



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
JANUARY 11, 2022  
9:00 A.M.**

**Staff Present:**

Mary Allman, Administrative Assistant  
Christina Chaney, Administrative Assistant  
Monique Drake, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Antonio Wood, Administrative Assistant  
Porshia Williams, Assistant Director, Department Services Department  
Rhonda Hasan, Assistant City Attorney  
Stephanie Bass, Code Compliance Supervisor  
Luke Boodram, Code Compliance Officer  
Gustavo Caracas, Code Compliance Officer  
Christina Caserta, Code Compliance Officer  
Paulette DelGrosso, Code Compliance Officer  
Patt Gavin, Code Compliance Officer  
Patrice Jolly, Code Compliance Officer  
Dorian Koloian, Senior Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Wilson Quintero, Sr. Code Compliance Officer  
Wilson Quintero Jr., Code Compliance Officer  
Berstein Saimbert, Code Compliance Officer  
Reginald White, Code Compliance Supervisor  
Gail Williams, Senior Code Compliance Officer

**Respondents and witnesses**

CE21090170: Bill Riley	CE21100594; CE21080199; CE20091224: Lewis
CE21100768: Philona Galiot; Beatrice Galiot	Moscovitch; Tulia Ramos
CE21100682: Monique Sallion; Sylvia Sallion	CE21110137: Solange Bernales
CE21110202: Christopher Senger	CE21100770: Johnnie Solomon
CE21100286: Mariella Barcena	CE21040092: Todd Long
CE21090010: Andres Chavarro	CE21060744: Richard Downing
CE21100481: Michael D. Condino	CE21090210: Paula Timothee
CE21100773: Elizabeth Lambert	CE21110176: Robert Bazzi
CE21071122: Jordan Bund	CE21020954: Kenneth Rennick
CE21100739: Efstratios Papachirstopoulos	CE21070202: Anthony Ezzo
CE21040583: Rosny St. Breux	CE21100863: Michael George
CE21040435: Diana Rodriguez	CE20060004: Maria Alberti
CE20110140: Angie Espinoza	CE21030224: Robert Worman
CE20121071: Pratik Patel	
CE21100188: Eugene Germain	
CE21080561: Barbara Curly	

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: CE21020954**

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

This case was first heard on 10/12/21 to comply by 10/19/21; 10/22/21; 11/16/21 and 12/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Christina Caserta, Code Compliance Officer, said she had discussed the status of the violations and the respondent's court case against the previous owner and presented the case file with recent photos into evidence. She noted no progress had been made at the property and recommended imposition of the fines.

Kenneth Rennick stated his client had acquired the property by foreclosure in April 2021. The former owner was trying to postpone the proceeding and was still occupying the property. A hearing for a writ of possession would be held on January 26, 2022. Mr. Rennick requested 60-90 days.

Stephanie Bass, Code Compliance Supervisor, did not object to a 63-day extension but requested an order to reappear.

Ms. Hasan stated the certificate of title had been issued to the bank and agreed the former owner had "used all sorts of systems to his advantage." She thought the bank could easily bring the violation into circuit court and emphasize the importance of curing these exterior violations. Supervisor Bass stressed that the bank did not have access to the property.

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

**Case: CE21071122**

911 SW 11 AVE 1-2  
NOBSMARINA INC

This case was first heard on 10/28/21 to comply by 12/2/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,550 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, noted that at the previous hearing, Mr. Bund had experienced technical difficulties. She recommended a 91-day extension.

Jordan Bund agreed to the extension.

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

**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 in compliance, fines had accrued to \$4,600 and the City was requesting the full fine be imposed.

Wilson Quintero, Senior Code Compliance Officer, recommended imposition of the fines.

Robert Worman, attorney, said he had helped the owner find someone to comply the violations. He admitted the owner had not done all the work necessary to comply, but noted she was elderly and did not get around. She had also been hospitalized. He said \$4,600 was a significant amount of money for Ms. Little, and requested a reduction to City costs. Officer Quintero said administrative costs totaled \$663.

Judge Purdy imposed administrative costs of \$663.

**Case: CE21100770**

2517 SW 8 ST  
SOLOMON, JOHNNIE C JR

Certified mail was accepted on 12/24/21. Notice was also posted at City Hall on 12/27/21.

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

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA.

47-21.9.K. **COMPLIED**

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

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLES AT THIS LOCATION.

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

Johnnie Solomon said he thought he was in compliance.

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

**Case: CE21090010**

REQUEST FOR EXTENSION

718 NW 15 TER

CHAVARRO, ANDRES

This case was first heard on 10/28/21 to comply by 12/2/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$6,000. The respondent was requesting a 35-day extension.

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

Andres Chavarro said the tenant had not cooperated and he needed 35 days.

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

**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 in compliance, fines had accrued to \$2,175 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$893.

Rosny St. Breux said a contractor had caused the violations.

Judge Purdy imposed administrative costs of \$893.

**Case: CE20110140**

REQUEST FOR EXTENSION

1229 MIAMI RD

PAT 2 INVESTMENTS LLC;

% UPSIDE MANAGEMENT LLC

This case was first heard on 4/29/21 to comply by 6/24/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$14,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gustavo Caracas, Code Compliance Officer, confirmed the property was not in compliance but said the permit application

was in with the City.

Angie Espinoza, property manager, said the permit was in review and requested 60 days. Officer Caracas suggested 56 days.

Judge Purdy granted a 56-day extension, during which time no fines would accrue.

**Case: CE21080561**  
1792 NE 20 ST  
CURLY, BARBARA G

CITATION

This case was first cited on 9/13/21 to comply by 9/28/21. 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.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Barbara Curly said she had been out of the country in September, so she had not received the notification. As soon as she returned, she had removed the listing. She had emailed Antonio Wood, who had not informed her she could appeal.

Judge Purdy imposed the \$600 fine.

**Case: CE20060004**  
3621 N OCEAN BLVD  
3621 N OCEAN BLVD LLC

This case was first heard on 5/27/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Malaika Murray, Code Compliance Officer, said one violation remained.

Maria Alberti, general manager, said the new owners had paid someone to repave but they had done a bad job. They now had submitted a permit application to repave and had hired a contractor.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 4/12/22 hearing.

**Case: CE21100739**  
924 NE 14 PL  
PAPACHRISTOPOULOS, EFSTRATIOS;  
PAPACHRISTOPOULOS, DENISE

CITATION

This case was first cited on 10/23/21 to comply by 11/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,400 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Efstratios Papachristopoulos said they had obtained the proper permits. He requested a reduction of the fine.

Judge Purdy imposed the \$1,400 fine.

**Case: CE20121071**

ORDERED TO REAPPEAR

1549 SW 30 TER  
FEDERAL NATIONAL MORTGAGE ASSN;  
% DITECH FINANCIAL LLC

This case was first heard on 4/13/21 to comply by 9/30/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$58,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Reginald White, Code Compliance Supervisor, recommended imposition of the fines.

Pratik Patel said the writ of possession had just been issued on January 6, 2022 and his client could remove the tenants to address the violations. He requested a 60-day extension.

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

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

**Case: CE20091224**

1944 1931 NE 51 ST 44  
SYMPHONY BUILDERS AT BELLAGIO; LLC

Service was via posting at the property on 11/23/21 and at City Hall on 12/27/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.4.D.8. **COMPLIED**  
THE WOODEN DUMPSTER ENCLOSURES AT THESE BUILDINGS ARE IN DISREPAIR  
WITH PORTIONS OF THE WALLS MISSING.

47-20.20.H.  
THE PARKING LOT IS IN DISREPAIR AND IS NOT BEING MAINTAINED IN A GOOD  
CONDITION. THERE ARE CRACKS AND POTHOLES IN THE PARKING LOT AREA.

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

Tulia Ramos requested 60-90 days because they were still working with contractors.

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

Ms. Hasan corrected the address for this case: It should be 1931 NE 51 Street.

**Case: CE21100594**

1931 NE 51 ST 36  
SYMPHONY BUILDERS AT BELLAGIO; LLC

Service was via posting at the property on 12/13/21 and at City Hall on 12/27/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-276(a) **COMPLIED**  
THE AIR CONDITIONING UNIT AND OVEN DO NOT FUNCTION PROPERLY. THE AIR  
CONDITIONING UNIT WILL NOT BLOW COLD AIR AND THE OVEN MALFUNCTIONS BY  
TURNING ON BY ITSELF.

9-280(b)  
THERE ARE WINDOWS WHICH ARE DETERIORATED. THE WINDOWS ARE SCREWED SHUT  
OR INOPERABLE.

Officer Murray presented the case file into evidence and recommended ordering compliance within 35 days or a fine of

\$50 per day.

Tulia Ramos said they were in the process of obtaining the window parts.

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

**Case: CE21080199**

1931 NE 51 ST 9  
SYMPHONY BUILDERS AT BELLAGIO; LLC

Service was via posting at the property on 11/23/21 and at City Hall on 12/27/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THE WINDOWS IN UNIT 9 AND UNIT 11 WILL NOT OPEN/CLOSE PROPERLY OR ARE IN DISREPAIR. THERE ARE OPENINGS AROUND THE HALLWAY/CORRIDOR DOORS. THE DOORS AREN'T WEATHERTIGHT.

9-280(h)(1)

THE FENCE AT THE REAR OF PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE AREAS OF THE SLATS THAT ARE BROKEN.

18-12.(a)

THERE IS RUBBISH AND DEBRIS ON THIS PROPERTY WITHIN THE DUMPSTER ENCLOSURE.

Sec. 24-7(b) **WITHDRAWN**

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

Tulia Ramos said they were working on the violations and requested 60 days.

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

**Case: CE21040435**

1031 NW 48 ST  
RODRIGUEZ CARDONA, DIANA ANGELICA

Service was via posting at the property on 11/23/21 and at City Hall on 12/27/21.

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

VIOLATIONS: 9-305(b)

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

9-304(b)

THE PAVED DRIVEWAY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE PAVED DRIVEWAY THAT IS CRACKED AND NOT WELL GRADED.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation. He said the driveway permit was in process.

Diana Rodriguez said she had applied for the permit and was working on it.

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

**Case: CE21060744**

2657 NE 34 ST  
PETRECCIA, ANGELO & DANAE

Service was via posting at the property on 11/23/21 and at City Hall on 12/27/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.  
THERE ARE VINES GROWING ON THE EXTERIOR WALLS.

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

THERE ARE WASTE CONTAINERS LEFT ALONG THE FRONT OF THE PROPERTY  
OVERNIGHT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED  
LOCATION.

18-1. **COMPLIED**

THERE IS GRAFFITI AND A PILE OF FILL MATERIAL ON THE DRIVEWAY AT THIS  
PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN  
SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR  
THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

9-304(b)

THE DRIVEWAY IS NOT SMOOTH, HAS CRACKS AND NOT BEING WELL 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.

18-11.(b) **COMPLIED**

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 Murray presented the case file into evidence and recommended ordering compliance with 9-304(b) within 35 days or a fine of \$50 per day.

Richard Downing, contractor, said there was an application for a demolition permit in process.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) within 35 days or a fine of \$50 per day.

**Case: CE21100682**

420 FLORIDA AVE  
SALLION, SYLVIA P

Service was via posting at the property on 12/22/21 and at City Hall on 12/27/21.

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

VIOLATIONS: 47-19.2.II.1  
THERE ARE TWO PORTABLE STORAGE UNITS ON THIS PROPERTY WITHOUT A PERMIT  
AND BEYOND THE 14 DAYS ALLOWED.

9-308(a)  
THE ROOF IS IN DISREPAIR, COVERED IN PLASTIC AND THE PLASTIC IS TORN  
IN MANY PLACES.

Officer Gavin presented the case file into evidence and recommended ordering compliance with 47-19.2.II.1 within 7 days and with 9-308(a) within 28 days or a fine of \$50 per day, per violation.

Monique Sallion, the owner's daughter, said they had an insurance claim for storm damage. They were going to court on January 25 with the insurance company.

Porshia Williams, Assistant Director, Department of Development Services, requested a 91-day continuance for both violations.

Judge Purdy granted a 91-days continuance and ordered the respondent to attend the 4/12/22 hearing.

**Case: CE21100768**

420 E DAYTON CIR  
GALIOT, SIRUSTIN H/E;  
GALIOT, PHILONA

Service was via posting at the property on 12/22/21 and at City Hall on 12/27/21.

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

VIOLATIONS: 26-129(a)(4) **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.

9-304(b) **COMPLIED**

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

Officer Gavin presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$25 per day.

Beatrice Galiot, the owner's daughter, said all violations were in compliance. Officer Gavin said he must reinspect to confirm.

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

**Case: CE21100188**

1660 NE 56 ST 1-4  
GERMAIN, EUGENE &; GERMAIN, FLORETTE

Service was via posting at the property on 12/8/21 and at City Hall on 12/27/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b) **COMPLIED**  
THERE ARE BARE AREAS OF LIVING GROUND COVER ON THE PROPERTY.

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

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE, NOT LIMITED TO OVERGROWN/NON-MAINTAINED FRONT LAWN AND DISCARDED REFRIGERATOR, KIDS TOYS AND OTHER MISCELLANEOUS ITEMS THROUGHOUT THE PROPERTY.

9-280(b) **COMPLIED**

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THERE IS A DECORATIVE FENCE ALONG THE FRONT THAT IS SLUMPING AND HAS FADED PAINT.

9-304(b)

THE DRIVEWAYS ARE CRACKED AND THE BLACKTOP IS FADED.

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

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

Officer Murray presented the case file into evidence and recommended ordering compliance with 9-304(b) within 56 days or a fine of \$50 per day.

Eugene Germain said he had to hire a contractor and pull a permit for the driveway and requested 90 days.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) within 56 days or a fine of \$50 per day.

**Case: CE21110137**

2190 NE 55 ST  
BERNALES, SOLANGE

Service was via posting at the property on 12/22/21 and at City Hall on 12/27/21.

Malaika Murray, 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, SUCH AS SANDBAGS AND A BLUE TARP.

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

Solange Bernales requested 60 days because they were involved in an insurance case regarding the roof.

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

**Case: CE21070202**

2985 NW 68 ST  
EZZO, ANTHONY

Service was via posting at the property on 12/15/21 and at City Hall on 12/27/21.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS PROHIBITED OUTDOOR STORAGE ON THIS PROPERTY. THERE ARE ITEMS BEING STORED OUTDOORS ON THE PROPERTY INCLUDING CAR PARTS, BATTERIES AND MISCELLANEOUS ITEMS STORED OUTDOORS THROUGHOUT THE PROPERTY.

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

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

Anthony Ezzo said the property was at the end of a long driveway and could not be seen from the street. He said violation 47-34.1.A.1. was not valid. Officer Saimbert agreed to visit the property and speak with Mr. Ezzo about the violations.

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

**Case: CE21100286**

CITATION

708 SW 19 ST  
BARCENA, MARIELLA M

This case was first cited on 10/13/21 to comply by 10/27/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Gail Williams, Code Compliance Officer, said the violation continued and recommended imposition of the fines.

Mariella Barcena said she had started the process as soon as she learned of the violation.

Judge Purdy imposed the \$15,200 fine, which would continue to accrue until the property was in compliance.

**Case: CE21110176**

2828 E SUNRISE BLVD1  
SUNRISE FTL VENTURES LLLP

Service was via posting at the property on 12/21/21 and at City Hall on 12/27/21.

Wilson Quintero Jr., Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.4.D.1. **COMPLIED**

THERE IS A DUMPSTER AT THIS PROPERTY THAT IS NOT IN AN ENCLOSURE.

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.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS AND UNEVEN SURFACES AND STRIPING WORN AND PAINTED OVER SIDEWALK.

47.20.20.E **COMPLIED**

THERE ARE PARKING FACILITIES THAT ARE NOT BEING USED FOR THE PARKING OF MOTOR VEHICLES BY OCCUPANTS, EMPLOYEES, VISITORS OR PATRONS OF THE USE OR STRUCTURE WHICH THE PARKING FACILITY IS SERVING. THERE ARE BOATS AND TRAILERS BEING STORED AT THIS PROPERTY.

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

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

Officer Quintero presented the case file into evidence and recommended ordering compliance with 9-306 within 35 days

and with 47-20.20.(H) within 189 days or a fine of \$50 per day, per violation.

Robert Bazzi said they had inherited the violations. He said they were working on the remaining violations but did not want to repave the entire parking lot because they planned to demolish the property by the end of the year.

Dorian Koloian, Senior Code Compliance Officer, said there were areas of the exterior that required structural repair and needed paint. She felt 189 days would allow the respondent time to progress toward redevelopment.

Judge Purdy found in favor of the City and ordered compliance with 9-306 within 35 days and with 47-20.20.(H) within 189 days or a fine of \$50 per day, per violation.

**Case: CE21090210**

2760 SW 2 CT  
TIMOTHY, MAXEAU

Service was via posting at the property on 12/21/21 and at City Hall on 12/27/21.

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

VIOLATIONS: 9-280(g)

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

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

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

47-34-4-B.1

THERE IS OVERNIGHT PARKING OF MULTIPLE (9) DERELICT VEHICLES(S) AT THIS LOCATION.

9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. MULTIPLE VEHICLES PARKED ON THE LANDSCAPED AREAS (LAWN).

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS BROKEN WITH THE GATE DOWN AND IN POOR 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.

24-27.(b)

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

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

Paula Timothee said her husband had passed away two months ago and she worked two full-time jobs. She requested time to address the violations.

Judge Purdy heard other cases.

Upon returning to the case, Officer Gavin withdrew the case.

Judge Purdy will continue the case to April 12 if needs be.

**Case: CE21100773**

771 SW 24 AVE  
LAMBERT, ELIZABETH H/E;  
SEARS, MARK W ET AL

Personal service was made on 12/21/21. Service was also via posting at City Hall on 12/27/21.

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

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO A PILE OF ITEMS COVERED WITH A BLUE TARP, WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

9-305(b) **COMPLIED**

9-304(b)

THE DRIVEWAY ON THE REAR OF THIS PROPERTY IS NOT MAINTAINED PROPERLY. THERE IS GRASS GROWING OVER THE DRIVEWAY AND THERE APPEARS TO BE AREAS WHERE THE ASPHALT IS MISSING. THERE IS A VEHICLE PARKED ON THE GRASS/LAWN AREA IN THE REAR OF THIS PROPERTY.

18-4.(c)

THERE IS A DERELICT VEHICLE ON THE REAR OF THIS PROPERTY.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 30 days or a fine of \$25 per day, per violation.

Elizabeth Lambert said only the driveway violation remained. She requested more time.

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

**Case: CE21090170**

CONTINUED FROM 11/9/21

205 SW 21 TER  
STEEL BLUE LAND & CATTLE LLC

Service was via posting at City Hall on 12/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.1.C.

THIS IS AN UNDEVELOPED PARCEL (VACANT LOT) THAT IS BEING UTILIZED FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE. THE PROPERTY IS BEING USED AS A PARKING LOT AND STORAGE AREA FOR METAL CONTAINERS, VEHICLES, AND OTHER ITEMS.

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

Bill Riley, attorney said they anticipated submitting application documents this week and requested 60-90 days to provide a status report.

Ms. Hasan said the City supported this request and suggested 91 days, and ordering Mr. Riley to attend the 4/12/22 hearing.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day and ordered the respondent to attend the 4/12/22 hearing.

**Case: CE21100481**

CITATION

738 NE 20 AVE  
HG MIDDLE RIVER INVESTMENTS LLC

This case was first cited on 10/20/21 to comply by 10/20/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed. No appeal had been received.

Paulette DelGrosso, Code Compliance Officer, recommended imposition of the fines.

Michael D. Condino said he had been working on his own boat and moved it the day after he was cited.

Judge Purdy imposed the \$150 fine.

Judge Purdy took a brief break.

**Case: CE21040092**

2600 SW 7 ST  
JAMES, LARRY

Service was via posting at the property on 12/15/21 and at City Hall on 12/27/21.

Luke Boodram, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 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.

9-308(a)

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

9-280(h)(1)

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

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

Todd Long agreed to comply and said they already had some permits.

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

**Case: CE21050479**

2849 SW 16 ST  
LAMB, MARY IDA

Service was via posting at the property on 12/6/21 and at City Hall on 12/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-39.A.14.C.6

THERE IS A NON-PERMITTED GRAVEL DRIVEWAY ON THE PROPERTY AND THE

SWALE.

Officer Quintero presented 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: CE21090666**

1301 SW 31 AVE  
RAPHAEL, NAHOMIE

Service was via posting at the property on 11/29/21 and at City Hall on 12/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)  
THREE LARGE PLASTIC BAGS FILLED WITH CONSTRUCTION AND LANDSCAPE DEBRIS  
ARE LOCATED IN THE DRIVEWAY AREA.

18-1. **COMPLIED**

Officer Quintero presented 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.

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

**Case: CE21030824**

220 SW 21 WAY  
DALRYMPLE, ESAU & JULIE

Service was via posting at the property on 12/15/21 and at City Hall on 12/27/21.

Luke Boodram, Code Compliance Officer, testified to the following violation(s):

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

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

9-304(b) **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.

Officer Boodram presented 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: CE21100894**

2633 SW 7 ST  
BARTLETT, JERRY

Service was via posting at the property on 12/9/21 and at City Hall on 12/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

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 AREAS.

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

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

**Case: CE21100895**

2617 SW 7 ST  
BARTLETT, JERRY

Service was via posting at the property on 12/9/21 and at City Hall on 12/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS MISSING JALOUSIE GLASS.

18-1.

THERE IS A VIOLATION AT THIS OCCUPIED 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. THERE ARE MULTIPLE NON-PERMITTED UNROOFED STORAGE VISIBLE FROM THE RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO APPLIANCES, GLASS DOORS.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY, THERE IS ROOFED NON-PERMITTED OUTDOOR STORAGE IN THE CARPORT INCLUDING BUT NOT LIMITED TO INTERIOR FURNITURE, BUCKETS AND MISCELLANEOUS ITEMS, WHICH IS A NON-PERMITTED LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

9-304(b)

THERE ARE VEHICLES PARKED ON THE REAR AND FRONT GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE.

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 AREAS.

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

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

**Case: CE21100884**

2681 SW 7 ST

Stipulated Agreement

GAUTREAU, ANATILDE;  
SINGH, MAHADEO

Service was via posting at City Hall on 12/27/21.

VIOLATIONS: 47-19.1.C.  
THE VACANT LOT IS BEING USED FOR UNROOFED STORAGE WITHOUT A PRINCIPAL STRUCTURE, INCLUDING BUT NOT LIMITED TO VEHICLES, TRAILERS, APPLIANCES, AND MISCELLANEOUS ITEMS.

9-306 **COMPLIED**  
THE EXTERIOR SCREENING WALL IS NOT MAINTAINED. THERE ARE AREAS OF THE EXTERIOR PAINT THAT HAVE STAINS AND MISSING, PEELING PAINT.

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 IN THE SWALE AREAS.

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

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$100 per day.

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

**Case: CE21100886**  
2649 SW 7 ST  
BARTLETT, JERRY

Service was via posting at the property on 12/9/21 and at City Hall on 12/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306  
THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING SOFFITS OVER THE CARPORT HAVE STAINS AND MISSING PAINT.

47-34.4.B.1.  
THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) ON THE LAWN AT THE REAR YARD ON THIS LOCATION.

18-4.(c)  
THERE IS A DERELICT VEHICLE OR TRAILER ON THE FRONT AND REAR LAWN ON THIS PROPERTY.

9-304(b)  
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THE DRIVEWAY IS COVERED WITH WEEDS.

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 AREAS.

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

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

**Case: CE21110336**

1101 NW 55 ST  
BUTLER, JOHN T

Service was via posting at the property on 12/15/21 and at City Hall on 12/27/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS: 18-12.(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 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: CE21110342**

1131 NW 55 ST  
LMK EQUIPMENT LLC

Service was via posting at the property on 12/15/21 and at City Hall on 12/27/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS: 18-4.(c) **COMPLIED**

9-305(b)  
THE LANDSCAPING ALONG THE RIGHT OF WAY 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 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: CE21110344**

1000 NW 56 ST  
1000 NW 56TH STREET LLC

Service was via posting at the property on 12/15/21 and at City Hall on 12/27/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):  
VIOLATIONS: 9-305(b)

THE LANDSCAPE ALONG THE RIGHT-OF-WAY (NW 10 TER) AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Saimbert presented 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: CE21100810**

5881 NE 21 RD  
2018-3 IH BORROWER LP;  
% INVITATION HOMES - TAX DEPT

Service was via posting at the property on 12/8/21 and at City Hall on 12/27/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

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

9-304(b)  
THE DRIVEWAY HAS CRACKS, BREAKS AND IS NOT WELL GRADED.

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

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

**Case: CE21090746**

2761 SW 2 ST  
2761 SW 2 STREET LAND TR;  
MORGAN, EARLENE TRUSTEE

Service was via posting at the property on 11/30/21 and at City Hall on 12/27/21.

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

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

Officer Gavin presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day.

**Case: CE21100897**

2781 SW 3 CT  
LRE3 LLC;  
AMIT KARAT INVESTMENTS LLC

Service was via posting at the property on 12/21/21 and at City Hall on 12/27/21.

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

VIOLATIONS: 9-304(b) **COMPLIED**  
THERE ARE VEHICLES/TRAILERS 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.

Officer Gavin presented 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: CE21110245**

3861 SW 11 ST  
TAH 2017-2 BORROWER LLC;  
%TRICON AMERICAN HOMES LLC

Personal service was made on 12/21/21. Service was also via posting at City Hall on 12/27/21.

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

VIOLATIONS: 9-305(a)

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

9-304(b) **COMPLIED**

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

THERE IS OUTDOOR STORAGE IN THE CARPORT AND REAR YARD ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO TABLES AND BAGS, WHICH IS A NON-PERMITTED LAND USE IN RS-6.7 ZONING PER ULDR TABLE 47-39.A.11.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$50 per day, per violation.

**Case: CE21050021**

540 ARIZONA AVE  
BLAU, ASHIRA

This case was first heard on 10/12/21 to comply by 11/16/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$2,500 fine.

**Case: CE20050773**

412 SE 32 ST  
3131 SE 6 AVE LLC

Vacate OIF of 11/19/2020 & Release Lien

This was a request to vacate the order imposing fines dated 11/19/2020 and to release the lien.

Judge Purdy vacated the order dated 11/19/2020 and released the lien.

**Case: CE21050146**

1304 SW 4 AVE

PHD 1304-4 LLC

This case was first heard on 8/26/21 to comply by 9/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,850 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$3,850 fine.

**Case: CE21080892**

SISTRUNK BLVD/FOLIO 504204040010  
SPECTRUM MANAGEMENT LLC

This case was first heard on 10/28/21 to comply by 11/4/21. 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 \$310.92 fine be imposed.

Judge Purdy imposed a fine of \$310.92 for the time the property was out of compliance.

**Case: CE21080895**

Vacate OIF of 12/9/21 & Impose

619 NW 12 AVE  
SPECTRUM MANAGEMENT LLC

This case was first heard on 10/28/21 to comply by 11/4/21. 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 a \$485.92 fine be imposed.

Judge Purdy vacated the order dated 12/9/21 and imposed a \$485.92 fine.

**Case: CE21050751**

2921 NW 68 ST  
MIRANDA, VIVIANE

This case was first heard on 10/12/21 to comply by 12/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting a \$100 fine be imposed.

Judge Purdy imposed a fine of \$100 for the time the property was out of compliance.

**Case: CE21030509**

6917 NW 34 AVE  
MARY ELLEN CARTER TR;  
CARTER, MARY ELLEN TRUSTEE

This case was first heard on 10/12/21 to comply by 11/23/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting a \$150 fine be imposed.

Judge Purdy imposed a fine of \$150 for the time the property was out of compliance.

**Case: CE21090149**

910 NW 47 CT  
MOORE, JASON

This case was first heard on 11/9/21 to comply by 12/7/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,750 fine, which would continue to accrue until the property was in compliance.

**Case: CE21060433**

988 NW 51 PL

988 FLORIDA LP

This case was first heard on 11/9/21 to comply by 11/19/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$250 fine.

**Case: CE21100848** CITATION  
1144 NE 16 TER  
NEW MONTERO HOMES; SOLUTIONS LLC

This case was first cited on 10/27/21 to comply by 11/11/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,600 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$6,600 fine.

**Case: CE21100863** CITATION  
3090 NE 42 ST  
3090 NE 42ND STREET LLC

This case was first cited on 10/30/21 to comply by 10/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$6,000 fine.

**Case: CE21100746** CITATION  
400 SW 12 ST 1-2  
JARAMILLO, JAY JUAN

This case was first cited on 11/9/21 to comply by 11/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$4,000 fine.

**Case: CE21110202** CITATION  
700 SW 8 TER 1-2  
SENGER, CHRISTOPHER M

This case was first cited on 11/6/21 to comply by 1/11/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,800 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$3,800 fine.

**Case: CE21040564** CITATION  
1524 CORAL RIDGE DR

FORMAN, TIMOTHY & FORMAN, A;  
H C FORMAN GRANDCHILDREN'S TR

This case was first cited on 4/20/21 to comply by 4/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$8,000 fine.

**Case: CE21040754**

CITATION

4040 GALT OCEAN DR 505  
4040 GALTOCEAN DRIVE 505 LLC

This case was first cited on 5/5/21 to comply by 5/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$5,000 fine.

**Case: CE21100150**

CITATION

2649 NE 27 AVE  
WHITE, BARRY I; D'ALESSIO, VALENTINA

This case was first cited on 10/6/21 to comply by 10/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$1,000 fine.

**Case: CE21050900**

1709 SW 5 ST  
TIERNEY, MICHAEL

This case was first heard on 9/30/21 to comply by 11/4/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$150 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$150 fine.

Staff entered pages 46 and 47 of complied, closed, withdrawn and rescheduled cases as an exhibit.

**Cases Complied**

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

None

**Cases Rescheduled**

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

None

**Cases Closed**

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

**Cases Withdrawn**

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

**Cases with No Service**

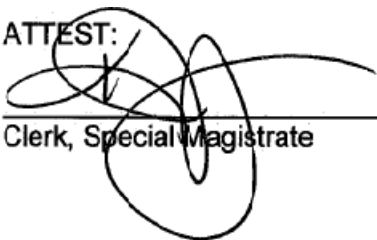
The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:  
None

**Respondent Non-Appearance**

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

There being no further business, the hearing was adjourned at 11:46 A.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate