



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
FEBRUARY 20, 2020
9:00 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Christina Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Conor Griffith, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Officer
Steven Bisch, Code Compliance Officer
Paulette DelGrosso, Code Compliance Officer
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Manuel Garcia, Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Michael Jordan, Code Compliance Officer
Dorian Koloian, 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
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

CE19120107: Glen Gurvitch; David Irwin
CE19081096; CE19062057: Edmund Waterman
CE19100292: Michael Kriznauski
CE19062248: Guzi Ohad
CE19110384; CE19061652: Courtney Crush
CE19081099: Dexter Jackson
CE19031957: Billy Mathis
CE19031686: W.L. Johnson
CE19090407: Miguel Bubis
CE18081509: Robert Longway; Michele Longway
CE1932296L Jessica Stein
CE19100230; CE19100159; CE19100250; CE19100180; CE19100198; CE19100169; CE19100164; CE19100274;
CE19100207: Sharon Furtado; William Strop
CE19020274; CE19011318: Joseph Mongillo
CE19100230: Tam English Sharon Furtado; Strop William
CE19052282: Christopher Thompson
CE19060809: Ivonne Hegrin
CE19010753: Frances Antonelli
CE19031624: Sandra Carter

Special Magistrate Hearing

February 20, 2020

Page 2

CE19070262; CE19070451: Kamil Moffatt
CE19100421: Charade Pedro
CE19111049: Fedelait Ductan
CE18092126: Jackson Vernelus
CE18111388: Mary Stofan
CE17120622: Robert Ewing
CE19121266: Verston McKenzie
CE19030078: Elena Katia
CE19120331: Zachary Cormicle
CE19032104: Mark Hickman
CE19040737: Patricia McCray
CE19070856: Asi Topaz
CE19091273: J. Mayadeene
CE19052618: Angela Becho
CE19060883: Johnny Alexander
CE19080396: Angela Cope
CE19021805: Tamir Vardi
CE19120624: Joseph Micci; Samuel Yohanan
CE19091278: Richard Weit
CE19071687: Kim Hong
CE18052193: Rick Sanchez
CE19061756: Johnnie Lee Rhodes; Vallery Ann Rhodes
CE18120868; CE18121594: Francisco Grau
CE18060550: Bruce Florence
CE19061042: Leyla Egilmez
CE20010467: Mireille Desterville
CE20010501: Charles Fields; Myles Schlam; Robert Resnick
CE19071734: Barbara Borowy
CE19081253: Joseph Hills; Suzan Hills

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: CE19080396

2011 NE 18 ST

Owner: COPE, DANIEL R & ANGELA C

This case was first heard on 11/7/19 to comply by 11/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$47,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, reported the property was not in compliance.

Angela Cope said she had tried to comply and had more bulk trash to dispose of.

Officer DelGrosso stated the property had been a nuisance since 2000. She acknowledged that Ms. Cope had performed some landscape maintenance, but noted that the odors from feral cats and ducks was still overwhelming. She stated the next door neighbor was finding it difficult to sell his home due to the odor.

Ms. Flynn imposed the \$47,500 fine, which would continue to accrue until the property was in compliance.

Case: CE19032104

Request for Extension

Special Magistrate Hearing

February 20, 2020

Page 3

1444 NW 1 AVE

Owner: HICKMAN, MARK S

This case was first heard on 11/7/19 to comply by 2/6/20. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$700.

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

Mark Hickman requested an extension and Officer Rich suggested 42 days.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE19100292

108 S GORDON RD

Owner: MASSARO, JOSEPH & MASSARO, SUSAN

Service was via posting at the property on 2/1/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 47-19.3.(f)(5)

THE SEAWALL AT THIS PROPERTY IS BELOW THE MINIMUM ELEVATION
REQUIREMENT ALLOWING TIDAL WATERS ENTERING THEIR PROPERTY TO IMPACT
THE ADJACENT PROPERTY/PUBLIC RIGHT-OF-WAY.

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

Michael Kriznauski agreed.

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

Case: ENF-CODE-19100230

508 NW 23 AVE 1-4

Owner: FEDERAL APARTMENTS LTD PRTNR; % GREYSTONE SERVICING CORP

Service was via posting at the property on 2/7/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. A BEDROOM
DOOR IS IN DISREPAIR. THERE ARE WINDOWS AND DOORS THAT ARE NOT WEATHER AND
WATERTIGHT OR RODENT-PROOF. THERE ARE CRACKS IN THE INTERIOR WALLS AND CEILING
THROUGHOUT THE UNIT.

9-276(c)(3) **CMP**

THERE IS EVIDENCE OF AN INFESTATION CONSISTING OF RODENT DROPPINGS.

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

Tam English agreed.

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

Case: ENF-CODE-19100159

Special Magistrate Hearing

February 20, 2020

Page 4

509 NW 23 AVE 1-4

Owner: FEDERAL APTS LTD PARTNERSHIP; % GREYSTONE SERVICING CORP

Service was via posting at the property on 2/7/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-305(b)

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

9-306

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND RODENT SCREENING ARE IN DISREPAIR. THERE ARE WINDOWS AND DOORS THAT ARE NOT WEATHER AND WATERTIGHT AND RODENT PROOF. IN APARTMENT #4, THERE ARE WATER STAINS ON THE BATHROOM CEILING AND WATER STAINS/DAMAGE ON AN INTERIOR BEDROOM WALL. A BEDROOM DOOR IS IN DISREPAIR. IN APARTMENT #1, THERE ARE CRACKS AND HOLES ON THE WALLS THROUGHOUT THE UNIT. THE BATHROOM HAS DAMAGED WALL TILES AND MISSING FLOOR TILES. THIS IS A REPEAT VIOLATION PER CASE CE18071533 WHERE SPECIAL MAGISTRATE PURDY FOUND THAT A VIOLATION DID EXIST ON OCTOBER 4, 2019.

9-278(g) **CMP**

THERE ARE DAMAGED AND MISSING WINDOWS SCREENS AT THIS OCCUPIED PROPERTY.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THE PARKING FACILITIES HAVE CRACKS, HOLES AND STAINS, THE SURFACE MARKING AND ASPHALT ARE FADED AND NEED RESURFACING.

9-280(d)

APARTMENT #3 HAS CABINETS THAT ARE IN DISREPAIR; THERE ARE MISSING AND DAMAGED CABINET DOORS. THE COURTYARD HAS ASPHALT THAT IS NOT BEING MAINTAINED. THE ASPHALT HAS AREAS THAT HAVE HOLES, GRASS AND WEEDS GROWING THROUGH AND IS FADED.

Officer Holloway presented the case file into evidence and recommended ordering compliance with 9-280(b) within 35 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Tam English stated they had taken over management of the properties on January 1, 2020 with the "express intent to fix all of the violations" that Federal Apartments owns. They were committed to comply all violations within 60 days.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(b) within 35 days and with the remaining violations within 63 days or a fine of \$50 per day, per violation.

Case: ENF-CODE-19100250

509 NW 23 AVE 1-4

Owner: FEDERAL APTS LTD PARTNERSHIP; % GREYSTONE SERVICING CORP

Service was via posting at the property on 2/7/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-278(G) **CMP**

THERE ARE WINDOW SCREENS THAT ARE NOT PROPERLY FITTED AND MISSING FROM THE WINDOWS.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE ARE DAMAGED TILES IN THE BATHROOM IN APARTMENT #1. THERE ARE CRACKS AND HOLES ON THE INTERIOR WALLS IN APARTMENT #1.

9-280(d) **CMP**

THE CABINETS ARE NOT BEING MAINTAINED; THERE ARE MISSING AND DAMAGED DRAWERS AND CABINET DOORS.

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

Tam English agreed.

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

Case: ENF-CODE-19100180

515 NW 23 AVE 1-4

Owner: FEDERAL APARTMENTS LTD PRTRN; % GREYSTONE SERVICING CORP

Service was via posting at the property on 2/7/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-305(b)

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND RODENT SCREENINGS ARE IN DISREPAIR. THERE ARE WINDOWS AND DOORS THAT ARE NOT WEATHER AND WATERTIGHT AND RODENT PROOF; THE RODENT SCREENING AROUND THE BUILDING IS TORN AND MISSING IN SOME AREAS. IN APARTMENT THREE, THERE IS WATER DAMAGE DUE TO A WATER LEAK IN THE BATHROOM AND IN A BEDROOM. THE TOILET AND BATHTUB REQUIRES CAULKING AND SEALING.

9-276(c)(3)

COMPLIED

47-20.20.H.

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

9-280(g)

THERE ARE LIGHT FIXTURES THAT ARE IN DISREPAIR. ELECTRICAL WIRES AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED ELECTRICAL METER BOX.

9-280(f) **CMP**

Special Magistrate Hearing

February 20, 2020

Page 6

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER.

Officer Holloway presented the case file into evidence and recommended ordering compliance with 9-305(b) and 47-20.20.H. within 63 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Tam English agreed.

William Strop stated they had already addressed 90% of the issues at these properties. He pointed out that this was a confusing situation because of the number of addresses and apartments and it was difficult to maintain a master list of violations. Inspector Bass noted that the owners had changed management companies and paperwork could have been misplaced. She stated she continued to keep the contractor updated about outstanding violations. She agreed to provide the same updates to Mr. Strop.

Ms. Flynn found in favor of the City and ordered compliance with 9-305(b) and 47-20.20.H. within 63 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: ENF-CODE-19100198

817 NW 11 AVE

Owner: FEDERAL APARTMENTS LTD PRTNR; % GREYSTONE SERVICING CORP

Personal service was made on 1/17/20. Service was also via posting at City Hall on 2/6/20.

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

VIOLATIONS: 9-280(b)

THE SOFFIT IS STAINED, DIRTY AND IN DISREPAIR.

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

Tam English agreed.

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

Case: ENF-CODE-19100169

840 NW 12 AVE

Owner: FEDERAL APARTMENTS LTD PRTNR; % GREYSTONE SERVICING CORP

Service was via posting at the property on 1/30/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-280(g)

THE LIGHT FIXTURE IS MISSING A COVER.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. TILES ARE BROKEN AND THE INTERIOR WALLS HAVE MISSING AND PEELING PAINT.

9-276(c)(3) **COMPLIED**

APARTMENT #3 OF THE ABOVE APARTMENT COMPLEX HAS EVIDENCE OF TERMITE DROPPINGS AND IS IN NEED OF EXTERMINATION.

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

Tam English agreed.

Special Magistrate Hearing

February 20, 2020

Page 7

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

Case: ENF-CODE-19100164

1610 NW 7 CT

Owner: FEDERAL APARTMENTS LTD PRTNR; % GREYSTONE SERVICING CORP

Service was via posting at the property on 1/30/20 and at City Hall on 2/6/20.

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO FLOOR TILES MISSING THROUGHOUT THE APARTMENTS, BEDROOM WALLS HAVE HOLES AND WINDOW SCREENS ARE MISSING FROM THE WINDOWS.

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

Tam English agreed.

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

Case: ENF-CODE-19100274

1622 NW 7 CT

Owner: FEDERAL APARTMENTS LTD PRTNR; % GREYSTONE SERVICING CORP

Personal service was made on 1/17/20. Service was also via posting at City Hall on 2/6/20.

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

VIOLATIONS: 9-280(b)

THE FLOOR TILES ARE IN DISREPAIR. THE FASCIA IS STAINED AND DIRTY AND IN DISREPAIR.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING BUT NOT LIMITED TO EXPOSED WIRES.

9-278(G)

THE WINDOW SCREENS ARE IN DISREPAIR.

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

Tam English agreed.

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

Case: ENF-CODE-19100207

1728 NW 7 CT

Owner: FEDERAL APARTMENTS LTD PRTNR; % GREYSTONE SERVICING CORP

Service was via posting at the property on 1/30/20 and at City Hall on 2/6/20.

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

Special Magistrate Hearing

February 20, 2020

Page 8

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO DOOR CABINETS IN DISREPAIR, WINDOWS WON'T OPEN AND ARE NOT SCREENED, DOOR IS IN DISREPAIR, THERE ARE MISSING AND PEELING PAINT ON THE WALLS AND THERE ARE HOLES ON THE WALLS.

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

Tam English agreed.

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

Case: CE-19121266

CITATION

1206 NW 13 LN

Owner: MCKENZIE,VERSTON &; MCKENZIE,LEVI

This case was cited on 12/28/19 to comply by 12/30/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,400 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, said he had been unable to confirm if the violation was in compliance.

Verston McKenzie said Social Security had been paying the rent and water bill but a tenant had enclosed the garage and someone had been living in it. Someone had been killed in the home and it was sealed off by Police. He stated the water and electric were both on in the building. Officer Jolly requested an extension to reinspect the property.

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

Case: CE-19120107

CITATION

10 HENDRICKS ISLE

Owner: HENDRICKS INVESTMENTS LLC

This case was cited on 12/9/19 to comply by 1/9/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,750 and the City was requesting the full fine be imposed.

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

David Irwin, attorney, requested the fines be waived because this vessel had not belonged to this property owner, and the ordinance indicated the property owner was not liable. He added that when the property was cited, they had an eviction notice against the boat and its owner, which meant that they could not touch the vessel. He stated the ordinance only required the property owner to put the boat owner under 30 days' notice. The ordinance did, however, provide the City with the right after 30 days to remove the boat, but it had chosen not to.

Ms. Hasan stated since this was a Massey hearing, the violation had already been determined to exist. She said the City was allowed to remove the boat but was not obligated to. Because this was a citation, there had been no hearing, but the respondent would have needed to appeal the citation in a timely manner, which had not been done.

Officer Snyder said the property owner had been given 30 days to remove the boat and had not, nor had they contested the citation. Mr. Irwin said contesting the violation would have required hiring an attorney. He reiterated that the property owner was not allowed to remove the boat. Ms. Flynn suggested that as part of the eviction action, the property owner could have requested a court order to be able to comply. Mr. Irwin stated they had to go through a non-judicial foreclosure per Florida law, which would grant them the ability to remove the boat. He stated it was unfair to begin fines immediately when there was nothing they could do. He added that the boat owner had sunk the boat, and the City could find and prosecute that person.

Special Magistrate Hearing

February 20, 2020

Page 9

Ms. Flynn said this was a procedural issue: Mr. Irwin could have explained this as part of an appeal.

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

Case: CE19020274

601 SW 17 ST

Owner: 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 \$10,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Joseph Mongillo said they had a landscaping permit to replace the gravel with Astro Turf.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE19011318

605 SW 17 ST

Owner: 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 \$10,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE-19120624

2115 NE 37 DR 236

Owner: YOHANAN,SAMUEL D

Service was via posting at the property on 1/29/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-276(c)(3)

THERE IS EVIDENCE OF AREAS OF A PEST INFESTATION AT THIS PROPERTY/UNIT. THERE IS EVIDENCE OF RODENTS IN THE PROPERTY.

Officer Suarez presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day.

Samuel Yohanán said the property was already in compliance. He cited a Supreme Court case which he said limited the City's ability to inspect an owner-occupied property.

Joseph Micci, HOA president, said there had been several attempts to communicate with the owner, all of which had been ignored or met with hostile responses. He presented his own photo of the property depicting a rat inside the building.

Ms. Flynn stated this was not only a violation, but a threat to the health, safety and welfare of people in the area. She found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day.

Case: CE-20010467

3421 JACKSON BLVD

Special Magistrate Hearing

February 20, 2020

Page 10

Owner: PREVILUS,MIREILLE H/E; PREVILUS,PELIUS

Service was via posting at the property on 2/7/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 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 AREA. THIS IS A RECURRING VIOLATION. THE PREVIOUS CASE IS CE19020455. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-280(h)(1) **COMPLIED**

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE IS FALLING DOWN AND DOES NOT HAVE THE SUPPORT POLE PROPERLY ATTACHED. THIS IS A RECURRING VIOLATION. THE PREVIOUS CASE IS CE19020455. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

9-306

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

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION. THE PREVIOUS CASE IS CE19020455. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

47-21.16.A. **COMPLIED**

THERE IS A DEAD PALM TREE IN THE FRONT OF THIS PROPERTY WHICH THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR WHICH COULD FORESEEABLY CAUSE THE SPREAD OF DISEASE OR INFESTATION TO SURROUNDING PLANT LIFE, IT IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation and a finding that the complied repeat violations had existed as cited.

Mireille Destinville requested two months and Officer Koloian recommended 49 days.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation and found in favor of the City that the complied violations had existed as cited.

Case: CE18060550

2830 SW 19 TER

Owner: PROMOCIONES 96 INC

This case was first heard on 9/20/18 to comply by 12/20/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,400 and the City was requesting a \$755 fine be imposed.

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

Bruce Florence agreed, and requested a further reduction.

Special Magistrate Hearing

February 20, 2020

Page 11

Ms. Flynn imposed a fine of \$375 for the time the property was out of compliance.

Case: CE19071687

Vacate Order of 1/16/20 and Re-hear

2624 N OCEAN BLVD

Owner: NGUYEN, THI DANG

This case was first heard on 9/19/19 to comply by 10/31/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$18,750 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, confirmed the property was in compliance.

Kim Hong, power of attorney, said the tenant had sublet the property for a vacation rental and when the owner became aware of the violation, they had advised the tenant to comply the violation. The tenant had told the owner that he complied the violation when he had not. Ms. Hong requested a fine reduction.

Officer Snyder explained that the tenant had submitted the affidavit stating he had ceased advertising the property for vacation rental, but he had not actually stopped the advertisements. The tenant had finally notified Officer Snyder that all of the ads had been deactivated and officer Snyder confirmed that they were and complied the property on 1/14/20.

Ms. Flynn imposed a fine of \$1,500 for the time the property was out of compliance.

Case: CE19021805

2054 SW 30 TER

Owner: VARDI,TAMIR

This case was first heard on 6/6/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,650 and the City was requesting a \$306 fine be imposed.

James Fetter, Code Compliance Officer, recommended reducing the fines to \$306 to cover administrative costs.

Tamir Vardi agreed.

Ms. Flynn imposed a fine of \$306 for the time the property was out of compliance.

Case: CE17120622

Request For Extension

1200 SW 28 ST

Owner: 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 \$4,000 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, said a permit had been issued.

Robert Ewing confirmed that the City had issued the permit and requested 60 days.

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

Case: CE19071734

3625 NE 23 AVE

Owner: BOROWY,BARBARA JANE JANE B BOROWY REV TR

This case was first heard on 9/19/19 to comply by 10/24/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,975 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Special Magistrate Hearing

February 20, 2020

Page 12

Barbara Borowy, said she had complied the violation prior to the compliance deadline and stated she called the inspector on October 18. She said the inspector had inspected the property on February 7 to confirm compliance and told her "everything would be waived."

Ms. Green-Griffith confirmed that the assigned Inspector, Vaughn Malakius, had indicated in his notes that the property was in compliance as of his inspection on February 7.

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

Ms. Flynn imposed no fine.

Case: CE19031686

400 SW 31 AVE

Owner: JOHNSON,W L & JUANITA W

This case was first heard on 9/5/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,225 and the City was requesting a \$400 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$400.

W.L. Johnson said he had no money to pay a fine.

Ms. Flynn imposed no fine.

Case: CE18120868

Request for Extension

2800 W BROWARD BLVD

Owner: TWELVE SAC SELF-STORAGE CORP

This case was first heard on 5/16/19 to comply by 11/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,000.

Mary Rich, Senior Code Compliance Officer, said the owner required FDOT approval to perform sidewalk and landscaping work. She recommended a 105-day extension.

Francisco Grau agreed.

Ms. Flynn granted a 105-day extension, during which time no fines would accrue.

Case: CE18121594

Request For Extension

2800 W BROWARD BLVD, # 2

Owner: TWELVE SAC SELF-STORAGE CORP

This case was first heard on 5/16/19 to comply by 11/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer,

Ms. Flynn granted a 105-day extension, during which time no fines would accrue.

Case: CE19081096

350 SE 24 ST

Special Magistrate Hearing

February 20, 2020

Page 13

Owner: FEDERAL 627 N LLC

Service was via posting at the property on 1/29/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-306

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

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

Edmund Waterman agreed.

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

Case: CE19052618

1611 NE 56 ST

Owner: BECHO,ANGELA

This case was first heard on 12/5/19 to comply by 12/15/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

John Suarez, Senior Code Compliance Officer, stated the property was not in compliance.

Angela Becho said she was seeking a storage site for the boat.

Ms. Flynn imposed the \$6,700 fine, which would continue to accrue until the property was in compliance.

Case: CE19062057

Ordered To Reappear

15 SE 25 ST

Owner: FEDERAL 627 N LLC

This case was first heard on 9/5/19 to comply by 12/5/19. 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.

Edmund Waterman stated the tenant was supposed to address the violations but had not and had recently abandoned the property. Mr. Waterman would now address the violations himself. He requested 30 days.

Manuel Garcia, Code Compliance Officer, did not object to the request.

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

Case: CE19040737

1511 NW 11 CT

Owner: MCCRAY,PATRICIA A

This case was first heard on 7/18/19 to comply by 8/15/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,025 and the City was requesting a \$580 fine be imposed.

Patricia McCray said her husband had been in a car accident and hers was their only income.

Ms. Flynn imposed a fine of \$150 for the time the property was out of compliance.

Case: CE-19120331

1236 E LAKE DR

Owner: CORMICLE,ZACHARY

Service was via posting at the property on 1/23/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 15-272.(a)

THIS PROPERTY IS BEING UTILIZED 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.

Zachary Cormicle agreed.

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

Case: CE19061042

Request for Extension

3234 W BROWARD BLVD

Owner: DETY CORP

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 \$3,750.

Mary Rich, Senior Code Compliance Officer, reported the violation was in compliance.

Leyla Egilmez waived her right to notice of a Massey Hearing. She said the permit application had been rejected a few times so she had met with the reviewer.

Officer Rich stated administrative costs totaled \$672.

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

Case: ENF-CODE-19100421

1116 SW 1 ST 1-4

Owner: TROPICAL VIEW APARTMENTS LLC; %SAAR MANAGEMENT

Service was via posting at the property on 2/3/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-305(B) **CMP**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. TREE BRANCHES ARE LEANING ON TOP OF THE ROOF.

47-20.20.H.

THIS IS AN RMM-25 ZONED PROPERTY. THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND STAINED. THE WHEEL STOPS ARE LOOSE OR BROKEN AND THE SURFACE MARKINGS ARE FADED OR MISSING.

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

Charade Pedro agreed.

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

Case: CE19091273

1525 NW 15 PL

Owner: MAYADEENE, JOSEPH LE ; MAYADEENE, MARSHAREE MARJORIE F

Service was via posting at the property on 1/31/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE CONSISTING OF, BUT NOT LIMITED TO; WOOD, CAR PARTS, CONTAINERS AND OTHER ITEMS. THIS IS AN UNPERMITTED LAND USE WITHIN THIS RS-8 ZONED DISTRICT PER ULDR TABLE 47-5.11.

18-1.

THERE IS OUTDOOR STORAGE CONSISTING OF: WOOD, BUCKETS, TOOLS AND OTHER NON-PERMITTED ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-306

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE FASCIA BOARDS ARE WORN AND ROTTED IN SOME AREAS AND ALSO COVERED IN CHIPPING 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.

6-5

IT SHALL BE UNLAWFUL FOR ANY PERSON TO OWN, KEEP, MAINTAIN OR PERMIT TO BE KEPT OR MAINTAINED OR PERMIT ON THE PREMISES ANY ANIMAL IN ANY RESIDENTIAL DISTRICT OF THE CITY. THERE ARE CHICKENS BEING STORED ON THE PROPERTY.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-12(a) and 6-5 within 10 days; with 47-34.1.A.1. and 18-1 within 35 days and with 9-306 and 9-280(b) within 42 days or a fine of \$25 per day, per violation.

Joseph Mayadeene agreed.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) and 6-5 within 10 days; with 47-34.1.A.1. and 18-1 within 35 days and with 9-306 and 9-280(b) within 42 days or a fine of \$25 per day, per violation.

Case: CE19081099

301 LONG ISLAND AVE

Special Magistrate Hearing

February 20, 2020

Page 16

Owner: JACKSON,DEXTER

This case was first heard on 11/7/19 to comply by 11/17/19 and 12/12/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting a \$250 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fine to \$250.

Dexter Jackson argued that he had complied all of the violations. He said Officer Koloian had not returned his phone calls. Officer Koloian said it was not true that she had not returned Mr. Jackson's calls and the \$250 was half the actual administrative costs. Mr. Jackson said his mother had died and he needed to borrow money to bury her.

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

Case: CE18092126

1142 NW 15 CT

Owner: VERNELUS,VERMILIEEN & ITALIA

This case was first heard on 3/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,625 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, said the property remained in violation.

Jackson Vernelus said his father and the roof contractor had passed away. He requested 45 days.

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

Case: CE18052193

2700 MIDDLE RIVER DR

Owner: SANCHEZ, RICK

This case was first heard on 8/1/19 to comply by 10/10/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

John Suarez, Senior Code Compliance Officer, reported the owner said the property was in compliance so it must be reinspected.

Rick Sanchez said there had been some deaths in his family.

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

Case: CE19091278

2301 NW 9 PL

Owner: WEIT,RICHARD C & MELANIE

Personal service was made on 2/10/20. Service was also via posting at City Hall on 2/6/20.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 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.

9-304(b) **COMPLIED**

THERE ARE VEHICLES AND TRAILERS PARKED ON THE LAWN AREA. THE GRAVELED, PAVED DRIVEWAY IS NOT WELL-GRADED AND DUST OR WEED FREE.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND 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 THE PROPERTY AND SWALE AREA.

18-4(c) **CMP**

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

Officer Gibson presented the case file into evidence and recommended ordering compliance with 18-12(A) within 10 days and with 9-305(b) within 35 days or a fine of \$50 per day, per violation.

Richard Weit said squatters had moved into the property and he had evicted them on February 18. He requested 49 days and Officer Gibson agreed.

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

Case: CE-19110384

CITATION

229 S FORT LAUDERDALE BEACH BLVD

Owner: EL-AD FL BEACH CR LLC

This case was cited on 11/8/19 to comply by 11/15/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,900 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, reported the property was in compliance and recommended imposition of a \$7,000 fine.

Courtney Crush, attorney, said there had been confusion about the tables outside the business. She said a 1997 master site plan showed the outdoor café tables but the City did not have these records. She reported they had removed the tables and requested a further fine reduction to \$2,750. Officer Snyder objected and said even if the tables were allowed, a permit was required. Ms. Crush said she had been researching this issue. She and staff discussed the different requirements for "outdoor dining" and a "sidewalk café."

Ms. Flynn imposed a fine of \$4,800 for the time the property was out of compliance.

Case: CE19061652

500 RIVIERA ISLE DR

Owner: 500 RIVIERA LLC

This case was first heard on 11/7/19 to comply by 12/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,700 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 owner had sent photos indicating the property was in compliance as of February 18 but he had not reinspected yet.

Courtney Crush, attorney, said the owner's marine contractor had indicated the entire dock needed to be rebuilt but Officer Snyder had informed them that repair would be appropriate. The project had been delayed by the reconstruction

of the seawall first.

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

Case: CE19031624

801 NW 2 ST

Owner: MOSLEY, BERNICE EST % SAUNDRA M CARTE

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 in compliance, fines had accrued to \$9,950 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, reported the property was in compliance and recommended imposition of the fines.

Saundra Carter said she had done the work and had her tenant call the officer to reinspect when Ms. Carter needed to leave the state. She was unaware the fines were running.

Officer Snyder said City costs totaled \$534.

Ms. Flynn imposed a fine of \$534 for the time the property was out of compliance.

Case: CE19061756

2700 NW 16 ST

Owner: RHODES, JOHNNIE LEE H/E RHODES, VALLERY ANN

Service was via posting at the property on 1/31/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-306 **CMP**

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

9-313.(a)

COMPLIED

18-12(a)

COMPLIED

9-278(e)

THERE ARE BUILDING PARTS THAT ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO BROKEN WINDOWS AND COVERED WITH WOOD BOARDS.

9-304(b)

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

9-305(b)

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

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

Johnnie Lee Rhodes said he was disabled now and wanted to know if the City had a program to help. Officer Exantus agreed to provide information about the City's Housing Program to the owners.

Special Magistrate Hearing

February 20, 2020

Page 19

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

Case: CE19060809

715 NE 14 PL

Owner: HEGRIN, IVONNE

This case was first heard on 9/19/19 to comply by 11/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,550 and the City was requesting the full fine be imposed.

Bovary Exantus, Code Compliance Officer, confirmed the property was in compliance and recommended reducing the fine to \$534.

Ivonne Hegrin said it had taken so long because she could not afford the work and requested a further reduction.

Ms. Flynn imposed a fine of \$375 for the time the property was out of compliance.

Case: CE18081509

Ordered To Reappear

417 SW 16 CT

Owner: ROGERS,RICHARD C

This case was first heard on 1/17/19 to comply by 4/4/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,900 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, reported the roof repair was in process and said the owner would request 28 days.

Robert Longway agreed.

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

Case: CE-20010501

3521 RIVERLAND RD

Owner: LAKHA,ZULFIQAR

Service was via posting at the property on 1/22/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 47-18.47.A.

THIS PROPERTY HAS BEEN IDENTIFIED AS A COMMUNITY RESIDENCE. IT HAS NOT BEEN REGISTERED WITH THE PLANNING AND ZONING DIVISION OF THE CITY AS REQUIRED NOR HAS IT OBTAINED STATE CERTIFICATION. THIS VIOLATION WAS PREVIOUSLY CITED ON 08/23/2018 UNDER CASE CE18081360 AND COMPLIED ON 10/05/2018. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING AND PRESENTED TO THE MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

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

Robert Resnick, attorney, said they had submitted the FAR application and requested 90 days. Officer Garcia said the 21 days was requested for the operator to request approval from Planning Zoning for this use of the property. Mr. Resnick said they needed the State FAR approval before the City would approve.

Myles Schlam, attorney, confirmed that the State certification was in process. Then they could apply for the City's approval.

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

Case: CE18111388

1198 SW 27 AVE

Owner: 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 in compliance, fines had accrued to \$5,650 and the City was requesting the full fine be imposed.

Mary Rich, Senior Code Compliance Officer, recommended the full fine be imposed but said there had been extenuating circumstances..

Mary Stofan said Waste Management had damaged the meter room and she needed to wait for FPL to build a new meter room. Everything had been done by November 25, 2019, but Ms. Stofan had neglected to call for reinspection.

Officer Rich said the City's hard costs totaled \$893.

Ms. Flynn imposed a fine of \$1,200 for the time the property was out of compliance.

Case: CE19060883

Request For Extension

1920 NW 9 ST

Owner: ALEXANDER,JOHNNY L

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, fines had accrued to \$11,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, said there was still some outdoor storage and there was no business tax. She suggested a 14-day extension for the storage.

Johnny Alexander said he had recently experienced medical issues. He said some of items outside had been abandoned by someone and he paid for a crane to remove them. Officer Rich suggested a 63-day extension for the business tax receipt.

Ms. Flynn granted a 14-day extension for 47-19.9.A.2.b. and a 63-day extension for 15-28., during which time no fines would accrue.

Case: CE19081253

6531 NE 21 DR

Owner: HILLS,JOSEPH & SUZAN K

This case was first heard on 11/7/19 to comply by 11/17/19 and 11/28/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$439.

Suzan Hills said the bees had been taken care of prior to the November hearing. Officer Snyder stated the fine had accrued for the damaged fascia board violation. Ms. Hills said they waited to repair the fascia to be sure the bees did not return.

Ms. Flynn imposed no fine.

Case: CE19031957

331 SW 29 AVE

Special Magistrate Hearing

February 20, 2020

Page 21

Owner: MATHIS, VICTOR L; MATHIS, DEANNIA M EST ETAL

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, fines had accrued to \$15,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Billy Mathis said he and his sister had been working on the property but she passed away. He requested 35 days to complete the work.

Stephanie Bass, Code Compliance Officer, agreed.

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

Case: CE-19111049

1139 NW 5 AVE

Owner: SANON,EVA MINOUCHE

Service was via posting at the property on 1/29/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 9-305(b)

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR WITH LEANING AND MISSING POST(S) AND IS NOT BEING MAINTAINED AS REQUIRED.

9-304(b) **COMPLIED**

THE PARKING FACILITIES ARE NOT BEING MAINTAINED, THE STRIPING IS FADED AND IN NEED OF RESURFACING AND RE-STRIPPING.

9-280(b)

COMPLIED

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

Fedelait Ductan agreed.

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

Case: CE19010753

719 NE 17 AVE

Owner: PASSERO DEVELOPMENT LLC

This case was first heard on 4/4/19 to comply by 4/14/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,600 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended the full fine be imposed.

Frances Antonelli agreed that the property should have been in compliance sooner.

Ms. Flynn imposed the \$3,600 fine.

Case: CE19090407

407 RIVIERA ISLE DR

Special Magistrate Hearing

February 20, 2020

Page 22

Owner: ACCELERATE RESOURCES LLC

This case was first heard on 12/5/19 to comply by 12/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, reported the property was complied on 2/18/20 and recommended imposition of the full fines.

Miguel Bubis said they had rebuilt the seawall and privacy wall and demolished the home on the site. He said the general contractor had waited until the permits were finalized to fix the landscaping and clean the property.

Ms. Flynn imposed a fine of \$900 for the time the property was out of compliance.

Case: CE19032296

500 SW 31 AVE

Owner: BAF 2 LLC %HAVENBROOK HOMES

This case was first heard on 6/20/19 to comply by 6/30/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$23,350 and the City was requesting a \$3,200 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended a reduction of the fine to \$3,200.

Jessica Stein said they had taken over the property with the violation existing and as soon as they were aware of it, they had acted to comply.

Officer Koloian stated the City's hard costs totaled \$948 and she suggested reducing the fine to \$1,700.

Ms. Flynn imposed a fine of \$1,700 for the time the property was out of compliance.

Case: CE19070262

Ordered To Reappear

824 NW 19 AVE

Owner: BOSKET, MATTIE L

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 in compliance, fines had accrued to \$5,850 and the City was requesting the full fine be imposed.

Deanglis Gibson, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$810.

Kamil Moffatt said the owner was suffering from medical issues and he had helped comply the violations.

Ms. Flynn imposed no fine.

Case: CE19070451

Ordered To Reappear

824 NW 19 AVE

Owner: BOSKET, MATTIE L

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 in compliance, fines had accrued to \$29,250 and the City was requesting the full fine be imposed.

Ms. Flynn imposed no fine

Case: CE19030078

1216 NW 3 AVE

Special Magistrate Hearing

February 20, 2020

Page 23

Owner: KATIA,ELENA A

This case was first heard on 7/18/19 to comply by 9/5/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,975 and the City was requesting a \$525 fine be imposed.

Steven Bisch, Code Compliance Officer, recommended reducing the fines to \$525 to cover administrative costs.

Elena Katia agreed.

Ms. Flynn imposed a fine of \$525 for the time the property was out of compliance.

Case: CE19052282

700 NW 17 AVE

Owner: JACKSON, MAMIE PEARLE EST

This case was first heard on 9/19/19 to comply by 9/29/19 and 12/5/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,600 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, recommended imposition of the fine.

Christopher Thompson said there were three code cases on the property and he was addressing the violations. He said his mother had experienced serious health issues and described his work to comply. Officer Exantus stated there were not three different code cases; this case had been handled by three different Code Compliance officers. Mary Rich, Senior Code Compliance Officer, stated there was another case for landscaping on this property.

Ms. Flynn imposed the \$22,600 fine, which would continue to accrue until the property was in compliance.

Case: CE19062248

223 SW 21 WAY

Owner: DOANI,AMOS

This case was first heard on 11/7/19 to comply by 11/21/19. 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 \$270 fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fine to \$270.

Guzi Ohad agreed.

Ms. Flynn imposed a fine of \$270 for the time the property was out of compliance.

Case: ENF-CODE-19100473

1726 NW 6 AVE

Owner: ALINCY,JOANEL

Service was via posting at the property on 2/10/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 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 WOODEN RAIL FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING

MAINTAINED AS REQUIRED. THERE IS A BENT METAL POST STICKING UP AT THE END OF THE FENCE.

9-304(b)

THERE ARE WEEDS GROWING THROUGH THE GRAVEL ON THE SOUTH SIDE OF THE PARKING AREA.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, WALLS AND DOORS ARE IN NEED OF PAINT. THERE IS A BROKEN WINDOW TAPED UP AND BROKEN SLATS ON THE SHUTTERS.

18-4(c) **CMP**

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

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

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

Case: CE-20010102

810 NW 2 AVE

Owner: BUSLAM DEVELOPMENT LLC

Service was via posting at the property on 1/23/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH OF GRASS, PLANTS AND WEEDS WITH 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 CE19051418 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON SEPTEMBER 18, 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 Jones presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

Case: ENF-CODE-19100528

247 SW 3 AVE

Owner: 999 NE 23 DRIVE LLC

Service was via posting at the property on 2/3/20 and at City Hall on 2/6/20.

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

VIOLATIONS:

47-20.20.(H)

THIS IS A H-1 ZONED PROPERTY. THE PARKING LOT ON THIS RESIDENTIAL DWELLING IS NOT MAINTAINED, THERE ARE AREAS WITH POTHOLES, NO GRADING, STRIPING SURFACE MARKINGS ARE MISSING AND FADING, INCLUDING THE REAR PARKING LOT.

9-306 **CMP**

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

18-12(a)
COMPLIED

9-280(g)
COMPLIED

9-305(b)
COMPLIED

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

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

Case: CE-19120060

601 SE 5 CT

Owner: RIVERVIEW SOUTH CONDO ASSN INC.

Service was via posting at the property on 1/24/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 18-12(a) **COMPLIED**

THERE ARE HOUSEHOLD ITEMS THAT HAVE BEEN DISCARDED BY THE DUMPSTER OF THIS BUILDING, CONSISTING OF BUT NOT LIMITED TO; AC UNITS, REFRIGERATOR, STOVE, COUCHES AND BOXES.

47-19.4.D.1.

THIS IS AN RML-25 ZONED MULTI-FAMILY PROPERTY. THERE IS A FOUR YARD DUMPSTER THAT IS NOT IN A PROPER ENCLOSURE.

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

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

Case: CE-19110997

1931 SW 23 TER

Owner: ALLEN,ASSELYA; ALLEN,RUSSELL

Service was via posting at the property on 1/22/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS ON THE PROPERTY AND SWALE AREA. THERE IS TRASH, RUBBISH, LITTER AND DEBRIS ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO PLASTIC POOL HOSES, PLASTIC AND ALUMINUM SIDING, POOL CHEMICAL GALLON CONTAINERS, DAMAGED BICYCLES, ETC.

18-1.

THERE IS OUTDOOR STORAGE ON THE PROPERTY IN THE CARPORT AREA CONSISTING OF BUT NOT LIMITED TO: PIECES OF WOOD, A BED FRAME, PLASTIC BINS AND OTHER MISCELLANEOUS ITEMS. THE STORAGE OF THESE ITEMS UNDER THE CARPORT ADVERSELY

AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-304(b) **COMPLIED**

THERE IS A TRAILER PARKED ON THE GRASS ON THE SIDE OF THE PROPERTY.

9-305(b)

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

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

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

Case: CE-19110163

2280 SW 34 WAY

Owner: GUNTER,REBECCA A

Personal service was made on 2/11/20. Service was also via posting at City Hall on 2/6/20.

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

VIOLATIONS: 9-304(a)

THE DRIVEWAY AND PARKING AREA OF THE PROPERTY IS IN POOR CONDITION. THERE ARE POTHOLES ON THE DRIVEWAY AND IT REQUIRES MAINTENANCE.

9-308(b) **COMPLIED**

THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-306

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

Officer Garcia presented the case file into evidence and recommended ordering compliance within 105 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 105 days or a fine of \$100 per day, per violation.

Case: CE19062022

312 NW 7 ST

Owner: FIRST EBENEZER MISSIONARY CHRISTIAN CHURCH INC.

Service was via posting at the property on 1/24/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 18-12(a) **CMP**

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

47-34.1.A.1.

THERE IS A SHIPPING STORAGE CONTAINER BEING STORED ON THE PROPERTY OF THIS RMM-25 ZONED PROPERTY. OUTDOOR STORAGE IS PROHIBITED PER ULDR TABLE 47-5.36.

Special Magistrate Hearing

February 20, 2020

Page 27

9-306

THE MONUMENT SIGN IS STAINED, DIRTY AND HAS PEELING PAINT.

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

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

Case: CE19050825

582 W CAMPUS CIR

Owner: CALLOWAY,ARLEEN

Service was via posting at the property on 2/7/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 18-1. **COMPLIED**

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

9-306

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A DOOR IN THE FRONT OF THE HOUSE THAT IS MISSING A JALOUSIE.

18-4(c) **COMPLIED**

THERE IS A DERELICT VEHICLE ON THE PROPERTY.

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

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

Case: CE-19120186

2313 NW 6 CT

Owner: VALENTINE,CLAUDIA EST

Service was via posting at the property on 2/4/20 and at City Hall on 2/6/20.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 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.

9-304(b)

THE GRAVEL OR PAVED DRIVEWAY IS NOT WELL-GRADED AND/OR DUST/WEEDS FREE.

MISSING DRIVEWAY.

9-278(e) **CMP**

THERE IS A WINDOW ON THIS PROPERTY THAT IS BEING COVERED BY A BOARD.

Officer Gibson 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: CE18121590

1225 NW 10 PL

Owner: FIELD,J W JR

Service was via posting at the property on 1/31/20 and at City Hall on 2/6/20.

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

9-305(b)

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

9-306 **COMPLIED**

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

47-34.1.A.1.

COMPLIED

9-304(b)

COMPLIED

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

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

CE19040425

COMPLIED

1524 NW 18 CT

OWNER: 800 LLC

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

VIOLATIONS: 18-12(a) **COMPLIED**

THERE IS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA CONSISTING OF, BUT NOT LIMITED TO SOFAS, CABINETS, YARD WASTE, AND OTHER ITEMS. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17101386 AND CE16040453. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

47-34.4 B.1.

COMPLIED

9-305(b) **COMPLIED**

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT

Special Magistrate Hearing

February 20, 2020

Page 29

APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE17101386 AND CE18051995. THIS WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE AS A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Jolly reported the property was in compliance and 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: CE19070856

1523 NW 9 AVE

Owner: 1523 NW 9 AVENUE LLC

Personal service was made on 1/31/20. Service was also via posting at City Hall on 2/6/20.

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

VIOLATIONS: 18-12(a) **COMPLIED**

THERE IS LAWN OVERGROWTH PRESENT ON THIS PROPERTY AND SURROUNDING SWALE AREA AND THE PROPERTY IS LITTERED WITH TRASH, RUBBISH AND DEBRIS.

9-279(f)

COMPLIED

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN AREA AND THE GRAVEL DRIVEWAY IS WORN. THERE IS DIRT SHOWING AND GRASS GROWING THROUGH IT.

9-308(a)

THE EXTERIOR BUILDING PARTS ARE NOT BEING MAINTAINED. THE ROOF IS IN DISREPAIR. THERE IS A BLUE TARP ON THE ROOF INDICATING ROOF DAMAGE.

Officer Jolly 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: CE19100255

1134 NW 9 TER

Owner: FYR SFR BORROWER LLC %HAVENBROOK HOMES

Personal service was made on 1/31/20. Service was also via posting at City Hall on 2/6/20.

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

VIOLATIONS: 9-279(f) **CMP**

THIS OCCUPIED DWELLING DOES NOT HAVE CITY WATER SERVICE CONNECTION.

9-304(b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR.

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 AREA.

18-1.

THERE IS OUTDOOR STORAGE CONSISTING OF, BUT NOT LIMITED TO; TABLES, CHAIRS, FURNITURE AND OTHER ITEMS AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Jolly presented the case file into evidence and recommended ordering compliance with 18-1 within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-1 within 10 days and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE-19110032

716 SOLAR ISLE DR

Owner: HEDMAN,HENRIK

Service was via posting at the property on 2/1/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 47-19.3.(f)(5)

THE SEAWALL AT THIS PROPERTY WAS BREACHED ALLOWING TIDAL WATERS TO ENTER THE PROPERTY AND TO IMPACT ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY. THIS BREACH MAY BE AS THE RESULT OF THE SEAWALL BEING BELOW MINIMUM ELEVATION. PROPERTY OWNERS SHALL NOT ALLOW TIDAL WATERS ENTERING THEIR PROPERTY TO IMPACT ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.

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

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

Case: CE-20010344

2424 NE 9 ST 105

Owner: GALLERIA LEGACY LAND TR; VIGHNESHA LLC TRUSTEE

Service was via posting at the property on 1/29/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 15-281.(a)

THIS PROPERTY IS OPERATING A VACATION RENTAL WITH AN EXPIRED CERTIFICATE OF COMPLIANCE.

Officer Suarez 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, per violation.

Case: CE-20010591

3120 SW 14 ST

Special Magistrate Hearing

February 20, 2020

Page 31

Owner: STEVENS,JESSE C

Service was via posting at the property on 1/24/20 and at City Hall on 2/6/20.

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

VIOLATIONS: 15-272.(a)

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

Officer Garcia presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day.

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

Case: CE19040622

2030 W MCNAB RD

Owner: 2030 WEST MCNAB ROAD LLC

This case was first heard on 5/16/19 to comply by 9/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,525 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE19011733

401 N BIRCH RD, # 511

Owner: DD INVESTMENTS GALE LLC

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 \$9,250 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$9,250 fine.

Case: CE18091383

2598 NW 18 TER

Owner: OAKLAND 95 LLC

This case was first heard on 11/29/18 to comply by 1/3/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$57,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$57,500 fine, which would continue to accrue until the property was in compliance.

Case: CE19082171

700 NW 11 AVE

Owner: FREEMAN,JESSIE B

This case was first heard on 12/5/19 to comply by 12/15/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$100 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$100 fine.

Case: CE19082051

1900 NW 12 AVE

Special Magistrate Hearing

February 20, 2020

Page 32

Owner: ONEWAVE LLC

This case was first heard on 11/7/19 to comply by 11/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$14,250 fine, which would continue to accrue until the property was in compliance.

Case: CE19081544

3509 SW 12 CT

Owner: MCFARLANE,CHRISTINE

This case was first heard on 11/7/19 to comply by 11/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$9,500 fine, which would continue to accrue until the property was in compliance.

Case: CE19022236

1700 NW 4 ST

Owner: MCDONALD,RICHARD K

This case was first heard on 6/20/19 to comply by 7/11/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,450 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$6,450 fine.

Case: CE19091086

2309 BARCELONA DR

Owner: LIMA FAM TR ETAL %ANTHONY LIMA

This case was first heard on 12/5/19 to comply by 12/19/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,800 fine.

Case: CE-19120859

CITATION

2620 AURELIA PL

Owner: DSL CONSTRUCTION & INVESTMENTS LLC

This case was cited on 12/28/19 to comply by 12/29/19. 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.

Ms. Flynn imposed the \$2,400 fine.

Complied, Closed, Withdrawn and Rescheduled Cases

Ms. Flynn accepted pages 68 through 70 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:

CE-19110059

CE19062078

CE-20010348

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:
CE18102217

There being no further business, the hearing was adjourned at 12:43 P.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate