

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
H. MARK PURDY PRESIDING
DECEMBER 1, 2016
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Yvette Cross-Spencer, Clerk III
Porshia Goldwire, Administrative Services Supervisor
Peggy Burks, Clerk III
Stacey Gordon, Clerk III
Geneva Williams, Clerk III
Rhonda Hasan, Assistant City Attorney
Jose Abin, Building inspector
Wanda Acquavella, Code Compliance Officer
Frank Arrigoni, Building Inspector
Mario Carrasquel, Building Inspector
Leonard Champagne, Senior Code Compliance Code Compliance Officer
Adam Feldman, Senior Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Ingrid Gottlieb, Senior Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
George Oliva, Chief Building Inspector
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Mary Rich, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer

Respondents and witnesses

CE16080125; CE16080129: Darrin Gursky, attorney
CE15090884: Don Cofer Jr., owner
CE16050084: Tommy Bolden, owner's son
CE16091404: Rolando Hernandez, manager
CE16071457: Mary Tillman, owner's daughter
CE16040747: John Watson Jr., owner
CE16071566: Steven Garrett, owner
CE16101413: Alexis Amaya, contractor
CE16040672; CE16050475; CE16051482; CE16050577; CE16080576; CE16081662;
CE16080613: Richard Krigel, owner; Robert Jones, maintenance

Special Magistrate Hearing

December 1, 2016

Page 2

CE15110981: Laura Bourne Burkhalter, attorney
CE16080118: Matthew Edwards, owner
CE16040078: Vanessa Diaz Ramos, owner
CE16061522: Jerome Symonette, pastor
CE16090014: Debbie Vass, owner; John Tracy, representative
CE16080509: Richard Wimbish, owner
CE16060778: Pierre Petit-Frere, pastor
CE16051287: Fanny Maria Lundin, manager
CE16010136: Milano Castello, owner
CE16021708: Denice Bryant, owner
CE15090704: Michael Joseph Ambrose, owner
CE16070851: Patricia Miller, owner's sister
CE16080833: Dwight Thompson, owner
CE16091980; CE16070057: Laurie Rudock, owner
CE16070542: Arthur Greene, owner/pastor
CE16080866: Brandon Walden, owner's grandson
CE16100636; CE16110763: Sarah Schachere, attorney
CE15102197: Adam Rosenberg, manager
CE16080444: Eric Goldman, attorney
CE16050108: Vernie Francis, owner
CE15111753: Veronica Concha, manager; Deborah Herr, contractor's representative
CE15071234; CE15090922: Kristina Wilson, attorney
CE14090370: Marilyn Kausner, maintenance director
CE00061742; CE01121513: Abeer Hasan
CE04031718: Jeffrey Marks, attorney
CE15041642: Ryan Emmer, owner
CE12050938: Matthew Loos, owner
CE97090307: John Johnson, church representative
CE14121430: Leslie Cimadevilla, attorney
CE13100163: Laura Holloway, listing agent representative
CE14020830: Ronald Haddad
CE12110499: Darrin Gursky, attorney
CE13120791: Patty Vendetti, association board member
CE15050950: Victor Smith, owner

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: CE15090704

1717 N ANDREWS AVE
NORTH ANDREWS UPTOWN VILLAGE LLC%MA

This case was first heard on 1/21/16 to comply by 3/17/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,700 fine, which would continue to accrue until the property was in compliance.

Frank Arrigoni, Building Inspector, recommended a 90-day extension.

Michael Joseph Ambrose, owner, agreed to the extension.

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

Case: CE16100636

2501 DEL LAGO DR
2501 DEL LAGO DRIVE LLC

Service was via posting at the property on 11/3/16 and at City Hall on 11/17/16.

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

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

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

Sarah Schachere, attorney, reported the bank had just take possession of the property and requested 60 days.

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

Case: CE16100763

2501 DEL LAGO DR
2501 DEL LAGO DRIVE LLC

Service was via posting at the property on 11/15/16 and at City Hall on 11/17/16.

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

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED
PROPERTY HAS STAGNANT WATER, TRASH AND DEBRIS. THE

BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE PROPERTY IN THIS CONDITION IS A PUBLIC NUISANCE.

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

Sarah Schachere, attorney, requested more than 10 days.

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

Case: CE15071234

Request for extension

5300 NW 9 AVE

DEZER POWERLINE LLC

This case was first heard on 12/17/15 to comply by 4/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,800.

Mary Rich, Code Compliance Officer, said the parking lot issue remained. She explained that the owners were trying to merge the folios to get the parking lot repaired.

Kristina Wilson, attorney, said they had been working with the City and County regarding merging the property and the parking lot work. The drainage management was in process and once that was done, they would finalize the schedule and bid out the project.

Ms. Hasan recommended a 90-day extension to ensure there was continued progress.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to reappear at the 3/2/17 hearing.

Case: CE15090922

Request for extension

5320 NW 9 AVE

EWE WAREHOUSE INVESTMENTS XXXI LTD

This case was first heard on 12/17/15 to comply by 4/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$2,800.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to reappear at the 3/2/17 hearing.

Case: CE16080444
2886 NE 26 PL
BROWN, PHILLIP R

Ordered to re-appear

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

Jose Abin, Building Inspector, reported there had been progress; the partial Certificate of Occupancy had been approved by the Building Official. He recommended a 90-day extension with an order to reappear.

Eric Goldman, attorney, agreed.

Judge Purdy granted a 91-day extension, during which time no fines would accrue and ordered the respondent to reappear at the 3/2/17 hearing.

Case: CE16091980
1819 N VICTORIA PARK RD
RUDOCK, LAURIE J

Service was via posting at the property on 11/15/16 and at City Hall on 11/17/16.

Adam Feldman, Senior Code Compliance Officer, testified to the following violation:
9-308(b)

THERE IS A BROWN TARP ON THE ROOFTOP OF THIS PROPERTY.
THIS IS A RECURRING VIOLATION THAT WAS PREVIOUSLY
CITED UNDER CASE NUMBERS CE12101869 AND CE16041248.
THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE
WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Feldman reported the property was in compliance and requested a finding of fact that the violation had existed as cited.

Laurie Rudock, owner, agreed.

Judge Purdy found that the violation had existed as cited.

Case: CE16070057

1819 N VICTORIA PARK RD

RUDOCK, LAURIE J

Service was via posting at the property on 11/15/16 and at City Hall on 11/17/16.

Adam Feldman, Senior Code Compliance Officer, testified to the following violation:
6-5

THE PROPERTY OWNER IN THIS RS-8 ZONED RESIDENTIAL NEIGHBORHOOD IS MAINTAINING WILD DUCKS ON HER PROPERTY. SHE IS PROVIDING REGULAR FEEDINGS AND PLACES OF COMFORT, FOR NESTING AND SAFETY. IT SHALL BE UNLAWFUL FOR ANY PERSON TO OWN, KEEP, MAINTAIN OR PERMIT TO BE KEPT OR MAINTAINED OR PERMITTED ON THE PREMISES, ANY ANIMAL IN ANY RESIDENTIAL DISTRICT OF THE CITY; PROVIDED HOWEVER, THAT THIS PROHIBITION SHALL NOT APPLY TO ANIMALS CAPABLE OF BEING KEPT AS PETS WITHIN A HOME SUCH AS THOSE SPECIES OF ANIMALS THAT GENERALLY ARE KEPT AS PETS AND LIVE IN OR ABOUT THE HABITATION OF HUMANS, INCLUDING BUT NOT LIMITED TO DOGS, CATS, BIRDS (EXCLUDING CHICKENS, ROOSTERS AND GEESE), RABBITS, TURTLES AND TROPICAL FISH. THIS IS A REPEAT VIOLATION PER CASE CE12012011. THE FIRST REPEAT CASE WAS HEARD BEFORE MAGISTRATE PURDY ON 3/1/12. A FINE OF 150.00 WAS IMPOSED. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Feldman presented photos of the property and the case file into evidence and requested a fine of \$1,000.

Laurie Rudock, owner, presented her own documents into evidence. She said the City encouraged residents to be a wildlife habitat, including providing food, water and a place for young to be born. She said she had bird feeders on her property and had no control of the animals that visited. Ms. Rudock notes that it was illegal to harm the ducks. She said one neighbor was the source of complaints.

Judge Purdy postponed the remainder of the case until later in the hearing to allow Ms. Hasan to review documents provided by the owner.

Upon returning to the case, Ms. Hasan stated the owner had complied with the requirements and received a certificate regarding her property being a wildlife habitat. Ms. Hasan withdrew the case.

Case: CE16061522

1122 NW 9 AVE
RESTORING GRACE COMMUNITY CHURCH INC.

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
PLUMBING PERMIT #15070734 (CONCRETE REMOVAL &
REPLACEMENT & DRYWALL REPAIR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Jerome Symonette, pastor, agreed and said he had already applied for the permit.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE16040078

1121 SW 22 TER
RAMOS, VANESSA DIAZ H/E RAMOS, OSIR

This case was first heard on 7/28/16 to comply by 9/8/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Vanessa Diaz Ramos, owner, said she only became aware of the violation recently due to medical issues. She stated the contractor had allowed the permit to expire and had promised to resolve the permit issue.

Frank Arrigoni, Building Inspector, recommended a 21-day extension.

Judge Purdy granted a 21-day extension, during which time no fines would accrue.

Case: CE16021708
1511 NW 10 AVE
BRYANT, DENICE

Request to amend order of 4/21/16

This case was first heard on 4/21/16 to comply by 5/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the board-up permit had expired without inspections and the demolition engineer had recommended that the main structure as well as the auxiliary structure be demolished simultaneously, since there was damage to the roof structure throughout and they were attached. The owner had applied for an interior demolition permit but it had been revoked by the Building Official because it did not address the damage. Inspector Abin requested the 4/21/16 Order be amended to require the owner to apply for the required permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Denice Bryant, owner, said the demolition permit had been issued but Inspector Abin said this was the permit that had been revoked by the Building Official.

Judge Purdy amended the Order dated 4/21/16 to require the owner to apply for the required permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Case: CE16051287
1411 BAYVIEW DR
LUNDIN FAM TR LUNDIN REAL ESTATE LLC TRUSTEE

This case was first heard on 9/15/16 to comply by 10/20/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, reported there had been a misunderstanding with the owners.

Fanny Maria Lundin, manager, confirmed there had been misunderstandings that had delayed the application. She had confused paperwork she received from the State and the City. Officer Gottlieb recommended a 28-day extension.

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

Case: CE16091404

423 NW 9 AVE

NEW MOUNT OLIVE MISSIONARY BAPTIST CHURCH INC.

Service was via posting at the property on 11/9/16 and at City Hall on 11/17/16.

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

THIS PROPERTY IS OVERGROWN WITH GRASS/PLANTS/WEEDS
AND LITTERED WITH TRASH AND DEBRIS.

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

Rolando Hernandez, manager, agreed.

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

Case: CE16071457

440 NW 15 AVE

YATES MARY M & YATES, MARY L

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

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

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE
SANITARY FACILITIES AND NO RUNNING WATER WITHIN
THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR
UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT
HAS BEEN REPEAT OFFENDER.

18-7

(a) VACANT AND UNOCCUPIED BUILDING, OR PORTION
THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS
ARE BROKEN, MISSING OR UNSECURED, SO AS TO ALLOW
ACCESS TO THE INTERIOR; STRUCTURE IS OPEN AND UNSECURED.
THE BOARDS HAVE BEEN REMOVED.

18-8.(e)

THE ORIGINAL BOARD-UP CERTIFICATE IS NOW EXPIRED
AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED
UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION
ARE COMPLIED WITH AS OUTLINED IN SECTION
18-8.(e)1-3.

18-8.(g)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

9-259

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

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

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

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

9-260.(a)

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

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

Mary Tillman, the owner's daughter, stated she was caring for her ill mother and the property was under contract for sale and should close in January.

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

The following seven cases for the same owner and address were heard together:

Case: CE16040672

837 NW 14 WAY
KRIGEL, RICHARD

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Officer Quintero reported the property had been cited and in all of these cases, the City had later removed the waste from the property.

Richard Krigel, owner, said the code section cited did not apply to what the inspectors found because other people had placed the items in the swale. He said the rental residents nearby had put the items in the swale on Mr. Krigel's property and he was working to prove it. He requested the fines be voided. Mr. Krigel stated he maintained the lot.

Mary Rich, Code Compliance Officer, said the property had been in violation and the City had removed the trash. She requested Judge Purdy find for the City that the violation had existed.

Judge Purdy denied the appeal.

Case: CE16050475

837 NW 14 WAY
KRIGEL, RICHARD

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Judge Purdy denied the appeal.

Case: CE16051482

837 NW 14 WAY
KRIGEL, RICHARD

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Judge Purdy denied the appeal.

Case: CE16070577

837 NW 14 WAY
KRIGEL, RICHARD

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Judge Purdy denied the appeal.

Case: CE16080576

837 NW 14 WAY
KRIGEL, RICHARD

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Judge Purdy denied the appeal.

Case: CE16081662

837 NW 14 WAY
KRIGEL, RICHARD

Wilson Quintero Jr., Code Compliance Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Judge Purdy denied the appeal.

Case: CE16080613

837 NW 14 WAY
KRIGEL, RICHARD

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

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

Judge Purdy denied the appeal.

Case: CE15102197

2601 E OAKLAND PARK BLVD
2601 M L FUND LLC

This case was first heard on 2/18/16 to comply by 3/31/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,250 and the City was requesting a \$580 fine be imposed.

Frank Arrigoni, Building Inspector, said the respondent had agreed to the reduced fine of \$580.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

Case: CE16080866

2336 NW 15 ST
WALDEN, JESSIE EST

Service was via posting at the property on 11/8/16 and at City Hall on 11/17/16.

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY. THERE ARE TRASH ITEMS
INCLUDING BUT NOT LIMITED TO BUCKETS, TIRES, AND
WOOD IN THE REAR OF THE PROPERTY.

18-7(b)

THERE ARE BOARDS COVERING WINDOWS AND DOORS ON THE
BUILDING WITHOUT HAVING THE REQUIRED BOARD UP
CERTIFICATE.

9-280(h)

THERE IS A CHAIN-LINK FENCE IN DISREPAIR. THE
UPPER POLES AND MESH-SCREENING HAVE BECOME
DETACHED FROM THE STRUCTURAL POSTS.

9-304(b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. THE GRAVEL IS
SCATTERED AROUND THE FRONT OF THE PROPERTY. THERE

IS NO OUTLINE OF THE DRIVEWAY. THERE IS GROWTH
PROTRUDING THROUGH THE GRAVEL.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE EXTERIOR WALLS INCLUDING FASCIA
HAVE MISSING/PEELING/DIRTY PAINT.

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

Brandon Walden, owner's grandson, reported his grandfather had passed away. Officer Suarez stated the property was now bank-owned.

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

Case: CE15110981

904 SE 5 CT
EAKINS, TROY R

This case was first heard on 4/21/16 to comply by 6/2/16. 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 the full fine be imposed.

George Oliva, Chief Building Inspector, recommended reducing the fines to \$575 to cover hard costs.

Laura Bourne Burkhalter, attorney, agreed to the fine reduction.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

Case: CE16080125

100 N FEDERAL HWY
THE WAVERLY AT LAS OLAS CONDO

Personal service was made on 11/14/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED.
06091942 (3 wall signs)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Darrin Gursky, attorney, explained that unit 104 was owned by a commercial unit owner and that owner had “free reign under the declaration” to make changes. The owner had pulled the permits and done the work and the association had no control over the work. Therefore, the unit owner was the entity that should be cited, not the association.

Inspector Arrigoni said the Property Appraiser’s records indicated the unit was owned by the association, so that is whom the City cited.

Ms. Hasan recommended withdrawing the case so the City could determine who pulled the expired permits.

The City withdrew the case.

Case: CE16080129

100 N FEDERAL HWY # 104
THE WAVERLY AT LAS OLAS CONDO

Personal service was made on 11/14/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING ELECTRICAL PERMIT IS EXPIRED
06111421 (Suite 104, Manual transfer switch)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

The City withdrew the case.

Case: CE16050084

409 NW 16 AVE
V & R FAMILY ENTERPRISES CORP

This case was first heard on 9/1/16 to comply by 9/11/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$900 and the City was requesting the full fine be imposed.

Shelly Hullett, Code Compliance Officer, recommended reducing the fine to \$626 to cover administrative costs.

Tommy Bolden, the owner's son, said he thought he had done what was needed but he did not confirm this with Officer Hullett. Officer Hullett said once Mr. Bolden understood what needed to be done, he had acted.

Judge Purdy imposed a fine of \$626 for the days the property was out of compliance.

Case: CE16050108

2880 SW 1 ST
DAVIS, YVETTE FAY & FRANCIS, VERNIE

This case was first heard on 9/15/16 to comply by 10/20/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,150 fine, which would continue to accrue until the property was in compliance.

Deanglis Gibson, Code Compliance Officer, confirmed that the property was now in compliance and recommended reducing the fine to \$516 to cover hard costs.

Vernie Francis, owner, agreed.

Judge Purdy imposed a fine of \$516 for the days the property was out of compliance.

Case: CE16070851

1730 NE 22 TER
EYRICH, LOREN

Paulette Perryman, Code Compliance Officer, testified to the following violation:
9-304(b)

PARKING FACILITIES INCLUDING ACCESS AISLES AND
DRIVEWAYS SHALL BE SURFACED WITH A HARD, DUSTLESS
MATERIAL, AND MAINTAINED IN A SMOOTH, WELL-GRADED
CONDITION.

Officer Perryman recommended ordering compliance within 90 days or a fine of \$25 per day. She noted that the property was in probate.

Patricia Miller, the owner's sister, agreed.

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

Case: CE16080833

1751 NW 27 TER

THOMPSON, DWIGHT H/E MONCRIEF, STEPHANIE ET AL.

Service was via posting at the property on 11/15/16 and at City Hall on 11/17/16.

John Suarez, Code Compliance Officer, testified to the following violation:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE FASCIA IS DIRTY AND STAINED. THE ROOF
OF THE CARPORT HAS DETERIORATED WOOD IN DISREPAIR.
THERE IS MISSING/PEELING/CHIPPING PAINT IN CARPORT
AND SURROUNDING AREAS.

Complied:
9-308(b)

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

Dwight Thompson, owner, agreed.

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

Case: CE16090014

1209 GUAVA ISLE

VASS, DEBORAH S

Service was via posting at the property on 11/12/16 and at City Hall on 11/17/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

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

Officer Gottlieb presented photos of the property and the case file into evidence and said the owner was in the process of obtaining the certificate.

Debbie Vass, owner, stated she had begun the process and was making progress. She requested 45 days.

Officer Gottlieb recommended ordering compliance within 42 days or a fine of \$500 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$500 per day.

Case: CE16071566

723 NW 19 AVE

723 NW 19 AVENUE LLC

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

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

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER WITHIN THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER.

18-7

(b) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE SECURED BY BOARDING OR OTHERWISE SECURED BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE STRUCTURE, WHICH THERE IS NO CURRENT AND VALID BOARDING certificate as required by this article:
ORIGINAL BOARD UP CERTIFICATE EXPIRED AND UNDER CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

18-8.(e)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION ARE COMPLIED WITH AS OUTLINED IN SECTION 18-8.(e)1-3.

18-8.(g)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

9-259

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

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

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

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

9-260.(a)

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

9-308.

THE ROOF STRUCTURE DISPLAYS STRUCTURAL DAMAGE. ROOF HAS BEGUN TO CAVE IN ON ITSELF DUE TO DETERIORATION AND THERE IT IS NO LONGER SAFE AND HAS BECOME A HIGH WIND DEBRIS HAZARD.

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

Steven Garrett, owner, said he had hired an engineer to prepare plans to repair the property and requested additional time. Inspector Abin related the requirements for the repair permits that must be done within 30 days to avoid having to demolish the property or for the City to demolish the property.

Judge Purdy ordered the owner to apply for the required permits to repair or demolish the property within 30 days or the City would demolish the property at the owner's expense.

Case: CE15111753

3204 DAVIE BLVD
SARRIA HOLDINGS II INC.

This case was first heard on 8/18/16 to comply by 10/20/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, said there were still very large potholes in the shopping center parking lot that were dangerous. She opposed any extension.

Veronica Concha, manager, stated since the last hearing, they had hired an arborist, who had submitted a report. They had also hired a contractor, who had applied for the permits. Ms. Concha clarified that their new contractor had submitted a permit application in October.

Judge Purdy imposed the \$4,100 fine, which would continue to accrue until the violations were corrected.

Case: CE16050232

3204 DAVIE BLVD
SARRIA HOLDINGS II INC.

This case was first heard on 8/18/16 to comply by 10/20/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, said the fence had still not been repaired.

Veronica Concha, manager, stated they had not received a notice for this case today. She said one of the owners had asked for a reinspection in September and said part of the fence actually belonged to the City. Adam Feldman, Senior Code Compliance Officer was supposed to determine a date to meet with the owner at the property to discuss what must be done to comply but he had not done so. Officer Gottlieb said Officer Feldman had informed the owners what needed to be done.

Judge Purdy granted a 14-day extension, during which time no fines would accrue and ordered the respondent to appear at the December 15 hearing.

Case: CE16060778

1317 NE 4 AVE
AGAPE CHURCH OF GOD INC.

Service was via posting at the property on 11/15/16 and at City Hall on 11/17/16.

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

47-19.4.D.1.

THIS PROPERTY IS NOT PROVIDING AN ON-SITE ENCLOSURE OR ENCLOSURES FOR THESE BULK CONTAINERS/WASTE RECEPTACLES.

47-20.20.H.

THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPEDED.

9-280(b)

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

9-280(h)

BOTH THE CHAIN LINK FENCE AND WOODEN FENCE LOCATED ON THE PROPERTY ARE IN DISREPAIR. AREAS OF BOTH FENCES ARE BROKEN /BENT/LEANING AND ARE IN NEED OF REPAIR OR REPLACING.

9-305(b)

LANDSCAPING NOT MAINTAINED. THERE IS MISSING AND/OR BARE AREAS OF GRASS COVERAGE.

9-306

THE EXTERIOR BUILDING WALLS AND FACADES ARE NOT BEING MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE EXTERIOR WALLS AND FACADES ARE DIRTY AND/OR HAVE MISSING, FADED, CHIPPED AND MILDEW STAINS.

47-20.20.J.

THERE IS A CARGO CONTAINER STORED ON THE REQUIRED PARKING FACILITIES.

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

Pierre Petit-Frere, pastor, agreed.

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

Case: CE16070542

2158 NW 6 CT

CHURCH OF NEW LIFE CHRISTIAN FELLOWSHIP INC.

This case was first heard on 9/15/16 to comply by 9/25/16 and 10/20/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,400 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, said there were still three outstanding violations.

Arthur Greene, owner/pastor, stated they were in the process of correcting the violations. He said the vehicles and trailers had been removed. They were installing a sprinkler system to support plants on the property.

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

Case: CE16101413

801 W SUNRISE BLVD

SIMON'S PROPERTY SUNRISE LLC

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Jose Abin, Building Inspector, testified to the following violations:
11-10.(d)

REFERRED BY FIRE DEPARTMENT DUE TO OPEN FOR
BUSINESS WITHOUT ACQUIRING THE NECESSARY APPROVALS
FROM THE FIRE AND BUILDING DEPARTMENTS.

9-260.(a)

VACATE PREMISES AS REQUIRED WHEN THERE IS A
POTENTIAL FOR LIFE AND SAFETY.

Inspector Abin recommended ordering the owner to pull permits within 30 days or vacate the location until the permits were issued.

Alexis Amaya, contractor, agreed.

Judge Purdy found in favor of the City and ordered the owner to pull permits within 30 days or vacate the location until the permits were issued.

Case: CE16040747

520 NW 22 AVE
DAUGHTRY, WILLER EST

This case was first heard on 9/1/16 to comply by 10/20/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,075 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, reported the owner was still working on the violations.

John Watson Jr., owner, confirmed he was working comply the violations. He requested additional time.

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

Case: CE16010136

Request for extension

1473 NE 56 ST
COSTELLO, MILANO

This case was first heard on 6/2/16 to comply by 7/14/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Compliance Officer, said she had been working with the owner throughout the process. She said the back yard still needed attention.

Milano Castello, owner, stated he had undergone heart surgery in November. He displayed his own photos of the property and said he believed he was in compliance. Judge Purdy informed Mr. Castello that the property must be reinspected to confirm compliance.

Mr. Castello requested a different inspector and said he believed Officer Gottlieb had a "personal vendetta" against him.

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

Case: CE16080509

402 SW 12 ST
WIMBISH, RICHARD

Service was via posting at the property on 11/14/16 and at City Hall on 11/17/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED.
07031820 (REPLACE WOOD FENCE 6X206 3-GATES)

Inspector Arrigoni explained that there was confusion and a problem with the computer records for the case and withdrew it.

Richard Wimbish, owner, was present.

Case: CE16080118

1092 LONG ISLAND AVE
EDWARDS, MATTHEW P

Service was via posting at the property on 11/14/16 and at City Hall on 11/17/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED.
06062004 (ALTERING A SINGLE CAR GARAGE INTO A 2
CAR GARAGE)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Matthew Edwards, owner, said he had a signed permit card for the master permit but not for the electrical work. He said when he had the roof repaired, the garage had been expanded.

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

Case: CE15090884

327 SW 17 ST
COFER, DON

This case was first heard on 1/21/16 to comply by 4/21/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$11,200 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, confirmed the property was in compliance and recommended reducing the fines to \$1,132 to cover administrative costs.

Don Cofer Jr., owner, agreed.

Judge Purdy imposed a fine of \$1,132 for the days the property was out of compliance.

Case: CE16081504

1525 NW 4 AVE
BEAULY LLC

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
PLUMBING PERMIT #15101010 (REPLACE 40 GALS WATER HEATER)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Abin recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Judge Purdy found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE16091056

520 NW 23 AVE
YAFLAG LLC

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Shelly Hullett, Code Compliance Officer, testified to the following violations:
9-276(c)(3)

THERE ARE VISIBLE SIGNS OF A PEST INFESTATION
CONSISTING OF ROACHES.

9-280(b)

THERE ARE BUILDING PARTS SUCH AS THE FLOORS,
CEILINGS, ROOFS, AND DOORS WHICH ARE DAMAGED OR
DETERIORATED, NOT STRUCTURALLY SOUND AND NOT
MAINTAINED IN REASONABLY GOOD REPAIR OR REASONABLY
WEATHER AND WATER TIGHT AND RODENT PROOF.

9-280(h)(1)

THE WOOD PRIVACY FENCE AT THIS OCCUPIED PROPERTY
IS IN DISREPAIR.

Complied:
9-313(a)

Officer Hullett presented photos of the property and 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: CE16100020

1308 NW 4 ST
MAX LLC

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

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

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE
SWALE AREA, IS NOT PROPERLY MAINTAINED AND
PROTECTED. THERE ARE AREAS OF THE YARD WHICH ARE
UNHEALTHY.

Complied:
9-304(b)

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

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

Case: CE15111433

2894 NE 27 ST
NICHOLLS, CHARLES A CHARLES NICHOLLS REV TR

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS

A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #05121327 (40 KW GENERATOR)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE16072184

6301 NW 5 WAY # 4200
LAKESIDE IV LLC

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
ELECTRICAL PERMIT #15120077 (#4200 BURGLAR ALARM 1
PANEL 6 DEVICES)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE16080096

3137 NW 65 DR
WHEELER, VIVIAN H/E WHEELER, SCOTT E

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Special Magistrate Hearing

December 1, 2016

Page 28

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED.
06050311 (new swimming pool and deck)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE16080156

1577 SW 30 PL

NAST, TIMOTHY W & DEBORAH B

Service was via posting at the property on 11/14/16 and at City Hall on 11/17/16.

Frank Arrigoni, Building Inspector, testified to the following violation:

FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED
07011328 (New pool and marble paver deck)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE16080185

925 W BROWARD BLVD

AGAPE 925 WEST BROWARD BLVD LLC

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Frank Arrigoni, Building Inspector, testified to the following violations:

FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED.
09031647 (SEALCOAT & STRIPING FOR PARKING AREA
BP08030690)

FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED
07011328 (New pool and marble paver deck)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE16080359

2249 SW 34 TER
1137 LLC

Service was via posting at the property on 11/14/16 and at City Hall on 11/17/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #14121983 (CLOSE IN CARPORT)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE16080361

1135 NW 7 AVE
TIITF/HRS-YOUTH SERV BROWARD CHILDRENS SHELTER

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15110905 (ATF PATCH SEAL SWALE
AND RESEAL AND STRIPE PARKING)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE16100976

700 MIDDLE RIVER DR
RYAN, MICHAEL & KATHLEEN

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS HAVE EXPIRED AGAIN DUE TO NO
INSPECTION ACTIVITY IN OVER 180 DAYS.
BUILDING 02021488 (NEW POOL/SPA & PAVER DECK ON SAND
ELECTRICAL 02021492 (POOL & SPA HEAT PUMP HOOK UP

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

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

Case: CE16070544

1227 NW 6 ST
V BOLDEN & R BOLDEN REV LIV TR

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

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

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE
SANITARY FACILITIES AND NO RUNNING WATER WITHIN
THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR
UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT
HAS BEEN REPEAT OFFENDER.

18-7

(b) VACANT AND UNOCCUPIED BUILDING, OR PORTION
THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS
ARE SECURED BY BOARDING OR OTHERWISE SECURED BY A
MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN
THE ORIGINAL CONSTRUCTION AND DESIGN OF THE
STRUCTURE, WHICH THERE IS NO CURRENT AND VALID

BOARDING CERTIFICATE AS REQUIRED BY THIS ARTICLE:
ORIGINAL BOARD UP CERTIFICATE EXPIRED AND UNDER
CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE
INITIATED AS OUTLINED UNDER SECTION 18-8.

18-8.(e)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED
AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED
UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION
ARE COMPLIED WITH AS OUTLINED IN SECTION
18-8.(e)1-3.

18-8.(g)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE
ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF
CITY ORDINANCE.

9-259

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

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

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

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

9-260.(a)

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

9-308.

THE ROOF STRUCTURE DISPLAYS STRUCTURAL DAMAGE. ROOF HAS BEGUN TO CAVE IN ON ITSELF DUE TO DETERIORATION AND THERE IT IS NO LONGER SAFE AND HAS BECOME A HIGH WIND DEBRIS HAZARD.

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

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

Case: CE16071589

1624 NW 12 CT
VICTORES, NORMA

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

Jose Abin, Building Inspector, testified to the following violations:

9-259

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

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

b. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE. THE STRUCTURE IS IN ITS PRESENT CONDITION IS UNSAFE, UNSANITARY AND DANGEROUS TO THE COMMUNITY; IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF THE CITY ORDINANCE AND THE CITY REQUESTS THAT THE STRUCTURE IS DEMOLISHED.

9-260.(a)

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

9-308.

THE ROOF STRUCTURE DISPLAYS STRUCTURAL DAMAGE. ROOF HAS BEGUN TO CAVE IN ON ITSELF DUE TO DETERIORATION AND IT IS NO LONGER SAFE AND HAS BECOME A HIGH WIND DEBRIS HAZARD.

18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER WITHIN THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER.

18-7

(b) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE SECURED BY BOARDING OR OTHERWISE SECURED BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE STRUCTURE, WHICH THERE IS NO CURRENT AND VALID BOARDING CERTIFICATE AS REQUIRED BY THIS ARTICLE: ORIGINAL BOARD UP CERTIFICATE EXPIRED AND UNDER CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

18-8.(e)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION ARE COMPLIED WITH AS OUTLINED IN SECTION 18-8.(e)1-3.

18-8.(g)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

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

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

Case: CE16080382

1626 NW 15 TER
BFHH 1626 LLC

Service was via posting at the property on 11/10/16 and at City Hall on 11/17/16.

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

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER WITHIN THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER.

18-7

(c) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE SECURED BY BOARDING OR OTHERWISE SECURE BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE STRUCTURE WHICH IS NOT SECURED IN COMPLIANCE WITH THIS ARTICLE.

ORIGINAL BOARD UP CERTIFICATE EXPIRED AND UNDER CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

18-8.(e)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION ARE COMPLIED WITH AS OUTLINED IN SECTION 18-8.(e)1-3.

18-8.(g)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

9-260.(a)

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

9-259

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE

COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

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

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

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

VIOLATIONS OF THE FLORIDA BUILDING CODE ARE APPLICABLE UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE. SPECIFICALLY UNDER FBC(2014) SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT.

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

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

Case: CE16012053

Stipulated agreement

2709 NE 16 ST

COOK, WILLIAM H JR

Violation:

15-272.(a)

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

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$500 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$500 per day.

Case: CE16040410

4 S GORDON RD
4 S GORDON ROAD LLC

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

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

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

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day.

Case: CE16080087

1825 SW 30 ST
FEDERAL HOME LOAN MORTGAGE CORP
% JP MORGAN CHASE BANK NATL ASSN

This case was first heard on 9/15/16 to comply by 9/25/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$16,500 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$16,500 fine, which would continue to accrue until the violations were corrected.

Case: CE16020179

640 SW 28 WY
LANNING, WILLIAM E III

This case was first heard on 9/15/16 to comply by 9/25/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,600 fine, which would continue to accrue until the violations were corrected.

Case: CE15110980

3120 NW 68 ST
PRIMESTAR FUND II TRS INC.

This case was first heard on 2/18/16 to comply by 3/31/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$19,200 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$19,200 fine.

Case: CE15082329

1242 NW 3 AVE
AEGIS PROPERTIES OF SOUTH FLORIDA LLC TRUSTEE

This case was first heard on 10/15/15 to comply by 10/29/15. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$41,950 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$41,950 fine.

Case: CE16051281

2878 NE 26 ST
MUNDY, THOMAS G

This case was first heard on 8/18/16 to comply by 9/1/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$22,500 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$22,500 fine, which would continue to accrue until the violations were corrected.

Case: CE16031301

2100 NE 45 ST
WILSON, THOMAS F EST

This case was first heard on 9/15/16 to comply by 9/25/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$26,400 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$26,400 fine, which would continue to accrue until the violations were corrected.

Case: CE16070176

2100 NE 45 ST
WILSON, THOMAS F EST

This case was first heard on 9/15/16 to comply by 9/17/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$18,500 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$18,500 fine, which would continue to accrue until the violations were corrected.

Case: CE16072153

2100 NE 45 ST
WILSON, THOMAS F EST

This case was first heard on 9/15/16 to comply by 9/25/16. 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.

Judge Purdy imposed the \$6,600 fine.

Case: CE09082071

1464 HOLLY HEIGHTS DR
OCF PROPERTIES LLC

This case was first heard on 10/21/10 to comply by 11/18/10. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$43,175 and the City was recommending a \$580 fine be imposed.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

Case: CE14090486

1464 HOLLY HEIGHTS DR
OCF PROPERTIES LLC

This case was first heard on 3/5/16 to comply by 4/16/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$17,500 and the City was requesting a \$580 fine be imposed.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

Case: CE16032277

30 ISLE OF VENICE
ECHO LAS OLAS LLC

This case was first heard on 7/28/16 to comply by 9/8/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Frank Arrigoni, Building Inspector, reported the property was in compliance and recommended the fines be reduced to \$580.

Judge Purdy imposed a fine of \$580 for the time the property was out of compliance.

Case: CE16041243

2900 NE 30 ST
LAUDERDALE TOWER CONDO ASSN INC.

This case was first heard on 7/28/16 to comply by 9/8/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,150 fine, which would continue to accrue until the violations were corrected.

Case: CE15081475

2100 S OCEAN LN
POINT OF AMERICAS CONDO APTS INC.

This case was first heard on 1/21/16 to comply by 3/17/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,750 and the City was requesting the full fine be imposed.

Judge Purdy Imposed the \$1,750 fine.

Case: CE16040057

3200 N PORT ROYALE DR # 1603
SHAHEEN, MICHAEL P

This case was first heard on 7/28/16 to comply by 9/8/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,150 fine, which would continue to accrue until the violations were corrected.

Case: CE15110689

2845 SW 4 ST
GALLINGTON, MARILYN K

This case was first heard on 4/21/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,050 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$9,050 fine, which would continue to accrue until the violations were corrected.

Case: CE15120684

500 NW 19 AVE
PITTMAN, WAYNE D & PAMELA

This case was first heard on 4/2/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting a \$580 fine be imposed.

Judge Purdy imposed a fine of \$580 for the days the property was out of compliance.

Case: CE16040075

1437 NW 4 AVE
FISHER, LARRY A JR

This case was first heard on 7/28/16 to comply by 9/8/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$4,150 fine, which would continue to accrue until the violations were corrected.

Case: CE16050053

2900 NE 30 ST # D-1
LAUDERDALE TOWER CONDO ASSN INC.

This case was first heard on 8/18/16 to comply by 9/29/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in

compliance.

Judge Purdy imposed the \$3,100 fine, which would continue to accrue until the violations were corrected.

Lien Reduction Hearings

Case: CE12110499

4300 N OCEAN BLVD
PLAZA EAST ASSOC INC.

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$15,200 and City hard costs totaled \$479. The applicant had offered \$0.

Darrin Gursky, attorney, said the violation related to the 40-year certification. He said the engineering firm performing the structural report found damage requiring significant restoration costing \$5,323,521.28. Mr. Gursky felt there had been a "disconnect" between management and Code Enforcement and extensions were not requested to avoid the fines. He requested a reduction in fines to hard costs.

Judge Purdy reduced the lien amount to \$1,479 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14090370

747 NE 3 AVE
SOVRAN ACQUISITION L P

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$18,400 and City hard costs totaled \$249. The applicant had offered \$1,000.

Marilyn Kausner, maintenance director, said the permits related to a previous owner.

Judge Purdy reduced the lien amount to \$1,249 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE13120791

6721 NW 16 TER
FLAVIU PROPERTIES LLC

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$15,600 and City hard costs totaled \$166. The applicant had offered \$0.

Patty Vendetti, association board member, said a former architectural firm had not performed the work and they had later hired another, who had completed the work. She explained that four different units had been assessed fines for the violation.

Judge Purdy reduced the lien amount to \$1,166 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE12050938

1316 SW 19 ST
LOOS, MATTHEW S

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$25,500 and City hard costs totaled \$415. The applicant had offered \$763.

Matthew Loos, owner, said he had been unemployed for two years and had complied the violation as soon as he was employed again. He requested a reduction.

Judge Purdy reduced the lien amount to \$1,215 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE13100163

2012 NW 12 AVE
BAYVIEW LOAN SERVICING LLC

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$44,925 and City hard costs totaled \$1,592. The applicant had offered \$0.

Laura Holloway, listing agent representative, was present.

Judge Purdy reduced the lien amount to \$1,592 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE04031718

1032 NW 1 AVE
BIEN-AIME, CELIEN

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$105,330 and City hard costs totaled \$764. The applicant had offered \$0.

Judge Purdy asked Jeffrey Marks, attorney, about the release of the lien and Mr. Marks explained that the lien had been released to the current owners but had transferred to two other properties that Mr. And Mrs. Bien-Aime owned.

Judge Purdy reduced the lien amount to \$764 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15050950

2349 NW 19 ST
SMITH, VICTOR T JACKSON, ANNIE W

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$7,300 and City hard costs totaled \$985. The applicant had offered \$1,500.

Victor Smith, owner, explained his uncle had owned the property for a long time and a woman had committed fraud and taken title to the property. It had taken a year for Mr. Smith to help his uncle recover the property.

Judge Purdy reduced the lien amount to \$1,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE97090307

1517 NW 5 ST
GLASS, OLIVER C JR

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$61,225 and City hard costs totaled \$396. The applicant had offered \$0.

John Johnson, church representative, explained that the church had received a quit claim deed from the former owner, Oliver Glass. The church had paid the taxes and maintenance costs to remediate the property.

Judge Purdy reduced the lien amount to \$396 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14020830

2789 DAVIE BLVD
M R MCTIGUE PARTNERS LLC % EAST K

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$39,200 and City hard costs totaled \$1,086. The applicant had offered \$500.

Ronald Haddad said great efforts had been made to get the tenant to comply the violations.

Judge Purdy reduced the lien amount to \$2,086 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE14121430

1717 N FTL BEACH BLVD
UDIS, GARY A

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$9,500 and City hard costs totaled \$258. The applicant had offered \$2,660.

Leslie Cimadevilla, attorney, said the owner had brought the property into compliance within 60 days of purchasing it. The violations related to a prior owner. She stated their offer of \$2,660 had been based on an email from the City stating this was the lien amount.

Judge Purdy reduced the lien amount to \$758 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15041642

1220 SW 31 ST
RIPROCK HOMES INC.

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$22,200 and City hard costs totaled \$626. The applicant had offered \$300.

Ryan Emmer, owner, explained that he had stored refuse behind the fence, a neighbor had also dumped refuse there and subsequently called Code Enforcement to have the refuse removed. Mr. Emmer said there had also been a delay updating the City's online system with the new folio number and address that had been created for this property.

Judge Purdy reduced the lien amount to \$1,176 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE00061742

907 NW 12 TER
HASAN, ABEER

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$327,800 and City hard costs totaled \$350. The applicant had offered \$0. Total liens for both cases: \$348,175; total hard costs: \$930.

Abeer Hasan, owner, confirmed that the violations related to a prior owner. She stated she had paid to remediate the property.

Judge Purdy reduced the lien amount to \$350 payable within 1 year. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE01121513

907 NW 12 TER
HASAN, ABEER

Notice was mailed to the owner via first class mail on 11/3/16. Stacey Gordon, Clerk III, testified that the lien amount was \$20,375 and City hard costs totaled \$580. The applicant had offered \$0.

Judge Purdy reduced the lien amount to \$580 payable within 1 year. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Cases Complied

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

CE16100914	CE16080041	CE16091749	CE16060854
CE16060389	CE16071304	CE16080638	CE16081905
CE16051288			

Cases Rescheduled

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

CE16090713 CE16101048 CE16101052 CE16101053
CE16071504

Cases Closed

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

None

Cases Withdrawn

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

CE16100933 CE15091006 CE15102582 CE16080299
CE16080357 CE16080616 CE16040058

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:

CE08011610 CE08011001 CE09060886

There being no further business, the hearing was adjourned at 12:20 P.M.



SPECIAL MAGISTRATE

ATTEST


CLERK, SPECIAL MAGISTRATE