



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
DECEMBER 19, 2019
9:00 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Loen Garrick, Administrative assistant
Christina Chaney, Administrative Assistant
Morgan Dunn, Administrative Assistant
Antonio Wood, Administrative Assistant
Camille Minott, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Porshia Williams, Code Compliance Manager
Katrina Jordan, Code Compliance Supervisor
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Stephen Bisch, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Karen Proto, Code Compliance Officer
Wilson Quintero, Senior Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor

Respondents and witnesses

CE19082259: Mercedes Gonzalez; Alfredo Arrearza
CE19110476: Lisa Franco
CE19090258: Richard Martinez
CE19080257: Michael Peter
CE19100019: Gerald Katz
CE19010864: Michelle Benzagen; Alan Monette
CE18100410; CE18100411; CE18101055: Courtney Crush
CE19042232; CE19042231: Timothy Henry
CE19080816: Dennis Anderson
CE19051103: Andres Chavarro
CE18100839: Andrew Schein
CE19060747: Angelo de Almeda; Dennis Hobt
CE19021791: Philippe Revah
CE18091090: Deena Gray
CE19082164: Jessie Grave
CE19032225: Theodore Uszko
CE19080531: John Schaefer
CE17120622: Robert Ewing
CE19061666: Larry Szeliga
CE19071008: Ronald Parchment
CE19110319: Kurt Lundin
CE19100800: Elias Droubi

CE18042090: James Alexandre; Oriol Floreal
CE19090536: Denise Vargas
CE19090372: Shayla Bullard
CE19080536: Minnie McNair
CE19031356: Hadiga Haider
CE19010070: Eleni Ward; Corie Ritchie
CE19020667: Josh Kunkel
CE19082364: Fabienne Lubin
CE19021602: Jack Seiler
CE19061120: Michael Pizzi

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: CE19010070

Request For Extension

2120 NW 4 ST
BAILEY, ANTONIA M

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 \$12,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, reported one violation remained.

Corey Ritchie, CRA project manager, requested six months to pull permits and begin work. Eleni Ward, CRA Housing and Economic Development Manager, stated they had just been approved for funding at the last City Commission meeting.

Katrina Jordan, Code Compliance Supervisor said this was a CRA-funded improvement, so the City would not object to an extension.

Judge Purdy granted a 182-day extension, during which time no fines would accrue.

Case: CE19061666

Request For Extension

1225 NW 11 PL
REED, JOHNNY

This case was first heard on 11/7/19 to comply by 1/9/20. Violations and extensions were as noted in the agenda. The property was not in compliance.

Patrice Jolly, Code Compliance Officer, recommended a 189-day extension for this CRA property.

Larry Szeliga, City of Fort Lauderdale Housing and Community Development said they would demolish the home and redevelop. He requested a 189-day extension. Officer Jolly asked that the outdoor storage be removed immediately and Mr. Szeliga agreed.

Judge Purdy granted a 189-day extension for 9-306 and 9-305(b) and a 14-day extension for 47-34.1.A.1., during which time no fines would accrue.

Case: CE-19110319

1353 BAYVIEW DR
NICHLAS LUNDIN LLC

Service was via posting at the property on 11/27/19 and at City Hall on 12/5/19.

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

VIOLATION: 15-272.(a)

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

Officer Malakius presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day. He stated the paperwork was in process.

Kurt Lundin was present.

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

Case: CE19010864

535 NE 13 ST
EXPOSITION LLC

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 in compliance, fines had accrued to \$5,400 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended reducing the fines to \$596 to cover administrative costs.

Alan Monette, builder, agreed.

Judge Purdy imposed a fine of \$596 for the time the property was out of compliance.

Case: CE19080531

Administrative Hearing - Nuisance Abatement

1101 SW 31 ST
SCHAEFER, JOHN A JR

24-7(b)

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

Mike Sanguinetti, Code Compliance Officer, testified that the property had been cited on 8/8/19; the trash remained on 8/13/19 and the City had subsequently removed it. He presented photos of the violation.

John Schaefer, owner, said the tenant had caused code violations on the property. He had eventually evicted the tenant due to the code violations. Mr. Schaefer said he had been unaware of the trash because he had not been notified.

Judge Purdy denied the appeal.

Case: CE-19110476

68 ISLA BAHIA DR
FRANCO, LISA M

Service was via posting at the property on 12/5/19 and at City Hall on 12/5/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 15-272.(a)
THIS PROPERTY IS BEING OPERATED AS A VACATION RENTAL WITHOUT THE REQUIRED CITY
ISSUED CERTIFICATE OF COMPLIANCE.

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

Lisa Franco, owner, stated her application was in process.

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

Case: CE18100411
600 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 \$20,100 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, said the violation remained and recommended imposition of the fines.

Courtney Crush, attorney, requested a 14-day extension for this and a companion case. She said the owner had been working on this for the past year. There was no work to be done, but the business tax receipt was being withheld pending the companion case's entire scope of work.

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

Case: CE18100410
608 BREAKERS AVE
SEAWIND PLAZA LLC

This case was first heard on 2/7/19 to comply by 7/23/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$21,500 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, said the violation remained and recommended imposition of the fines.

Courtney Crush, attorney, explained that this was connected to the previous case and requested a 14-day extension.

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

Case: CE18101055
537 BAYSHORE DR
BAYSHORE CONCEPTS LLC

Ordered To Re-Appear

This case was first heard on 1/17/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,250 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 a 14-day extension.

Courtney Crush, attorney, requested a 14-day extension.

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

Case: CE18100839

810 NW 10 TER, # 1
SOUTH MACK 1 LLC

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 in compliance, and fines had accrued to \$2,700.

Gustavo Caracas, Code Compliance Officer, confirmed the property was in compliance, recommended imposition of the fines, and said administrative costs totaled \$902.

Andrew Schein, attorney, waived his right to notice of a Massey hearing. He stated they had received a variance, postponing resolution of the issue, but one tenant had refused to obtain a business tax receipt and had subsequently been evicted.

Judge Purdy imposed a fine of \$902 for the time the property was out of compliance.

Case: CE19032225

1100 NE 2 AVE
ROCUSH, SCOTT ROCUSH, KAREN J

This case was first heard on 8/15/19 to comply by 9/26/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting a \$676 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended reducing the fines to \$676 to cover administrative costs.

Theodore Uszko, representative, was present.

Judge Purdy imposed a fine of \$676 for the time the property was out of compliance.

Case: CE19080536

Request For Extension

1761 NW 29 TER
MCNAIR, MINNIE PEARL

This case was first heard on 11/7/19 to comply by 12/19/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Wilson Quintero, Senior Code Compliance Officer, confirmed the property was not in compliance.

Minnie McNair, owner, asked if they could keep the gazebo and said they had painted. She stated the recreational vehicle still needed to be removed and Officer Quintero recommended a 14-day extension.

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

Case: CE19080816

Administrative Hearing - Nuisance Abatement

639 NW 11 AVE
ANDERSON, DENNIS

Violation: 24-7(b)

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

Wanda Acquavella, Code Compliance Officer testified that the property had been cited on 8/12/19; the trash remained on 8/14/19 and the City had subsequently removed it. She presented photos of the violation.

Dennis Anderson, owner, said they had closed on the property on August 12 and had not moved in until August 31. The real estate agent had informed Mr. Anderson that the trash would be removed prior to moving in.

Judge Purdy denied the appeal.

Case: CE19071008

1314 NW 9 AVE
THOMPSON, PAULET

Service was via posting at the property on 12/3/19 and at City Hall on 12/5/19.

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

VIOLATION: 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.

VIOLATION: 9-280(b)
THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IS DETERIORATED, DAMAGED AND STAINED. THERE ARE WINDOWS THAT WILL NOT OPEN.

Complied:
18-12(a)
9-280(h)(1)

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

Ronald Parchment, representative, said there was a longstanding issue with tenants. He had evicted some tenants and was in the process of making the repairs. He requested additional time because he was suffering from some medical issues. Officer Bisch recommended 42 days.

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

Case: CE19090372

Administrative Hearing - Nuisance Abatement

1717 NW 8 ST
BULLARD, SHAYLA L

24-7(b)
UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 9/9/19; the trash remained on 9/11/19 and the City had removed it on 9/13/19. She presented photos of the violation.

Shayla Bullard, owner, said she had never received the notice and the trash had been put in the swale by tenants. She stated she had received a bulk trash notice on September 11 and had complied with it. Officer Acquavella said the notice Ms. Bullard produced was from a different inspector.

Judge Purdy denied the appeal.

Case: CE19020667

Case to be re-heard

2732 NE 15 ST
ROBERT RINEHART REV TR

This case was first heard on 6/20/19 to comply by 8/1/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and had been paid in full.

John Suarez, Code Compliance Officer, said an inspector had failed to show up for a scheduled inspection on July 17 and the property had failed inspection on July 25. The property passed inspection on August 9 but fines had begun accruing on August 2.

Josh Kunkel, representative, said the owner had passed away and they had trouble getting signatures from the authorized representative. The missed inspection had delayed their compliance as well. He requested they receive money back due to the inspector missing the inspection on July 17. Mr. Kunkel said they had paid the fine so they could convey a clear title to the new owner.

Ms. Hasan said there were other ways to deal with code liens. Since the case was closed and paid, she did not think there was anything for Judge Purdy to hear.

Judge Purdy denied the re-hearing.

Case: CE19082364

Administrative Hearing - Nuisance Abatement

2770 SW 8 ST

LUBIN, RODIN LUBIN, FABIENNE

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.

Linda Holloway, Senior Code Compliance Officer, testified that the property had been cited on 8/30/19; the trash remained on 9/2/19 and the City had removed it. She presented photos of the violation. The owners had sent a letter explaining that they had taken ownership of the property on August 29 and moved in on August 31. They had given the notice to the previous owner's daughter. Officer Holloway said there had been a delay due to the hurricane and City had not removed the trash until about 20 days later, which was enough time for the new owner to remove the trash. She stated as time went on, additional trash had been added to the pile.

Fabienne Lubin, owner, said they had purchased the house on August 29. Officer Holloway said public records stated the property had changed hands on August 26, not August 29. Regardless, the Lubins officially owned the property when it was cited. Francois Lubin, owner, stated he had visited the property right after the closing and seen the bulk trash and the previous owner informed him she had no choice about when to put out the trash. He had called the City to find out the proper date for trash pickup.

Bovary Exantus, Code Compliance Officer, acted as interpreter for the owners. Mr. Lubin reiterated that the trash belonged to the previous owner and he did not feel he should pay for it.

Judge Purdy denied the appeal.

Case: CE17120622

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, fines had accrued to \$2,700 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, confirmed that both violations were not complied, but there was a permit application in process.

Robert Ewing, owner, said his contractor had picked up the application for corrections. He requested 63 days.

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

Case: CE19042231

604 SW 16 CT
BOCA ISLAND LLC

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, fines had accrued to \$9,100 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, confirmed the property was not in compliance.

Timothy Henry, housing coordinator, said they were in the process of registering and certifying the property. He requested 90 days.

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

Case: CE19042232

606 SW 16 CT
BOCA ISLAND LLC

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, fines had accrued to \$9,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

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

Case: CE19090258

105 SW 21 WAY
MARTINEZ, RICHARD M

Service was via posting at the property on 11/20/19 and at City Hall on 12/5/19.

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

VIOLATION: 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:

9-304(b)

9-306

18-12(a)

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

Richard Martinez, owner, agreed.

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

Case: CE18091090

Request For Extension

941 SW 21 TER
941 TERRACE FL LLC % CFR REALTY PARTNERS LLC

This case was first heard on 5/16/19 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 \$5,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Linda Holloway, Senior Code Compliance Officer, confirmed the property was not in compliance and recommended a 91-day extension.

Deena Gray, representative, requested a 91-day extension.

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

Case: CE19021791

828 NW 14 WAY
LEHMAN HOMES LLC

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 in compliance, fines had accrued to \$350 and the City was requesting the full fine be imposed.

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

Philippe Revah, representative, said his client had purchased the property on August 2 and had not received notice of the August 15 hearing because it was mailed to the wrong address. He requested the fine be waived.

Ms. Hasan stated there was no requirement to post a notice to two locations and the notice had been mail properly to the owner at the time of the citation. She noted that the City had an ordinance requiring a seller to notify a potential buyer of any open violations.

Mr. Revah insisted there were due process issues with the notices and staff showed that notice of this hearing had been sent to Lehman Homes's registered agent. Staff said the prior owner had been notified in June, when they were still the owners.

Judge Purdy imposed the \$350 fine.

Case: CE19061120

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

Request For Extension

This case was first heard on 9/19/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,800.

John Suarez, Code Compliance Officer, said the owner was going through rezoning, which could take six to nine months. He recommended a 182-day extension.

Michael Pizzi, attorney, said they were working diligently and agreed with the extension.

Judge Purdy granted a 182-day extension, during which time no fines would accrue.

Case: CE19100019

506 SE 16 ST
BRIDGE II AT 16TH STREET LLC

This case was first cited on 10/4/19 to comply by 10/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$14,750 and the City was requesting the full fine be imposed.

Wilson Quintero, Senior Code Compliance Officer, confirmed the property was in compliance and recommended imposition of the fines.

Gerald Katz, owner, said they had spent over \$3,000 cleaning up the property, including providing a dumpster and hiring laborers and haulers to remove the trash. He did not understand how the fines had accrued. Officer Quintero state this was a citation and fines had begun to accrue after 24 hours. The property was complied in 59 days.

Mr. Katz said he and staff had discussed settling for administrative fees but Officer Quintero said he had spoken with the supervisor and decided on 50% of the fines.

Mr. Katz produced receipts proving his costs to remove the trash.

Judge Purdy took the case under advisement.

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

Case: CE19090536 Administrative Hearing - Nuisance Abatement
1601 NW 8 AVE
SUNRISE SOFLO INVESTMENT LLC

Violation: 24-7(b)
UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 9/10/19; the trash remained on 9/12/19 and the City had removed it on 9/13/19. She presented photos of the violation.

Denise Vargas said she had not been informed by the tenants about the violation. She stated there was an ongoing problem with dumping on the swale.

Judge Purdy denied the appeal.

Case: CE19082259 Vacate Order of 11/7/19 and Re-Hear
65 HENDRICKS ISLE
ALFREMAR LLC

This case was first cited on 8/30/19 to comply by 9/6/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed. The City requested vacating the 11/7/19 Order and rehearing the case.

Will Snyder, Code Compliance Officer, related the history of the case.

Alfredo Arrearza, owner, stated this was a rental property and the trash collectors had left the containers out after collection. He said the manager had tried unsuccessfully to contact Officer Snyder regarding where the bins should be stored. They now had an agreement with the collection company regarding the bins.

Officer Snyder stated the City was requesting vacation of the 11/7/19 order and imposition of a \$500 fine.

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

Case: CE19051103
741 NW 15 WAY
GABRIELA'S INVESTMENT LLC

Service was via posting at the property on 11/27/19 and at City Hall on 12/5/19.

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

VIOLATION: 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.

VIOLATION: 9-280(h)(1)
THE TEMPORARY CHAIN LINK FENCE AT THE REAR OF THIS PROPERTY IS NOT PERMITTED

AND IT IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS IN DISREPAIR AND LEANING AND THERE ARE NO POST AND THE FENCING IS BROKEN.

VIOLATION: 9-304(b)
THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT IS MISSING OR WORN THROUGH AND THERE IS GRASS AND WEEDS GROWING THROUGH IT.

VIOLATION: 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.

VIOLATION: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Andres Chavarro, owner, agreed.

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 42 days or a fine of \$50 per day, per violation.

Case: CE18042090

1511 NW 12 AVE
ALEXANDRE, JAMES H/E MICHEL, EMILAIRE

This case was first heard on 2/7/19 to comply by 2/28/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$10,550 and the City was requesting a \$1,055 fine be imposed.

Patrice Jolly, Code Compliance Officer, confirmed the property was in compliance and recommended imposing a \$1,055 fine.

James Alexandre, owner, requested the fees be waived.

Judge Purdy imposed a fine of \$1,055 for the time the property was out of compliance.

Case: CE19060747

816 SOLAR ISLE DR
HALIM, HODA W

Service was via posting at the property on 11/23/19 and at City Hall on 12/5/19.

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

VIOLATION: 28-234.(d)
THERE ARE TRAVELER PALMS AND ROYAL PALMS PLANTED ON TOP OF EXISTING CITY STORM DRAINAGE SYSTEM WITHIN THE CITY EASEMENT.

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

Dennis Hobt, representative, questioned whether the City had an easement on the property. He said they need to resubmit the landscape plan including the relocated royal palm. Officer Bass stated she had sent a survey indicating the City had an easement. She said the City needed to have access to the easement to maintain the storm drain system. She suggested 63 days.

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

Case: CE19082164

1022 NW 6 AVE
JGKI INVESTMENTS LLC

Service was via posting at the property on 12/37/19 and at City Hall on 12/5/19.

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

VIOLATION: 9-304(b)
THE PARKING AREA AT THIS LOCATION IS IN DISREPAIR. THERE ARE POTHOLES AND
CRACKS IN THE ASPHALT.

Complied:
9-280(h)(1)
18-12(a)
18-4(c)

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

Jessie Grave, owner, agreed.

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

Case: CE19031356

1990 NW 9 AVE
SUNTRAX CORP % HADIGA HAIDER

This case was first heard on 8/1/19 to comply by 10/3/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,850 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, confirmed the property was not in compliance and recommended imposition of the fines.

Hadiga Haider, owner, said she had not been notified of the violations and accruing fines. She planned to put down sod within a couple of days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE19080257

416 COCONUT ISLE DR
416 COCONUT ISLES LLC

Service was via posting at the property on 11/25/19 and at City Hall on 12/5/19.

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

VIOLATION: 9-308(b)
THERE IS TRASH, DEBRIS AND/OR MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

Complied:
18-12(a)

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

Michael Peter, tenant, agreed.

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

Case: CE19070864

1700 NW 15 AVE
DAR, OFER

Service was via posting at the property on 12/7/19 and at City Hall on 12/5/19.

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

VIOLATION: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

VIOLATION: 9-305(b)
THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE MISSING AND BARE AREAS OF LAWN COVER THROUGHOUT THE YARD AND SWALE AREA.

Complied:
18-12(a)
9-304(b)

Officer Jolly presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$75 per day, per violation.

Judge Purdy Found in favor of the City and ordered compliance within 35 days or a fine of \$75 per day, per violation.

Case: CE18121815

1211 E LAS OLAS BLVD
ELO INVESTMENTS 2 LLC

Service was via posting at the property on 11/25/19 and at City Hall on 12/5/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-21.5.
THERE WERE OAK TREES PLANTED ON THE SWALE OF THIS PROPERTY ON LAS OLAS THAT WERE REMOVED WITHOUT A PERMIT.

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

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

Case: CE19082195

438 NW 20 AVE
GLEENROBB428 LLC

Service was via posting at the property on 12/7/19 and at City Hall on 12/5/19.

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

VIOLATION: 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:
9-304(b)
18-4(c)

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

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

Case: CE19050562

920 NW 2 AVE
COOPER, CORBEL G & COOPER, HILDA

Service was via posting at the property on 11/27/19 and at City Hall on 12/5/19.

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

VIOLATION: 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.

VIOLATION: 9-280(h)(1)
THE CHAIN LINK FENCE AT THIS VACANT LOT IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS FALLING DOWN, NOT SECURED TO POSTS AND HAS A LARGE HOLE IN IT.

VIOLATION: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

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

Judge Purdy Found in favor of the City and ordered compliance with 18-12(a) within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: ENF-CODE-19100118

1490 SW 32 ST 1-2
KAZANAS, NIKOLAOS & HARITOMENI

Service was via posting at the property on 11/25/19 and at City Hall on 12/5/19.

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

VIOLATION: 9-304(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Withdrawn:

24-27.(b)

Complied:

18-12(a)

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

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

Case: CE19080022

1170 PARK DR
LEWIS, M H TRUSTEE

Service was via posting at the property on 12/7/19 and at City Hall on 12/5/19.

Karen Proto, Code Compliance Officer, Code Compliance Officer, testified to the following violation(s):

- VIOLATION : 47-39.A.1.b.(6)(b)
THERE ARE ITEMS BEING STORED ON THE PROPERTY OF THIS RS-6.70 ZONING DISTRICT. OUTDOOR STORAGE IS PROHIBITED IN THIS ZONING DISTRICT PER ULDR SEC. 47-39.A.11.
- VIOLATION: 9-304(b)
THERE ARE VEHICLES PARKED ON THE UNAPPROVED LAWN/DIRT SURFACE.
- VIOLATION: 9-305(b)
THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.
- VIOLATION: 9-278(e)
THERE ARE MULTIPLE WINDOWS THAT ARE COVERED WITH AWNINGS/SHUTTERS AND/OR BOARDS.

Complied:
9-306
9-308(b)
18-1.
24-27.(b)
47-21.16.A.
47-39.A.1.b.(9)(e)1.

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

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

Case: CE19090745

1128 NE 2 AVE
INSTA HOMEBUYERS LLC

Service was via posting at the property on 11/22/19 and at City Hall on 12/5/19.

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

- VIOLATION: 9-280(b)
THERE IS A STRUCTURE IN THE CARPORT AREA THAT IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A SUITABLE MANNER.
- VIOLATION: 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.
- VIOLATION: 9-306
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

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

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

Case: CE19081272

1325 DIXIE HWY
ALABASTER REAL ESTATE HOLDINGS LLC

Service was via posting at the property on 12/3/19 and at City Hall on 12/5/19.

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

VIOLATION: 18-12(a)
THERE IS OVERGROWTH OF GRASS, PLANTS, WEEDS, TRASH AND DEBRIS ON THIS VACANT FENCED LOT. IT IS NOT BEING MAINTAINED ON A REGULAR BASIS. THIS IS A REPEAT VIOLATION BASED ON CASE CE18120238 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON FEBRUARY 07, 2019 AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE FOUND THE PROPERTY IN VIOLATION FOR 18-12(a). THIS CASE WILL BE PRESENTED AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Bisch stated the violation was now in compliance and recommended imposition of a \$2,450 fine for the time the property was out of compliance [49 days].

Judge Purdy Found in favor of the City and imposed a \$2,450 fine for the time the property was out of compliance [49 days].

Case: CE-19100800

1509 NE 2 AVE
DROUBI, ELIAS

Personal service was made on 12/3/19. Service was also via posting at City Hall on 12/5/19.

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

VIOLATION: 15-272.(a)
THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS CASE IS A REPEAT VIOLATION AS PROPERTY WAS PREVIOUSLY CITED FOR THIS VIOLATION UNDER CASE CE19051591, WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 19, 2019, AND BASED ON THE EVIDENCE PRESENTED, THE SPECIAL MAGISTRATE ORDERED 10 DAYS TO COMPLY OR A FINE OF \$250 PER DAY THEREAFTER. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Bisch state the property was now in compliance and requested a finding of fact the violation had existed as cited.

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

Case: CE-19110411

1430 SE 14 ST
BORIO, JOSEPH C

Service was via posting at the property on 11/25/19 and at City Hall on 12/5/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 15-272.(a)
THIS PROPERTY IS BEING OPERATED AS A VACATION RENTAL WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

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

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

Case: CE18101559

3400 GALT OCEAN DR
SOUTHPOINT CONDO ASSN INC.

This case was first heard on 4/18/19 to comply by 5/16/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,700 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE19090637

3305 NE 16 CT
VICSTIR REV FAM TR ET AL.

This case was first cited on 9/13/19 to comply by 9/16/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$18,800 fine, which would continue to accrue until the property was in compliance.

Complied, Closed, Withdrawn and Rescheduled Cases

Judge Purdy accepted pages 36 and 37 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:

CE19021602 CE19091693

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:

CE19091613

There being no further business, the hearing was adjourned at 12:00 P.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate