



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
MARCH 15, 2018
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Yvette Cross-Spencer, Clerk III
Loen Garrick, Clerk III
Crystal Green-Griffith, Clerk III
Katrina Jordan, Administrative Services Supervisor
Geneva Williams, Clerk III
Porshia Goldwire, Code Compliance Manager,
Rhonda Hasan, Assistant City Attorney
Burt Ford, Interim Zoning Chief and Structural Plans Examiner
Kelvin Arnold, Building Inspector
Susan Ateek, Code Compliance Officer
Stephanie Bass, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Mario Carrasquel, Building Inspector
Alejandro DelRio, Building Inspector
Deanglis Gibson, Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Robert Kisarewich, Fire Inspector
Vaughn Malakius, Code Compliance Officer
Jorge Martinez, Code Compliance Officer
George Oliva, Chief Building Inspector
Paulette Perryman, Code Compliance Officer
Wilson Quintero, Code Compliance Supervisor
Danny Reyes, Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Gail Williams, Code Compliance Officer
Jordan Wingate, Code Compliance Officer

Respondents and witnesses

CE17111044: Robert Bissonnette, attorney; Bruce Koski, owner
CE17051476: Timothy Crutchfeld, attorney; Murry Robinson, owner
CE17022065; CE17081686: Courtney Crush, attorney
CE14070694: Jeffrey Green, attorney; Ryan Johnson, property manager
CE17100600: Jeffrey Green, attorney
CE17111380: David Simonetta, property manager
CE17070054: Elizabeth Maldonado, power of attorney
CE17071601: Lazaro Oliver, owner
CE17050001: Mireille Coles, owner; James Hurchalla, attorney
CE17100597: Robin Kelley, owner
CE17041578: Steven D'Apuzzo, owner
CE17050323: Bhagwantia Bachan, owner; Richard Bachan, owner's son
CE16071877: Brewster Knott, property manager
CE17052176: Matthew Glackman, attorney
CE17100005: Stephen Buckley, owner
CE18010389: Eleyahu Bohadaneh, owner
CE18022080: Justin Beachum, interested party; Lucmon Joseph, property manager;
Courtney Crush, attorney
CE17071383: Randa Foreman, property manager
CE15092268: Mark Nelson, owner
CE17111806: Jackson Purvis, owner
CE17060007: Julieta Horner, owner
CE17111070: Michael Raytar, board member
CE18020208: David Lammermeier, owner
CE17100286: Luis Perez, tenant
CE16060767: Jean Matador, owner
CE17101162: John Setton, owner
CE17111847: Mark Joseph, owner
CE15101358: Charles Falconer, owner
CE17061190: St. Charles Dieujuste, owner
CE17070924: Ralson Jean Mary, owner
CE17081595: Lindsay Yarmuth, attorney
CE17121592: Steven Bader, owner
CE17110732: Maria Brunet, owner; Tony Brunet, owner's husband
CE17050094: Lori Cobb, representative
CE17080229: Robert Skasiki, representative
CE15082096: Hope Calhoun, Attorney
CE17051956: Amie Desmon, property manager
CE17110407: George Criscione, owner
CE17121289: Kevin Gibson, tenant; Kenneth Gibson, tenant
CE17120791: Wayne Zonick, owner; Irina Zonick, owner
CE17011473: Robert Keesler, general manager
CE17111276: Karen Hughes, owner
CE17111071: Ester Collett, representative

CE17111067: Angel Franco, architect
CE17020266: Joseph Pierce, owner
CE17101216: Gerasel Scalzo, contractor; Eric Lawrence, owner

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

The meeting was called to order at 9:04 A.M.

Case: CE17111044

1816 MIDDLE RIVER DR
KOSKI, BRUCE A H/E LETSCHE, LAUREN S

Service was via posting at the property on 3/2/18 and at City Hall on 3/1/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
47-34.4 B.1.

THERE ARE COMMERCIAL VEHICLES AND TRAILERS BEING
PARKED/STORED OVERNIGHT.

Inspector Malakius 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.

Robert Bissonnette, attorney, asked if Officer Malakius was aware of the five prior cases against the owner in which the violation was found not to have occurred and showed Officer Malakius documentation related to the prior cases. Officer Malakius was not aware of prior cases related the RV. Ms. Hasan objected to submitting the evidence in this way and Mr. Bissonnette provided the documentation to Ms. Flynn for the record.

Mr. Bissonnette had sent an email to Officer Malakius and Officer Malakius said his supervisor had advised him that someone from the City would respond so Officer Malakius had not. Attached to the email was a memo dated 8/4/15 from former Zoning Administrator Anthony Fajardo which Officer Malakius had not seen. Mr. Bissonnette presented the email and attached memo into evidence.

Mr. Bissonnette referred to a case Officer Malakius filed in November 2017 that was closed with the notes that Officer Malakius had closed it because he had revisited the zoning ordinance and discovered it was zoned to allow parking of an RV on an improved parking surface. Officer Malakius said, "It was determined that my supervisors would take a look at this case..."

Ms. Flynn asked Ms. Hasan to explain why this was a violation now, when it had not been a violation in the past.

Burt Ford, Interim Zoning Chief and Structural Plans Examiner, stated on 8/4/15 former Zoning Administrator Fajardo had written a zoning interpretation on this matter stating that any such vehicle must be screened from view from other residential properties. It also stipulated that any such vehicle longer than 21 feet or taller than 10 feet must be parked on the side or rear of the property and must not exceed the height of the structure as well. Mr. Ford stated per the zoning code he cited, this RV was in violation; it was visible from the right-of-way and to neighbors and was not adequately screened.

Bruce Koski, owner, stated the RV was 34 feet long by 12 feet tall. Mr. Bissonnette said his client wanted to comply and Mr. Ford agreed to assist in any way he could after the hearing.

Ms. Flynn agreed the photos did not provide sufficient information to determine a possible solution. She was sympathetic to the confusion past rulings had caused for the owner. Mr. Koski recalled that prior Code Compliance Officers had questioned the RV's parking and determined it was not a violation. He objected to the fact that Officer Malakius had never knocked on the door to discuss the violation instead of posting the property.

Mr. Bissonnette presented some case law pertinent to the case regarding equitable estoppel. He described actions his client had taken to try to comply with the City requirements for storing the RV in response to the prior cases. Ms. Hasan referred to case law and noted that equitable estoppel may only be applied to a governmental entity under exceptional circumstances. Ms. Hasan stated the City continued to receive complaints about this RV from neighbors. She recommended allowing the owner 30 days to comply.

Ms. Flynn felt the equitable estoppel argument had some merit, since the owner had been given different information in the past, but she did not find exceptional circumstances.

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

Case: CE17051476

511 SW 29 AVE

ROBINSON, LOUADDIE & MURRY

Service was via posting at the property on 3/2/18 and at City Hall on 3/1/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
9-308(a)

ROOF IS NOT IN GOOD REPAIR AND IS NOT WEATHER OR
WATER TIGHT.

9-308(b)

THERE IS DEBRIS ON THE ROOF CONSISTING OF A TARP AND SANDBAGS.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 161 days or a fine of \$25 per day, per violation.

Timothy Crutchfeld, attorney, said the owner could not perform the repairs himself; this was in the hands of his insurance company. He requested more than the 161 days.

Ms. Flynn found in favor of the City and ordered compliance within 175 days or a fine of \$50 per day, per violation.

Case: CE17022065

3016 BAYSHORE DR

BAYSHORE HOTEL LLC

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
18-7(a)

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

18-1.

VACANT BUILDING REQUIRES TO BE MAINTAINED, THIS INCLUDES BUT NOT LIMITED TO: EXTERIOR PREMISES NEEDS TO BE CLEANED, GRASS NEEDS TO BE MOWED/CUT, VACANT BUILDING IS BEING USED AS STORAGE, EXTERIOR PREMISES USED TO STORE CONSTRUCTION MATERIALS AND OTHER GOODS, EXTERIOR WALLS HAVE GRAFFITI, BUILDING IS UNSAFE AND UNSECURE, OPEN AND EXPOSED.

18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH, RUBBISH, LITTER AND DEBRIS IN THIS VACANT, FENCED IN PROPERTY.

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 7 days or a fine of \$500 per day, per violation.

Courtney Crush, attorney, said this was part of a construction site and a fence permit was pending as part of a demolition permit. She agreed to seven days to clean up the

property. Officer Caracas stated the City had already given this property a year to address these issues. He said the property had three different property managers to whom he had spoken.

Ms. Flynn found in favor of the City and ordered compliance with 18-1. and 18-12(a) within 7 days and with 18-7(a) within 28 days or a fine of \$500 per day, per violation.

Case: CE17081686

210 ALMOND AVE

TRD OF FORT LAUDERDALE LLC

Service was via posting at the property on 2/20/18 and at City Hall on 3/1/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
47-21.11.A.

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

47-19.4.D.7.

THE DUMPSTER AT THIS COMMERCIAL LOCATION THAT RECEIVES FOOD FROM FOOD HANDLING OPERATIONS DOES NOT HAVE A RAISED CONCRETE SLAB, DRAIN AND CLEANING WATER FACILITIES AS REQUIRED BY THE FLORIDA BUILDING CODE.

Complied:

47-20.20.H.

47-19.4.D.8.

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance within 30 days or a fine of \$100 per day, per violation.

Courtney Crush, attorney, agreed.

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

Case: CE14070694

3400 GALT OCEAN DR

SOUTHPOINT CONDO ASSN INC.

This case was first heard on 3/3/16 to comply by 4/14/16. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$32,400 and the City was requesting the full fine be imposed.

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

Jeffrey Green, attorney, agreed to the fine reduction.

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

Case: CE17111806

872 NW 16 TER

PURVIS DEAN JACKSON JR TR

JACKSON, PURVIS DEAN TR TRUSTEE

Service was via posting at the property on 2/22/18 and at City Hall on 3/1/18.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1.

OUTDOOR STORAGE IN THE REAR AND SIDES OF THIS
OCCUPIED PROPERTY

9-304(b)

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

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

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

Case: CE17111380

500 NE 13 ST

ALSARRA GROUP LLC

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
18-12(a)

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

18-4(c)

THERE ARE DERELICT/INOPERABLE/TAGLESS/EXP. TAG
VEHICLE PARKED/STORED IN THE PROPERTY.

47-19.5 A.

THE WOODEN FENCE ON THIS PROPERTY IS IN DISREPAIR

47-20.20.H.

PARKING LOT AND SPACES SHALL BE MAINTAINED SO AS NOT TO CREATE A HAZARD OR NUISANCE. MAINTENANCE SHOULD BE DONE ON A REGULAR BASIS. THIS INCLUDES, BUT IS NOT LIMITED TO: REMOVING LITTER, RESTRIPIING SURFACE MARKING, RE-ANCHORING OR REPLACING LOOSE AND BROKEN WHEEL STOPS (IF ANY), RESURFACING OR PATCHING UP POTHOLES AND REPLACING OR PAINTING SIGNS.

Officer Caracas presented photos of the property and the case file into evidence and recommended ordering compliance within 15 days or a fine of \$250 per day, per violation.

David Simonetta, property manager, requested 90 days and Officer Caracas did not object.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$250 per day, per violation.

Case: CE17070054

Request for extension

612 SW 11 CT

RIVER HOUSE 612 LLC

Wilson Quintero, Code Compliance Supervisor, recommended a 63-day extension.

Elizabeth Maldonado, power of attorney, requested more than 63 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE17071601

1145 NE 10 AVE

OLIVER, LAZARO H/E CORNELL, KAREN L

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

9-305(b)

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

Complied:

18-1.(a)

47-34.1.A.1.

Officer Perryman presented photos of the property and the case file into evidence and recommended ordering compliance within 60 days or a fine of \$50 per day.

Lazaro Oliver, owner, said no one had ever explained to him what kind of ground cover was required. He felt Officer Perryman had been disrespectful during their one encounter. Ms. Flynn appreciated Mr. Oliver's diligence in complying two of the violations. She acknowledged that Officer Perryman had just been made aware of the landscape violation from the landscape inspector and informed Mr. Oliver of it the previous day. Ms. Flynn asked Officer Perryman to explain to Mr. Oliver what was necessary to comply.

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

Case: CE17050001

65 NURMI DR

JACOB, KURIEN & MIREILLE

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

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

THE PROPERTY APPEARS VACANT. THE SEAWALL
REMAINS IN DISREPAIR. THERE ARE SECTIONS
OF THE SEAWALL LEANING OUTWARD TOWARDS
THE WATERWAY. THERE ARE SECTIONS OF
THE SEAWALL CRACKED AND SEPARATED.

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

James Hurchalla, attorney, stated the seawall was buttressed and not in danger of collapse. He said two gigantic banyan trees needed to be removed before the seawall was addressed. He requested one year.

Officer Suarez recommended ordering compliance within 189 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 189 days or a fine of \$100 per day.

Case: CE17081595

1445 NW 7 TER

DEUTSCHE BANK NA TR TRUSTEE

% NATIONSTAR MORTGAGE LLC

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
47-19.5.E.7.

THE CHAIN LINK FENCE IS IN DISREPAIR. THE GATE AND
SECTIONS OF THE FENCE ARE FALLING.

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

Lindsay Yarmuth, attorney, agreed.

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

Case: CE15082096

Request for extension

1750 SW 31 AVE

FLORIDA POWER & LIGHT CO % PROP TAX

This case was first heard on 5/19/16 to comply by 11/17/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$12,000.

Hope Calhoun, Attorney, requested 180 days because they needed to appear before the Planning and Zoning Board. She requested the fines be stopped.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

Case: CE17100600

110 HENDRICKS ISLE

TERRACES OF THE ISLES OWNER ASSN INC.

Service was via posting at the property on 2/20/18 and at City Hall on 3/1/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE
IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY.
PROPERTY OWNERS, FAILING TO PREVENT TIDAL WATERS FROM

FLOWING OVERLAND AND LEAVING THEIR PROPERTY, ARE IN VIOLATION.

9-313(c)

THE PROPERTY DOES NOT HAVE ADDRESS NUMBERS THAT ARE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$100 per day, per violation.

Jeffrey Green, attorney, said they were in the process of getting the plans drawn. They would then hire contractors, assess the unit owners and have the work done. He agreed to provide a progress report in 90 days.

Ms. Flynn found in favor of the City and ordered compliance within 91 days for 47-1-.3.(f)(5) and 7 days for 9-313(c) or a fine of \$100 per day, per violation.

Case: CE17100005

601 S FEDERAL HWY

BUCKLEY, FRANCIS K TR RICE, KATHLEEN

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
PERMIT 16120742 (REPLACE 5-TON A/C, 10-KW HEATER)

Withdrawn:

FBC(2014) 110.1

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

Stephen Buckley, owner, said the permit and notice of commencement was forged in his father's name. He said he wanted to extend the expiration date of the permit and he did not want to deal with the original contractor. He asked for 10 days to reopen the permit and get the permit extensions.

Ms. Hasan explained that the expired permit could not be "revived" per the Florida Building Code, especially because Mr. Buckley said it was fraudulent. He could hire the original contractor to pull a new permit or pull an owner/builder permit.

Inspector DelRio stated these properties were vacant and Mr. Buckley could remove the equipment that had been installed and void the permit.

George Oliva, Chief Building Inspector, said Mr. Buckley could transfer the permit to his name; if repairs were needed, he should hire a contractor.

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

Case: CE17100597

100 HENDRICKS ISLE

KELLEY, ROBIN

Service was via posting at the property on 2/20/18 and at City Hall on 3/1/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY. PROPERTY OWNERS, FAILING TO PREVENT TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING THEIR PROPERTY, ARE IN VIOLATION.

9-313(c)

THE PROPERTY DOES NOT HAVE ADDRESS NUMBERS THAT ARE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day, and with 9-313(c) within 7 days or a fine of \$100 per day.

Robin Kelley, owner, said he could not repair the seawall within 63 days. Officer Bass said the ordinance required that there be some progress; after that, Mr. Kelley would be given 365 days to complete compliance.

Mr. Kelley said he had already been researching contractors.

Ms. Flynn found in favor of the City and ordered compliance with 9-313(c) within 7 days or a fine of \$100 per day and with 47-19.3.(f)(5) within 91 days or a fine of \$100 per day.

Case: CE17011473

2670 E SUNRISE BLVD # HOTEL

DEJ HOTELS LLC

This case was first heard on 7/6/17 to comply by 9/7/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,500 and the City was requesting the full fine be imposed.

Robert Keesler, general manager, requested the fines be waived. He said the permits were from a prior owner. As soon as they were aware of the violations they had acted to comply.

Alejandro DelRio, Building Inspector, recommended reducing the fine to \$225 to cover administrative costs.

Ms. Flynn imposed a fine of \$225 for the days the property was out of compliance.

Case: CE17111070

1051 SE 3 AVE

BROWARD COUNTY BAR ASSN INC.

Personal service was made on 2/23/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 180 days or a fine of \$100 per day.

Michael Raytar, board member, requested there be no finding of fact and that this be heard at a later date. He reported there was no safety issue. Inspector Oliva stated Ms. Flynn must issue a finding of fact per a Broward County mandate, but he informed Mr. Raytar that within 180 days, they could provide a letter from the engineer of record requesting another 80-day extension and explaining why.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE16060767

1241 NE 3 AVE
MATADOR, JEAN R

This case was first heard on 11/3/16 to comply by 12/15/16. 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 the full fine be imposed.

Wilson Quintero, Code Compliance Supervisor, confirmed the property was in compliance and reported administrative costs totaled \$1,031.

Jean Matador, owner, stated he purchased the property in 2015 and within one month, the Code Enforcement Officer began citing him for violations. He said the Officer would never return his calls. Whatever he did to comply was "not good enough." He intended to develop the property but the Officer wanted him to plant grass. Mr. Matador said he had spent \$14,000 on the exterior and grounds and asked that no fine be imposed.

Ms. Flynn imposed a fine of \$550 for the days the property was out of compliance.

Case: CE17041578

115 NW 6 ST
NORTH WEST 6TH INVESTMENTS LLC

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

John Suarez, Code Compliance Officer, testified to the following violation(s):
47-19.5.E.7.

THE CHAIN-LINK FENCE IS IN DISREPAIR. THERE ARE SECTIONS OF POLES/POSTS/SCREENING THAT HAVE BECOME UNATTACHED.

47-20.20.H.

THE PAVED VEHICULAR USE AREA ARE IS NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS. THERE ARE SECTIONS OF LOOSE GRAVEL AND DIRT. THERE ARE AREAS OF GRASS/WEED GROWTH PROTRUDING THROUGH PAVED LOT.

47-21.11.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE IS GRASS/WEED GROWTH THROUGH THE PAVED PARKING LOT.

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

Steven D'Apuzzo, owner, said the City had been changing requirements on Sistrunk Boulevard, where this building was located. He requested 180 days to address the fence issue.

Inspector Suarez and recommended ordering compliance within 182 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.5.E.7. within 21 days or a fine of \$ 100 per day and with 47-20.20.H. and 47-21.11.A. within 182 days or a fine of \$100 per day, per violation.

Case: CE18022080

721 SW 2 ST

FREE BETHLEHEM BAPTIST CHURCH INC.

Service was via posting at the property on 3/1/18 and at City Hall on 3/1/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
9-1.(d)

1. THERE'S A FENCE THAT WAS BUILT WITHOUT THE
REQUIRED PERMITS AS PER THE FLORIDA BUILDING CODE
BORA EDITION SECTION 105.1 **WITHDRAWN**

2. THERE'S AN ASPHALT PARKING AREA THAT WAS BUILT
IN THE PROPERTY WITHOUT THE REQUIRED PERMITS AS
PER THE FLORIDA BUILDING CODE BORA EDITION SECTION
105.1

APPLY AND OBTAIN THE REQUIRED AFTER THE FACT
PERMITS FOR ANY ASPHALT PARKING AREA OR FENCE THAT
WERE INSTALLED.

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 21 days or a fine of \$200 per day.

Courtney Crush, attorney, said the owner could remove the asphalt or apply for a permit within 21 days.

Justin Beachum, interested party, said this had started in February 2017 and somehow, the violation had been declared in compliance when it was not. The fines had also been reduced to \$100. Ms. Flynn was unaware of the previous violations as this was a new case.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$200 per day and ordered the respondent to attend the 4/12/18 hearing.

Case: CE17061190

1410 NW 4 AVE
PETIT, FRANCOIS DIEUJUSTE, ST CHARLES

This case was first heard on 8/17/17 to comply by 9/28/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of an \$11,750 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said only the 9-305(b) Ground Cover violation remained.

St. Charles Dieujuste, owner, said he had put gravel down to park on. Officer Snyder said Mr. Dieujuste had erroneously assumed that the gravel would comply the violations and suggested he be given more time.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE18020208

1223 NE 17 TER
LAMMERMEIER, DAVID M
POSDZICH, SINDY

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

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

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

David Lammermeier, owner, said he was determining what he needed to do to comply.

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

Case: CE16071877

400 SW 1 AVE
TRG NEW RIVER II LTD

This case was first heard on 8/18/16 to comply by 11/17/16. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$47,600 and the City was requesting the full fine be imposed.

Captain Robert Kisarewich, Fire Inspector, explained that the property was now in compliance. He said the smoke control system certification had been submitted over a year ago and failed mechanical review. The new property management company had resolved the issue of the contractor's certification. Captain Kisarewich recommended no fine be imposed.

Brewster Knott, property manager, agreed.

Ms. Flynn imposed no fine.

Case: CE17121289

2311 NW 12 CT

WILLIAMS, LOUISE EST

Service was via posting at the property on 3/1/18 and at City Hall on 3/1/18.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):

9-308(a)

ROOF IS IN DISREPAIR INCLUDED BUT NOT LIMITED TO
LARGE HOLES.

9-308(b)

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED.

9-306

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

9-304(b)

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

9-305(b)

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

18-4(c)

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

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

Kevin Gibson, tenant, said they had corrected most of the violations already.

Kenneth Gibson, tenant, requested more than 42 days.

Ms. Hasan explained this was an estate and Messrs. Gibson would need additional time to obtain the authority to pull permits.

Ms. Flynn found in favor of the City and ordered compliance within 98 days or a fine of \$25 per day, per violation.

Case: CE17101216

6800 NW 34 AVE
LAWRENCE, ERIC H/E LAWRENCE, ANGELA G

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE
MASTER PERMIT
07012098 (SFR: FAMILY ROOM, 2 BED 1 BATH ADDITION)
SUB PERMIT
07012102 (SHINGLE REROOF 3000SF)
02021980 (INST WOOD FENCE 4'X63')

Withdrawn:
FBC(2014) 110.1

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

Eric Lawrence, owner, agreed.

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

Case: CE15092268

824 SE 2 ST
TOWERS RETIREMENT HOME INC.

This case was first heard on 2/18/16 to comply by 8/16/16. Violations and extensions

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.

George Oliva, Chief Building Inspector, recommended imposing no fine.

Mark Nelson, owner, agreed.

Ms. Flynn imposed no fine.

Case: CE17110732

1501 NW 11 CT
BRUNET, MARIA TERESA

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
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 SWALE AREA AND LANDSCAPING AROUND RESIDENTIAL HOME IS MISSING LIVE GROUND COVER.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. BUILDING PARTS NOT WELL MAINTAINED. ROOF LEAKING AND STAINED IN THE LIVING ROOM.

9-304(b)

CARS PARKING IN SWALE.

Complied:

9-306

Officer Reyes 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, per violation.

Tony Brunet, the owner's husband, said the swale would be very difficult to maintain because it was a school bus stop. He agreed to have his tenants remove the cars.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE15101358

1333 NE 2 AVE
FALCONE, CHARLES H/E FALCONE, JOSEPHI

This case was first heard on 10/20/16 to comply by 12/1/16. Violations and extensions

were as noted in the agenda. The property was in compliance, fines had accrued to \$12,100 and the City was requesting a \$225 fine be imposed.

Charles Falcone, owner, asked that no fine be imposed. He said it had taken so long to comply because he had no money.

Ms. Flynn imposed no fine.

Case: CE17120791

2524 BAYVIEW DR

KALIWODA-KIPP, LIZA

Service was via posting at the property on 3/3/18 and at City Hall on 3/1/18.

Jordan Wingate, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

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

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

Irina Zonick, owner, said they were in the process of complying and requested more than 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE17052176

416 NW 19 AVE

SB MIAMI DEVELOPMENT LLC

This case was first heard on 8/17/17 to comply by 9/14/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$36,200 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero, Code Compliance Supervisor, confirmed the property was still not in compliance.

Matthew Glackman, attorney, stated he had just become aware of the violations the previous day. He explained the owners lived in Israel and two men had been taking action on their behalf without authority. He said the address for the owner was incorrect and requested an extension. Officer Quintero felt that 28 days was sufficient.

Ms. Hasan recommended imposition of the fine; the owner could request a lien reduction after the property was in compliance. Mr. Glackman reiterated that the address for the owner was incorrect and the final order had not been recorded in the public record. Ms. Hasan said the City's only obligation was to notify the property owner at the address with the Broward County Property Appraiser. Mr. Glackman asked if the order was supposed to be recorded in the public record and Ms. Hasan stated, "I'm not going to answer with legal advice on that; I have no idea."

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE17111071

3233 SW 2 AVE

ML VINTAGE LLC

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva presented photos of the property and the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Ester Collett, representative, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE17111276

3120 NE 47 ST

RIETKERK, KAREN H/E RIETKERK, ALFRED

Service was via posting at the property on 3/5/18 and at City Hall on 3/1/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
9-306

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

9-308(a)

ALL ROOFS SHALL BE MAINTAINED IN A SAFE, SECURE AND WATERTIGHT CONDITION.

Inspector Malakius 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.

Karen Hughes, owner, said this was hurricane damage and the roof repair was already in process. She said they were waiting for materials and was unsure 63 days would be sufficient.

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

Case: CE17111847

1301 NW 1 AVE

JOSEPH, MARC EVANS

PIERRE, CARMELITA

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

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

THERE ARE DERELICT VEHICLES ON THE PROPERTY.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. AREAS OF THE FENCING HAS FALLEN.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. GRAVEL OR PAVED DRIVEWAY IS NOT WELL GRADED AND HAS WEEDS IN THE GRAVEL.

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.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FASCIA, EXTERIOR WALLS, AND SHUTTERS ARE IN DISREPAIR AND HAVE STAINS AND MISSING, PEELING PAINT.

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

Mark Joseph, owner, requested 60 days because he needed to get a title for the van in order to register it. The fence was already fixed and the car had already been removed.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE17071383

800 SW 2 ST
JANZAN, RUSSEL A S

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 16120569 (BLDG 3 REROOF TILE 1100 SQ FT)

Withdrawn:
FBC(2014) 110.1

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

Randa Foreman, property manager, said the property had been under historical renovation for two years. She said they were in a lawsuit with the first roofing contractor and the roof would be replaced entirely with a permit from a new contractor. She had submitted the request to void the permit.

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

Case: CE17100286

1225 SW 28 WAY

LAND TR AGREEMENT VARGAS, IRAMA ECHE

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. THERE IS ROTTED WOOD ON THE
EXTERIOR WALLS.

Complied:

18-4(c)

9-280(g)

9-304(b)

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 49 days or a fine of \$50 per day.

Luis Perez, tenant, said the owner had refused to make repairs and he had been maintaining the property but the owner would not reimburse him. He had called Code Enforcement and the owner was now evicting him.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day.

Case: CE17050323

131 SW 29 AVE

BACHAN, BHAGWANTIA GOSINE

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

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

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 PROPERTY AND SWALE.

18-1.

THERE IS OUTDOOR STORAGE IN THE CARPORT; CONSISTING OF BUT
NOT LIMITED TO AN EXCESSIVE AMOUNT OF AUTO PARTS AND
TOOLS.

OUTDOOR STORAGE IS NOT PERMITTED IN THIS AREA ZONED RS-8.
IN THIS CONDITION, IT MAY REASONABLY BECOME INFESTED OR
INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY

FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE, OR MAY REASONABLY CAUSE DISEASE, OR ADVERSELY AFFECTS AND IMPAIRS THE ECONOMIC WELFARE OF ADJACENT PROPERTY.

Complied:

47-34.1.A.1.

9-276(b)(1)

9-280(b)

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

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

Case: CE17121592

1500 NE 50 CT

1500 CORAL RIDGE ISLES LLC

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
47-19.4.D.1.

THIS IS A RESIDENTIAL PROPERTY OF FOUR (4) UNITS WITHOUT PROVIDING AN ON-SITE ENCLOSURE FOR BULK CONTAINERS.

24-27.(f)

THERE ARE SOLID WASTE CONTAINERS WITH LIDS OPEN AND/OR UNATTACHED ENDANGERING PUBLIC HEALTH AND SAFETY.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

Inspector Malakius 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, per violation.

Steven Bader, owner, said he had never received a notice by mail. He said there were open dumpsters lining the alley behind the property. He was awaiting proposals from fence companies now. He requested 120 days.

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

Case: CE18010389

616 NW 10 TER

YAKOV HOLDING INC.

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. (WINDOWS)

9-306

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

9-313.(a)

HOUSE NUMBERS ARE NOT VISIBLE OR PROPERLY
DISPLAYED ON THIS PROPERTY. HOUSE ADDRESS NUMBER
NOT DISPLAYED OF VISIBLE FROM THE STREET.

Officer Caracas presented photos of the property and the case file into evidence. He said the owner had been present earlier and they had agreed to Officer Caracas recommending ordering compliance within 15 days or a fine of \$250 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$250 per day, per violation.

Case: CE17070924

1440 NW 3 AVE

JEAN-MARY, WALSON & MANICIA

Service was via posting at the property on 2/24/18 and at City Hall on 3/1/18.

Wilson Quintero, Code Compliance Supervisor, testified to the following violation(s):
25-13

ROCKS HAVE BEEN INSTALLED IN THE CITY RIGHT OF
WAY, WITHOUT FIRST OBTAINING A PERMIT.

9-305(b)

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

Complied:
18-12(a)
9-280(h)(1)

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

Ralson Jean Mary, owner, agreed.

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

Case: CE17111067
5001 N FEDERAL HWY
AFFIRMED CORP

Personal service was made on 2/23/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:
THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 180 days or a fine of \$100 per day.

Angel Franco, architect, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE17020266

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

This case was first heard on 7/6/17 to comply by 8/17/17. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$7,650 and the City was requesting no fine be imposed.

Joseph Pierce, owner, agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE17110407

Ordered to reappear

2221 SW 28 WAY
CRISCIONE, GEORGE J

This case was first heard on 12/7/17 to comply by 2/1/17. Violations and extensions were as noted in the agenda. The property was not in compliance.

A letter from the residents of SW 28 Way was read into the record asking that the owner finally be held accountable for the violations. The letter reminded Ms. Flynn that the owner had been cited for the same violations over 10 years ago and the property was still under construction. The property had accrued \$141,175 in liens since 2006 for the same violations, including the stagnant pool water, which was a danger to public health and safety. Residents were distraught because they had been let down regarding enforcement at this property. They asked Ms. Flynn to protect the residents by not allowing any more extensions and enforcing the order to immediately repair or demolish the pool and that the pool yard must immediately be enclosed per City code and State law.

Jorge Martinez, Code Compliance Officer, did not recommend another extension. He said a child barrier must be installed before the pool was filled with water.

George Criscione, owner, asked who wrote this letter, and Ms. Goldwire responded that residents and property owners had signed onto the letter and residents had sent her several emails about the property as well. The City had also taken action in County court to get Mr. Criscione to comply the violations at the property.

Mr. Criscione said, "Your honor gave me until today to comply, which I did." He said the pool had been recoated and was being filled now. He related work he had done to improve the property and said, "My neighbors just don't like that fact that...there's construction going on." He said he had put \$600,000 into the property.

George Oliva, Chief Building Inspector, confirmed that the pool had been repaired and was being filled but said the pool required a child protection barrier, which Mr. Criscione

should understand, because he was a pool contractor. The existing fence was in disrepair and Inspector Oliva was requesting an emergency fence repair, "like today" so no child could end up in the pool. Mr. Criscione said there was a barrier around the pool and a construction barrier around the property. He stated he had pulled a permit to move the fence in one foot after a garbage truck had run into to twice. He said after the posts were installed, the garbage truck had run over the posts. The posts had been repaired and he had installed orange construction fencing around the posts.

Ms. Hasan stated the fence issue was before Ms. Flynn because the building code required a child proof barrier once the pool was filled with water.

Ms. Goldwire requested Ms. Flynn order a fence around the property or a barrier around the pool within 48 hours. If the owner did not secure the pool within 48 hours, she requested the City be allowed to secure the pool.

Ms. Flynn granted 48 hours to comply the violations, during which time no fines would accrue.

Case: CE17060007

1041 NE 9 AVE

SELF DIRECTED IRA SERVICES INC.

JULIETA A HORNER IRA 201215701

This case was first heard on 1/18/18 to comply by 1/28/18. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,500 fine, which would continue to accrue until the property was in compliance.

Paulette Perryman, Code Compliance Officer, said the owner had thought that paying the bulk trash fines from her tenants leaving trash on the property meant the violations were settled. The owner was working to comply the violations now and Officer Perryman recommended a 35-day extension.

Julieta Horner, owner, agreed.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE17101162

1301 NE 2 AVE

SETTON, JOHN

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

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

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

24-27.(b)

THERE ARE CONTAINERS NOT BEHIND BUILDING LINE OR
SCREENED FROM VIEW.

9-306

THE FASCIA, SOFFITS ARE IN DISREPAIR/ROTTED.

Complied:

9-305(b)

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

John Setton, owner, explained his case had been transferred from Code Compliance Officer to Code Compliance Officer and he had difficulty contacting anyone.

Ms. Flynn asked Officer Snyder to go over the photos with Mr. Setton and describe what must be done to comply.

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

Case: CE17051956

2060 SW 16 CT

HIRSCH, MARK

Ordered to reappear

This case was first heard on 8/17/17 to comply by 10/12/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$41,700 fine, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, reported three violations were now in compliance and three were not.

Amie Desmon, property manager, said he had started two weeks ago and was working to comply. He requested 30 more days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE17050094

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

This case was first heard on 1/18/18 to comply by 2/1/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,500 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Compliance Supervisor, confirmed the property was in compliance and reported administrative costs totaled \$1,086.

Lori Cobb, representative, explained dirt had been dumped on the property and it had taken time to find a contractor to remove it.

Ms. Flynn imposed a fine of \$1,086 for the days the property was out of compliance.

Case: CE17080229

1738 NE 52 ST
RETCF INC.

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
47-21.9.K.

THE GRAVEL INSTALLED ON THIS PROPERTY EXCEEDS 10
PERCENT OF THE TOTAL LANDSCAPE AREA.

Officer Williams 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.

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

Case: CE18010820

3018 HARBOR DR
RIVIERA RESORT CLUB DEV INC.

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS
AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER
AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

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.

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

Case: CE17120744

Stipulated agreement

637 NW 15 TER

BBT PROPERTIES OF SOUTH FLORIDA LLC

Violations:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-305(b)

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

Complied:

9-304(b)

Withdrawn:

47-19.4.D.1.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE18010089

Stipulated agreement

917 NW 3 AVE

TACHINI LLC

Violation(s):

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO SOFFIT, DOORS, WINDOWS SPECIFICALLY IN APARTMENT #2.

9-280(g)

THERE ARE ELECTRICAL ACCESSORIES, APPLIANCES NO WORKING PROPERTY, SPECIFICALLY REFRIGERATOR LEAKING UNDERNEATH, AIR CONDITIONER LEAKING INSIDE

THE CLOSET AND SWITCHES SPARKLING AND NOT SECURE
IN APARTMENT # 2.

9-276(c)(3)

THERE ARE RODENTS INFESTATION EVIDENCE, VERMIN AND
OTHER PESTS ON THIS PROPERTY, SPECIFICALLY IN
APARTMENT # 2.

Complied:

18-12(a)

9-280(h)(1)

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE18011902

1602 NW 7 PL

CBA RENTALS IV LLC

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND/OR
WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND/OR DEBRIS ON
THIS PROPERTY AND SWALE AREA.

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.

9-280(h)(1)

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

Complied:

9-304(b)

18-4(c)

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

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

Case: CE18010415

624 NW 15 TER

BUY, RENT, SELL NOW LLC

Service was via posting at the property on 2/22/18 and at City Hall on 3/1/18.

Deanglis Gibson, Code Compliance Officer, testified to the following violation(s):
24-29.(a)

THE PROPERTY HAS ONLY 1 TRASH CONTAINER AND CONTAINER IS CONSTANTLY OVERFLOWING WITH TRASH. THIS IS A RECURRING VIOLATION, PREVIOUS CASES CE17050203 AND CE17070831. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

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

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE18011996

5950 NE 28 AVE

HOOF, HEGE & TRONVOLL, KJETIL

Service was via posting at the property on 3/5/18 and at City Hall on 3/1/18.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
9-304(b)

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

Inspector Malakius 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.

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

Case: CE17050008

716 INTRACOASTAL DR

COWLES, STEVEN L

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

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

THERE IS A DOCK IN DISREPAIR AT THIS PROPERTY.
THERE IS A SECTION OF THE DOCK THAT HAS BECOME
DISCONNECTED FROM THE PILINGS AND AS A RESULT, MAY
COLLAPSE INTO THE WATERWAY.

Officer Suarez 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.

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

Case: CE17071433

74 FIESTA WY
BROWN, JOHN A

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

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

THERE IS A DOCK IN DISREPAIR SEEN FROM THE
WATERWAY OF THE PROPERTY. A SECTION OF THE DOCK
HAS DETACHED AND IS SLOPING DOWNWARD INTO THE
WATERWAY. THE DOCK IN ITS PRESENT CONDITION IS
UNSAFE/UNSATISFACTORY.

Officer Suarez 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.

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

Case: CE17101308

1131 NW 5 CT
IZHAK, ESTER BEN & ITZHAK, NIR BEN

Service was via posting at the property on 2/20/18 and at City Hall on 3/1/18.

Shelly Hullett, Code Compliance Officer, testified to the following violation(s):
18-4(c)

THERE ARE DERELICT VEHICLES AND/OR TRAILERS PARKED
ON THIS RESIDENTIALLY ZONED PROPERTY IN VIOLATION
OF THE UNIFIED LAND DEVELOPMENT REGULATIONS.

9-304(b)

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

9-305(b)

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE AREA, IS NOT PROPERLY MAINTAINED IN A HEALTHY, GROWING CONDITION AND PROTECTED. THERE ARE AREAS OF THE YARD WHICH ARE BARE AND NEED TURF, SOD OR OTHER LIVING GROUND COVER.

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

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

Case: CE18012222

528 NW 8 AVE
BAIN, RAPHAEL

Service was via posting at the property on 2/19/18 and at City Hall on 3/1/18.

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

THIS VACANT LOT AND ADJACENT SWALE ARE OVERGROWN WITH GRASS/PLANTS/WEEDS AND LITTERED WITH TRASH, RUBBISH, AND DEBRIS.

THIS IS A REPEAT VIOLATION PREVIOUSLY CITED AND HEARD BY THE MAGISTRATE UNDER CASE CE17050210. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE WHETHER IT IS COMPLIED OR NOT.

Officer Hullett presented photos of the property and the case file into evidence, reported the property was in compliance as of February 19, 2018 and requested a finding of fact that the violation had recurred as cited and imposition of a fine dated to the date of observation: January 30, 2018.

Ms. Flynn found in favor of the City that the violation had recurred as cited and imposed the fine from the date the violation was first observed on January 30, 2018 until February 19, 2018.

Case: CE18011956

1444 NW 3 CT
DRAGOSLAVIC, GORAN G

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

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

THE LANDSCAPING OF THIS PROPERTY, INCLUDING THE SWALE AREA, IS NOT PROPERLY MAINTAINED IN A HEALTHY, GROWING CONDITION AND PROTECTED. THERE ARE AREAS OF THE YARD WHICH ARE BARE AND NEED TURF, SOD OR OTHER LIVING GROUND COVER. ALSO THERE IS A DEAD TREE STUMP IN THE FRONT YARD.

Complied:

9-279(f)

9-304(b)

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.

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

Case: CE17061366

609 SW 18 ST

SILVIUS, BRET & DEBORAH

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

Kelvin Arnold, Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE;
BUILDING PERMIT #16100884 (INSTALL PRE-FAB SHED)

Withdrawn:

FBC(2014) 110.1

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

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

Case: CE17120009

609 NW 14 WAY

JAMES, LOUIS A LE

JAMES, LARRY G

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
18-12(a)

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

9-280(h)(1)

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

Officer Caracas presented photos of the property and the case file into evidence. He said a representative had agreed to comply within 15 days. He recommended ordering compliance within 21 days or a fine of \$100 per day, per violation.

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

Case: CE17061446

5525 NW 23 AVE
SHELTAIR

Personal service was made on 2/28/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISH BY THE BROWARD BOARD OF RULES AND
APPEALS FOR THE BUILDING SAFETY INSPECTION
PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED
WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION
REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION
REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR
ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS
NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN
90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 180 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE17061448

5601 NW 15 AVE

CITY OF FORT LAUDERDALE %

FT LAUD EXECUTIVE AIRPORT

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2014) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISH BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 180 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 180 days or a fine of \$100 per day.

Case: CE17120963

325 N GORDON RD

BERGER, MITCHELL W BERGER, SHARON

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

George Oliva, Chief Building Inspector, testified to the following violation(s):
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
17041203 PLPTANKAG (TANK LP GAS AG 200 LB 50 GAL/
RUN GAS LINE TO INT)

FBC(2014) 110.1

CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED.

Inspector Oliva recommended ordering compliance within 21 days or a fine of \$25 per day.

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

Case: CE17080072

1647 NW 15 TER

GOODMAN FAMILY TR CASTILLO, OSCAR A TRUSTEE

Service was via posting at the property on 3/1/18 and at City Hall on 3/1/18.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
9-304(b)

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

9-306

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

Complied:

9-280(b)

18-4(c)

Officer Reyes 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, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE17120979

1545 NW 15 AVE

WONG, YUK PING

Service was via posting at the property on 3/1/18 and at City Hall on 3/1/18.

Danny Reyes, Code Compliance Officer, testified to the following violation(s):
18-12(a)

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

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.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-280(h)(1)

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

Complied:

9-305(a)

Officer Reyes 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, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation.

Case: CE17071269

Stipulated agreement

1226 NW 2 AVE

FLORIAN, ANDREW

Violations:

18-12(a)

THERE IS OVERGROWTH ON THE PROPERTY.

9-306

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

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$25 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE17070479

Stipulated agreement

1544 NW 5 AVE

SOSA, CARLOS JAVIER TORRES

Violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE.

THERE ARE WEEDS AND AREAS OF DEAD AND MISSING
GROUND COVER.

Complied:
18-12(a)
9-304(b)
47-34.4 B.

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$25 per day.

Case: CE17032563

129 SW 22 TER
ML INVESTMENT I LLC

Service was via posting at the property on 3/2/18 and at City Hall on 3/1/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
24-27.(b)

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

24-27.(f)

LIDS ON SOLID WASTE CONTAINERS REMAIN OPEN.

9-305(b)

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

9-306

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

Complied:
18-12(a)
9-280(b)

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

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

Case: CE17040323

2207 SW 1 CT

LAND TRUST NO 2207

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

Linda Holloway, Code Compliance Officer, testified to the following violation(s):
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 PROPERTY AND SWALE.

Complied:

9-306

18-12(a)

9-313.(a)

47-34.1.A.1.

9-280(h)(1)

9-304(b)

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

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

Case: CE18010800

2300 W BROWARD BLVD

RACETRAC PETROLEUM

% SILVER OAK ADVISORS

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS
AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER
AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

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

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

Case: CE18011066

410 SW 30 TER

SMITH, LORRAINE E

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

THE POOL AT THIS OCCUPIED PROPERTY HAS GREEN STAGNANT WATER, TRASH AND DEBRIS AND IS NOT BEING MAINTAINED ON A REGULAR BASIS. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY AND THIS IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE. PER CASES CE16062298 AND CE15090329 THIS IS A RECURRING VIOLATION AND WILL BE PRESENTED BEFORE THE SCHEDULED FOR SPECIAL MAGISTRATE TO GET A FIND OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$200 per day.

Case: CE17062103

1320 NW 3 AVE

WHITE, CAMILE H/E

WHITE, CALINE MARIE EST ET AL.

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

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

THERE IS A VEHICLE PARKED ON THE LAWN. THE DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

Complied:

24-4

18-4(c)

24-27.(b)

9-313.(a)

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

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

Case: CE17101193

1245 NW 1 AVE

ABACOS Y3K HOLDINGS LLC

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
47-19.5.E.7.

THE FENCE ON THIS PROPERTY IS IN DISREPAIR.

9-306

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

Complied:

9-313.(a)

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

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

Case: CE17121453

1512 NE 1 AVE

MCHALE, MARK A

Service was via posting at the property on 2/20/18 and at City Hall on 3/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE FRONT DOOR IS RUSTED/DIRTY AND EXTERIOR WALLS ARE STAINED/DIRTY.

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

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

Case: CE17120998

751 SE 12 CT

64 ISLE OF VENICE LLC

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
28-155.(a)

THE FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN INSTALLED AND OR TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE ? PLUMBING (FBCP) (2014) 312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER 62-555.360) AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (Chapter 25-153, 28-155).

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

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

Case: CE17121493

315 ROYAL PLAZA DR

ROSATTI, JOHN

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
28-155.(a)

THE FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN INSTALLED AND OR TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER FLORIDA BUILDING CODE ? PLUMBING (FBCP) (2014) 312.10.2, THE STATE OF FLORIDA ADMINISTRATIVE CODE (CHAPTER 62-555.360) AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (Chapter 25-153, 28-155).

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

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

Case: CE17121657

201 W BROWARD BLVD
TIITF/HRS DISTRICT TEN HDQTRS BLDG

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

Mario Carrasquel, Building Inspector, testified to the following violation(s):
28-155.(a)

THE FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN
INSTALLED AND OR TESTED FOR THE SUBSEQUENT
RECERTIFICATION AS PER FLORIDA BUILDING CODE ?
PLUMBING (FBCP) (2014) 312.10.2, THE STATE OF
FLORIDA ADMINISTRATIVE CODE (CHAPTER 62-555.360)
AND CITY OF FORT LAUDERDALE MUNICIPAL CODE OF
ORDINANCES (Chapter 25-153, 28-155).

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

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

Case: CE18021519

2789 DAVIE BLVD
M R MCTIGUE PARTNERS L L C % EAST K

Personal service was made on 2/28/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

Captain Kisarewich recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE18021526

3917 SW 16 ST

ZARTOLAS, ADA H & ZARTOLAS, GEORGE

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY
INSPECTION.

Captain Kisarewich recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE18021580

280 SW 33 CT

MARY ANN CASSEL LTD PARTNERSHIP

Service was via posting at the property on 2/28/18 and at City Hall on 3/1/18.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY
INSPECTION.

Captain Kisarewich recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE17100521

500 RIVIERA ISLE

500 RIVIERA LLC

Service was via posting at the property on 2/20/18 and at City Hall on 3/1/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE
IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY.
PROPERTY OWNERS, FAILING TO PREVENT TIDAL WATERS FROM

FLOWING OVERLAND AND LEAVING THEIR PROPERTY, ARE IN VIOLATION.

9-313(c)

THE PROPERTY DOES NOT HAVE ADDRESS NUMBERS THAT ARE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day and with 9-313(c) within 7 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day and with 9-313(c) within 7 days or a fine of \$100 per day.

Case: CE17100604

Stipulated agreement

124 HENDRICKS ISLE
124 HENDRICKS ISLE LLC

Violations:

47-19.3.(f)(5)

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY. PROPERTY OWNERS, FAILING TO PREVENT TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING THEIR PROPERTY, ARE IN VIOLATION.

9-313(c)

THE PROPERTY DOES NOT HAVE ADDRESS NUMBERS THAT ARE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

The City had a stipulated agreement with the owner to comply with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day, and with 9-313(c) within 63 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day, and with 9-313(c) within 63 days or a fine of \$25 per day.

Case: CE17100606

196 HENDRICKS ISLE
FLL VENTURES LLC

Service was via posting at the property on 2/20/18 and at City Hall on 3/1/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
47-19.3.(f)(5)

THERE ARE TIDAL WATERS ENTERING THE PROPERTY THAT ARE IMPACTING ADJACENT PROPERTIES AND/OR PUBLIC RIGHTS-OF-WAY. PROPERTY OWNERS, FAILING TO PREVENT TIDAL WATERS FROM FLOWING OVERLAND AND LEAVING THEIR PROPERTY, ARE IN VIOLATION.

9-313(c)

THE PROPERTY DOES NOT HAVE ADDRESS NUMBERS THAT ARE PLAINLY VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer Bass presented photos of the property and the case file into evidence and recommended ordering compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day and with 9-313(c) within 7 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.3.(f)(5) within 63 days or a fine of \$100 per day and with 9-313(c) within 7 days or a fine of \$100 per day.

Case: CE17111709

545 N ANDREWS AVE

545 N ANDREWS LLC

Service was via posting at the property on 2/22/18 and at City Hall on 3/1/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
9-306

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

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

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

Case: CE17122074

921 N ANDREWS AVE

ANDREWS PROJECT DEVELOPMENT LLC

Service was via posting at the property on 2/22/18 and at City Hall on 3/1/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1.

THERE ARE VEHICLES BEING STORED ON THIS VACANT LOT. THIS IS CONSIDERED ILLEGAL LAND USE.

47-21.11.A.

THE LANDSCAPING ON THIS VACANT LOT IS NOT BEING MAINTAINED. THERE IS BARE AND MISSING AREAS OF LAWN COVER.

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

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

Case: CE17122075

911 N ANDREWS AVE

ANDREWS PROJECT DEVELOPMENT LLC

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
47-34.1.A.1.

THERE ARE VEHICLES BEING STORED ON THIS VACANT LOT. THIS IS CONSIDERED ILLEGAL LAND USE.

47-21.11.A.

THE LANDSCAPING ON THIS VACANT LOT IS NOT BEING MAINTAINED. THERE IS BARE AND MISSING AREAS OF LAWN COVER.

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

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

Case: CE17122077

905 W BROWARD BLVD

AGAPE 925 WEST BROWARD BLVD LLC

Service was via posting at the property on 2/22/18 and at City Hall on 3/1/18.

Stephanie Bass, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS
AND/OR WEEDS AS WELL AS TRASH, RUBBISH, LITTER
AND/OR DEBRIS ON THIS PROPERTY AND SWALE AREA.

Officer Bass 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.

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

Case: CE17051042

4861 NW 10 AVE
SHROUT, KEVIN E

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 11021557 (ATF: REMODELING OF KITCHEN AND
2 BATHROOMS)

Withdrawn:

FBC(2014) 110.6

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

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

Case: CE17062144

3052 N ATLANTIC BLVD
SHINING HILL DEVELOPMENTS USA INC.

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

Alejandro DelRio, Building Inspector, testified to the following violation(s):
FBC(2014) 105.18.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
16120993 BDEMOM
A PERMIT FOR THE DEMOLITION OF A BUILDING OR
STRUCTURE FOR WHICH AN APPLICATION IS MADE
VOLUNTARILY BY THE OWNER SHALL EXPIRE SIXTY (60)

DAYS FROM THE DATE OF ISSUANCE, AND SHALL SPECIFICALLY REQUIRE THE COMPLETION OF THE WORK FOR WHICH THE PERMIT IS ISSUED ON OR BEFORE THE EXPIRATION DATE.

Withdrawn:
FBC(2014) 110.1

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

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

Case: CE17080467

1400 NE 56 ST # 209
DIXIE REALTY LLC

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
MASTER PERMIT #16080775
PERMIT 16080775 (ATF # 209 KITCHEN AND BATH REMODEL)

Withdrawn:
FBC(2014) 110.1

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

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

Case: CE17080719

901 SE 2 CT
905 SE 2 LLC

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 15022065 (CHANGE 55 WINDOWS FOR IMPACT GLASS)

Withdrawn:
FBC(2014) 110.1

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

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

Case: CE17081222

513 NW 17 AVE

CJBR NW 17TH AVE CORP

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 16052102 (NEW 125a SERVICE)

Withdrawn:

FBC(2014) 110.1

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

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

Case: CE17081260

3321 S PORT ROYALE DR

PORT ROYALE JV PHASE I LLC % DEVELOP

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 16120615 (INSTALL FIRE ALARM CELLULAR
COMMUNICATOR)

Withdrawn:

FBC(2014) 110.1

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

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

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Case: CE17081944

4220 BAYVIEW DR

BABIN, ROBERT D JR & STEPHANIE N

Service was via posting at the property on 2/26/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT (S) WERE LEFT TO EXPIRE
PERMIT 16120883 (INSTALL 15 X 5 FT WOOD FINGER PIER)

Withdrawn:

FBC(2014) 110.1

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

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

Case: CE17090741

600 W LAS OLAS BLVD # 1404

PINSKY, CAROLINE

Service was via posting at the property on 2/27/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
PERMIT 16051800 (# 1404 AC CHG OUT 1.5 TON)

Withdrawn:

FBC(2014) 110.1

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

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

Case: CE17100078

534 NE 16 ST

PETRUCCI, RALPH J III

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
PERMIT 16100237 (A/C CHG OUT 7.5 HEAT 3 TON)

Withdrawn:

FBC(2014) 110.1

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

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

Case: CE17100852

640 NW 15 TER

CHIWARA, GRACE

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

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

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE
15080237(WINDOWS 10 REPLACE IN 8 OPENINGS WITH
IMPACT)

Withdrawn:

FBC(2014) 110.1

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

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

Case: CE18011598

1851 NE 46 ST

SAAPAZ BEACH PROPERTIES LLC

Service was via posting at the property on 3/3/18 and at City Hall on 3/1/18.

Jordan Wingate, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

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

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

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

Case: CE18011932

2280 NE 62 ST

AFFUENT LAND TR STARK, TIMOTHY B TRUSTEE

Service was via posting at the property on 3/3/18 and at City Hall on 3/1/18.

Jordan Wingate, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

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

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

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

Case: CE18010319

1106 NW 2 AVE

REECE, PATRICK

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

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

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

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

Case: CE18020207
121 HENDRICKS ISLE
PARSUN LLC

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

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

Officer Wingate presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$500 per day.

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

Case: CE18020209
1300 NE 4 ST
CHELLEY, CLAYTON & VALERIE

Service was via posting at the property on 2/23/18 and at City Hall on 3/1/18.

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

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

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

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

Case: CE17020792
2317 CASTILLA ISLE
LINET, HARRY A

Ordered to reappear

This case was first heard on 4/20/17 to comply by 6/1/17. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$128,500 fine, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, reported the property was not in compliance.

Ms. Flynn imposed the \$128,500 fine, which would continue to accrue until the violations were corrected.

Case: CE18021319

1420 NW 3 AVE
HELLO DOLLY REALTY LLC

Will Snyder, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE17040385 WHEREBY A PROVIDED NOTARIZED STATEMENT INDICATED THAT THE LISTING WAS TAKEN DOWN AND THE PROPERTY WAS NOT TO BE USED AS A VACATION RENTAL IN THE FUTURE WITHOUT OBTAINING A CERTIFICATE OF COMPLIANCE. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE REGARDLESS OF COMPLIANCE PRIOR TO THE HEARING.

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

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE17052031

1534 NW 8 AVE
SAINT VIL, EUGENIE JOSEPH, PHILOMENE

This case was first heard on 1/18/18 to comply by 2/1/18. Violations and extensions 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.

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

Case: CE17071191

1400 NW 9 AVE
COLLEY, PATRICIA EST

This case was first heard on 1/18/18 to comply by 2/1/18. Violations and extensions 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.

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

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:

CE17122135	CE17110972	CE18010570	CE17100003
CE17101489	CE17111475	CE17120827	CE17120832
CE17110890	CE17111854	CE17050574	CE17111564
CE18011709	CE17120500	CE17121668	CE18010003
CE17060564	CE17070744	CE17080559	CE17110292
CE17121291	CE17081850	CE17082540	CE17110584
CE17111857	CE18010047	CE17041779	CE17081078
CE17100171	CE17111602	CE17100174	CE17111032
CE17111034	CE17121527	CE18010525	CE18021157
CE18021515	CE18021520	CE18021523	CE18021578
CE18021581	CE18021585	CE17122007	CE17122081
CE17122082	CE17120049	CE17040406	CE17060118
CE17062077	CE17081942	CE17090720	CE17090745
CE17090754	CE18010431	CE18021319	

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:

CE17122076	CE17061690	CE17051372	CE17071851
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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:

CE17100509

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:

CE17032489	CE17100091	CE17090408	CE17101288
CE17101170	CE17110995	CE17110997	CE17111072
CE17120835	CE17110693	CE17100463	CE17111798
CE17111799	CE17121877	CE17061656	CE17080567
CE17100155	CE17100250		

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

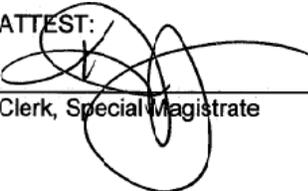
Respondent Non-Appearance

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 1:15 P.M.


Special Magistrate

ATTEST:

Clerk, Special Magistrate