



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JUNE 14, 2022
9:00 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Christine Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette Del Grosso, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Patrice Jolly, Sr. Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Malaika Murray, Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE22010457: Jose Jerez-Clesena	CE22030074: Kevin Hall
CE22040543; CE22040301; CE22040300; CE22040298;	CE22031064: George Castrataro
CE22010458: Lauren Pleffner	CE21060120: Vernerva Parks
CE21090170: William Riley	CE22090917: Karon Cooke
CE22020957: Robert Murphy	CE22040645: Seth Stecker
CE22030382: Robert Burgess	CE21071049: Nemias Schulte
CE22020492: Ivan Komal Gopie	CE21110488: Christopher Blackman
CE22040674: Janet Rosa	CE22031206: Diana Smith Rose
CE22030468: Marina Bates	CE22020170: Shane Chernoff
CE21110541: William Muller	CE22020738: Thomas Stevens
CE22030071: John Maltby	CE22030650: Dominic Darpino
CE22040176: Michael Kehayas	CE22040006: Nancy Iglesia; Camal Correa

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

The meeting was called to order at 9:01 A.M.

Case: CE22020492

670 SW 30 TER
JACKSON-GOPIE, SOPHIA A M

This case was first heard on 4/12/22 to comply by 5/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,800 fine, which would continue to accrue until the property was in compliance.

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Case: CE22040645

CITATION APPEAL

2099 NE 54 CT
STECKER, CLAIRE H/E;
STECKER, SETH

VIOLATION: 47-21.15 1 TIME FINE OF \$750
TREES (3 NON-EXEMPT BLACK OLIVE'S) WERE REMOVED CAUSING
IRREPARABLE/IRREVERSIBLE DAMAGE.

Dorian Koloian, Senior Code Compliance Officer, testified that the property had been cited on 4/20/22 for an irreversible violation and a one-time fine of \$750 imposed.

Judge Purdy granted the appeal and imposed no fines.

Case: CE21110541

REQUEST FOR EXTENSION

1105 AVOCADO ISLE
WILLIAM & GLORIA MULLER REV TR

This case was first heard on 4/28/22 to comply by 5/12/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$850.

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

Case: CE21110448

2629 SW 8 ST
KENDRICK, CAROLYN;
BLACKMAN, CHRISTOPHER

Service was via posting at the property on 5/16/22 and at City Hall on 5/31/22.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATION: 9-308(b)
THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON
THE ROOF. THERE ARE TWO BLUE TARPS, PIECES OF PLYWOOD, SANDBAGS AND
OTHER PIECES OF WOOD ON THIS ROOF.

Supervisor White 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: CE22020917

REQUEST FOR EXTENSION

1614 NW 11 TER
COOKE, KARON;
COOKE, SHARON

This case was first heard on 4/28/22 to comply by 6/2/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,375.

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

Case: CE22030468

890 SW 28 ST
BATES, MARINA J E

Service was via posting at the property on 5/16/22 and at City Hall on 5/31/22.

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Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 18-4(c) **Complied**

9-308(b)

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

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTDOORS ON THIS RM 15 ZONED PROPERTY TO INCLUDE TRASH BAGS, CHAIRS, WATER BOTTLES AND OTHER ITEMS.

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

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

Case: CE22020957

430 N ANDREWS AVE

430 N ANDREWS LLC

Service was via posting at the property on 5/21/22 and at City Hall on 5/31/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-19.4.D.1.

THERE IS A BULK CONTAINER STORED AT THE BACK/REAR OF THE ABOVE PROPERTY WITHOUT HAVING A DUMPSTER ENCLOSURE. THIS COMMERCIAL PROPERTY IS NOT PROVIDING AN ON-SITE ENCLOSURE/ENCLOSURES FOR THERE BULK CONTAINERS/WASTE RECEPTACLES AS REQUIRED.

Officer Caracas presented 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.

Case: CE22030382

537 SW 22 AVE

BURGESS, ROBERT G

Service was via posting at the property on 5/16/22 and at City Hall on 5/31/22.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 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 IN THE SWALE AND ON THE PROPERTY.

Supervisor White presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day.

Robert Burgess agreed to comply within 63 days.

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

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Case: CE22010457

120 NW 16 ST
NW 16TH ST LAND TRUST#120 TR
FLORIDA TR SERVICES LLC TRUSTEE

This case was first heard on 4/12/22 to comply by 5/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$23,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fines.

Jose Jerez-Clesena said they had cleaned up the property. He stated they were awaiting City permits to renovate the exterior. He requested a 60-day extension.

Ms. Hasan noted many of the items did not require a permit. Katrina Jordan, Administrative Supervisor, said the permit applications from November 2021 had been voided and the recent permit applications were awaiting client reply.

Judge Purdy imposed the \$23,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy took a brief recess.

Case: CE21071049

2110 NW 9 AVE
MILLS POND PROPERTY HOLDINGS LLC

Certified mail was accepted on 5/21/22. Service was also via posting at City Hall on 5/31/22.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATION: 18-12.(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR
ITS SWALE.

The case was put on hold while Supervisor Davila located the photos of the violations.

Upon returning to the case, Supervisor Davila presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day. He said neighbors and the homeowners association had complained.

Nemia Schulte said they were working with the City and County to resolve this. The property was under contract for sale but the buyer was discussing zoning issues with the City. She suggested they install construction fencing to hide the eyesore from the public.

Ms. Hasan said property owners were required to maintain their properties.

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

Case: CE22030074

1137 NE 16 AVE 1-2
EVELYN C SUIT LIV TR;
HALL, KEVIN L TRUSTEE

Service was via posting at the property on 5/23/22 and at City Hall on 5/31/22.

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

VIOLATIONS: 9-305(b) **Complied**

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9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. IT IS WORN THROUGH AND THERE IS GRASS AND WEEDS GROWING THROUGH IT.

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

Kevin Hall said he did not understand the concern but he agreed to do something.

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

Case: CE22020170

3880 N FEDERAL HWY

CHESED LLC;

%STAN CORP MTG INVESTORS LLC

Personal service was made on 5/23/22. Service was also via posting at City Hall on 5/31/22.

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

VIOLATIONS: 9-308(a)

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

9-306

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

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

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT BEING MAINTAINED AT THIS PROPERTY. THEY HAVE CRACKS AND BREAKS IN THE OFF-STREET PARKING AREA, AND IS MISSING STRIPING.

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

Shane Chernoff, tenant representative, requested 120 days to perform all the work. Stephanie Bass, Code Compliance Supervisor suggested an order to reappear if 63 days were granted.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation and ordered the respondent to attend the 8/9/22 hearing.

Case: CE22020738

4501 N FEDERAL HWY

BURDINES REAL ESTATE INC;

% FEDERATED DEPT STORES TAX DEPT

Service was via posting at the property on 5/23/22 and at City Hall on 5/31/22.

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

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE VINES GROWING ON IT, STAINS AND DAMAGED PAINT.

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9-304(a)

THERE IS/ARE BROKEN WHEEL STOP(S) THAT ARE NOT PROPERLY ALIGNED. THERE ARE CRACKS AND BREAKS IN THE PAVEMENT OF THE OFF-STREET PARKING AREA WHICH HAS BECOME UNSIGHTLY AND FADED.

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

Thomas Stevens requested more than 35 days because they would need a permit for the paving. Officer Murray suggested an order to reappear after 56 days.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day, per violation and ordered the respondent to attend the 8/9/22 hearing.

Case: CE22040298

239 S FORT LAUDERDALE BEACH BLVD
237 S FT LAUDERDALE BEACH LLC

Service was via posting at the property on 5/23/22 and at City Hall on 5/31/22.

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

VIOLATION: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE MENU SIGNAGE LIGHT IS ILLUMINATING THE BEACH.

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

Lauren Pleffner agreed to comply.

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

Case: CE22040300

233 S FORT LAUDERDALE BEACH BLVD
235 S FT LAUDERDALE BEACH LLC

Service was via posting at the property on 5/23/22 and at City Hall on 5/31/22.

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

VIOLATION: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE.

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

Lauren Pleffner agreed to comply.

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

Case: CE22040301

225 S FORT LAUDERDALE BEACH BLVD
L & A BEACH HOLDINGS LLC

Service was via posting at the property on 5/25/22 and at City Hall on 5/31/22.

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

VIOLATION: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE. THE MENU SIGNAGE EXTERIOR LIGHT IS ILLUMINATING ON THE BEACH.

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

Lauren Pleffner agreed to comply.

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

Case: CE22040543

203 S FORT LAUDERDALE BEACH BLVD
TRD OF FORT LAUDERDALE LLC

Service was via posting at the property on 5/23/22 and at City Hall on 5/31/22.

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

VIOLATION: 6-51.(1)

THERE IS ARTIFICIAL LIGHT THAT IS ILLUMINATING THE INCORPORATED BEACHES OF FORT LAUDERDALE.

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

Lauren Pleffner agreed to comply.

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

Case: CE22010458

441 NE 3 AVE
URBN FLAGLER LLC

This case was first heard on 4/12/22 to comply by 5/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Lauren Pleffner said the owner had submitted a DRC application for the signs on May 27 and after DRC approval, the Historic Preservation Board must review the request as well. She requested 90 days.

Julio Davila, Code Compliance Supervisor, said the banner signs could be removed in the meantime. Courtney Crush, attorney, said the property would like signage for the businesses and she felt the signs were welcomed so she doubted the greater good would be served by removing them. She requested 90 days. Supervisor Davila noted there were other types of signs they could be put up until these signs were approved.

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

Case: CE22031206

3057 SW 2 ST
FKH SFR C1 LP;
%FIRST KEY HOMES LLC

Personal service was made on 5/24/22. Service was also via posting at City Hall on 5/31/22.

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

VIOLATIONS: 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, PARTICULARLY IN THE SWALE NEXT TO THE DRIVEWAY ENTRANCE.

9-304(b)

THERE IS A WHITE AUTOMOBILE PARKED ON THE GRASS/LAWN AREA.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Diana Smith Rose agreed.

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

Case: CE21060120

REQUEST FOR EXTENSION

1417 NW 12 ST
JACKSON, VONCEIL

This case was first heard on 2/24/22 to comply by 5/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,600.

Julio Davila, Code Compliance Supervisor, said the owners were requesting additional time.

Vernerva Parks said she needed 90 days because she needed another pallet of sod.

Supervisor Davila did not object to the request for a 91-day extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/13/22 hearing.

Case: CE21090170

ORDERED TO REAPPEAR

205 SW 21 TER
STEEL BLUE LAND & CATTLE LLC

This case was first heard on 1/11/22 to comply by 4/12/22. Violations and extensions were as noted in the agenda. The property was not in compliance.

Julio Davila, Code Compliance Supervisor, said the owner's representative would request additional time.

William Riley described their progress and requested an additional 60 days. Supervisor Davila did not object.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/13/22 hearing.

Case: CE22030650

5561 NE 28 AVE
DARPINO, DOMINIC EST

Service was via posting at the property on 5/16/22 and at City Hall on 5/31/22.

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

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

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9-308(b)

THE ROOF AT THIS PROPERTY IS DIRTY/STAINED.

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

Dominic Darpino said there was a roof leak he must solve before he finished pressure washing it.

Stephanie Bass, Code Compliance Supervisor suggested 56 days and an order to reappear.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day and ordered the respondent to attend the 8/9/22 hearing.

Case: CE22031064

1221 NE 14 AVE

CASTRATARO, GEORGE H/E;

CASTRATARO, JASON

Service was via posting at the property on 5/18/22 and at City Hall on 5/31/22.

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

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

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

George Castrataro said a second leak had arisen that must be repaired.

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

Case: FC22040014

5200 NW 31 AVE, #C

VILLAS AT LAKEVIEW CONDO ASSN INC

Service was via posting at the property on 5/24/22 and at City Hall on 5/31/22.

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

VIOLATIONS: 1:4.5.8.6 , FFPC 6th

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

1:13.6.4.3.2.1, FFPC **Complied**

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. He said work was in progress.

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

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Case: FC22040015

5200 NW 31 AVE, #D

VILLAS AT LAKEVIEW CONDO ASSN INC

Service was via posting at the property on 5/24/22 and at City Hall on 5/31/22.

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

VIOLATIONS: 1:13.6.4.3.2.1, FFPC **Complied**
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A
CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

NFPA 1:1.7.7.2, FFPC
TROUBLE ALARM IS SHOWING ON THE FIRE ALARM PANEL.

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: FC22040016

5200 NW 31 AVE, #E

VILLAS AT LAKEVIEW CONDO ASSN INC

Service was via posting at the property on 5/24/22 and at City Hall on 5/31/22.

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

VIOLATIONS: 1:4.5.8.6 , FFPC 6th
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN
ACCORDANCE WITH THE CODE.

1:13.6.4.3.2.1, FFPC **Complied**
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: FC22040017

5200 NW 31 AVE, #F

VILLAS AT LAKEVIEW CONDO ASSN INC

Service was via posting at the property on 5/24/22 and at City Hall on 5/31/22.

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

VIOLATIONS: 1:4.5.8.6 , FFPC 6th
THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN
ACCORDANCE WITH THE CODE.

1:13.6.4.3.2.1, FFPC **Complied**
THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A
CERTIFIED PERSON/COMPANY WITHIN THE PAST 12 MONTHS.

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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: FC22040019

5200 NW 31 AVE, #G

VILLAS AT LAKEVIEW CONDO ASSN INC

Service was via posting at the property on 5/24/22 and at City Hall on 5/31/22.

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

VIOLATIONS: 1:4.5.8.6 , FFPC 6th

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

1:13.6.4.3.2.1, FFPC **Complied**

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.

Judge Purdy took a brief recess.

Case: CE22030054

2700 NE 59 ST

GALGANO, ANTHONY M & JELEEN R

Service was via posting at the property on 5/16/22 and at City Hall on 5/31/22.

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

VIOLATION: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THE ENTIRE FRONT LAWN HAS BEEN REPLACED WITH CRUSHED ROCK.

Officer Murray 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: CE22030185

4205 NE 22 AVE

BENNETT, ROSE MARIE K

Service was via posting at the property on 5/23/22 and at City Hall on 5/31/22.

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

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

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

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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.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE DAMAGED WOOD SLATS AND LEANING PORTIONS OF THE FENCE.

9-308(b)

THE ROOF IS STAINED/DIRTY. THERE IS PLANT LIFE GROWING ON THE ROOF.

9-308(a)

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

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

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

Case: CE22030621

925 NW 3 AVE 1-4
PHAM, GIOVANNI UYEN H/E;
JAMES, RODNEY ERIC JR

Service was via posting at the property on 5/21/22 and at City Hall on 5/31/22.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATION: 47-20.20.(H)

THE PARKING FACILITY IS NOT MAINTAINED AT THIS PROPERTY. THE PAINT ON THE STRIPING AND WHEEL STOPS HAVE FADED, AND THE SURFACE CONTAINS CRACKS. IT REQUIRES RESURFACING, PAINTING, AND RESTRIPIING.

Officer Caracas 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: CE22030071

1115 NE 16 AVE
MALTBY, JOHN C

Service was via posting at the property on 5/23/22 and at City Hall on 5/31/22.

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

VIOLATION: 9-305(b)

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

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Officer Saimbert presented 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: CE22030078

1128 NE 16 AVE

METZGER, CAMERON FRANK LESLIE

Service was via posting at the property on 5/23/22 and at City Hall on 5/31/22.

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

VIOLATION: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED. IT IS WORN THROUGH AND THERE IS GRASS AND WEEDS GROWING THROUGH IT.

Officer Saimbert presented 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: CE22030318

1108 SW 22 TER

MCLANE FAM TR;

MCLANE, ROBERT V & CAROLYN TRUSTEE

Service was via posting at the property on 5/16/22 and at City Hall on 5/31/22.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 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.

Supervisor White 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: CE22030383

525 SW 22 AVE

TAH 2018-1 BOROWER LLC

Service was via posting at the property on 5/16/22 and at City Hall on 5/31/22.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-306 **Complied**

9-304(b) **Complied**

THERE IS A BOAT ON A TRAILER PARKED ON THE GRASS/LAWN AREA.

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9-305(b)

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

Supervisor White presented 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: CE22030212

1441 SW 32 ST

FRANJQA PROPERTIES LLC

Service was via posting at the property on 5/16/22 and at City Hall on 5/31/22.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE. THE DEAD VEGETATION (LEAVES) ARE AT THE BACK OF THIS PROPERTY AND SPILLING OUT ONTO THE ROADWAY.

9-304(b) **Complied**

9-308(b)

THERE IS DEBRIS, TRASH, OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF. THERE IS A TARP ON THE MAIN HOUSE ROOF. THERE IS DEAD VEGETATION ON THE ROOF OF THE SHED.

9-308(a)

THERE IS A TARP ON THE MAIN HOUSE ROOF. THE ROOF ON THE SHED IS FALLING IN. NEITHER ROOF IS IN GOOD REPAIR AND BOTH APPEAR TO NOT BE WEATHER OR WATERTIGHT.

Supervisor White presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. He said the owner was pulling a permit for a new roof.

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

Case: CE22030667

3200 W BROWARD BLVD

A & M INVESTMENTS OF AMERICA LLC

Personal service was made on 5/24/22. Service was also via posting at City Hall on 5/31/22.

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

VIOLATIONS: 9-306 **Complied**

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE POTHOLES AND AREAS WHERE THE BLACKTOP IS MISSING.

24-28(c) **Complied**

THE DUMPSTER ENCLOSURE IS NOT CLOSED.

24-28(a) **Complied**

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THERE IS A DUMPSTER ON THIS COMMERCIAL PROPERTY SITTING OUTSIDE OF THE DUMPSTER ENCLOSURE WITH THE LIDS OPEN AND A DUMPSTER INSIDE THE ENCLOSURE THAT DOES NOT HAVE A LID.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

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

Case: CE19082187

691 SW 30 AVE

DIEUFAITE, MICHAEL DUVERGE, NAELLA

Service was via posting at the property on 5/23/22 and at City Hall on 5/31/22.

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

VIOLATIONS: 18-4(c) **Complied**

47-34.1.A.1. **Complied**

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE 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.

9-305(a) **Complied**

18-12(a) **Complied**

9-306 **Complied**

9-308(a) **Complied**

Officer Gavin presented 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: CE22040858

CITATION

1309 MIDDLE RIVER DR

WHITE RESIDENCE LLC

This case was first cited on 4/28/22 to comply by 4/28/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$3,200 fine.

Case: CE22041058

CITATION

3338 NW 69 ST

MALDONADO, HECTOR R

This case was first cited on 5/2/22 to comply by 5/17/22. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$2,800 fine.

Case: CE22040176

CITATION

1117 NE 16 TER
KEHAYAS, MICHAEL

This case was first cited on 4/8/22 to comply by 4/23/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,600 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$8,600 fine

Case: CE22040198

CITATION

548 NE 11 AVE
NEPL2 LLC

This case was first cited on 4/7/22 to comply by 4/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,800 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$4,800 fine.

Case: CE22040200

CITATION

1108 NE 16 TER
PIRGOUSIS, ANDREW;
PIRGOUSIS, JUTBINA

This case was first cited on 4/7/22 to comply by 4/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$10,400 fine, which would continue to accrue until the property was in compliance.

Case: CE22040209

CITATION

1220 NE 16 AVE
CHARRON FAM TR;
CHARRON, NORMAND TRUSTEE

This case was first cited on 4/7/22 to comply by 4/22/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$3,200 fine.

Case: CE22040221

CITATION

1205 NW 1 AVE
AGUIAR, ELCIONE D;
GARCIA, ANTONIO F

This case was first cited on 4/7/22 to comply by 4/22/22. Violations and extensions were as noted in the agenda. The

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property was not in compliance, fines had accrued to \$3,200 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.

Judge Purdy imposed the \$3,200 fine.

Case: CE22040280

CITATION

230 SW 13 AVE
FERRETTE, MARIE;
SANTAGATA, LISAMARIE

This case was first cited on 4/8/22 to comply by 4/23/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$10,200 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.

Judge Purdy imposed the \$10,200 fine, which would continue to accrue until the property was in compliance.

Case: CE22040308

CITATION

17 NE 9 AVE
ANMARY LLC

This case was first cited on 4/9/22 to comply by 4/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$3,000 fine

Case: CE22031304

CITATION

1836 SW 9 AVE
ROGOWSKI, RONALD R EST

This case was first cited on 3/31/22 to comply by 4/15/22. 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: CE22020259

CITATION

1540 SW 5 PL #1
101 RIVERSIDE REALTY GROUP LLC

This case was first cited on 3/16/22 to comply by 3/31/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$8,200 fine.

Case: CE22040674

CITATION

700 SE 14 CT #1-3
ROSA, JANET

This case was first cited on 4/21/22 to comply by 5/6/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,800 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$2,800 fine.

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Case: CE22040675

CITATION

3420 SW 16 ST
DELGADO, MONICA V

This case was first cited on 4/20/22 to comply by 5/5/22. 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.

Judge Purdy imposed the \$1,400 fine.

Case: CE22041065

CITATION

2708 NE 26 ST
MULLER MARZANASCO, MAGALI;
MULLER, JEAN FRANCOIS HERVE

This case was first cited on 5/2/22 to comply by 5/4/22. 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 the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$1,200 fine.

Case: CE22040006

CITATION

6311 NE 20 WAY
AMA PROPERTIES LLC

This case was first cited on 4/3/22 to comply by 4/4/22. 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 the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$1,200 fine.

Case: CE21071063

636 NE 1 AVE
626 FLAGLER LLC

This case was first heard on 4/12/22 to comply by 4/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$5,850 fine, which would continue to accrue until the property was in compliance.

Case: CE22040879

CITATION

1 FIESTA WAY
PAOLINO, LOUIS D JR &;
PAOLINO, NANCY & PAOLINO, LOUIS SR

This case was first cited on 4/25/22 to comply by 4/25/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$400 fine.

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Case: CE22040936

CITATION

3001 E LAS OLAS BLVD
BROOKLYN 46TH LLC

This case was first cited on 4/26/22 to comply by 4/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Judge Purdy imposed the \$12,000 fine, which would continue to accrue until the property was in compliance.

Case: CE22020236

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

This case was first heard on 4/12/22 to comply by 4/26/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: CE22020396

1111 SW 39 AVE
BAF ASSETS LLC

This case was first heard on 4/12/22 to comply by 5/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$850 fine, which would continue to accrue until the property was in compliance.

Case: CE22040738

CITATION

1018 NW 2 AVE
HILSBY, JAMES II

This case was first cited on 4/21/22 to comply by 4/24/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$400 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$400 fine.

Case: CE22020740

1400 NE 13 ST
THR FLORIDA LP

This case was first heard on 4/12/22 to comply by 5/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,700 fine, which would continue to accrue until the property was in compliance.

Case: CE22040154

CITATION

1227 NE 5 TER
1227 NE 5TH TERRACE LLC

This case was first cited on 4/25/22 to comply by 4/27/22. Violations and extensions were as noted in the agenda. The

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property was in compliance, fines had accrued to \$7,200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$7,200 fine.

Case: CE22020393

920 NW 2 AVE

COOPER, CORBEL G &;

COOPER, HILDA

This case was first heard on 4/12/22 to comply by 4/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,600 fine, which would continue to accrue until the property was in compliance.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 45 and 46 into the record 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:

CE20030011

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

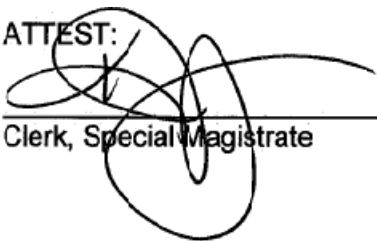
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:47 A.M.



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate