 3/21/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

**Case: CE19072339**

Ordered to Reappear

211 SW 2 ST # W  
RIVERWALK CENTRE LTD

This case was first heard on 9/5/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, reported several violations were now in compliance.

Ralph Francis requested 63 days. Captain Kisarewich supported this request.

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

**Case: CE19052264**  
3644 SW 21 ST  
RAPID VIDEO EDUCATION LLC

Administrative Hearing

Violation:  
24-7(b)

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

Wanda Acquavella, Code Compliance Officer, testified that the violation had been posted on 5/28/19; on 5/30/19 the violation remained and the City had removed the trash on 5/31/19.

Richard Pulido said he had never been notified of the violation and someone had dumped the trash on his property. He said he tried to maintain the property and requested the fine be waived.

Ms. Flynn denied the appeal.

**Case: CE19062165**  
808 NE 17 WAY  
TAASSA, AVI & RHONDA

Service was via posting at the property on 8/16/19 and at City Hall on 9/5/19.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):  
47-21.15.D.1.e

HAT RACKING APPEARS TO HAVE OCCURRED AT THIS PROPERTY ON A LARGE TREE NEAR THE POWERLINE AT THIS PROPERTY. TREE ABUSE IS PROHIBITED. ABUSED TREES MAY NOT BE COUNTED TOWARDS FULFILLING LANDSCAPE REQUIREMENTS. TREE ABUSE SHALL INCLUDE HAT RACKING.

Officer DelGrosso said if the owner provided documentation that FPL had trimmed the tree, the City would withdraw the case.

Rhona Tassa said there was a transformer and power lines that a tree kept interfering with. She admitted she had trimmed the tree but promised not to trim it again without a permit.

Officer DelGrosso withdrew the case.

**Case: CE19061040**

1408 NW 6 ST  
BRADLEY, ALPHONSO

Personal service was made on 9/5/19. Service was also via posting at City Hall on 9/5/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):  
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASE CE19031430. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING PLYWOOD, TABLES, CHAIRS AND MISCELLANEOUS ITEMS, WHICH IS A NON-PERMITTED LAND USE IN NWRAC-MUw, NORTHWEST REGIONAL ACTIVITY CENTER ZONING PER ULDR TABLE 47-13.10. THIS IS A RECURRING VIOLATION PER CASE CE19031430. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT IT COMES INTO COMPLIANCE.

9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH WELL GRADED CONDITION.

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 Rich presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 49 days or a fine of \$50 per day, per violation.

Gregory Bradley said they were making progress but the weather had hampered their efforts to comply. He said he needed time to save money to pay someone to help with the repairs.

Ms. Flynn Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 49 days or a fine of \$50 per day, per violation.

**Case: CE19081113**  
411 SAN MARCO DR  
H WAYNE HUIZENGA SR TR  
%CRIS BRANDEN HUIZENGA HOLDING

Service was via posting at the property on 8/28/19 and at City Hall on 9/5/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):  
18-11(a)

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOES AND IS A PUBLIC NUISANCE.

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

Alex Muxo said the violation was already in compliance.

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

**Case: CE19050039**  
1121 NW 1 AV  
GIOSEFFI, VERNA D GIOSEFFI FAMILY REV TR

Service was via posting at the property on 7/27/19 and at City Hall on 9/5/19.

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

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

9-278(e)

THERE IS A BOARD COVERING THE WINDOW PREVENTING VENTILATION.

9-280(b)

THE CONCRETE WALL IS DETERIORATED AND NOT BEING MAINTAINED. THE WALL IS CRACKED AND HAS DIRTY, STAINED PAINT.

Withdrawn:  
9-305(b)  
18-12(a)  
Complied:  
9-308(b)

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

John Gioseffi disagreed with the violations. Regarding 9-278(e), he said the wood covering the window was a permitted storm shutter and the room had another window that was not boarded that an occupant could use to exit the building in an emergency. Regarding 9-306, he provided a photo of the wall that did not show discoloration.

Officer Philogene stated her photos showed discoloration of the concrete wall cited under 9-280(b). Mr. Gioseffi argued that a free-standing wall was not under that code section but was mentioned in a subsequent code section.

Ms. Hasan stated 9-280(b) included "all other building parts," which included the concrete wall.

Ms. Flynn confirmed that hurricane shutters must be removed unless there was an impending hurricane and Officer Philogene explained that the property had been cited in May.

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

**Case: CE19051195** Request for Extension  
1249 NW 18 ST  
AMP PALM BEACH INVESTMENTS INC.

This case was first heard on 8/15/19 to comply by 8/25/19 and 9/12/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,800.

Alizondro Moran requested 60 days and Patrice Jolly, Code Compliance Officer, did not object.

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

**Case: CE19080799**

1524 NE 18 AV  
WETSTEIN, JENNIFER

Service was via posting at the property on 9/6/19 and at City Hall on 9/5/19.

Ms. Jordan reported several neighbors were present and there were also several affidavits related to the case. One affidavit was from Robert Masula, Building Inspector, indicating he believed the property was operating as a business without the proper business tax receipt and that a permit application had been submitted to document the property as a community residence. Inspector Masula stated a permit and change of use would also be required to operate a business at the property.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):  
47-18.47 A.

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

**Complied:**

9-305(b)  
9-304(a)  
18-12(a)

Officer Holloway presented the case file into evidence. She had spoken with a representative who indicated that behavioral health housing only was provided on the premises, no additional services. Officer Holloway had spoken with the owner, Jennifer Wetstein, who said she had not received notice because the address with the Broward County Property Appraiser was incorrect, so Officer Holloway emailed her copies of the photos and inspection report. On August 28 several City staff met to discuss the case with the lessee/operator and the City informed the operator what must be done to comply, including immediately reducing the number of residents to three. Another meeting was held on September 9 with City staff and Ms. Wetstein, during which Ms. Wetstein indicated that she did not need to comply the violation and the use should be grandfathered in because the operator had been at this location for a long time. The following day, the operator had submitted an application for community residence.

Officer Holloway recommended ordering compliance within 49 days or a fine of \$250 per day.

Jonathan McCauley, neighbor, said the home had been derelict for the two years he had lived in the neighborhood. He stated the van drivers were "treating the street like a highway" making it unsafe.

Jeremy Cresswell, neighbor, said this was a large-scale operation and they moved patients in an out to avoid detection by City inspectors. He stated the residents trespassed on neighbors' property, had sexually harassed his wife and Police had visited the property four times in the last two weeks.

Peter Solvado, neighbor, said the vans' leaving the property had backed onto and ruined his lawn. He stated their main concern was the "large pile of people" outside the house "without any kind of decorum."

Ms. Flynn Found in favor of the City and ordered compliance within 49 days or a fine of \$250 per day.

**Case: CE18101860**

601 SW 17 ST  
C4NAVIGATOR LLC

This case was first heard on 1/17/19 to comply by 2/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$48,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wilson Quintero, Senior Code Compliance Officer, reported the representative would request an extension.

Joseph Mongillo said the owner lived out of state and had been relying on a property management company, who had not addressed the violations. Mr. Mongillo was working to comply the violations, including expanding the parking in the site. He confirmed the property was being used as a short-term rental.

Officer Quintero stated the property had been converted from a two-plex into a four-plex but there was no documentation at the City. He recommended imposition of the fines.

Ms. Flynn imposed the \$48,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE19020274**

601 SW 17 ST  
C4NAVIGATOR LLC

This case was first heard on 6/6/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, recommended imposition of the fines.

Joseph Mongillo said the landscaper had added the gravel and was pulling a permit now.

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

**Case: CE19011318**  
605 SW 17 ST  
C4NAVIGATOR LLC

This case was first heard on 6/6/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mike Sanguinetti, Code Compliance Officer, recommended imposition of the fine.

Joseph Mongillo said there had already been gravel in this area and the landscaper had just "refreshed" it.

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

**Case: CE17081855**  
201 S FTL BEACH BLVD  
TRD OF FORT LAUDERDALE LLC

This case was first heard on 2/1/18 to comply by 4/5/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$130,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Courtney Crush, attorney, said they believed the case was complied per a CRA budget item. She had received an email from Ms. Hasan indicated the liens had also been vacated.

Ms. Hasan said an agreement had been made; the CRA was repairing the sidewalks in this area. The CRA director had an agreement with Ms. Crush to close the case with no fines or liens.

Ms. Flynn imposed no fine.

**Case: CE19030711**

2791 SW 2 CT  
ROBINSON, EDDIE & BESSIE MCCLAM

This case was first heard on 6/6/19 to comply by 6/16/19 and 7/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,575 and the City was requesting a \$534 fine be imposed.

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

Eddie Robinson asked that the fine be waived entirely. He said he had been out of town and his ex-wife was supposed to be maintaining the property.

Ms. Flynn imposed a fine of \$250 for the time the property was out of compliance.

**Case: CE19052595**

1636 NW 5 AVE  
DIAMANTE CORP

Service was via posting at the property on 9/6/19 and at City Hall on 9/5/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):  
47-19.5.E.7.

THERE IS A WOODEN FENCE ON THE SOUTH SIDE OF THE PROPERTY  
THAT IS LEANING AND UNATTACHED FROM THE POSTS.

Complied:

18-12(a)  
9-304(b)  
9-305(b)

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

Sandra Blanco agreed.

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

**Case: CE18090093**

3021 NW 19 ST  
AUER DA FA LLC % FAMILY DOLLAR  
ATTN: LEASE ACCT ST #30486

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 \$163,500 and the City was requesting a \$16,350 fine be imposed.

Wilson Quintero, Senior Code Compliance Officer, said the owner's attorney and City representatives had agreed to a fine of \$16,350.

Ela Hernandez, attorney, agreed to the fine reduction.

Ms. Flynn imposed a fine of \$16,350 for the time the property was out of compliance.

**Case: CE19061030**

701 W BROWARD BLVD  
BROWARD PETROLEUM LLC

Personal service was made on 8/21/19. Service was also via posting at City Hall on 9/5/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):  
18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS IN ALLEYWAY OF THE PROPERTY AND SWALE AREA. THIS IS A REPEAT VIOLATION PREVIOUSLY CITED UNDER CASE CE18090384 AND PRESENTED TO SPECIAL MAGISTRATE PURDY ON 3/21/2019. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for Eden Herrera and Erick Estevez. Mr. Estevez said he thought the violation concerned the roof of the gas station.

Officer Rich presented the case file into evidence and said the violation existed from 6/13/19 through 6/30/19 and requested a fine of \$100 per day for a total of \$1,700.

Mr. Estevez stated the neighbor had installed a fence and kept it locked and so he was prevented from cleaning the area. He stated he was the tenant, not the owner of the property. Officer Rich said the owner of the Land Rover business had keys to the area. She said the other businesses had cleaned up their portions of the property. She stated there was also overgrowth and litter on the gas station property, not just in the alley.

Officer Rich said there was a "controversy" regarding who installed the fence. The property owners had asked the City to erect the fence because of problems with the homeless and shortly after that, the fence had been installed.

Mr. Estevez said it was difficult to maintain the property because of the homeless.

Ms. Flynn Found in favor of the City that this was a repeat violation and imposed an \$800 fine.

**Case: CE19030556**

Request for Extension

2637 GULFSTREAM LN  
HOLM, MARLYS J

This case was first heard on 7/18/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

James Fetter, Code Compliance Officer, reported the owner had decided to repair the home instead of selling it.

Jarrett Williams requested 90-120 days. He said the siding and painting had been done and the contractor was pulling the roof permit.

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

**Case: CE18101064**

701 BAYSHORE DR  
DION, RUSSEL CAFFEY, JOSEPH

This case was first heard on 1/17/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,350 and the City was requesting no fine be imposed.

Stephanie Bass, Code Compliance Officer, recommended no fine be imposed.

Russell Dion agreed.

Ms. Flynn imposed no fine.

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

**Case: CE17061838**

545 BAYSHORE DR  
BAYSHORE CONCEPTS LLC

This case was first heard on 7/19/18 to comply by 8/16/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,400 and the City was requesting the full fine be imposed.

John Suarez, Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fines.

Courtney Crush, attorney, said in 2018, the owner had tried to pull a demolition permit for the docks but needed to address issues with the Army Corps of Engineers first. She requested a fine reduction and Officer Suarez did not object.

Ms. Flynn imposed a fine of \$3,500 for both cases for the time the property was out of compliance.

**Case: CE17061839**

537 BAYSHORE DR # BASSOLD  
BAYSHORE CONCEPTS LLC

This case was first heard on 7/9/18 to comply by 8/16/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$19,400 and the City was requesting the full fine be imposed.

**Case: CE18100410**

608 BREAKERS AVE  
SEAWIND PLAZA LLC

This case was first heard on 2/7/19 to comply by 3/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, recommended a 49-day extension.

Courtney Crush, attorney, requested the extension. She stated they needed to pull an after-the fact permit before obtaining the business tax receipt.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE18070966**

1807 NW 15 AV  
THOMAS, BESSIE M EST

This case was first heard on 3/7/19 to comply by 5/16/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,375 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Carla Hadden said she was having financial issues and requested a month.

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

**Case: CE19080554**

100 SE 23 ST  
HASSAN COUSINS LLC

Personal service was made on 8/14/19. Service was also via posting at City Hall on 9/5/19.

Manuel Garcia, Code Compliance Officer, testified to the following violation(s):

9-304(b) **COMPLIED**

THERE IS PROHIBITED PARKING ON THE LAWN AREA OF THIS VACANT PROPERTY. THIS VIOLATION WAS PREVIOUSLY CITED ON 10/02/2018 UNDER CASE CE18100004 AND AGAIN ON 02/05/2019 UNDER CASE CE19020195. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

Officer Garcia stated the violation was now in compliance and requested a finding of fact that the violation had existed as cited.

Fadi Hassan said they would maintain the property.

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

**Case: CE18111388**

Request for Extension

1198 SW 27 AVE  
SUNLIGHT INVESTMENTS INC

This case was first heard on 5/16/19 to comply by 8/15/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,800.

Mary Rich, Senior Code Compliance Officer, confirmed the property was not in compliance.

Mary Stofan requested 60 days and said the permits were in process.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue.

**Case: CE19080724**

856 NW 17 AV  
FRIEDMAN, EDWARD

Service was via posting at the property on 8/27/19 and at City Hall on 9/5/19.

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

THERE IS OUTDOOR STORAGE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: METALS, USED APPLIANCES, REFRIGERATORS, BUCKETS, TRASH BINS, CHAIRS, AND OTHER MISCELLANEOUS ITEMS PER ULDR TABLE 47-5.12, THIS IS A NON-PERMITTED LAND USE WITHIN THIS RD-15 ZONED DISTRICT. THIS IS A REPEAT VIOLATION BASED ON CASE CE14111031, WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON JANUARY 15, 2015. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Exantus presented the case file into evidence and recommended imposing a fine, beginning on 8/8/19 and continuing until the property was in compliance.

Sandra Rice, tenant, said her boyfriend was a scrap dealer and she was trying to clear everything from the property. She requested 30 days to complete work.

Brian Friedman said he had been trying to get Ms. Rice to leave the property for some time but she had not left. He was in the process of evicting her and she was contesting it. He asked for the fines to be postponed so he could settle the eviction and ensure the property was cleaned up. Officer Exantus stated because this was a repeat violation, there should be no extension.

Ms. Hasan agreed there should be no extension, and suggested Mr. Friedman could seek recourse another way. The City could also consider his situation once the property was in compliance.

Ms. Flynn Found in favor of the City and imposed a fine of \$50 per day, beginning on 8/8/19 and continuing until the property was in compliance.

**Case: CE19062076**

711 NW 4 AVE  
REAL ESTATE SERVICES & MGMT INC % BRINA FRIEDMAN

Service was via posting at the property on 8/21/19 and at City Hall on 9/5/19.

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

9-305(b) **COMPLIED**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF MISSING GROUND COVER ON PROPERTY. THIS IS A REPEAT VIOLATION PREVIOUSLY CITED UNDER CASE CE16110858 AND PRESENTED TO SPECIAL MAGISTRATE PURDY ON 4/6/2017. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Complied:

18-4(c)

47-34.1.A.1.

9-313.(a)

Officer Rich presented the case file into evidence and recommended imposing a fine of \$50 per day for the 75 days the property was out of compliance, a total of \$3,750.

Brian Friedman said his landscaper had done a poor job and he needed to have him revisit the property.

Ms. Flynn Found in favor of the City and imposed a fine of \$50 per day for the 75 days the property was out of compliance, a total of \$3,750.

**Case: CE19061350**

930 NE 14 PL

MCGILLVARY, KARLA

Service was via posting at the property on 9/6/19 and at City Hall on 9/5/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):

9-305(b)

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

Complied:

18-12(a)

9-304(b)

9-306

9-308(b)

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

Karla McGillvary agreed.

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

**Case: CE19032232**  
2740 SW 1 ST  
335 NW 28 ST LLC

Request for Extension

This case was first heard on 7/18/19 to comply by 8/22/19 and 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

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

Angela Garcia said the windows had been ordered and permits pulled and requested 60 days. Officer Koloian recommended 77 days.

Ms. Flynn granted a 77-day extension, during which time no fines would accrue.

**Case: CE19051955**  
1409 N DIXIE HWY  
1409 NORTH DIXIE HIGHWAY LLC

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

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):  
47-19.5.E.7.

THE FENCE AND BUFFER WALLS ON THIS PROPERTY ARE STAINED AND DIRTY.

47-20.20.H.

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

47-21.11.A.

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND BARE AREAS OF LAWN COVER ON THE PROPERTY AND SWALE AREA.

Complied:

18-12(a)

9-306

Withdrawn:

47-19.4.D.8.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$100 per day, per violation.

Barry Schwazberg agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 77 days or a fine of \$100 per day, per violation.

**Case: CE18090502**  
510 NW 24 AVE # 48  
SUMMER LAKE VILLAS LLC

Ordered to Reappear

This case was first heard on 8/15/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Roberta Jones, Code Compliance Officer, reported the owner was being diligent and recommended a 49-day extension.

Sharon Lewis agreed to the extension.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE18051669**  
901 S ANDREWS AVE  
HIGHLANDS EQUITY INVESTMENTS LLC

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

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):  
47-22.6.F.

THE SIGN ON THIS PROPERTY HAS NOT BEEN MAINTAINED  
AND REMAINS IN A NON FUNCTIONAL POOR CONDITION. THE  
FREESTANDING SIGN IS DAMAGED AND HAS BECOME AT LEAST  
FIFTY PERCENT DESTROYED.

Complied:  
18-12(a)  
47-19.5.D.5.  
47-20.20.H.  
47-22.6 G.1.  
47-22.9.  
9-280(b)  
9-306

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

George Thiakos agreed.

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

**Case: CE18121302**

Ordered to Reappear

1527 NW 11 PL

FLORA JAMES REV LIV TR JAMES, FLORA

This case was first heard on 6/6/19 to comply by 7/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Flora James said she was having problems with the tenant parking on the property and storing tires there. She had already begun eviction proceedings and requested 63 days.

Patrice Jolly, Code Compliance Officer, agreed to the request.

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

**Case: CE18020628**

649 NW 15 ST

FERTILIEN, SADINET

This case was first heard on 6/21/18 to comply by 7/1/18 and 9/20/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Steven Bisch, Code Compliance Officer, said the roof still needed final inspection and recommended imposition of the fines.

Sadinet Fertilien said he had called for final inspection. Officer Bisch suggested 49 days.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE19080521**

1844 NE 46 ST  
DANCING LIGHT LLC

Service was via posting at the property on 8/19/19 and at City Hall on 9/5/19.

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

18-12(a) **COMPLIED**

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE19022246 CITED ON MARCH 2, 2019 AND THE CURRENT CASE CITED ON AUGUST 9, 2019. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Malakius presented the case file into evidence and stated the property was in compliance. He requested a finding of fact that the violation had existed as cited so future violations would be cited as repeat violations.

Donald Arpin explained they had lost their maintenance person but he was assuming responsibility now.

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

**Case: CE19071474**

1757 NE 8 ST  
BLACK TIGER GROUP 2 LLC

Service was via posting at the property on 8/23/19 and at City Hall on 9/5/19.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASES CE19041788, CE19041731 AND CE19072334 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer DelGrosso presented the case file into evidence and said the property was in compliance. she requested a finding of fact that the violation had existed as cited so future violations would be cited as repeat violations.

Omar Gutierrez said they had problems finding a landscaper but they now had one.

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

**Case: CE19081660**

905 NW 16 AV  
MATUT, DAVID

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

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

THERE IS TRASH, RUBBISH AND DEBRIS AS WELL AS OVERGROWN WEEDS ON THE EXTERIOR GROUNDS OF THIS PROPERTY. THIS IS A REPEAT VIOLATION AS PER CASE CE19010545 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON MAY 16, 2019 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 18-12(a). THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Exantus presented the case file into evidence and recommended imposition of a fine of \$100 per day, beginning on 8/22/19 and continuing until the property was in compliance.

David Matut said the person responsible had not been doing the maintenance and someone was illegally dumping on the property. He requested one week to remove the debris. Officer Exantus stated as a repeat violation, no extension should be granted.

Ms. Flynn Found in favor of the City and imposed a fine of \$100 per day, beginning on 8/22/19 and continuing until the property was in compliance.

**Case: CE19080457**

5130 NE 17 TER  
MATTHEWS, CAROL ANNE

Service was via posting at the property on 8/31/19 and at City Hall on 9/5/19.

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

18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS AS WELL AS TRASH AND DEBRIS ON THIS PROPERTY. IT IS NOT

BEING MAINTAINED ON A REGULAR BASIS. THIS IS A REPEAT VIOLATION BASED ON CASE CE17042277 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON AUGUST 10,2017 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 18-12(a). THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Champagne presented the case file into evidence and recommended imposition of a \$100 per day fine, beginning on 8/7/19 and continuing until the property was in compliance.

Carol Anne Matthews said her son was maintaining the property but he had medical issues for months. She said she just received an estimate of \$20,000 to paint the roof.

Sean Matthews described the work he had done at the property. He said his sister was staying at the property and she had mental health issues. Mr. Matthews said they were fighting foreclosure on the property. He presented photos of the work he had done.

Officer Champagne stated there were several cases against the property, with current total fines over \$100,000. He agreed to reinspect the property and backdate the fines to end on the day Mr. Matthews cut the overgrowth.

Ms. Flynn Found in favor of the City and imposed a \$100 per day fine, beginning on 8/7/19 and continuing until the property was in compliance.

**Case: CE19010070**  
2120 NW 4 ST  
BAILEY, ANTONIA M

This was a request to vacate the Order dated 8/1/19 and re-hear the case.

Ms. Flynn vacated the Order dated 8/1/19.

This case was first heard on 5/16/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,000 and the City was requesting a 91-day extension.

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

**Case: CE19052282**

700 NW 17 AV  
JACKSON, MAMIE PEARLE

Service was via posting at the property on 8/14/19 and at City Hall on 9/5/19.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE GATE AND TOP FENCE RAILS ARE NOT SECURED TO THE FENCE.

9-304(b)

THE PAVED DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE SECTIONS OF THE DRIVEWAY THAT ARE DETERIORATED OR MISSING.

9-308(b)

THERE IS DEBRIS AND 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 WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Withdrawn:

9-313.(a)

9-305(b)

Officer Exantus presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation.

Chris Thompson agreed. He said he felt his grandmother's house was being targeted: six inspectors had been to the property in the past year.

Officer Exantus changed his request to: 10 days to comply 18-12(a) and 49 days for the remaining violations or a fine of \$50 per day, per violation.

Mr. Thompson requested 63 days for all violations except 18-12(a) and Linda Holloway, Senior Code Compliance Officer recommended 77 days.

Ms. Flynn Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with remaining violations in 77 days or a fine of \$50 per day, per violation.

**Case: CE19031857**

1465 NW 6 ST  
JAMES, LARRY G

Ordered to Reappear

This case was first heard on 6/20/19 to comply by 6/30/19, 7/4/19 and 8/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,100.

Gustavo Caracas, Code Compliance Officer, said the owners planned to demolish the building and therefore did not want to invest in painting it.

Alyse Lemstrom said Mr. James owned 22 lots on this block and was working to improve the Sistrunk corridor. She stated they had plans for the new building but all 22 lots needed to be demolished. She had been told it would take 90 days to pull the permits to demolish the building.

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

**Case: CE19050667**

301 SW 3 AVE  
CITY OF FORT LAUDERDALE

This case was first heard on 6/6/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting a \$300 fine be imposed.

Captain Robert Kisarewich, Fire Inspections Officer, confirmed the property was in compliance and recommended a fine reduction.

James Campbell requested a further reduction, stating as soon as they were aware of the violation, they had acted. The delay had been caused by a miscommunication between the fire company and electric company. Captain Kisarewich added that all costs were covered under reinspection fees, which were paid up to date.

Ms. Flynn imposed no fines.

**Case: CE19071687**

2624 N OCEAN BLVD  
NGUYEN, THI DANG

Service was via posting at the property on 8/28/19 and at City Hall on 9/5/19.

Will Snyder, 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 Snyder 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: CE19072259**

168 ISLE OF VENICE DR  
PORCARI, FRANCESCO

Service was via posting at the property on 8/28/19 and at City Hall on 9/5/19.

Will Snyder, 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 Snyder presented the case file into evidence and stated 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: CE19071252**

1605 NW 15 PL  
AGENOR, ANTIDOL H/E  
LOUIS, JACKY JACQUES H/E ET AL.

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

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

18-4(c)

THERE IS A DERELICT VEHICLE BEING STORED ON THE PROPERTY.

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

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

**Case: CE19072318**

637 NW 15 TER  
BBT PROPERTIES OF SOUTH FLORIDA LLC

Service was via posting at the property on 8/21/19 and at City Hall on 9/5/19.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS  
AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND  
DEBRIS ON THIS VACANT BOARDED-UP PROPERTY AND  
SWALE.

Officer Jones 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: CE18102217**

321 SAN MARCO DR  
CLARK, PAUL

Service was via posting at the property on 8/27/19 and at City Hall on 9/5/19.

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

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

Officer Holloway presented the case file into evidence and recommended ordering  
compliance within 119 days or a fine of \$25 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 119 days or a fine of  
\$25 per day.

**Case: CE19031811**

1818 SW 22 ST  
PF DEVELOPMENT LLC

Service was via posting at the property on 8/6/19 and at City Hall on 9/5/19.

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

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

Complied:

9-304(b)

Withdrawn:

24-27.(b)

25-4

Officer Sanguinetti 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: CE19061082**

700 SW 12 ST  
WARREN, TREVOR J WITTE, VICTORIA

Service was via posting at the property on 8/6/19 and at City Hall on 9/5/19.

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

THERE ARE VEHICLES/TRAILERS PARKED ON THE 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.

47-21.9.K.

THERE ARE STONES AND OR GRAVEL BEING UTILIZED UP TO MORE THAN A MAXIMUM OF TEN PERCENT(10%)OF THE TOTAL LANDSCAPE AREA WHERE THE STONE OR GRAVEL IS TO BE USED FOR DECORATIVE OR OTHER APPROVED PURPOSE AS AN ADJUNCT TO PLANTING BEDS.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 49 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: CE19081731**

1515 NE 2 ST  
1515 2ND STREET LLC

Service was via posting at the property on 7/28/19 and at City Hall on 9/5/19.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A REPEAT VIOLATION PER CASE CE18080548 WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION 18-12(a) ON AUGUST 8, 2018. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer DelGrosso presented the case file into evidence and stated the property was in compliance. She recommended imposition of a \$100 per day fine for the five days the property was out of compliance.

Ms. Flynn Found in favor of the City that the violation had existed as cited and imposed a fine of \$100 per day for the five days the property was out of compliance.

**Case: CE19070618**

30 COMPASS PT  
LENZ, KARIN

Service was via posting at the property on 8/20/19 and at City Hall on 9/5/19.

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

18-12(a)

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

47-21.16.A.

THERE IS A DEAD PALM TREE NEAR THE FRONT OF THIS PROPERTY.

8-91.(c)  
THERE IS A MOORING STRUCTURE/BOAT LIFT IN DISREPAIR WITH  
ROTTING WOOD AT THE REAR OF THIS PROPERTY.

9-280(g)  
THERE ARE ELECTRICAL/MECHANICAL UNITS ON THE PROPERTY  
THAT ARE DAMAGED AND IS DISREPAIR.

9-280(h)(1)  
THERE IS A METAL FENCE ON THIS PROPERTY THAT 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. THERE ARE ALSO DEAD PALM  
BRANCHES HANGING FROM THE TREES.

9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.  
STRUCTURAL PARTS INCLUDING BUT NOT LIMITED TO THE FASCIA  
AND SOFFITS ARE IN DISREPAIR WITH SOME EVIDENCE OF WOOD  
DECAY. THERE ARE AREAS OF THE EXTERIOR INCLUDING THE  
CANVAS AWNINGS THAT HAVE STAINS AND OTHER AREAS WITH  
MISSING, PEELING PAINT.

Complied:  
24-27.(b)

Officer Champagne presented the case file into evidence and recommended ordering compliance within 49 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: CE19070614**

5211 NE 17 AV  
HANSEN, KYLE H/E KUHN, JOELLE

Service was via posting at the property on 8/19/19 and at City Hall on 9/5/19.

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 NORTH SIDE OF THE DRIVEWAY.

9-306

THERE ARE AREAS OF THE FASCIA AND EXTERIOR WALLS THAT HAVE MISSING, PEELING PAINT ON THIS PROPERTY.

9-308(b)

THERE IS DEBRIS ON THE ROOF OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO A TARP ON THE FLAT ROOF TO THE REAR OF THE PROPERTY.

47-34.4 B.1.

THERE IS A BOAT ON BOAT TRAILER BEING OPENLY PARKED/STORED OVERNIGHT ON THIS RS-8 ZONED PROPERTY.

Complied:

9-304(b)

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

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

**Case: CE19070099**

3696 SW 15 CT  
SCHAFFER, MARY EST

Service was via posting at the property on 8/16/19 and at City Hall on 9/5/19.

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

9-280(b)

THERE IS A WINDOW IN DISREPAIR AT THIS PROPERTY THAT IS COVERED WITH A BOARD.

9-305(a)

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

9-305(b)

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

Complied:

18-12(a)

Withdrawn:

24-27.(b)

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

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

**Case: CE19070743**

3715 SW 14 ST  
ROYAL LAGACY LLC FERNANDEZ-DAVILA, LILIANA

Service was via posting at the property on 8/21/19 and at City Hall on 9/5/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):  
47-21.5.

THERE HAS BEEN THE REMOVAL OF A LIVE OAK AT THIS  
PROPERTY WITHOUT THE REQUIRED PERMIT.

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

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

**Case: CE19050286**

2751 SW 4 CT  
MORTGAGE EQUITY CONV ASSET TR %CHAMPION MTG CO

Service was via posting at the property on 9/6/19 and at City Hall on 9/5/19.

Steven Bisch, 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 INCLUDING THE  
SHUTTERS THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-308(b)

THERE IS TRASH, DEBRIS, AND MILDEW STAINS ON THE  
ROOF OF THIS PROPERTY INCLUDING BUT NOT LIMITED TO  
TARPS AND SANDBAGS.

Complied:  
9-305(b)  
18-12(a)

Officer Bisch presented the case file into evidence and recommended ordering compliance within 49 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: CE19052604**

6310 NE 19 AV  
THOMPSON, NIKKO G

Service was via posting at the property on 6/25/19 and at City Hall on 9/5/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):

18-12(a) **COMPLIED**

THERE IS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY INCLUDING GARBAGE BAGS, YARD DEBRIS AND CABINETS. THIS PROPERTY HAS BEEN CITED PREVIOUSLY UNDER CASES CE18051415 AND CE18011826 AND HAS RECURRED. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO HEARING.

Officer Bisch presented the case file into evidence and stated 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: CE19062153**

740 NW 4 AVE  
740 NW 4TH AVENUE LLC

Service was via posting at the property on 9/6/19 and at City Hall on 9/5/19.

Steven Bisch, Code Compliance Officer, testified to the following violation(s):

9-305(b)

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE ON BOTH SIDES OF THE BUILDING IS MISSING, THE TOP RAIL AND FENCING IS BENT.

9-304(b)

PARKING AREA IS NOT MAINTAINED. THE DRIVEWAY SURFACE HAS CRACKS, WHEEL STOPS ARE UNSECURED, BROKEN AND THE STRIPING IS MISSING.

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO LUMBER; PER ULDR TABLE 47-5.19 THIS IS AN UNPERMITTED LAND USE WITHIN THIS RMM-25 ZONED DISTRICT.

9-306

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

Complied:

18-12(a)

Officer Bisch presented the case file into evidence and recommended ordering compliance within 49 days or a fine of \$100 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day, per violation.

**Case: CE19060809**

715 NE 14 PL  
HEGRIN, IVONNE

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

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

9-305(b)

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

18-12(a)

9-304(b)

9-308(b)

Officer Rich 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: CE19052464**

1812 SW 10 CT  
ARMINOEI, RON

Service was via posting at the property on 8/26/19 and at City Hall on 9/5/19.

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

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

Complied:

18-1.

18-12(a)

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

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

**Case: CE19070769**

443 SW 3 AVE  
RIVER LOFTS ON FIFTH LLC

Service was via posting at the property on 8/26/19 and at City Hall on 9/5/19.

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

THERE ARE VEHICLES PARKED ON THE LAWN AREA.

Complied:

18-12(a)

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

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

**Case: CE19071648**

1116 SW 2 ST  
FUNKEY, JAMES

Service was via posting at the property on 8/26/19 and at City Hall on 9/5/19.

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

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

**Case: CE19080573**

2101 NE 55 CT

A J R HOME IMPROVEMENTS INC

Service was via posting at the property on 8/22/19 and at City Hall on 9/5/19.

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

9-313.(a)

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

Complied:

18-12(a)

Officer Malakius 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: CE18081374**

801 SW 24 AV

VAUGHAN, THOMAS G LE VAUGHAN, RICHARD E LE ET AL.

Service was via posting at the property on 9/6/19 and at City Hall on 9/5/19.

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 ON THE PROPERTY AND SWALE.

47-34.1.A.1.

THERE ARE GAS CANS, CONTAINERS, BUCKETS AND MISCELLANEOUS ITEMS BEING STORED UNDER A TARP, WHICH IS A PROHIBITED LAND USE IN A RS-8 ZONING DISTRICT PER ULDR TABLE 47-5.11.

9-306

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

Complied:

9-304(b)

18-1.

9-308(a)

Officer Koloian presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. within 10 days and with the remaining violations within 49 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 and with the remaining violations within 49 days or a fine of \$25 per day, per violation.

**Case: CE19020758**

434 SW 22 TER

JANICE H LITTLE REV TR LITTLE, JANICE H TRUSTEE

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

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

18-4(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE CONSISTING OF TARPS, WOOD, METAL AND OTHER MISCELLANEOUS ITEMS IN THE FRONT AND REAR SIDE YARDS OF THE PROPERTY. THIS NOT A PERMITTED USE ON AN RS-8 ZONED DISTRICT PER ULDR TABLE 47-5.11.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS.

9-305(b)

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

Complied:

47-21.16.A.

9-280(h)(1)

Officer Koloian presented the case file into evidence and said the owner was in the process of removing the tenant in order to be able to access the property to comply the violations. She recommended ordering compliance within 77 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day, per violation.

**Case: CE19071437**  
410 SW 30 TER  
SMITH, LORRAINE E

Service was via posting at the property on 9/6/19 and at City Hall on 9/5/19.

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

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

Complied:

18-12(a)

9-280(f)

9-304(b)

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

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

**Case: CE19071034**  
2531 NW 16 CT  
16TH STREET TR JAMISON, WILLIAM TRUSTEE

Service was via posting at the property on 8/1/19 and at City Hall on 9/5/19.

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 BARE AREAS OF GROUND COVER ON THE PROPERTY AND SWALE AREA.

Complied:

BCZ 39-275(7)(a)

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

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

**Case: CE19060322**

1404 NW 1 AV  
LEE, MICHAEL A

Service was via posting at the property on 7/31/19 and at City Hall on 9/5/19.

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 ON THE PROPERTY AND SWALE.

Complied:

18-12(a)  
9-280(h)(1)  
9-304(b)  
9-306

Officer Philogene 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: CE19071885**

1621 NW 26 AV  
LBF RENTALS CORP

Service was via posting at the property on 8/2/19 and at City Hall on 9/5/19.

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

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

THIS IS A RECURRING VIOLATION PER CASE CE17031909, WHEN THE  
PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL  
BE HEARD BY THE SPECIAL MAGISTRATE WHETHER IT COMES INTO  
COMPLIANCE OR NOT.

9-278(e) **COMPLIED**

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE BEING COVERED BY SHUTTERS.  
THIS IS A RECURRING VIOLATION PER CASE CE17031909, WHEN THE PROPERTY WAS CITED FOR THE SAME VIOLATION. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE WHETHER THE VIOLATION COMES INTO COMPLIANCE OR NOT.

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

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

**Case: CE19052444**

2120 NW 30 WAY  
TAH 2015-1 BORROWER LLC

Service was via posting at the property on 8/7/19 and at City Hall on 9/5/19.

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

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN AREA OF THIS PROPERTY.

9-305(b)

THERE ARE AREAS OF DEAD AND MISSING LAWN COVER ON PROPERTY AND SWALE.

9-306

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

Complied:

BCZ 39-275(7)(a)

Officer Rich presented the case file into evidence and recommended ordering compliance with 9-304(b) and with the remaining violations within 77 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 9-304(b) within 10 days and with the remaining violations within 77 days or a fine of \$50 per day, per violation.

**Case: CE19051591**

1509 NE 2 AV  
DROUBI, ELIAS

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

Stephanie Philogene, 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 Philogene presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day.

**Case: CE19052446**

2520 NW 30 WAY  
JIANG, HONG QING SHI, YAN CHUN

Service was via posting at the property on 8/21/19 and at City Hall on 9/5/19.

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

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

9-306

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

Complied:

BCZ 39-275(7)(a)  
BCZ 39-52.(2)

Officer Rich presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day, per violation.

**Case: CE19052449**

2940 NW 26 ST  
RUCKER, MARION

Service was via posting at the property on 8/7/19 and at City Hall on 9/5/19.

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

THE WOODEN FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN GOOD REPAIR AS PER CODE REQUIREMENTS. THE WOODEN FENCE GATES ARE FALLING AND THE SLATS ARE MISSING.

9-306

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

Officer Rich presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day, per violation.

**Case: CE19060899**

1300 NW 6 ST  
AL-MADI, ALI

Personal service was made on 8/21/19. Service was also via posting at City Hall on 9/5/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):  
47-19.4.D.8.

THE DUMPSTER ENCLOSURE IS NOT BEING MAINTAINED IN GOOD CONDITION AND APPEARANCE. THERE ARE MISSING WOOD SLATS AND GATES ARE NOT CLOSED OR SECURED AS PER ZONING REQUIREMENTS.

47-20.20.H.

THE PARKING FACILITY IS NOT BEING MAINTAINED. THE CONCRETE SURFACE IS CRACKED AND WHEEL STOPS ARE NOT SECURED.

47-21.11.A.

THE LANDSCAPING IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE MISSING HEDGES AND LIVING GROUND COVER ON PROPERTY AND SWALE.

9-306

THERE ARE AREAS OF THE EXTERIOR BUILDING WALLS AND SHINGLE FASCIA THAT HAVE STAINS AND MISSING PAINT.

Complied:

47-22.9.

Withdrawn:

47-19.4.D.4

Officer Rich presented the case file into evidence and recommended ordering compliance within 119 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 119 days or a fine of \$50 per day, per violation.

**Case: CE19060883**

1920 NW 9 ST

ALEXANDER, JOHNNY L

Service was via posting at the property on 9/6/19 and at City Hall on 9/5/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):  
15-28.

THE BUSINESS AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

18-12(a)

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

47-19.4.D.1.

THE BULK DUMPSTER CONTAINER IS NOT IN REQUIRED DUMPSTER ENCLOSURE.

47-19.5.E.7.

THERE IS A WOODEN FENCE IN DISREPAIR. THE WOODEN FENCING IS MISSING SLATS AND FALLING IN AREAS.

47-19.9.A.2.b.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS INCLUDING, BUT NOT LIMITED TO, MARBLE SLABS AND COUNTER TOPS ON THIS INDUSTRIAL ZONED PROPERTY THAT IS NOT BEING COMPLETELY SCREENED FROM ABUTTING NON-RESIDENTIAL PROPERTIES IN ACCORDANCE WITH ZONING REQUIREMENTS.

Complied:

18-4(c)

9-304(b)

9-306

Officer Rich presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 77 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 77 days or a fine of \$50 per day, per violation.

**Case: CE19061042**  
3234 W BROWARD BLVD  
DETY CORP

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

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

THE PARKING LOT IS NOT BEING MAINTAINED. THE SURFACE  
MARKINGS ARE FADED AND NOT CLEARLY VISIBLE.

Complied:

18-12(a)  
47-21.11.A.  
47-22.6 G.1.  
9-280(b)  
9-304(b)  
9-306

Officer Rich presented the case file into evidence and recommended ordering compliance within 77 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day.

**Case: CE19081283**  
1071 NW 54 ST  
JONES, MICHAEL E & JONES, LORI

Service was via posting at the property on 8/31/19 and at City Hall on 9/5/19.

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

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD  
CONDITION. THERE ARE CRACKS, POTHOLES AND THE  
ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN  
SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR

BROKEN AND THE SURFACE MARKINGS ARE FADED OR MISSING. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE18011208. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR WITH THE HEARING DATE.

Complied:  
18-12(a)  
47-19.4.B.1.

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

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

**Case: CE19011335**  
5561 NE 28 AV  
DARPINO, DOMINIC EST

This case was first heard on 4/4/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE18021986**  
2831 NE 29 ST  
FELDEV LLC

This case was first heard on 6/7/18 to comply by 8/2/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$20,000 fine, which would continue to accrue until the property was in compliance.

**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, fines had accrued to \$11,425 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,425 fine, which would continue to accrue until the property was in compliance.

**Case: CT08120947**

1656 POINSETTIA DR  
PAJONK, JEAN MARIE EST % THEOPHILE P

This was a request to vacate the Order dated 4/3/09 and re-hear the case.

Ms. Flynn vacated the Order dated 4/3/09.

This case was first heard on 2/19/09 to comply by 3/1/09. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$28,800 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CT08120951**

1656 POINSETTIA DR  
PAJONK, JEAN MARIE EST % THEOPHILE P

This was a request to vacate the Order dated 1/21/10 and re-hear the case.

Ms. Flynn vacated the Order dated 1/21/10.

This case was first heard on 2/19/09 to comply by 3/5/09. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$950 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE19021140**

1681 LAUDERDALE MANOR DR  
GABRIELA'S INVESTMENT LLC

This case was first heard on 5/16/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to

\$9,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE19010752**

3519 SW 12 CT  
LRE1 LLC STERN PROPERTIES LLC

This case was first heard on 6/6/19 to comply by 7/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,150 fine, which would continue to accrue until the property was in compliance.

**Case: CE19021087**

1707 LAUDERDALE MANOR DR  
FANTAXY LLC

This case was first heard on 6/6/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting imposition of the fines, 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 property was in compliance.

**Case: CE19031808**

3348 NE 38 ST  
DANIEL, MICHAEL DANIEL, MERAV ETI

This case was first heard on 6/6/19 to comply by 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$15,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE19031985**

2760 SW 2 ST  
OMBUES INVESTMENTS LLC

This case was first heard on 6/6/19 to comply by 7/25/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE18110799**

1605 NW 15 CT  
MAY, FRANCINA C

This case was first heard on 5/16/19 to comply by 5/26/19 and 7/18/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,150 fine, which would continue to accrue until the property was in compliance.

**Case: CE18120382**

1625 NW 12 CT  
SOLINSER TR SOLINTEC LLC TRUSTEE

This case was first heard on 5/16/19 to comply by 6/13/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE19040732**

1514 NW 11 ST  
CARTER, ROGER & CHARLOTTE

This case was first heard on 6/6/19 to comply by 7/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to

\$1,725 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,725 fine, which would continue to accrue until the property was in compliance.

**Case: CE18050486**

626 NW 22 RD  
ADAMS, FLOOKER

This was a request to vacate the Order dated 8/15/9 and re-hear the case.

Ms. Flynn vacated the Order dated 8/15/19.

This case was first heard on 9/20/19 to comply by 11/22/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$39,200 and the City was requesting a \$1,000 fine be imposed.

Ms. Flynn imposed a fine of \$1,000 for the time the property was out of compliance.

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

Ms. Flynn accepted pages 79 through 81 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:

None

**Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases with No Service**

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

None

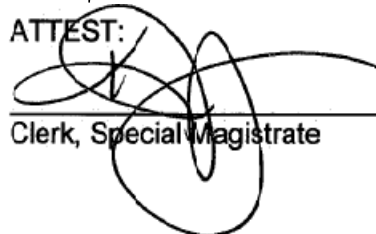
**Respondent Non-Appearance**

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

CE19030220      CE19042573      CE18030633

There being no further business, the hearing was adjourned at 1:30 P.M.

  
Special Magistrate

ATTEST:  
  
Clerk, Special Magistrate