



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JANUARY 18,2018
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Yvette Cross-Spencer, Clerk III
Crystal Green-Griffith, Clerk III
Katrina Jordan, Administrative Services Supervisor
Stacey Ramsey, Clerk III
Geneva Williams, Clerk III
Loen Garrick, Clerk III
Rhonda Hasan, Assistant City Attorney
Jose Abin, Building Inspector
Kelvin Arnold, Building Inspector
Susan Ateek, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Leonard Champagne, Senior Code Compliance Officer
Alejandro DelRio, Building Inspector
Dick Eaton, Code Compliance Supervisor
Deanglis Gibson, Code Compliance Officer
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Robert Kisarewich, Fire Inspector
Ron Kovacs, Code compliance Officer
Vaughn Malakius, Code Compliance Officer
Jorge Martinez, Code Compliance Officer
George Oliva, Chief Building Inspector
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
Mary Rich, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE16100769: Tracy Skinner, manager

CE17071991: Emile Luxe, owner

CE16101529: Delice Dejacmar, owner

CE17020937: Christina Picanza, manager

CE17051518: Jennifer Lavorsi, owner

CE17062680: Christopher Casale, tenant

CE17031807; CE17061840; CE17052110; CE17052111; CE17062110; CE15091865:
Courtney Crush, attorney

CE17072134: Daniel Gitlin, owner

CE17071577: Jeffrey Seidlen, attorney

CE17051471: Vernon Hodgson, owner

CE16121264: Leonel Harrari, manager

CE17032133: John Clarke, owner; Richard Coker, Jr., attorney

CE17041595: Cosimo Bivona, owner

CE17062534: Rena Moforis, owner; Elen Vyrlas, owner's assistant; Gaspar Forteza,
attorney; Michael Garcia, attorney

CE12021626: Jill Gold, owner's representative

CE15090901: Kathryn Coker, attorney; John Halliday III, owner's representative

CE17030520: Paul Vigil, owner

CE17060230: Wanda Cleveland, owner

CE17051511: James Stephens, owner

CE17060829: Osenide Saint Louis, owner; Sherlie Saint Louis, owner's daughter/
interpreter

CE17021501: Brandy Pollack, owner

CE17052171: Henry Pierson Jr., owner

CE17032360: Latrinsha Greaves, owner

CE17081185: Theodore D'Apuzzo, attorney; Ros Kilikovac, owner; Rad Kilikovac,
owner

CE17051349; CE17111458: Graciella Sorgenti, owner

CE17061854: Brian Kilcullen, owner

CE17041804: Vilmond Sainvil, owner

CE17040759: Antonio Delorenzo, contractor

CE17101207: Ricardo Sanchez, manager

CE17062741: Leonvil Noel, owner

CE17062206: Jennifer Brown, owner; Nathaniel Robinson, owner

CE17051612; CE17062222: Bernadette Azor, owner

CE16060755: Richard Devitt III, attorney

CE17021824; CE17071515: David Valdini, owner's representative

CE17061258: Adam Vinicina, attorney

CE17080062: Pamela Cruz, owner

CE17011131: Alyse Lemstrom, owner's representative

CE16111936: Julie Hynds, owner's agent

CE17021526: Yaoqov Thaller, owner

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CE14102083: John Phillips, attorney
CE17032014: Scott Bryan, owner
CE17071896: Patrick Beckford, maintenance person
CE17061655: Theodore Birch, owner's representative
CE14121698: Brian Gibson, owner; Denzel Jaglal, owner
CE17061690: Joe Louissaint, owner; Audrey Streeter, owner's assistant
CE17052472: Jeffrey Erdman, owner
CE17041117: Leacroft Legester, owner's representative
CE17071286: Marcie Nelson, tenant; Young Mo Chung, owner; Arrett Nelson, tenant
CE17071851: Dan Ganea, owner
CE17071857: Herold Johnson, owner
CE16122243: Eugene Carlin, Jr., owner
CE17061532: Jerome Latorre, attorney; Kenyatta Alexander, owner's representative
CE17101534; CE17120106: CE17101341: CE17120109: CE17101535: Joseph
Cartolano, attorney
CE17041398: Steven Meister, manager
CE16081279: Oscar Fuenmayor, tenant
CE17042277: Sean Matthews, owner's son
CE17061718: Daniel Marino, owner
CE17020266: Joseph Pierce, owner
CE11062272; CE11071101: Jacqueline Hyatt, owner
CE15020999: Travis Bjork, owner's agent
CE96060697: Patricia Rathburn, trustee
CE07060771: Jim Bishop, family friend; Robert Bulfin, attorney
CE10071983; CE16080087: Eitan Fishbein, trustee
CE04061206: Michael Karsh, attorney
CE14100160: Denzel Jaglal, owner's agent, Brian Gibson, owner
CE15081297: James Williams, owner's husband
CE11061900: Dominic Delgado, previous owner
CE17081099: Beverly Chambers, owner's representative
CE17081099: Linwood Dickerson, estate administrator

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

The meeting was called to order at 9:24 A.M.

Case: CE14102083

1605 SW 10 AVE
SEDILO, STELLA EST

This case was first heard on 6/4/15 to comply by 7/2/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$82,400 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, reported the case was in compliance and recommended reducing the fines to \$1,275 to cover administrative costs.

John Phillips, attorney, agreed to the fine reduction.

Judge Purdy imposed a fine of \$1,275 for the days the property was out of compliance.

Case: CE17071515

1437 SW 33 ST
DAVID S JACKSON REV TR
JACKSON, DAVID TRUSTEE

Service was via posting at the property on 12/4/17 and at City Hall on 1/4/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation:
15-272.(a)

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

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

David Valdini, the owner's representative, said they had made progress and were awaiting an inspection.

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

Case: CE17071577

540 SW 15 AVE
PENNYMAC LOAN SERVICES LLC

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Jorge Martinez, Code Compliance Officer, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, AND
DEBRIS ON PROPERTY/SWALE

24-27.(b)

TRASH CARTS ARE BEING LEFT AT THE FRONT OF
PROPERTY AFTER PICKUP.

9-305(b)

LANDSCAPE AND /OR SWALE NOT MAINTAINED, THERE IS
MISSING AND/ OR BARE AREAS OF LAWN COVER.

9-313.(a)

HOUSE NUMBERS ARE NOT VISIBLE OR DISPLAYED ON THIS
PROPERTY.

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

Jeffrey Seidlen, attorney, said they had already opened a work order to comply the violations and requested 30 days.

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

Case: CE17080062

1420 NW 15 TER

CRUZ, FELIX N & PAMELA

Personal service was made on 11/21/17.

Jordan Wingate, Code Compliance Officer, testified to the following 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, PEELING PAINT. THERE IS A PORTION OF
THE WALL THAT IS IN DISREPAIR.

Complied:

18-4(c)

9-304(b)

9-305(b)

Officer Wingate presented photos of the property and the case file into evidence.

Pamela Cruz, owner, stated a contractor had begun work but then abandoned the job.

Officer Wingate and recommended ordering compliance within 30 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: CE17031807

524 BAYSHORE DR
BAYSHORE VILLAS LLC

Service was via posting at the property on 11/14/17 and at City Hall on 1/4/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS IN AND AROUND THIS
VACANT LOT/PROPERTY AND ON THE PROPERTY/SWALE

47-34.1.A.1.

VACANT LOT BEING USED AS STORAGE AREA FOR
WHEEL STOPS, TRAILER(S) AND OTHER GOODS AND
MATERIALS. PER SECTION 47-12.5.1, THIS IS NOT A
PERMITTED USE IN NBRA ZONING.

Complied:
24-29(a)

Supervisor Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day, per violation.

Courtney Crush, attorney, said this lot had been used by several hotels for hurricane cleanup. She requested 14 days.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation.

Case: CE17061840

529 BAYSHORE DR
BAYSHORE CONCEPTS LLC

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

John Suarez, Code Compliance Officer, testified to the following violation:
8-91.(c)

THERE IS A DOCK IN DISREPAIR AT THIS PROPERTY.
THERE ARE BROKEN MOORING STRUCTURES INCLUDING BUT
NOT LIMITED TO PYLONS, AND DOCKS.

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

Courtney Crush, attorney, requested 35 days.

Ms. Hasan suggested more than 35 days be granted because a permit could not be pulled within 35 days.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

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

Case: CE17052110

2640 NE 32 ST
BARMER LLC

Service was via posting at the property on 12/5/17 and at City Hall on 1/4/18.

Jose Abin, Building Inspector, testified to the following violations:
47-34.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND
BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY
PERMITTED OCCUPANCY CLASSIFICATION OF 4 UNITS HAS
BEEN CHANGED TO 7 UNITS PLUS AN RENTAL OFFICE
WITHOUT OBTAINING THE REQUIRED PERMITS AND THE
CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.
THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL
FACILITY IN CONJUNCTION WITH 2648-2667 NE 32 ST.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE
OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING,
TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN
SECTION Sec. 47-34.1.THE CITY SHALL HAVE RECOURSE
TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE
UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT
THE OWNERS EXPENSE.

Inspector Abin presented photos of the property and the case file into evidence and requested a finding of fact that the violations existed as cited and allow the owner 119 days to comply.

Courtney Crush, attorney, said she had met with Ms. Hasan and Inspector Abin and City staff was helping them to establish how many units were originally approved in the 1950s. She requested Judge Purdy not issue a finding of fact until the research was completed.

Ms. Hasan said the cases could be deferred for 77 days to complete the research because the owner was working with staff.

Judge Purdy deferred all three cases to February 15, 2018.

Case: CE17052122

2648 NE 32 ST

BARMER LLC

Service was via posting at the property on 12/5/17 and at City Hall on 1/4/18.

Jose Abin, Building Inspector, testified to the following violations:
47-34.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF 4 UNITS HAS BEEN CHANGED TO 8 UNITS WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL FACILITY IN CONJUNCTION WITH 2640-2667 NE 32 ST.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION Sec. 47-34.1. THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Deferred to February 15, 2018.

Case: CE17062110

2667 NE 32 ST
BARMER LLC

Service was via posting at the property on 12/5/17 and at City Hall on 1/4/18.

Jose Abin, Building Inspector, testified to the following violations:
47-34.1

THE USE AND THE OCCUPANCY OF THIS PARCEL AND BUILDING HAVE BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF 2 UNITS HAS BEEN CHANGED TO 4 UNITS WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

THIS PROPERTY IS BEING USED AS A HOTEL/MOTEL FACILITY IN CONJUNCTION WITH 2640-2648 NE 32 ST.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION Sec. 47-34.1. THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Deferred to February 15, 2018.

Case: CE17021824

1401 SW 33 ST
DAVID S JACKSON REV TR
JACKSON, DAVID TRUSTEE

This case was first heard on 8/17/17 to comply by 9/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,750 fine, which would continue to accrue until the property was in compliance.

Ron Kovacs, Code Compliance Officer, recommended imposition of the fines.

David Valdini, owner's representative, said the State applications had been delayed and they were awaiting inspections now. Officer Kovacs stated the property was being advertised even though it was not licensed yet. Mr. Valdini said they had taken steps to remove the ads. Inspector Kovacs had advised Mr. Valdini to remove the listing and supply the City with a notarized affidavit pursuant to that.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the February 15, 2018 hearing.

Case: CE17062534

Request for an extension

744 NW 5 AVE
MOFORIS, RENA MARIE

This case was first heard on 8/17/17 to comply by 8/27/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$26,750 fine, which would continue to accrue until the property was in compliance. The respondent was requesting an extension.

Ingrid Gottlieb, Senior Code Compliance Officer, stated she would not object to the extension request.

Michael Garcia, attorney, said they would meet with the City in the next month to resolve this. He requested 30 days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue, and ordered the respondent to attend the February 15, 2018 hearing.

Case: CE17051511

1117 NE 11 AVE
STEPHENS, JAMES L

Personal service was made on 11/17/17.

Paulette Perryman, Code Compliance Officer, testified to the following violation:
18-11(a)

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

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

James Stephens, owner, requested more than 10 days.

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

Case: CE17061854

1208 SEMINOLE DR
KILCULLEN, BRIAN

Certified mail addressed to the owner was accepted on 11/24/17.

John Suarez, Code Compliance Officer, testified to the following violation:
8-91.(c)

THERE IS A SEAWALL IN DISREPAIR ON THE
PROPERTY. THERE ARE HOLES/CRACKS IN THE
SEAWALL. THE SEAWALL IN ITS PRESENT
CONDITION IS UNSATISFACTORY, IN DISREPAIR.

Officer Suarez presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Brian Kilcullen, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE17051518

509 SW 6 ST
JULIANNA & JOHN DOHERTY IRREV TR
DOHERTY, JULIANNA & JOHN TRUSTEES

Service was via posting at the property on 12/26/17 and at City Hall on 1/4/18.

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

THERE IS LAWN OVERGROWTH PRESENT ON THIS PROPERTY
AND SURROUNDING SWALE AREAS AND THE PROPERTY IS
LITTERED WITH TRASH/RUBBISH/DEBRIS

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE
PROPERTY, INCLUDING BUT NOT LIMITED TO: BARRELS,
APPLIANCES, TIRES, FURNITURE, AND OTHER ITEMS.
THIS IS NOT A PERMITTED USE ON AN RS-15 ZONED
PROPERTY.

9-304(b)

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

9-306

THE EXTERIOR BUILDING WALLS AND FACADES ARE NOT
BEING MAINTAINED IN A SECURE AND ATTRACTIVE

MANNER. THE EXTERIOR WALLS AND FACADES ARE DIRTY
AND/OR HAVE MISSING, FADED, CHIPPED AND MILDEW STAINS.

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

Jennifer Lavorsi, owner, said they had begun work but she was ill and her husband was out of town for another week so she requested more than 14 days.

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

Case: CE17020937
417 COCONUT ISLE
GARCIA, LUISA F

Request for extension

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,150.

Christina Picanza, manager, requested additional time because the architect had just supplied her with the new plans.

Alejandro DelRio, Building Inspector, suggested 63 days.

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

Case: CE17040759
1311 SEMINOLE DR
DANIELSSON, LEIF

Service was via posting at the property on 12/11/17 and at City Hall on 1/4/18.

Alejandro DelRio, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
BUILDING 15061407 (A.T.F. CHICKEE HUT)

Withdrawn:

FBC(2014) 110.6

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17032133

701 NE 11 ST
701 ON FLAGLER LLC

Ordered to reappear

This case was first heard on 7/6/17 to comply by 9/7/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said the respondent had been working to comply and had requested 77 days.

Richard Coker, Jr., attorney said the owner had pulled permits and done some work but another permit was needed. He requested 77 days. Inspector Abin requested an order to reappear as well.

Judge Purdy granted a 77-day extension, during which time no fines would accrue, and ordered the respondent to attend the April 5, 2018 hearing.

Case: CE17072134

532 NW 8 AVE
DACA MANAGEMENT LLC

Service was via posting at the property on 12/19/17 and at City Hall on 1/4/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS AN ACCUMULATION OR UNTENDED GROWTH OF WEEDS, UNDERGROWTH OR OTHER DEAD OR LIVING PLANT LIFE; OVERGROWTH OF LAWN, GRASS, WEEDS OR FOLIAGE; TRASH, RUBBISH, LITTER, REFUSE, GARBAGE, YARD DEBRIS, DISCARDED MACHINERY OR SIMILAR ARTICLE; OTHER OBJECTIONABLE, UNSIGHTLY, OR UNSANITARY MATTER ON THIS VACANT PROPERTY.

Officer Hullett said the property was in foreclosure and the respondent had informed her that the previous owner kept locking the fences so the current owner could not access the property.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day. She said the respondent had agreed to this.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day.

Case: CE17111458

1204 BAYVIEW DR

SORGENTE, HECTOR G

SORGENTE, GRACIELA S

Service was via posting at the property on 12/5/17 and at City Hall on 1/4/18.

Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER WITHIN THE STRUCTURE. PROPERTY SUFFERED A FIRE AND HAS SUBSTANTIAL DAMAGE. THE STRUCTURE IN ITS PRESENT CONDITION IS A HEALTH HAZARD AND THE PREMISES UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

a. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

b. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED ALONG WITH ALL ACCESSORY STRUCTURES.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

The City was experiencing difficulty with displaying photos so Judge Purdy heard other cases while the problem was addressed.

Upon returning to the case, Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to pull permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Graciella Sorgenti, owner, said the house was a complete loss and she wanted to demolish the house and build a new one but her insurance company had denied the claim and they were going to trial. She was unable to demolish the house because the entire house was evidence. Ms. Sorgenti stated she needed the City's order to demolish the property.

Judge Purdy found in favor of the City and ordered the owner to pull permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Case: CE15090901

900 NW 6 ST
FPA II LLC

This case was first heard on 1/21/16 to comply by 3/3/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$44,000 and the City was requesting the full fine be imposed.

George Oliva, Chief Building Inspector, confirmed the property was in compliance and recommended reducing the fine to \$1,275 to cover administrative costs.

John Halliday III, the owner's representative, agreed to the reduction.

Judge Purdy imposed a fine of \$1,275 for the days the property was out of compliance.

Case: CE16122243

2829 N FEDERAL HWY
JAEGERMEISTER I LLC
% DANAC CORP

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,100 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, confirmed the property was in compliance and recommended reducing the fine to \$225 to cover administrative costs.

Eugene Carlin, Jr., owner, agreed.

Judge Purdy imposed a fine of \$225 for the days the property was out of compliance.

Case: CE17040746

547 NE 1 AVE
BR ARCHCO FLAGLER VILLAGE LLC
% BLUEROCK REAL EST LLC

Service was via posting at the property on 11/20/17 and at City Hall on 1/4/18.

Ron Kovacs, Code Compliance Officer, testified to the following violations:
9-306

THERE IS A LARGE GRAFFITI TAG ON THE EXTERNAL PORTION
OF THE BUFFER WALL ON THE WEST SIDE OF THIS FOLIO.

47-19.5.D.5.

THE BUFFER WALL ON THE PROPERTY IS NOT IN GOOD
REPAIR, NOT BEING MAINTAINED OR SECURE. SECTIONS
ARE MISSING AND HAVE MOLD AND MILDEW ALONG WITH
CHIPPED AND MISSING PAINT.

18-12(a)

THERE IS RUBBISH AND DEBRIS ON THIS FOLIO IN THE
FORM OF LARGE FALLEN TREE BRANCHES AS WELL AS
BROKEN RUBBLE FROM THE DAMAGED BUFFER WALL.

47-20.20.H.

THE PARKING FACILITIES AT THIS DETAILED USE COMMERCIAL PARKING LOT ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS LOOSE AND MISSING IN SOME AREAS.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE IN THE FORM OF HEAVY MACHINERY AND LARGE METAL SCRAPS BEING STORED ON THIS FOLIO.

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

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, per violation.

Case: CE17061532

2831 NE 29 ST
MATTHEWS, NANCY A

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation: 8-91.(c)

THE MOORING STRUCTURE IS IN DISREPAIR IN THE REAR OF THE PROPERTY. THE DECK HAS BECOME SEPARATED FROM THE MAIN STRUCTURE AND IS FALLING INTO THE WATERWAY. THE DOCK IS UNSAFE AND IS IN UNSATISFACTORY CONDITION.

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Jerome Latorre, attorney, said the property was in foreclosure and requested a 90-day continuance to complete the foreclosure, evict the tenant and comply the violation.

Ms. Hasan said it was the City's position that the lending institution did not have standing because it was not the property owner.

Kenyatta Alexander, bank representative, stated the property had been sold back to Wilmington Trust on 12/12/17 and a certificate of sale had been issued but the tenant had filed an objection to sale so the new title had not been issued.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE17051471

541 SW 31 AVE

HODGSON, VERNON A

Service was via posting at the property on 12/7/17 and at City Hall on 1/4/18.

Linda Holloway, Code Compliance Officer, testified to the following violation:
18-11(a)

THE SWIMMING POOL AT THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED IN A PROPER CONDITION. IT IS FULL OF GREEN, STAGNANT WATER. IT HAS AN ACCUMULATION OF TRASH OR DEBRIS. THE PROPERTY IN THIS CONDITION IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES AND A PUBLIC NUISANCE.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$200 per day.

Vernon Hodgson, owner, said he had cleaned the pool and repaired the pump.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day.

Case: CE17081185

1133 NE 3 AVE

KLIKOVAC, RAD

KLIKOVAC, ROSS

Service was via posting at the property on 11/22/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
25-4

THERE IS A VEHICLE PARKED ACROSS THE PUBLIC SIDEWALK OBSTRUCTING PEDESTRIAN TRAFFIC. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17062360. THIS CASE WILL BE PRESENTED TO THE SPECIAL

MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR
NOT THE VIOLATION COMPLIES PRIOR WITH THE HEARING DATE.

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

Theodore D'Apuzzo, attorney, said the vehicle for which the property had been cited did not belong to the property owners. They had photos taken for months showing many different vehicles parked there.

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

Case: CE16060755

1345 NE 4 AVE
TOM TOM REALTY HOLDINGS LLC

Personal service was made on 11/18/17.

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

47-19.5.H.

THERE IS NON PERMITTED RAZOR/BARBED WIRE FENCING
ON THIS PROPERTY.

47-20.20.D.

THE PARKING FACILITIES ARE BEING USED FOR STORAGE
IN THE FORM OF SHIPPING CONTAINERS AND OTHER EQUIPMENT.

47-20.20.J.

THE OWNER/OPERATOR OF THIS BUILDING/STRUCTURE HAS
CAUSED THE DISCONTINUANCE/REDUCTION OF THE
REQUIRED PARKING FACILITIES BY PLACING MATERIALS
ON REQUIRED PARKING SPACES/FACILITIES.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS
INCLUDING BUT NOT LIMITED TO SHIPPING CONTAINERS,
PALLETES AND OTHER MISCELLANEOUS ITEMS. THIS IS NOT A
PERMITTED USE ON AN RDS-15 AND CB ZONED PROPERTY.

Complied:
9-313(a)

Officer Champagne requested a 77-day deferral.

Richard Dewitt, owner, agreed.

Judge Purdy granted a 77-day deferral.

Case: CE17052472

2733 NE 29 ST

ERDMANN, JEFFREY J & WENDY E

Service was via posting at the property on 12/11/17 and at City Hall on 1/4/18.

Alejandro DelRio, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
15101620 (NEW OPEN COVERED PORCH OVERHANG)

Withdrawn:

FBC(2014) 110.6

Jeffrey Erdman, owner, said he believed the roofing permit had been closed. They had run out of money to continue the project. He requested 60 days to reopen the permit to complete the project.

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

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

Case: CE17032360

1131 NW 1 AVE

GREAVES, LATRINSHA

This case was first heard on 8/17/17 to comply by 11/16/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, said the permit was still expired.

Latrinsha Greaves, owner, said she was working with Community and Development to get help to comply the violations. She stated her home had been flooded three years ago and that had caused mold problems. Inspector DelRio recommended a 91-day extension.

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

Case: CE17052171

1124 NW 2 AVE
PIERSON, HENRY

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violations:
47-19.2 EE.

THERE IS A UTILITY SHED IN THE SETBACK OF THIS
RD-15 ZONED PROPERTY.

9-278(e)

THERE ARE HURRICANE PANELS COVERING THE WINDOWS OF
THIS PROPERTY OBSTRUCTING DIRECT VENTILATION TO
THE OUTDOORS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND
NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING
COLOR.

Complied:

18-12(a)

47-34.1.A.1.

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

Henry Pierson Jr., owner, said he had filled holes in the wall and intended to move the shed, but it was more work than he had anticipated.

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

Case: CE17061258

1407 SE 2 ST
BONICO INVESTMENTS LLC

Service was via posting at the property on 11/20/17 and at City Hall on 1/4/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation:
15-272.(a)

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

Officer Kovacs presented photos of the property and 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: CE16111936

1531 NW 11 CT
SRP SUB LLC

This case was first heard on 4/6/17 to comply by 4/27/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,500 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Compliance Officer, said she had spoken with the owner's agent, who agreed to a fine reduction to \$764 to cover administrative costs.

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

Case: CE17062222

1401 NW 8 AVE
AZOR, BERNADETTE

Service was via posting at the property on 11/22/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

Complied:
9-280(h)(1)
9-305(b)

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

Bernadette Azor, owner, said she had done all the work and she had photos showing the property was clean. Judge Purdy said the property must be reinspected.

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

Case: CE17062741
1320 NW 7 TER
SILIEN, CONCEPTIA
NOEL, LEON VEL

Personal service was made on 12/7/17.

Will Snyder, Code Compliance Officer, testified to the following violations:
9-304(b)

THE GRAVEL DRIVEWAY AT THIS PROPERTY IS NOT WELL-GRADED. THERE ARE WEEDS AND OTHER LIVING LANDSCAPE MATERIAL GROWING THROUGH THE GRAVEL PORTION OF THE DRIVEWAY.

9-305(b)

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

Complied:

18-1.

47-34.1.A.1.

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

Leonvil Noel, owner, said he would not plant grass under the tree because it would not live. Officer Snyder stated the owner needed to consult a licensed landscaper, who would recommend a particular type of grass that could survive in that location.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE17071896

1675 NE 9 AVE
HOUSE OF HOPE INC.

Service was via posting at the property on 11/15/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE17032399 AND CE16091138. 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.

Officer Snyder presented photos of the property and the case file into evidence, said the property was currently in compliance and requested a finding of fact that the violation had existed as cited.

Patrick Beckford, maintenance person, was present.

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

Case: CE17062206

1325 NW 7 TER
BROWN, JENNIFER & ROBINSON, NATHANIEL

Service was via posting at the property on 12/2/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING OF THE CARPORT HAS ROTTED WOODEN MATERIALS AND HAS CHIPPED PAINT RENDERING THE CARPORT VULNERABLE TO THE ELEMENTS.

Complied:
18-1.
9-280(h)(1)

Officer Snyder presented photos of the property and the case file into evidence.

Nathaniel Robinson, owner, requested 90 days to comply and Officer Snyder recommended ordering compliance within 91 days or a fine of \$25 per day.

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

Case: CE16100769

10 S NEW RIVER DR E
LINEAIRE GROUP 10 NEW RIVER LLC
KRIKORA A GAZARIAN TR ET AL.

This case was first heard on 4/20/17 to comply by 10/19/17. 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.

George Oliva, Chief Building Inspector, recommended reducing the fine to \$525 to cover administrative costs.

Tracy Skinner, manager, agreed to the fine reduction.

Judge Purdy imposed a fine of \$525 for the days the property was out of compliance.

The following two cases at the same address were heard together:

Case: CE17032014

1660 SW 22 AVE
BRYAN, SCOTT L

Service was via posting at the property on 11/20/17 and at City Hall on 1/4/18.

Jorge Martinez, Code Compliance Officer, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, AND
DEBRIS ON PROPERTY AND SWALE

9-280(h)(1)

THE WOOD FENCE IS DAMAGED AND IN DISREPAIR AND IS
NOT BEING MAINTAINED.

9-305(a)

THERE IS LANDSCAPE ENCROACHING ON THE SIDEWALK AND SWALE.

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

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

Case: CE17060126

1660 SW 22 AVE
BRYAN, SCOTT L

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation:
18-11(a)

THE POOL AT THIS HOUSE IS FILLED WITH GREEN,
DIRTY, STAGNANT WATER AND IS A BREEDING GROUND FOR
MOSQUITOS. THE PROPERTY IN THIS CONDITION HAS
BECOME A PUBLIC NUISANCE.

Officer Martinez presented photos of the property and 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: CE17061655

1801 S OCEAN DR
MOUNTJOY, WILLIAM J

Service was via posting at the property on 12/4/17 and at City Hall on 1/4/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation:
15-272.(a)

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

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

Theodore Birch, owner's representative, said the application had been submitted.

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

Case: CE17060230

1109 SW 22 AVE
CLEVELAND, WANDA

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

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

THE LANDSCAPING DOES NOT PRESENT A NEAT,
WELL-KEPT, HEALTHY APPEARANCE. THERE ARE AREAS
WITH BARE/MISSING OR DEAD GROUND COVER ON THE LAWN
ON THE PROPERTY INCLUDING THE SWALE.

Complied:
9-304(b)

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

Wanda Cleveland, owner, agreed.

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

Case: CE17071286

2765 NW 19 ST
CHUNG, YOUNG M

This case was first heard on 8/17/17 to comply by 8/27/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$14,300 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, said the violation should have been complied a long time ago and recommended imposition of the fines.

Marcie Nelson, tenant, said the property was in compliance until Hurricane Ima brought down the fencing and two mango trees. She stated the boat was involved in an accident at the property and they were still dealing with the insurance company. Ms. Nelson stated the vehicles were work trucks and a couple of them had dealer tags;

none of the vehicles was derelict. Officer Gottlieb informed Judge Purdy that when she had reinspected the property on Tuesday, there were unlicensed vehicles present. She added that this was a vacant lot, so no vehicles should be stored there. Ms. Nelson said at a prior hearing, they had been told they could keep their work vehicles on the property. Office Gottlieb said the property must have a building permit to allow any vehicles to be present and those vehicles must be licensed and operable.

Judge Purdy advised Young Mo Chung, the owner, that he was responsible for the violations and the fines. Mr. Chung said he had worked to clean up the property.

Judge Purdy imposed the \$14,300 fine, which would continue to accrue until the violations were corrected.

Case: CE17081099

Administrative Hearing

1615 NW 5 ST

VARNER, FLORENCE ESTATE

This case was not on the agenda but Beverly Chambers, the owner's representative, said the owner had received a letter indicating he must attend this hearing. Ms. Chambers said they believed that the violations related to the house next door. She said the owner had never seen the photos of the violation to determine if it was at his property.

Porshia Goldwire, Code Compliance Manager, said this was an appeal regarding an emergency board-up the City had done at this property. She explained the department director had requested the board-up because there had been a sexual assault at the property. Notice had been posted on the property and mailed to the owner.

Ms. Hasan stated the property was still owned by the Florence Varner estate and Mr. Dickerson was the court-ordered personal representative of the estate. Ms. Chambers said Mr. Dickerson was the estate administrator. Ms. Hasan said the order of summary administration Ms. Chambers provided did not say Mr. Dickerson was the personal representative.

Ms. Goldwire said the sexual assault had occurred on 8/6/17 and the email request for the board-up was received on 8/14/17. The notice of the board-up was sent to the Florence Varner estate at this property address: 1615 NW 5 Street. It was returned as "vacant and unable to forward." Ms. Hasan said this was the address listed with the County then and still was today.

Ms. Chambers stated the notice had never been posted on the property and Ms. Goldwire said she had a photo of the posting. Ms. Chambers said the house had the storm shutters on until the board-up and added that the sexual assault had taken place

at the house next door. Ms. Goldwire explained that the adjacent property had been re-boarded after the original board-up had been breached.

Ms. Chambers said this was a case of mistaken identity. She stated a woman had been shot at the adjacent property and died in the front yard. She added that Mr. Dickerson had never seen photos showing that his property was unsecured. Someone at the City had sent Mr. Dickerson notice of the property at 1617 NW 5 Street, which was not secured. Ms. Chambers said there were photos from 2013 from the Broward County Property Appraiser showing the property was secure.

Ms. Goldwire showed photos the City had taken before and after the board-up.

Ms. Chambers showed her own photos of the property and stated the contractor the City sent had removed the storm shutters and broken down the doors.

George Oliva, Chief Building Inspector, said there had been no mistake; the City had followed the order from the Police Department pursuant to the fact that a crime had been committed on the property.

Judge Purdy denied the appeal.

Case: CE17111039

2900 NW 59 ST

CITY OF FORT LAUDERDALE

Personal service was made on 12/13/17.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation:
NFPA 1:10.4.4

The fire alarm system has not been tested, inspected and/or tagged in accordance with the Code.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

Judge Purdy took a brief break.

Case: CE17071991

25 NW 11 ST
LUXE, EMILE

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION. PREVIOUS CASES ARE CE17030196. 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.

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

Emile Luxe, owner, said the vehicle had a dealer tag and it was drivable. Office Snyder said the owner continually stored unlicensed vehicles on the property.

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

Case: CE17071857

2801 NW 19 ST
JOHNSON, H W

Service was via posting at the property on 11/16/17 and at City Hall on 1/4/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation
47-21.9.M.

THIS UNDEVELOPED PARCEL, VACANT LOT IS MISSING ALL LAWN COVER.

Supervisor Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Herold Johnson, owner, said AT&T had torn up the sidewalk. He requested 30 days.

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

Case: CE17041398

3031 DAVIE BLVD
SUNSHINE STATE HOLDINGS II INC.

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Linda Holloway, Code Compliance Officer, testified to the following violations:
47-20.20.H.

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

47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 126 days or a fine of \$200 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$200 per day, per violation.

Case: CE17071851

2781 NW 19 ST
GANEA, DAN

Service was via posting at the property on 11/16/17 and at City Hall on 1/4/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violations:
9-304(b)

THERE ARE COMMERCIAL VEHICLES/TRAILERS/EQUIPMENT PARKED ON THE GRASS/LAWN.

9-313.(a)

THE NUMERICAL ADDRESS OF THIS CHAIN LINK FENCED VACANT LOT IS NOT VISIBLE FROM THE STREET OR NON EXISTENT.

BCZ 39-225.

THERE ARE COMMERCIAL VEHICLES, BOATS, HEAVY AND MOTOR-DRIVEN EQUIPMENT STORED/PARKED ON THIS

COMMERCIAL ZONING DISTRICT VACANT LOT WITHOUT THE
REQUIREMENTS PERMITS.

BCZ 39-296.

THERE IS OUTDOOR STORAGE OF MULTIPLE COMMERCIAL
ITEMS AND OTHER MISC. ITEMS. THIS IS UN-PERMITTED
LAND USE PER SECTION BCZ 39-295 IN THIS B-3
UNINCORPORATED COUNTY ZONED DISTRICT.

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

Dan Ganea, owner, said he parked his commercial vehicles on the site. He requested more time to find a place to rent where he could store his equipment.

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

Case: CE17041117

2760 SW 2 ST

OMBUES INVESTMENTS LLC

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Linda Holloway, Code Compliance Officer, testified to the following violation:
47-20.20.H.

THERE ARE CRACKS AND/OR HOLES AND THE ASPHALT TOP
COAT IS RAISED, UNEVEN IN SOME AREAS AND HAVE
MISSING SECTIONS.

THERE IS A WHEEL STOP THAT IS LOOSE/NOT PROPERLY
ALIGNED. THE SURFACE MARKINGS ARE FADED/MISSING.

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

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

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

Case: CE17101341

3007 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

Service was via posting at the property on 12/21/17 and at City Hall on 1/4/18.

Lois Turowski, Code Compliance Officer, testified to the following violation:
18-11(b)

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

Officer Turowski presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$250 per day.

Joseph Cartolano, attorney, said the property had suffered extensive damage during Hurricane Irma. The property was now fenced and he felt the pool violation could be remedied quickly. He said once they had an order from the City to clean the property, they would send it to the insurance company to start the clock on the insurance company to come perform inspections. He requested 30 days.

Ms. Hasan noted that the property was littered with palm fronds, trash and debris that should not require an insurance claim to remove.

George Oliva, Chief Building Inspector, said his inspectors had been visiting the property for 90 days and posted warnings regarding the pool, which had been ignored. He was concerned because the pool was open to the street and he wanted a temporary fence to secure the pool.

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

Case: CE17101534

3001 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

Service was via posting at the property on 12/21/17 and at City Hall on 1/4/18.

Lois Turowski, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

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

Case: CE17101535

3012 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

Service was via posting at the property on 12/21/17 and at City Hall on 1/4/18.

Lois Turowski, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

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

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

Case: CE17120106

3001 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

Service was via posting at the property on 12/7/17 and at City Hall on 1/4/18.

Roldan Perez, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE
SANITARY FACILITIES AND NO RUNNING WATER AND THERE
ARE SQUATTERS THAT ENTER PREMISES RELIEVE
THEMSELVES WITHIN THE STRUCTURE. PORTIONS OF THE
STRUCTURE WAS OPEN AND UNSECURED AT TIME OF SITE
INSPECTION. THE OWNERS HAVE BEEN UNABLE OR

UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER. THE STRUCTURE IN ITS PRESENT CONDITION IS CONDUCIVE TO BREEDING OF RODENTS, PEST AND VERMIN LEADING TO A HEALTH HAZARD AND DEEMING THE PREMISES UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IS VACANT AND OPEN TO CASUAL ENTRY DUE TO THE DETERIORATION, DUE TO DOORS MISSING AND OR NOT LOCKED OR WINDOWS MISSING OR BROKEN. THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Inspector Roldan presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to demolish the property within 30 days or a fine of \$500 per day.

Jose Abin, Building Inspector, said that since the property was cited, it had been fenced and was no longer open to unauthorized access. He recommended ordering the owner to apply for permits to comply the violations or demolish the property within 35 days or the City would demolish the property at the owner's expense.

Joseph Cartolano, attorney, said the owners hoped the insurance claim would be settled and they could repair and reopen the property and he wanted to allow them time to resolve that before deciding to repair or demolish the property. He requested 60 days. Inspector Abin recommended ordering the owner to apply for permits to comply the violations or demolish the property within 77 days and ordering the respondent to attend that hearing to make a further determination. He stated the owners needed a permit for the temporary fence that had been installed.

Judge Purdy found in favor of the City and ordered the owner to apply for permits to comply the violations or demolish the property within 77 days and ordered the respondent to attend that hearing to make a further determination.

Case: CE17120109

3007 HARBOR DR

RIVIERA RESORT CLUB DEV INC.

Service was via posting at the property on 12/7/17 and at City Hall on 1/4/18.

Roldan Perez, Building Inspector, testified to the following violations: 18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER AND THERE ARE SQUATTERS THAT ENTER PREMISES RELIEVE THEMSELVES WITHIN THE STRUCTURE. PORTIONS OF THE STRUCTURE WAS OPEN AND UNSECURED AT TIME OF SITE INSPECTION. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER. THE STRUCTURE IN ITS PRESENT CONDITION IS CONDUCTIVE TO BREEDING OF RODENTS, PEST AND VERMIN LEADING TO A HEALTH HAZARD AND DEEMING THE PREMISES UNSAFE.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR

ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THIS BUILDING IS VACANT AND OPEN TO CASUAL ENTRY DUE TO THE DETERIORATION, DUE TO DOORS MISSING AND OR NOT LOCKED OR WINDOWS MISSING OR BROKEN. THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

18-11(a)

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

18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN

BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY.

Judge Purdy found in favor of the City and ordered the owner to apply for permits to comply the violations or demolish the property within 77 days and ordered the respondent to attend that hearing to make a further determination.

Case: CE17020266

6311 BAY CLUB DR # 6311-3
PIERCE, JOSEPH & JANET

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,650 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, said the owner had applied for new permits to replace the expired permits.

Joseph Pierce, owner, stated he thought he had voided the old permits last summer but it had not gone through so he had done it again two weeks ago. He stated he had a new permit for the air conditioning.

Inspector DelRio recommended a 35-day extension.

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

Case: CE17061718

5661 NE 22 AVE
MORRO HOMES LLC

Service was via posting at the property on 11/18/17 and at City Hall on 1/4/18.

Grace Ateek, Code Compliance Officer, testified to the following violation:
15-272.(a)

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

Officer Ateek presented photos of the property and 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: CE17061690

2413 NASSAU LN
LOUISSAINT, JOE

This case was first heard on 8/17/17 to comply by 9/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$55,500 fine, which would continue to accrue until the property was in compliance.

Ron Kovacs, Code Compliance Officer, recommended imposition of the fines.

Joe Louissaint, owner, stated he had applied for everything. Officer Kovacs said the case began in June, so he was requesting imposition of the fines.

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

Case: CE17062680

520 NW 7 ST
JPG BELL PROPERTY LLC

This case was first heard on 8/17/17 to comply by 8/27/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Compliance Officer, confirmed the property was in compliance.

Christopher Casale, tenant, said the vehicles were parked on the street, not on his swale, and they had nothing to do with his business, so he had no authority to do anything with the vehicles.

Officer Gottlieb said administrative costs totaled \$488.

Judge Purdy imposed a fine of \$488 for the days the property was out of compliance.

Case: CE17060829

1119 NW 5 AVE
SAINT LOUIS ALMONORD, OSENIÉ

Service was via posting at the property on 11/22/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

24-27.(b)

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER
COLLECTION DAY.

47-34.1.A.1.

THERE ARE ITEMS INCLUDING BUT NOT LIMITED TO
BOXES, LAUNDRY BASKETS, MOP BUCKETS, AND OTHER
MISCELLANEOUS ITEMS BEING STORED IN THE SIDE AND
REAR YARD OF THIS PROPERTY. THIS IS A
NON-PERMITTED USE ON AN RD-15 ZONED PROPERTY.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING
FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND
NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING
COLOR.

9-308(a)

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

9-308(b)

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

9-313.(a)

HOUSE NUMBERS ARE NOT VISIBLE OR DISPLAYED ON THIS
PROPERTY.

Complied:

9-305(b)

Officer Snyder presented photos of the property and the case file into evidence.

Sherlie Saint Louis, the owner's daughter, said she would interpret for her mother,
Osenide Saint Louis. Ms. St. Louis requested more than 30 days.

Officer Snyder recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation. He stated he wanted the simple violations taken care of immediately.

Case: CE14121698

2321 SW 14 CT
BGDJ CAPITAL LLC

This case was first heard on 8/20/15 to comply by 10/1/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,250 and the City was requesting a \$250 fine be imposed.

Alejandro DelRio, Building Inspector, confirmed the property was in compliance.

Brian Gibson, owner, agreed to the fine reduction.

Judge Purdy imposed a fine of \$250 for the days the property was out of compliance.

Case: CE16101529

170 GEORGIA AVE
DELICE, DEJACMAR

This case was first heard on 1/19/17 to comply by 1/29/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$19,800 fine, which would continue to accrue until the property was in compliance.

Deanglis Gibson, Code Compliance Officer, said he did not understand how the owner had done all of the other work but a derelict vehicle still sat in the yard, accruing fines.

Delice Dejacmar, owner, said he was ready to move the vehicle.

Judge Purdy granted a 14-day extension, during which time no fines would accrue and ordered the respondent to attend the 2/1/18 hearing.

Case: CE17021501

1120 NW 7 TER
HENJO HOLDINGS LLC

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH, RUBBISH,
DEBRIS AND LITTER ON PROPERTY/RIGHT OF WAY.

24-27.(b)

SANITATION OR RECYCLING CONTAINERS ARE BEING LEFT
ROADSIDE AFTER PICKUP. THE CARTS NEED TO BE KEPT
BEHIND BUILDING LINE OR SCREENED FROM VIEW.

9-305(b)

LANDSCAPING NOT MAINTAINED. THERE IS MISSING
AND/OR BARE AREAS OF LAWN COVER.

Complied:

47-34.1.A.1.

9-280(b)

9-280(h)(1)

9-306

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

Brandy Pollack, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE16081279

4761 NE 28 AVE

ERGON-BLUEM, ANGELA

This case was first heard on 1/19/17 to comply by 1/26/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,475 and the City was requesting the full fine be imposed.

Vaughn Malakius, Code Compliance Officer, confirmed the property was in compliance and recommended reducing the fines to \$672 to cover administrative costs.

Oscar Fuenmayor, tenant, agreed.

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

Case: CE17041595

720 SW 27 AVE
720 SW 27 AVE LLC

This case was first heard on 8/10/17 to comply by 11/9/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,900 fine, which would continue to accrue until the property was in compliance.

Linda Holloway, Code Compliance Officer, said the owner would request an extension.

Cosimo Bivona, owner, said he needed engineered plans and he was awaiting a permit. Officer Holloway said Mr. Bivona needed to pull a permit for a spray booth for his body shop. She did not oppose a 63-day extension.

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

Case: CE17101207

1313 NE 15 AVE
SANCALL CORP

Service was via posting at the property on 12/5/17 and at City Hall on 1/4/18.

Alejandro DelRio, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
MASTER PERMIT
16080902 (ADDITION AND REMODEL OF SFR NEW LAUNDRY)
SUB PERMIT(S)
16080946 (A.T.F. PLUMBING FOR ADDITION)
16080948 (MECHANICAL AS PER PLANS BP16080902)

Withdrawn:
FBC(2014) 110.1

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

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

Case: CE17041804

1224 NW 3 AVE
SAINVIL, VILMOND & SAINVIL, LOUISANNA

This case was first heard on 8/10/17 to comply by 9/14/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$375 and the City was requesting the full fine be imposed.

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

Vilmond Sainvil, owner, said the car was not his and he had asked the tenant to remove it. He stated the car had been moved prior to the date stated in the Order but the building had been posted again in January.

Officer Snyder said Mr. Sainvil had visited his office a week ago demanding proof that the violation existed beyond the ordered date and when Officer Snyder showed him the photographs, Mr. Sainvil denied the photos were real and said this was not his property. Officer Snyder recommended imposition of the fines.

Judge Purdy Imposed the \$375 fine.

Case: CE17030520

1017 SW 4 ST
VIGIL, PAUL

This case was first heard on 8/10/17 to comply by 9/21/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$48,500 and the City was requesting the full fine be imposed.

Ron Kovacs, Code Compliance Officer, recommended reducing the fines to cover administrative cost of \$396.

Judge Purdy imposed a fine of \$396 for the days the property was out of compliance.

Case: CE16121264

645 NW 14 TER
645 NW 14 TERRACE LANDTRUST
SWITZER, STAN TRUSTEE

This case was first heard on 2/16/17 to comply by 2/26/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and the City was requesting the full fine be imposed.

Mary Rich, Code Compliance Officer, said administrative cost totaled \$764.

Leonel Harrari, manager, agreed to the fine reduction.

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

Case: CE17042277

5130 NE 17 TER

MATTHEWS, CAROL ANNE

This case was first heard on 8/10/17 to comply by 8/20/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$15,000 fine, which would continue to accrue until the property was in compliance.

Mary Rich, Code Compliance Officer, said the owner's son was present but he did not have a power of attorney to represent the owner.

Sean Matthews, the owner's son, said his mother's health was frail. He stated there had been a vacancy at the property and his mother had applied for a mortgage modification. At the same time, the water bill was put in his mother's name and it had accrued. To his surprise, she had received the mortgage modification. Mr. Matthews said he had cleaned the carport and cut the lawn.

Judge Purdy imposed the \$15,000 fine, which would continue to accrue until the violations were corrected.

Case: CE12021626

Vacate order of 4/19/12

824 SE 6 CT

BANK OF NEW YORK MELLON

% NATIONSTAR

This was a request to vacate the Order dated 4/19/12.

Judge Purdy vacated the Order dated 4/19/12.

Case: CE17021526

1540 SW 5 PL # 4

101 RIVERSIDE REALTY GROUP LLC

This case was first heard on 8/10/17 to comply by 9/21/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$59,000 fine, which would continue to accrue until the property was in compliance.

Ron Kovacs, Code Compliance Officer, said an inspection was scheduled for January 24 but recommended the fines be imposed since the case was begun in January 2017.

Yaoqov Thaller, owner, said this unit was not a vacation rental; it was on an annual lease. He provided a copy of the lease.

Judge Purdy would not address this issue because the violation was already been determined to exist and he refused to retry the case.

Judge Purdy imposed the \$59,000 fine, which would continue to accrue until the violations were corrected.

Case: CE17011131

1447 NW 6 ST
JAMES, LOUIS

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,700 and the City was requesting a \$225 fine be imposed.

Alejandro DelRio, Building Inspector, said the owner had agreed to the fine reduction.

Judge Purdy imposed a fine of \$225 for the days the property was out of compliance.

Case: CE17041933

321 W SUNRISE BLVD
J I R O A M INC.

Service was via posting at the property on 12/1/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violations:
47-20.20.H.

THE PARKING LOT AND SPACES ARE NOT BEING MAINTAINED.
THERE ARE OIL STAINS AND MISSING TOP COAT IN SOME AREAS;
WHEEL STOPS ARE MISSING, LOOSE, AND/OR BROKEN.

47-34.1.A.1.

THERE IS A STORAGE CONTAINER BEING STORED OUTSIDE
ON THIS PROPERTY. THIS IS NOT A PERMITTED USE ON
AN B-1 ZONED PROPERTY PER SECTION 47-6.11. OF THE
UNIFIED LAND DEVELOPMENT REGULATIONS.

Complied:

47-19.5.E.7.

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

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

Case: CE17060007

1041 NE 9 AVE

SELF DIRECTED IRA SERVICES INC.

JULIETA A HORNER IRA 201215701

Service was via posting at the property on 11/16/17 and at City Hall on 1/4/18.

Paulette Perryman, Code Compliance Officer, testified to the following 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 AND WEEDS THROUGHOUT.

Complied:

18-12(a)

Officer Perryman presented photos of the property and 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: CE17070879

1041 N VICTORIA PARK RD

HOTTENROTT, FRANK & SCHULZ, ELFRIEDE

Service was via posting at the property on 12/18/17 and at City Hall on 1/4/18.

Paulette Perryman, Code Compliance Officer, testified to the following violation:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME STAINED.
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND
BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE
PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.
AWNINGS ARE DENTED, DOWN, AND IN DISREPAIR. SOFFITS
ARE IN DISREPAIR.

Complied:

18-12(a)

9-308(b)

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

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

Case: CE17040741

528 N ANDREWS AVE

BR ARCHCO FLAGLER VILLAGE LLC

% BLUEROCK REAL EST LLC % KAMFAR

Service was via posting at the property on 11/20/17 and at City Hall on 1/4/18.

Ron Kovacs, Code Compliance Officer, testified to the following violations:
18-12(a)

TRASH, RUBBISH, LITTER AND DEBRIS ON
PROPERTY/SWALE INCLUDING ITS BACK ALLEY SWALE
WHERE A LARGE PILE OF TRASH AND RUBBISH HAS
AMASSED.

9-304(b)

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

9-305(b)

THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER.

9-280(h)

THERE IS A LARGE HOLE IN THE CHAIN LINK FENCE AT
THIS PROPERTY LOCATED NEAR THE BACK ALLEY.

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

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, per violation.

Case: CE17040745

540 N ANDREWS AVE

LACZ, JOHN T & LACZ, JOHN G & MARY

Service was via posting at the property on 11/20/17 and at City Hall on 1/4/18.

Ron Kovacs, Code Compliance Officer, testified to the following violations:
47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES, AND THE PARKING LOT REQUIRES RESEALING AND RESTRIPING.

9-305(b)

THERE ARE LARGE PORTIONS OF MISSING AND/OR BARE AREAS OF GRASS/LAWN COVER ON THIS FOLIO.

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

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, per violation.

Case: CE17040739

524 N ANDREWS AVE

BR ARCHCO FLAGLER VILLAGE LLC

% BLUEROCK REAL EST LLC

Service was via posting at the property on 11/20/17 and at City Hall on 1/4/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation:
47-20.20.H.

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

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

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

Case: CE17080408
740 BAYSHORE DR
BAYSHORE 740 LLC

Service was via posting at the property on 11/21/17 and at City Hall on 1/4/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND MISCELLANEOUS TRASH & DEBRIS ON THE PROPERTY AND SWALE/SIDEWALK AREA.

24-27.(b)

THERE ARE CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION.

47-34.1.A.1.

OUTDOOR STORAGE OF HOUSEHOLD APPLIANCES AND OTHER MISCELLANEOUS BELONGINGS ON THE OUTER PERIMETER PORCH OF THE BLDG.

9-306

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

Complied:

9-305(a)

Supervisor Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation.

Case: CE17061264
425 NW 14 AVE
JACKSON, FLOSSIE W EST

Service was via posting at the property on 12/19/17 and at City Hall on 1/4/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS AN ACCUMULATION OR UNTENDED GROWTH OF WEEDS, UNDERGROWTH OR OTHER DEAD OR LIVING PLANT LIFE; OVERGROWTH OF LAWN, GRASS, WEEDS OR FOLIAGE; TRASH, RUBBISH, PAPER, REFUSE, GARBAGE, YARD WASTE, AND/OR DEBRIS ON PROPERTY AND ADJACENT SWALE.

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

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

Case: CE17050094

1720 N ANDREWS AVE
NORTH ANDREWS UPTOWN VILLAGE LLC
% MARTIN SILVER

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation:
18-12(a)

THERE IS PLANTS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON THIS VACANT LOT AND SWALE, INCLUDING BUT NOT LIMITED TO PILES OF SAND, PALM FRONDS.

Supervisor Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

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

Case: CE17052031

1534 NW 8 AVE
SAINT VIL, EUGENIE & JOSEPH, PHILOMENE

Service was via posting at the property on 11/21/17 and at City Hall on 1/4/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation:
18-4(c)

THERE IS A DERELICT VEHICLE, NO TAG, COVERED AND PARKED BACKWARDS ON THE DRIVEWAY OF THIS PROPERTY.

Supervisor Quintero presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

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

Case: CE17071191

1400 NW 9 AVE

COLLEY, PATRICIA EST

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

47-34.1.A.1.

THERE ARE NON-PERMITTED OUTDOOR STORAGE ON
PROPERTY, VISIBLE FROM THE RIGHT OF WAY, INCLUDING
BUT NOT LIMITED TO WOOD, LADDERS.

9-305(a)

THERE ARE PLANTS, WEEDS, LAWN ENCROACHING INTO THE
RIGHT OF WAY AND IMPEDING THE PEDESTRIAN MOVEMENT.

9-305(b)

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

Complied:

9-308(b)

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

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

Case: CE17060439

1436 NE 57 PL

MERIOZ, GILAD

Service was via posting at the property on 12/10/17 and at City Hall on 1/4/18.

Alejandro DelRio, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
BUILDING 16110133 (REPLACE 11 IMPACT WINDOWS)

Withdrawn:
FBC(2014) 110.6

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17060480

1612 NE 6 ST
ESTRADA, VICTOR

Service was via posting at the property on 12/5/17 and at City Hall on 1/4/18.

Alejandro DelRio, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 16051408 (RE ROOF FLAT)

Withdrawn:
FBC(2014) 110.6

Inspector DelRio presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE17032357

510 RIVIERA ISLE
510 RIVIERA LLC

Service was via posting at the property on 11/14/17 and at City Hall on 1/4/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation:
8-91.(c)

THERE IS A SEAWALL IN DISREPAIR ON THE PROPERTY. THERE ARE HOLES/CRACKS IN THE SEAWALL. THE SEAWALL IN ITS PRESENT CONDITION IS UNSATISFACTORY. IT APPEARS A BOAT DOCK WAS REMOVED. THE SEAWALL HAS EXPOSED REBAR AND THERE ARE TWO POSTS REMAINING.

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE17040764

811 N FEDERAL HWY # PKG1

TEGAL LLC

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

John Suarez, Code Compliance Officer, testified to the following violation:
47-20.20.H.

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

Complied:

47-21.11.A.

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

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

Case: CE17041196

1134 NW 6 ST

CHDS LLC

Service was via posting at the property on 11/14/17 and at City Hall on 1/4/18.

John Suarez, Code Compliance Officer, testified to the following violations:
47-20.20.H.

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

47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER INCLUDING BUT NOT LIMITED TO LANDSCAPE BEDS. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

9-306

THE EXTERIOR WALLS INCLUDING THE WALL ABUTTING THE EAST PROPERTY, HAVE MISSING/PEELING/MISSING PAINT. THE EXTERIOR WALLS HAVE SECTIONS IN DISREPAIR. THE BUFFER WALL HAS DIRTY, STAINED, AND PEELING PAINT.

Officer Suarez presented photos of the property and 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: CE17042508

35 FIESTA WY

TANGEL CORP

Service was via posting at the property on 11/27/17 and at City Hall on 1/4/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation:
8-91.(c)

There is a dock in disrepair at this property.
There are broken mooring structures including but not limited to pylons, and docks.

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE16050973

3421 SW 26 ST

KANTARES, SUSANA

Service was via posting at the property on 11/20/17 and at City Hall on 1/4/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation:
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. INCLUDING BUT NOT LIMITED TO
ROOF, WINDOWS, WALLS AND SOFFIT.

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

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

Case: CE17041938

630 SW 15 AVE

HOLLOWAY, RICKY EST

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation:
9-306

THE EXTERIOR BUILDING WALLS AND FACADES ARE NOT
MAINTAIN IN A SECURE AND ATTRACTIVE MANNER. THE
EXTERIOR WALLS AND FACADES ARE DIRTY AND MILDEW
STAINED AND HAVE CHIPPED AND PEELING PAINT.

Complied:

24-27.(b)

47-34.1.A.1.

9-280(b)

Officer Martinez presented photos of the property and 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: CE17050352

Stipulated agreement

625 SW 14 AVE
ASHTON HOLDINGS & DEV LLC

Violations:

9-280(h)(1)

THE CHAIN LINK FENCE IS DAMAGED AND IN DISREPAIR
AND IS NOT BEING MAINTAINED.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

9-305(b)

LANDSCAPE AND SWALE NOT MAINTAINED, THERE IS
MISSING AND/ OR BARE AREAS OF LAWN COVER.

Complied:

18-12(a)

25-5

47-34.1.A.1.

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE17060936

619 SW 20 TER
CSMA FT LLC
% COLD RIVER

Service was via posting at the property on 11/20/17 and at City Hall on 1/4/18.

Jorge Martinez, Code Compliance Officer, testified to the following violations:

9-280(b)

THE CEILING AT THIS PROPERTY IS IN DISREPAIR.

9-280(h)(1)

THE WOOD AND CHAIN-LINK FENCE IS DAMAGED AND IN
DISREPAIR AND IS NOT BEING MAINTAINED.

9-305(b)

LANDSCAPE AND SWALE NOT MAINTAINED, THERE IS
MISSING AND/ OR BARE AREAS OF LAWN COVER.

Officer Martinez presented photos of the property and 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: CE17032482

2810 RIVERLAND ROAD
VICENTE, ANGELICA M
H/E VICENTE, RICHARD L & MARLENE

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Jorge Martinez, Code Compliance Officer, testified to the following violation:
9-280(h)(1)

THE CHAIN LINK FENCE IS DAMAGED AND IN DISREPAIR
AND IS NOT BEING MAINTAINED.

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

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

Case: CE17060049

301 SW 25 AVE
TAH 2015-1 BORROWER LLC

Service was via posting at the property on 11/30/17 and at City Hall on 1/4/18.

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

THE LANDSCAPING DOES NOT PRESENT A NEAT,
WELL-KEPT, HEALTHY APPEARANCE. THERE ARE AREAS
WITH BARE/MISSING GROUND COVER ON THE LAWN.

Complied:
9-304(b)

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

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

Case: CE17060730

3927 SW 16 ST
ZARTOLAS, ADA H & ZARTOLAS, GEORGE

Service was via posting at the property on 11/30/17 and at City Hall on 1/4/18.

Linda Holloway, Code Compliance Officer, testified to the following violation:
47-22.9.

THERE ARE VARIOUS WINDOW, DOOR AND WALL SIGNS THAT
HAVE BEEN INSTALLED AND/OR DISPLAYED WITHOUT FIRST
OBTAINING THE REQUIRED PERMITS.

Complied:

24-27.(f)
47-19.4.D.8.
9-306

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

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

Case: CE17061449

130 SW 30 AVE
JONES, JOEL & CHARLIE M

Service was via posting at the property on 12/8/17 and at City Hall on 1/4/18.

Linda Holloway, Code Compliance Officer, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

9-280(b)

THERE IS A WINDOW THAT IS IN DISREPAIR AND BOARDED.

9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED. THE BLACK
TOP IS FADED, HAS CRACKS AND GRASS GROWING THROUGH.

9-305(b)

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT,
APPEARANCE. THERE ARE AREAS WITH BARE/MISSING OR DEAD
GROUND COVER ON THE LAWN ON THE PROPERTY INCLUDING

THE SWALE.

9-306

THE EXTERIOR WALLS AND FASCIA ARE STAINED AND DIRTY.
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THE PAINT HAS BECOME STAINED.

9-313.(a)

HOUSE NUMBERS ARE NOT VISIBLE OR PROPERLY
DISPLAYED ON THIS PROPERTY.

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

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

Case: CE17080425

3697 SW 16 ST
GUZMAN, HELGA N

Service was via posting at the property on 12/8/17 and at City Hall on 1/4/18.

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

THERE IS A 2 DOOR WHITE CHEVY PICKUP WITH AN EXPIRED
TAG PARKED ON THE SWALE AND BLOCKED IN BY A SILVER
NISSAN ALTIMA AND A RED DODGE RAM PICKUP TRUCK.
DUE TO THE RECURRING NATURE OF THIS VIOLATION AS
PER CASES; CE17080425, CE17051732 AND CE17051732
THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE
WHETHER IT COMES INTO COMPLIANCE OR NOT.

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

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

Case: CE17070848

510 LONG ISLAND AVE
W RANCH CORPORATION

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Linda Holloway, Code Compliance Officer, testified to the following violations:

18-12(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE SIDE OF THIS OCCUPIED PROPERTY.

24-27.(f)

THE BLACK SOLID WASTE CART IS OVERFLOWING AND THE LID THE IS OPEN.

24-27.(g)

THERE IS SOLID WASTE IN THE BLUE RECYCLING CART.

Complied:

24-27.(b)

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

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

Case: CE17071951

1033 WYOMING AVE
HOBBS, VERONICA EST

Service was via posting at the property on 11/29/17 and at City Hall on 1/4/18.

Linda Holloway, Code Compliance Officer, testified to the following violations:

9-280(b)

THERE IS A WINDOW ON THIS PROPERTY THAT IS BROKEN.

9-306

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

9-308(b)

THE ROOF IS STAINED AND/OR DIRTY.

Complied:

18-4(c)

25-4

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

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

Case: CE17111604

925 NE 17 TER
SCHULTZ, DONALD & MARYLYN

Service was via posting at the property on 12/13/17 and at City Hall on 1/4/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation:
NFPA 1:13.6.9.3.1.1.1 out

The fire extinguisher(s) has/have not been serviced and tagged by a state licensed company within the past 12 months.

Captain Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

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

Case: CE17042073

640 INTRACOASTAL DR
SHELL, BENJAMIN P JR

Service was via posting at the property on 12/5/17 and at City Hall on 1/4/18.

Jose Abin, Building Inspector, testified to the following violation:
9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

B. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THE STRUCTURE IS IN ITS PRESENT CONDITION IS UNSAFE, UNSANITARY AND DANGEROUS TO THE COMMUNITY; IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF THE CITY ORDINANCE FOR HUMAN OCCUPANCY AND THE CITY REQUESTS THAT THE STRUCTURE BE DEMOLISHED.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the property at the owner's expense.

Judge Purdy found in favor of the City and ordered the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the property at the owner's expense.

Case: CE17021667

1717 NW 7 TER

JENKINS, MARY D

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violations:
18-1.

THERE IS OUTDOOR STORAGE OF ITEMS ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO DEBRIS, MATTRESSES, AND STORAGE CONTAINERS CONSTITUTING A PUBLIC NUISANCE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IN NEED OF PAINT.

Complied:

24-27.(b)

25-16

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

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

Case: CE17040778

1636 NW 9 AVE

CITIBANK NA TRUSTEE

% OCWEN LOAN SERVICING

Service was via posting at the property on 11/22/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violations:
24-27.(b)

THERE IS (ARE) CONTAINERS LEFT ROADSIDE OVERNIGHT AFTER COLLECTION DAY.

47-19.2 EE.

THERE IS A SHED IN THE SIDE SETBACK.

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE ON THE PROPERTY, INCLUDING BUT NOT LIMITED TO: AWNINGS, APPLIANCES, TIRES, FURNITURE, AND OTHER ITEMS. THIS IS NOT A PERMITTED USE ON AN RDS-15 ZONED PROPERTY.

9-280(b)

THE ROOF ON THE UTILITY SHED ON THIS PROPERTY IS DETERIORATED AND NOT MAINTAINED.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF LAWN COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Complied:

9-304(b)

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day, per violation.

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

Case: CE17051705

1317 NE 1 AVE

AHLBERG, JEFFREY C

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following 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.

Complied:

18-12(a)

Officer Snyder presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day.

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

Case: CE17060826

1301 NW 7 TER

COOPER, ROBIN D

Service was via posting at the property on 11/22/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
9-308(b)

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

Complied:

9-304(b)

9-306

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

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

Case: CE17061544

825 NE 18 ST

US BANK TR NA

Service was via posting at the property on 11/22/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violations:
9-304(b)

THE PAVED DRIVEWAY ON THIS VACANT, UNOCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE PAVED DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT.

9-308(b)

THE ROOF ON THIS PROPERTY IS STAINED AND/OR DIRTY.

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

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE17061925

1122 NE 16 PL

JACOBS, KYLE J

Service was via posting at the property on 11/22/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE IS A POT HOLE IN THE SURFACE AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING.

Complied:

18-12(a)

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

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

Case: CE17070628

601 W SUNRISE BLVD
SUNRISE DEVELOPMENT GROUP LLC

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

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

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

Case: CE17070015

1244 NW 1 AVE
STRATEGIC GLOBAL TECHNOLOGIES LLC

Service was via posting at the property on 12/7/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violations:
9-280(h)(1)

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE
PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING
FASCIA SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED
TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Complied:

18-12(a)
47-34.4 B.1.

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

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE17070476

1500 NW 6 AVE

ARISTE, MACULE & ARISTE, SHERELY

Service was via posting at the property on 11/22/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violations:
18-1.

THERE IS AN ACCUMULATION OF FURNITURE, DESKS, TRASH, AND OTHER MISCELLANEOUS ITEMS STORED IN THE PATIO OF THIS PROPERTY CONSTITUTING A PUBLIC NUISANCE.

18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE

9-280(b)

THE SUPPORT BEAM AND CEILING IN THE PATIO AREAS ARE DETERIORATED AND ARE NOT BEING MAINTAINED.

9-280(h)(1)

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

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

Complied:

47-34.1.A.1.

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

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

Case: CE17070722

1019 NW 6 AVE
SUNRISE DEVELOPMENT GROUP LLC

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

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

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

Case: CE17070719

1015 NW 6 AVE
ST JUDE KNANAYA CATHOLIC CHURCH OF

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

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

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

Case: CE17070725

1025 NW 6 AVE
ST JUDE KNANAYA CATHOLIC CHURCH
OF SOUTH FLORIDA INC.

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

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

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

Case: CE17070727

1029 NW 6 AVE
ST JUDE KNANAYA CATHOLIC CHURCH
OF SOUTH FLORIDA INC.

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

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

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

Case: CE17070729

1033 NW 6 AVE
ST JUDE KNANAYA CATHOLIC CHURCH OF SOUTH FLORIDA INC.

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

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

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

Case: CE17070730

1037 NW 6 AVE

ST JUDE KNANAYA CATHOLIC CHURCH OF SOUTH FLORIDA INC.

Service was via posting at the property on 11/17/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH,
LITTER AND DEBRIS ON PROPERTY/SWALE

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

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

Case: CE17081079

1700 N ANDREWS AVE

GJ MANAGEMENT LLC

Service was via posting at the property on 11/22/17 and at City Hall on 1/4/18.

Will Snyder, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH, LITTER AND DEBRIS ON PROPERTY/SWALE. THIS
IS A RECURRING VIOLATION. PREVIOUS CASES
CE16071785 AND CE17060800. THIS CASE WILL BE
PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A
FINDING OF FACT WHETHER OR NOT THE VIOLATION
COMPLIES PRIOR TO THE HEARING.

Officer Snyder presented photos of the property and the case file into evidence, said the violation was now in compliance and requested a finding of fact that the violation had existed as cited.

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

Case: CE17080008

832 NE 16 TER
DE ROSE, CHRISTOPHER L

Service was via posting at the property on 11/28/17 and at City Hall on 1/4/18.

Grace Ateek, Code Compliance Officer, testified to the following violation:
15-272.(a)

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

Officer Ateek presented photos of the property and 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: CE17071633

1000 NE 14 PL
DEROSE, CHRISTOPHER LAWRENCE

Service was via posting at the property on 11/28/17 and at City Hall on 1/4/18.

Grace Ateek, Code Compliance Officer, testified to the following violation:
15-272.(a)

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

Officer Ateek presented photos of the property and 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: CE17040135

1721 NE 59 CT
DRISCOLL, ELISABETH L M

Service was via posting at the property on 11/18/17 and at City Hall on 1/4/18.

Grace Ateek, Code Compliance Officer, testified to the following violation:
15-272.(a)

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

Officer Ateek presented photos of the property and 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: CE17071424

1007 SE 2 CT
ATLANTIC LOFT LLC

Service was via posting at the property on 11/20/17 and at City Hall on 1/4/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation:
15-272.(a)

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

Officer Kovacs presented photos of the property and 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: CE17070134

1430 SE 14 ST
BORIO, JOSEPH C

Service was via posting at the property on 12/4/17 and at City Hall on 1/4/18.

Ron Kovacs, Code Compliance Officer, testified to the following violation:
15-272.(a)

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

Officer Kovacs presented photos of the property and 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: CE16050113

1251 E SUNRISE BLVD
ROSHNI INVESTMENTS INC.

This case was first heard on 6/2/17 to comply by 7/6/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$41,250 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$41,250 fine, which would continue to accrue until the violations were corrected.

Case: CE16071778

650 E DAYTON CIR
BIRD, STEPHEN L

This case was first heard on 3/2/17 to comply by 4/6/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$57,200 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$57,200 fine, which would continue to accrue until the violations were corrected.

Case: CE17050335

1600 NW 3 AVE
GALE GROUP DEVELOPERS LLC

This case was first heard on 8/17/17 to comply by 9/7/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,300 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,300 fine, which would continue to accrue until the violations were corrected.

Case: CE17031869

737 NW 8 AVE
ENGLISH, LUDLOW

This case was first heard on 5/18/17 to comply by 7/20/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$850 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE15091865

2900 BELMAR ST
TROPIROCK LLC

This case was first heard on 2/4/16 to comply by 3/17/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$57,600 and the City was requesting a \$1,275 fine be imposed.

Judge Purdy imposed a fine of \$1,275 for the days the property was out of compliance.

Case: CE17041541

43 FIESTA WY
43 FIESTA LLC
% DANIEL A JACOBSON

This case was first heard on 8/17/17 to comply by 9/28/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,250 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$17,250 fine.

Case: CE17060717

3700 SW 16 ST
WRIGLEY, MONICA & NATHAN J

This case was first heard on 8/17/17 to comply by 9/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,750 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$27,750 fine, which would continue to accrue until the violations were corrected.

Case: CE15120472

325 SW 26 ST

GEMUETLICHKEIT & HARMONIE INC.

Ordered to reappear

This case was first heard on 1/21/16 to comply by 5/19/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$154,800.

Captain Robert Kisarewich, Fire Inspector, stated he had reviewed the permit history and the permits were still void.

Judge Purdy took no action.

Case: CE16080444

2886 NE 26 PL

BROWN, PHILLIP R

Ordered to reappear

This case was first heard on 9/15/16 to comply by 10/20/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$16,800.

Jose Abin, Building Inspector, reported there had been progress and recommended a 119-day extension and ordering the respondent to attend that hearing.

Judge Purdy granted a 119-day extension, during which time no fines would accrue and ordered the respondent to attend that hearing.

Case: CE16091147

1429 NW 6 ST

MIZELL, ISADORE ETAL MIZELL, DON ET AL.

This case was first heard on 3/16/17 to comply by 4/20/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been an order in March 2017 to pull permits to repair or demolish the structure and an extension had been granted until 4/20/17 when an engineer's report was presented that indicated the structure was sound and listed repairs. A 120-day extension had been granted but instead of pulling the permits, the owner had sold the property. The property was still a nuisance and had problems with squatters, drug use and other illegal activities.

Inspector Abin reported the new owner had indicated an intention to demolish the structure. He recommended ordering the new owner to pull permits and demolish the

property within 119 days or the City would demolish the property at the owner's expense.

Judge Purdy ordered the owner to pull permits and demolish the property within 119 days or the City would demolish the property at the owner's expense.

Lien Reduction Hearings

The following two case for the same address were heard together:

Case:CE11062272

640 SW 30 AV
640 SW 30 AVE TR HYATT, JACQUELINE

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$53,475 and City hard costs totaled \$341. Liens for both cases: \$269,475; hard costs for both cases: \$553.

Jacqueline Hyatt, owner, said she had a fiduciary responsibility for the property as trustee. A company called Beautiful Concrete had never had the permit closed out with a final inspection. She had met with a representative from Beautiful Concrete, whom she described as "flaky acting" and when Ms. Hyatt returned to the City, she found that the entire file had been purged.

Ms. Hyatt had pulled the correct permits. She informed Judge Purdy that there was a \$170,000 mortgage on the property and she had avoided foreclosure recently.

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

Case:CE11071101

640 SW 30 AV
640 SW 30 AVE TR HYATT, JACQUELINE

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$216,000 and City hard costs totaled \$212.

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

Case:CE04061206

1953 NW 9 AVE
CRP II-LAUDERDALE MANOR LLC

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$25,575 and City hard costs totaled \$387.

Michael Karsh, attorney, said the lien was from two owners ago in 2004. His client had acquired the property in 2010 through foreclosure and the lien had not shown up on a title search at that time. Mr. Karsh explained that the property had been recited for the same violations in 2010. He stated within 60 days of acquiring the property, the owner had complied the code violation. They had also invested \$2.5 million and cleaned up the entire shopping center.

Judge Purdy thought Mr. Karsh was stating the owner had paid the violation off under the 2010 case number. Mr. Karsh said they had corrected it and passed inspection. Ms. Hasan stated she had not seen the 2010 case, but perhaps a new case was opened because there was a new owner.

Judge Purdy heard other cases while Ms. Hasan checked to see if the fine had already been paid.

Mr. Karsh offered 10% of the full amount, plus hard costs.

Judge Purdy reduced the lien amount to \$2962.00 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case:CE07060771

1433 NE 15 AV
SAMU, JAMES

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$184,975 and City hard costs totaled \$488. Total liens for both cases: \$ 191,900; total hard costs: \$ 792.

Robert Bulfin, attorney, stated he represented the personal representative of the estate, Robin Favello, the niece of the decedent.

Judge Purdy said the violations related to overgrowth, as well as a carport and roof in disrepair. Jim Bishop, a family friend, had helped the owner comply the violations. Mr. Bulfin said all violations for this case should have been signed off when the 2007 violations were corrected, no later that September 2009. He said the roofing permit had been signed off September 8, 2009 and a structural permit, which had passed in August

2009, had somehow continued as an open permit. He stated when the structural permit was inspected, the inspector informed him that they must wait for the roofing permit to close before closing both permits entirely. The structural was signed off in August 2009 and the roof was signed off in September 2009 but one permit had remained open.

Judge Purdy stated in the best case scenario, the violations had existed for 670 days; the City believed they had existed for 3,687 days.

Mr. Bulfin stated the beneficiary, Ms. Favello, intended to sell the property to pay Mr. Bishop what he was owed and she would keep the remainder of the funds.

Mr. Bulfin stated from 2007 to 2009, the owner had several ailments, including diabetes, which left him unable to complete common tasks, and Mr. Bulfin felt this could partially excuse the neglect.

Ms. Hasan informed Judge Purdy that payment of the liens could be tied to the sale of the property.

Mr. Bulfin offered \$5,000.

Judge Purdy reduced the lien amount to \$7,988 payable out of the property's closing proceeds.

Ms. Hasan asked if Judge Purdy would include an alternative time limit, if the property was not sold for an extended period.

Judge Purdy said the payment must be made within six months and if the property was not sold by that time, the owner should request an extension within six months of 1/18/18. If payment was not made or an extension not requested by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case:CE11072350

1433 NE 15 AV
SAMU, JAMES

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$6,925 and City hard costs totaled \$304.

Judge Purdy reduced the lien amount to \$304 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case:CE15081297

3051 NW 23 ST
WILLIAMS, THERESA

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$33,425 and City hard costs totaled \$378.

James Williams, the owner's husband, said Theresa Williams continued to live at the property.

Judge Purdy reduced the lien amount to \$378 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case:CE14100160

2321 SW 14 CT
BGDJ CAPITAL LLC

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$15,050 and City hard costs totaled \$1,316.

Judge Purdy said the City had already been paid \$39,600 on this lien. Brian Gibson, owner, explained that they had done extensive renovations at the property.

Judge Purdy wanted to reduce the fine to \$1,316 but Mr. Gibson requested it be further reduced because he had not been able to access the property as soon as they purchased it. Mr. Gibson thought the amount already paid should go toward the hard costs. Ms. Ramsey said the original fines were \$49,150; this \$15,050 was the balance.

Judge Purdy said the ordinance prohibited him from reducing the hard costs. Judge Purdy said if Mr. Gibson believed the hard costs had been covered by the first payment, the hearing could be rescheduled for him to present evidence.

Ms. Hasan said the surplus from Broward County had partially paid the lien. Mr. Gibson noted that the amount the City had received exceeded the \$1,316 for hard costs. Ms. Hasan explained that the lien amounts that the City put on a property did not include hard costs; they only included the daily accrued fine amount. Mr. Gibson reiterated that what had already been paid far exceeded the hard costs.

Judge Purdy reduced the lien amount to \$1,316 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case:CE15020999

800 SE 12 ST
REDEVELOP LLC

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$16,650 and City hard costs totaled \$1,040.

Travis Bjork, the owner's agent, agreed to a reduction to hard costs.

Judge Purdy reduced the lien amount to \$1,040 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

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

Case:CE10071983

1825 SW 30 ST
1825 SW 30TH STREET LAND TR FISHBEI

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$96,950 and City hard costs totaled \$3,607. The applicant had offered \$2,047.50. Total liens for both cases: \$ 113,450; Total hard costs: \$4,095.

Eitan Fishbein, trustee, agreed to the proposed reduction.

Judge Purdy reduced the lien amount to \$3,607 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case:CE16080087

1825 SW 30 ST
1825 SW 30TH STREET LAND TR FISHBEI

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$16,500 and City hard costs totaled \$488. The applicant had offered \$2,047.50.

Eitan Fishbein, trustee, agreed to the reduction.

Judge Purdy reduced the lien amount to \$488 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case:CE96060697

801 SW 16 ST
CONBOY, LAURENCE M

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$34,050 and City hard costs totaled \$129. The applicant had offered \$500.

Patricia Rathburn, trustee, said the deceased owner had lived at another address and the City had sent the notices to this address, even though the correct mailing address was on file with the property appraiser. The owner had discovered the problem and acted immediately to address the violations.

Judge Purdy reduced the lien amount to \$500 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case:CE11061900

431 SW 29 AVE
TAI, JARRYD TAI, RENEE C

Notice was mailed to the owner via first class mail on 1/3/18. Stacey Ramsey, Clerk III, testified that the lien amount was \$158,000 and City hard costs totaled \$341. The applicant had offered \$500.

Dominic Delgado, the previous owner, was not aware that the case had been heard before because he had lost the house to foreclosure.

Judge Purdy explained that the new owners had filed for a lien reduction and the lien reduction order had been granted to Mr. Delgado. The new owners had never paid that reduced lien amount, so it had reverted to the original amount of \$158,000. This was making it impossible for Mr. Delgado to sell another property. Judge Purdy offered to reduce the lien to the same amount he had before: \$1,838. Mr. Delgado requested an additional reduction. He said he did not have \$1,838. Judge Purdy stated the \$1,838 could be paid out of the closing proceeds from the other property.

Judge Purdy reduced the lien amount to \$1,838, to be paid out of the property's closing funds. Payment must be made within 90 days. If the property was not sold, the owner should request and extension within 90 days of 1/18/18. If payment was not made or an extension requested by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Cases Complied

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

| | | | |
|------------|------------|------------|------------|
| CE17051612 | CE17050208 | CE17071730 | CE17071243 |
| CE17061811 | CE17060994 | CE17070531 | CE17071487 |
| CE17050706 | CE17050708 | CE17060928 | CE17050090 |
| CE17062724 | CE17070024 | CE17071431 | CE17072156 |
| CE17061260 | CE17032414 | CE17042477 | CE17061837 |
| CE17021673 | CE17042093 | CE17050007 | CE17070305 |
| CE17070934 | CE17041810 | CE17051711 | CE17060114 |
| CE17062778 | CE17111305 | CE17111599 | CE17111608 |
| CE17111610 | CE17111619 | CE17111719 | CE17111725 |
| CE17111730 | CE17111731 | CE17111750 | CE17111765 |
| CE17111864 | CE17111870 | CE17120323 | CE17120326 |
| CE17120334 | CE17041415 | CE17061829 | CE17062205 |
| CE17070315 | CE17021873 | CE17021440 | |

Cases Rescheduled

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

CE16120002 CE17080369

Cases Closed

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

| | | | |
|------------|------------|------------|------------|
| CE17051349 | CE17030789 | CE17081615 | CE17052475 |
| CE17060212 | CE17060260 | CE17060565 | CE17032352 |
| CE17041701 | CE17052041 | CE17041091 | CE17040478 |

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

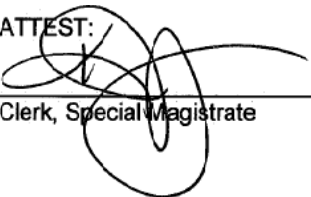
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE15121320 CE14121698

There being no further business, the hearing was adjourned at 3:17 P.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate