



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE
VIRTUAL/IN PERSON HYBRID HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
OCTOBER 12, 2021
9:00 A.M.**

Staff Present:

Christine Chaney, Administrative Assistant
Monique Drake, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Porshia Williams, Assistant Director
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Todd Belback, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Christina Caserta, Code Compliance Officer
Paulette Del Grosso, Code Compliance Officer
Manuel Garcia, Sr. Code Compliance Officer
Patt Gavin, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Stephanie Stringer, Business Tax Inspector
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE21060215: Chadi Bleibel	CE21080924: Randy Lipkien; James Parado, attorney
CE19091001: Nelta and Camilus Jacques	CE21030224: Robert Worman
CE21040436: Ralph Alter; Sibyl Cotten	CE21080398: Maja Jovanovska
CE21070728: Luke Mooman	CE20120898: Sean Fisher
CE21060976: James Stark	CE21070376: Billy Rumzi
CE21060977: David Wallace	CE21050021: Ashira Blau
CE21050015: Dana Korshe	CE21060922: Thomas Kornahrens
CE21080085: Alai Walid	CE21060626: Mary Untch
CE21030710: Darnette Melbourne; Tanya Williams	CE20101024: Deborah Lane
CE21020954: Carl Kitchner	
CE21050751: Viviane Miranda	

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

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

Case: CE21070728

VACATE ORDER

914 SE 2 CT
MOORMAN PROPERTIES III LLC

Ms. Jordan said the City was requesting to vacate the order and impose no fines.

Judge Purdy vacated the order and imposed no fines.

Case: CE21070376

VACATE ORDER OF 9/14/2021

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200 SE 10 TER
RUMZI, BILLY

Billy Rumzi, owner, was present.

This was a request to vacate the order dated 9/14/21.

Judge Purdy vacated the order dated 9/14/21.

Case: CE21060922

832 N VICTORIA PARK RD
KORNAHRENS, THOMAS

Service was via posting at the property on 9/15/21 and at City Hall on 9/30/21.

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

VIOLATIONS: 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.

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

Thomas Kornahrens, owner, said the work was underway.

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

Case: CE21020954

2886 NE 26 PL
U S BANK NATIONAL ASSN
% SELECT PORTFOLIO SERVICING INC

Service was via posting at the property on 9/21/21 and at City Hall on 9/30/21.

Christina Caserta, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 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 THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

8-91.(c)

THE MOORING STRUCTURE, INCLUDING BUT NOT LIMITED TO THE DOCKS, PILINGS, AND SEAWALL ARE IN DISREPAIR. THE WOOD IS ROTTED AND/OR MISSING. THE SEAWALL HAS VISIBLE CRACKS AND IS DETERIORATED.

9-280(g)

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

9-305(b)

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

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-11(b) **WITHDRAWN**

Officer Caserta presented the case file into evidence and recommended ordering compliance with 18-11.(a) within 7 days or a fine of \$100 per day; with 8-91.(c) within 63 days or a fine of \$100 per day; with 9-280(g) within 35 days or a fine of \$50 per day; with 9-305(b) within 35 days or a fine of \$50 per day; and with 18-12(a) within 10 days or a fine of \$50 per day. She stated the bank was filing for a writ of possession to take the property from the previous owner.

Carl Kitchner, attorney for the bank, said the former owner was still occupying the home and requested time to complete the eviction process and address the violations. He admitted progress had not been made on eviction but said he would recommend the writ be issued immediately.

Ms. Hasan stated this property had been a problem for years and she hoped the bank could evict the prior owner and clean the property up.

Judge Purdy found in favor of the City and ordered compliance with 18-11.(a) within 7 days or a fine of \$100 per day; with 8-91.(c) within 63 days or a fine of \$100 per day; with 9-280(g) within 35 days or a fine of \$50 per day; with 9-305(b) within 35 days or a fine of \$50 per day; and with 18-12(a) within 10 days or a fine of \$50 per day.

Case: CE19091001

710 SW 31 AVE

JACQUES, NELTA ORNE & CAMILUS

Service was via posting at the property on 9/27/21 and at City Hall on 9/30/21.

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

VIOLATIONS: 47-21.16.A. **COMPLIED**

THERE IS DEAD PLANT MATERIAL, INCLUDING BUT NOT LIMITED TO DEAD TREE STUMPS WHICH IS DECLARED A PUBLIC NUISANCE WHICH CAN SPREAD DISEASE TO OTHER PLANT LIFE.

18-1. **COMPLIED**

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

9-304(b)

THE DRIVEWAY IS IN DISREPAIR. IT HAS CRACKS AND NEEDS TO BE RESURFACED IN A SMOOTH CONDITION.

9-305(b)

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

9-305(a) **COMPLIED**

18-12(a) **COMPLIED**

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

Bernstein Saimbert, Code Compliance Officer, acted as interpreter for Nelta Jacques and Camilus Jacques, owners. Ms. Jacques stated they had tried to repair the driveway. She was seeking an affordable quote from a contractor.

Stephanie Bass, Code Compliance Supervisor, recommended ordering the respondent to attend the 1/11/22 hearing.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation and ordered the respondent to attend the 1/11/22 hearing.

Case: CE21040436

REQUEST FOR EXTENSION

815 COCONUT DR
ALTER, RALPH; COTTEN, SIBYL

This case was first heard on 4/14/21 to comply by 4/24/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$26,750.

Manuel Garcia, Senior Code Compliance Officer, said the owner had provided evidence the vessel had been removed. He recommended a 28-day extension to confirm compliance.

Ralph Alter, owner, agreed to the extension.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/9/21 hearing.

Case: CE21030224

3824 SW 14 ST 1-2
JANICE H LITTLE LIV REV TR;
LITTLE, JANICE H TRUSTEE

This case was first heard on 5/27/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Todd Belback, Code Compliance Officer, provided a history of the case and confirmed the lawn had been seeded but it had not taken root yet and the owner was still seeking a contractor for the driveway aisle. He recommended imposition of the fines.

Robert Worman, attorney, said the owner was elderly and was doing her best with her resources. He requested abatement of the fines and an extension of at least 60 days. Ms. Hasan noted the City would not abate fines until the property was in compliance.

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

Case: CE21060977

CITATION

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1500 SW 5 CT
WALLACE, DAVID R

This case was first cited on 7/5/21 to comply by 7/12/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

David Wallace, owner, said within 30 days of the citation, the boats had been cleaned. He was currently unable to remove one boat but was trying to find someone who could remove it. The other boat belonged to someone who lived abroad and had been unable to return to the United States for a year. Officer Garcia said both boats had expired registrations and there was overgrowth growing from one of the boats.

Judge Purdy imposed the \$23,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20101024

545 W EVANSTON CIR
LANE, HYACINTH & WADLEY, JOSEPHINE EST

Service was via posting at the property on 9/20/21 and at City Hall on 9/30/21.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b) **COMPLIED**

THE AWNINGS ARE DETERIORATED AND NOT MAINTAINED.

9-305(b) **COMPLIED**

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

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

THERE IS NON-PERMITTED OUTDOOR STORAGE AT THIS RS-6.7 RESIDENTIAL PROPERTY. THE OUTDOOR STORAGE CONSISTS OF GOODS AND MATERIALS ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO A LIVING ROOM CHAIR, A TENT, A KITCHEN TABLE AND CHAIRS AND CARPETS DRAPED OVER THE FENCE.

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

Deborah Lane said there was a squatter who had moved her things onto the property and they had been trying to have her removed.

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

Case: CE21030710

2770 NW 26 ST
MELBOURNE, DARNETTE

Service was via posting at the property on 9/21/21 and at City Hall on 9/30/21.

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

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VIOLATIONS: BCZ-39-133(e)(1) **COMPLIED**

9-308(a)

THERE IS A BLUE TARP ON THE ROOF BEING HELD DOWN BY SANDBAGS. ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR WATERTIGHT.

9-304(b) **COMPLIED**

Officer Garcia presented the case file into evidence and recommended ordering compliance within 98 days or a fine of \$50 per day.

Darnette Melbourne, owner, requested a 90-day extension and said she was waiting for insurance.

Judge Purdy found in favor of the City and ordered compliance within 98 days or a fine of \$50 per day.

Case: CE21060976

CITATION

1112 WAVERLY RD
JOHNSON, H WESLEY

This case was first cited on 7/5/21 to comply by 7/13/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

James Stark, representative, had a survey that indicated the vessel was not derelict but was "in average condition." He stated there had been a delay in getting the title to the vessel. The boat was scheduled to be towed to a boatyard the following day. He requested two weeks.

Judge Purdy granted a 28-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/9/21 hearing.

Case: CE21050021

540 ARIZONA AVE
BLAU, ASHIRA

Service was via posting at the property on 9/16/21 and at City Hall on 9/30/21.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

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

47-34.4.B.1. **COMPLIED**

9-305(b)

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

9-305(a) **COMPLIED**

THERE IS OVERGROWTH OF LANDSCAPE MATERIAL AND ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

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

Ashira Blau, owner, said she was working on it and agreed to try to comply.

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

Case: CE21050015

CITATION

2493 ANDROS LN
RH INVESTMENT HOMES LLC

This case was first cited on 5/3/21 to comply by 5/3/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting a \$600 fine be imposed. No appeal had been received.

Todd Belback, Code Compliance Officer, recommended reducing the fine to \$600.

Dana Korshe asked for a reduction, stating no one had been living at the property when it was cited.

Judge Purdy imposed a fine of \$600 for the time the property was out of compliance.

Case: CE21060626

2981 SW 14 ST
ADALWIN LLC

Service was via posting at the property on 9/21/21 and at City Hall on 9/30/21.

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

VIOLATIONS: 9-308(b)

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

24-27.(b) **COMPLIED**

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

9-304(b) **COMPLIED**

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

9-305(b)

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

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

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

Mary Untch requested 35 days to comply.

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

Case: CE21080924

3021 NW 19 ST

AUER DA FA LLC

% FAMILY DOLLAR;

ATTN: LEASE ACCOUNTING ST #30486

Personal service was made on 9/21/21. Service was also via posting at City Hall on 9/30/21.

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

VIOLATIONS: 18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND ITS SWALE. THERE IS SCATTERED LITTER THROUGHOUT THE PROPERTY. THIS VIOLATION WAS PREVIOUSLY CITED ON OCTOBER 28TH, 2020 UNDER CASE CE20101171 AND AGAIN ON JUNE 21ST, 2021 UNDER CASE CE21060597. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Randy Lipkien, representative, displayed a photo showing the property had been cleaned up. He admitted this was a recurring issue and said there was illegal dumping on the property. He asked for more than seven days.

Reginald White, Code Compliance Supervisor, said this was a recurring issue and the property should be maintained on a daily basis. He recommended 7 days.

Judge Purdy found in favor of the City that the violation existed as cited and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE20120898

6510 NW 34 AVE

FISHER, PEPA A & SEAN S

This case was first heard on 8/10/21 to comply by 8/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,400 and the City was requesting a \$497 fine be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended reducing the amount owed to \$497 to cover administrative costs.

Sean Fisher, owner, requested all costs be waived. He said he had been hospitalized.

Stephanie Bass, Code Compliance Supervisor, said she would not object to a further reduction.

Judge Purdy imposed no fines.

Case: CE21050751

2921 NW 68 ST

MIRANDA, VIVIANE

Service was via posting at the property on 9/20/21 and at City Hall on 9/28/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4.(c) **COMPLIED**

18-12.(a) **COMPLIED**

9-306

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

47-34.1.A.1. **COMPLIED**

9-304(b)

THE ASPHALT DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE DRIVEWAY THAT ARE FADED AND NOT WELL GRADED.

9-305(b)

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

9-305(a) **COMPLIED**

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Viviane Miranda, owner, agreed.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation.

Case: CE21080085

CITATION

2732 DAVIE BLVD
LA SEGUNDA REALTY CORP

This case was first cited on 8/3/21 to comply by 8/17/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,450 and the City was requesting the full fine be imposed. No appeal had been received.

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

Alai Walid said the tenant had left on September 1. He stated the tenant had never informed the property owner of the violation. As soon as Mr. Walid was aware of the violation, he had addressed it. Officer Stringer suggested reducing the fine to \$1,500.

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

Case: CE21060215

CITATION

591 SW 27 AVE
27TH AVENUE PROPERTIES LLC

This case was first cited on 7/8/21 to comply by 7/15/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Patt Gavin, Code Compliance Officer, recommended imposition of the fines.

Chadi Bleibel said he had originally applied for the wrong permit and now needed an after-the-fact permit. He said the

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sign had been there since they took over the property in 2007.

Judge Purdy imposed the \$13,350 fine, which would continue to accrue until the property was in compliance.

Judge Purdy took a brief break.

Case: FC21080029

609 NE 10 AVE

ESCALANTE, MARIO ALEJANDRO; GARCIA, ADRIANA

Service was via posting at the property on 9/24/21 and at City Hall on 9/30/21.

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

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A
CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and 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: FC21080035

1501 NE 9 ST

OLMSTEAD, CAL R

Service was via posting at the property on 9/24/21 and at City Hall on 9/30/21.

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

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A
CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and 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: FC21080039

1822 N DIXIE HWY

SKY 1822 LLC

Service was via posting at the property on 9/27/21 and at City Hall on 9/30/21.

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

VIOLATIONS: 1:13.6.4.3.2.1, FFPC

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A
CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

Captain Kisarewich presented the case file into evidence and 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: CE21020144

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2341 NE 8 ST
HARLESS, AARON

Service was via posting at the property on 9/21/21 and at City Hall on 9/30/21.

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

VIOLATIONS: 9-280(h)(1)

THE FENCE/WALL AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CEMENT BLOCKS ARE BROKEN AND/OR DAMAGED.

Officer Koloian presented 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: CE19082293

120 NW 16 ST
WE EQUITY FUND LLC

Service was via posting at the property on 9/16/21 and at City Hall on 9/30/21.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS STORAGE OF NON-PERMITTED ITEMS ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO CONTAINERS UNDER A BLUE TARP. THIS IS A PROHIBITED LAND USE UNDER SEC. 47-5.13.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA. THERE ARE MANY PLANTS THAT ARE OVERGROWN AND NOT BEING MAINTAINED AS REQUIRED.

9-308(b)

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. TRELLIS FENCING IS FALLING OFF. THERE ARE AREAS OF ROTTED WOOD FALLING APART.

9-305(b)

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

9-305(a)

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

Officer DelGrosso presented the case file into evidence and said there had been a settlement agreement dated 7/7/2020

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allowing 12 months to comply the violations. The agreement had expired and she 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: CE21030509

6917 NW 34 AVE

MARY ELLEN CARTER TR;

CARTER, MARY ELLEN TRUSTEE

Service was via posting at the property on 9/20/21 and at City Hall on 9/28/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR WALL AND FENCE THAT HAVE STAINS AND DISCOLORATION.

9-313.(a) **COMPLIED**

9-305(b)

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

Officer Saimbert presented 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: CE21040680

4861 NW 10 AVE

ZEMBOWER, KEVIN

Service was via posting at the property on 9/21/21 and at City Hall on 9/30/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-278(e) **COMPLIED**

18-12.(a) **COMPLIED**

9-280(b) **COMPLIED**

9-306

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

9-308(b) **COMPLIED**

9-308(a) **COMPLIED**

9-305(b) **COMPLIED**

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 42 days or a fine of

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\$25 per day.

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

Case: CE21070165

4591 NW 10 WAY

FKH SFR PROPCO B-HLD LP;

%FIRST KEY HOMES LLC

Service was via posting at the property on 9/15/21 and at City Hall on 9/30/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

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

9-304(b)

THE DRIVEWAY TO THE PARKING AREA IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE.

9-280(h)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS ROTTEN, STAINED AND IN POOR CONDITION.

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

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

Case: CE21080306

3505 SW 12 CT

MCFARLANE, CHRISTINE

Service was via posting at the property on 9/21/21 and at City Hall on 9/30/21.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-7.(a) **COMPLIED**

THERE ARE DOORS, WINDOWS, OR OTHER OPENINGS, BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW ACCESS TO THE INTERIOR AT THIS VACANT PROPERTY.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH IN THE REAR OF THIS PROPERTY AND THERE IS TRASH IN THE FRONT YARD.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$25 per day.

Case: CE21080285

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3509 SW 12 CT
MCFARLANE, CHRISTINE

Service was via posting at the property on 9/21/21 and at City Hall on 9/30/21.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b) **WITHDRAWN**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.
THERE IS A HOLE IN THE WALL OF THE HOUSE ON THE FRONT PORCH.

24-7(b) **WITHDRAWN**

THERE IS BULK TRASH ON THE RIGHT-OF-WAY.

9-305(a) **COMPLIED**

THERE IS GROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF
LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH IN THE REAR OF THIS PROPERTY AND TRASH LOCATED IN
THE FRONT OF THE PROPERTY.

9-313.(a)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$25 per day.

Case: CE21040665

2609 NE 27 WAY
MARCHELOS, ELIAS

This case was first heard on 6/24/21 to comply by 7/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,750 fine, which would continue to accrue until the property was in compliance.

Case: CE21080422

CITATION

1204 NW 23 TER
TOP AMERICAN PROPERTY HOLDINGS LLC

This case was first cited on 8/14/21 to comply by 8/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20090723

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2535 N FEDERAL HWY
GFS MARKETPLACE REALTY FOUR LLC

This case was first heard on 8/10/21 to comply by 9/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,150 and the City was requesting a \$902 fine be imposed.

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

Case: CE19041700

740 E MELROSE CIR
FAUSTIN, REMIER & CELAVIE

This case was first heard on 8/10/21 to comply by 8/31/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,300 fine, which would continue to accrue until the property was in compliance.

Case: CE21030858

1841 NW 26 AVE
HILL, LEWIS F

This case was first heard on 7/29/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$7,050 fine, which would continue to accrue until the property was in compliance.

Case: CE21080087

2724 DAVIE BLVD
LA SEGUNDA REALTY CORP

CITATION

This case was first cited on 8/3/21 to comply by 8/17/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$750 fine, which would continue to accrue until the property was in compliance.

Case: CE21040583

1010 NW 48 ST
SAINT BREUX, ROSNY V & VENISE

This case was first heard on 7/29/21 to comply by 9/2/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,000 and the City was requesting a 42-day extension.

Judge Purdy granted a 42-day extension, during which time no fines would accrue.

Case: CE21050082

839 NW 3 AVE
CDH MANAGEMENT LLC

This case was first heard on 7/29/21 to comply by 9/2/21. 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.

Judge Purdy imposed the \$3,100 fine.

Case: CE21020590

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1518 SE 2 CT

LOGGINS, PAULA D; YEATER, JAMES D

This case was first heard on 7/29/21 to comply by 9/2/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21080836

CITATION

2300 NW 14 ST

JAZAYRI, STEPHANIE TARANEH

This case was first cited on 8/31/21 to comply by 9/15/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$6,750 fine, which would continue to accrue until the property was in compliance.

Case: CE21080536

CITATION

1831 NW 26 TER

WALITAS LLC

This case was first cited on 8/25/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$600 fine.

Case: CE20050564

3220 GLENDALE BLVD

SHARPE, ERIC & CLARISSA

This case was first heard on 8/10/21 to comply by 8/31/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

Case: CE20110391

1640 NW 25 AVE

BANKS, ROBERTA EST

This case was first heard on 6/8/21 to comply by 7/6/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,800 fine, which would continue to accrue until the property was in compliance.

Case: CE21070148

CITATION

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807 SW 4 AVE
PHD DEVELOPMENT LLC

This case was first cited on 7/6/21 to comply by 7/12/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,850 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$5,850 fine.

Case: CE20120158

2311 NW 13 ST
CUNNINGHAM, MICHAEL;
CUNNINGHAM, FRED A

This case was first heard on 5/11/21 to comply by 8/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,975 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE21070409

CITATION

2304 NW 14 CT
2304 NW 14 CT LLC

This case was first cited on 7/14/21 to comply by 7/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$18,750 fine, which would continue to accrue until the property was in compliance.

Case: CE21070735

CITATION

1051 NW 26 AVE
HURACAN SP LLC

This case was first cited on 7/26/21 to comply by 8/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$15,750 fine, which would continue to accrue until the property was in compliance.

Case: CE21010325

VACATE ORDER OF 6/8/2021

1116 SW 1 ST 1-4
TROPICAL VIEW APARTMENTS LLC;
%SAAR MANAGEMENT

This was a request to vacate the order dated 6/8/21.

Judge Purdy vacated the order dated 6/8/21.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 38 and 39 into the record as an exhibit.

Cases Complied

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The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
CE21080398 CE21070577

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None


Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 11:13 A.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate