APPROVED

# TOWN OF LAUDERDALE-BY-THE SEA
## CODE COMPLIANCE HEARING MINUTES
***Town Commission Meeting Room***
***Thursday, October 25, 2018 at 5:00 PM***

## I. CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO

Special Magistrate Tom Ansbro called the hearing to order at approximately 5:06PM on Thursday, October 25, 2018. Building Official Randall Clutter, Development Services Director Linda Connors, Senior Code Compliance Inspector Bethany Banyas, Code Compliance Inspector Robert Harrison, and Code Officer Marcio Chavez were present as well as Special Magistrate Clerks Jhanelle Campbell and Kaliah Lewis to record the minutes.

## II. SWEARING OF WITNESSES

The Special Magistrate administered the oath to all those who intended testifying.

## III. OPENING STATEMENT

The Special Magistrate explained the procedures for the Hearing for Code Compliance.

## IV. PUBLIC COMMENTS

The Special Magistrate spoke about public comments at this time or when a case was called. No one from the public wished to speak now.

## V. CODE CASES

*Special Magistrate Clerk Kaliah Lewis called the following code cases for which the Building Official may speak.*

**NEW BUSINESS**
**ITEM #V.67** ***TAKEN OUT OF SEQUENCE**

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|---|---|
| Case #: 18050061 – | Zoning Violations |
| Property Owner: | Seva Florida Tropicaire LLC |
| Address/Folio: | 4553 Bougainvilla Dr |
| Code Section(s): | Chapter 30 – Unified Land Development Regulations<br>Section 30-241(k) (2) |

Inspector Banyas testified that this is a hotel. The Notice was sent to the owner of record at the mailing address of record but the green card was not returned. Service was obtained by posting. She explained that the net density of a development in the RM-25 zoning district shall not exceed 25 kitchen dwelling units or 50 hotel rooms per acre of a site and this property has to be returned to an approved level of density. The Town is requesting a Final Order bringing this property into compliance by either applying for a site plan amendment and building permit, if needed, to bring this property back to an approved level of density or if the attorney on behalf of a his client today can find a reason why this property should not be changed to comply with the current code, then

he would provide evidence of that to the Town by January 15, 2019. There would be a follow-up hearing on January 24, 2019 to set the next step for compliance with the applicable ordinance if they submit the plans. The Special Magistrate was answered that there are fifteen units now but nine were on the original plan.

Attorney Dwayne Dickerson said that he is here tonight on behalf of the property owner and he is doing the due diligence to see if there was ever an approval for the fifteen units that are there today. The last certificate of occupancy showed that nine were approved. He would work with Staff and if it must be, would apply for a site plan amendment. Ms. Banyas testified that the Town would request compliance by January 15, 2019 or $100/day fine plus a follow-up hearing on January 24, 2019. By January 15, 2019, either sufficient plans should be submitted for the re-structuring of the property according to today's code or evidence that shows the property may stay as it is plus $50 Hearing Costs due immediately but payable by January 15, 2019. The Special Magistrate ordered compliance by January 15, 2019 by either (a) applying for a site plan amendment and building permit, if needed, to bring this property to an approved level of density or (b) providing legal evidence as to why this property should not be changed to the current code or $100/day fine and $50 Hearing Costs due immediately but payable by January 15, 2019 plus a follow-up hearing on January 24, 2019.

**OLD BUSINESS**

**ITEM #V.30** ***TAKEN OUT OF SEQUENCE**

Case #: 18010003 – Zoning Violations
Property Owner: Oefelein, Felicitas
Address/Folio: 4616 Bougainville Dr. 1-3
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-242 – RM-25 district.

**ITEM #V.31**

Case #: 18010004 – Building Code Violations
Property Owner: Oefelein, Felicitas
Address/Folio: 4616 Bougainville Dr. 1-3
Code Section(s): Florida Building Code 5th Edition (2014) FBC BCA Section 105.1 – Permits. Required

**ITEM #V.32**

Case #: 18010005 – Zoning Violations
Property Owner: Oefelein, Felicitas
Address/Folio: 4616 Bougainville Dr. 1-3
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-137 (c) (3)

Inspector Banyas testified that these three cases were brought before the Special Magistrate at the last hearing. Prior to that, a Final Order was issued for compliance by September 21, 2018 for completion of all work and required inspections or a fine of $150/day/case. One case is in compliance but two are not. Ms. Banyas said that the architect for the property is here. The Town has been in communication with the owner, her attorney and architect and they have applied for a permit for the remaining violations. She reminded the Special Magistrate that at the previous hearing, he certified fines and fees but it has not been recorded yet as a lien. The Special Magistrate said that he received a letter from the owner, Ms. Oefelein, and he accepts it into evidence as her exhibit.

Frank Smith, architect, explained that he thought the outstanding items were included in the project as they were on the plans but they did not get a separate permit. Ms. Banyas testified that for case #18010003 it was a violation for density. The property was a duplex converted to a triplex. They pulled a permit to convert it back but it was late. The total fine due on this property is $1,800. Development Services Manager Linda Connors testified that the Town is agreeable to a reduction for this fine even to zero it out. Ms. Banyas said that all fees have been paid for this case. The Special Magistrate ordered mitigating the $1,800 fine for case #18010003 down to owing nothing and this case is satisfied.

Ms. Banyas testified that the other two cases are for work without permits. The work encompassed making the legal duplex into an illegal triplex. They have to have a permit issued for the knee-high wall around the front of the property in the parking area and the curbing and sealing and striping without a zoning permit. She suggested sixty days to complete these two violations but reminded that fines have been certified but not recorded. It was decided to continue these two cases (case #18010004 and case #18010005) until the January 10, 2019 hearing with fines still running. Ms. Banyas said that all Hearing Costs were paid on these cases. The Special Magistrate ordered continuance for case #18010004 and case #18010005 until the January 10, 2019 hearing.

**ITEM #V.23** ***TAKEN OUT OF SEQUENCE**

Case #: 18050057 – Permits Required Violations
Property Owner: Gilchrist, Rael M Gilchrist, Lourdes L
Address/Folio: 1931 Waters Edge
Code Section(s): Florida Building Code 107.4
Florida Building Code 5th Edition (2014) FBC BCA Section 105.1 – Permits. Required
Florida Building Code 5th Edition (2014) FBC BCA Section 116.116.1

**As the property owner stepped out of the room, this item was to be re-called later on. After hearing case #17110007 on page 7 of these minutes, Special Magistrate Clerk Kaliah Lewis re-called this case.*

Inspector Robert Harrison stated that he thought he saw the property owner sign in but there is no one present to represent the property owner. Mr. Harrison said that he and Building Official Randall Clutter visited the site this week. For background history, Mr. Harrison said that this property was cited for work without permits for extensive renovations to the property. They now have an active demo permit and things are moving forward. Mr. Clutter testified that they spoke with the contractor the other day who walked the site with them and explained what they are doing. Everything is in order. He explained giving them permission for an early start and he has every confidence that the engineer and contractor would do everything properly. He answered the Special Magistrate that he has no concern about safety for the people working. Mr. Harrison answered the Special Magistrate that he would suggest continuing this agenda item to the January 10, 2019 Hearing. The Special Magistrate ordered continuance to the January 10, 2019 Hearing.

**ITEM #V.29** ***TAKEN OUT OF SEQUENCE**

Case #: 17080004 – Permits Required Violations
Property Owner: Sea Grape Drive Property Inc.
Address/Folio: 4337 Seagrape Drive
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(1)

Chapter 6 – Building Regulations Section 6-41(a)(12)
Chapter 6 – Building Regulations Section 6-41(a)(2)
Florida Building Code 5th Edition (2014) FBC BCA Section 105.1 – Permits. Required

Inspector Banyas testified that this case came before the Special Magistrate a while ago. This property was found in violation of splitting office units. Recently, this property was put up for sale. A lien search was requested and the owner came in to speak about two liens and this was one of them. Ms. Banyas testified that the splitting of the units was corrected. There was no one present to represent the property owner. The Town was recommending that the Special Magistrate consider the facts of this case and decide whether to revoke the Final Oder and Certification of Lien. The Special Magistrate said that he saw the staff memorandum and he ordered Revocation of the Final Order and Certification of Lien (and that the Release of Lien should be issued and recorded).

**NEW BUSINESS**

**ITEM #V.51** ***TAKEN OUT OF SEQUENCE**

Case #: 18080026 – Building Code Violations
Property Owner: Katharine Mastronardi Fam Tr Mastronardi, Katharine Trstee
Address/Folio: 1907 Coral Reef Dive
Code Section(s): Florida Building Code 5th Edition (2014) FBC BCA Section 105.3.2.1 – Permits. Time Limit

Inspector Harrison testified that this is a single-family residence with an expired fence permit. He and the Building Official spoke with the property owner yesterday and advised her on how to do a change of contractor and the renewal of the permit would be for an owner/builder permit. The Town was requesting compliance within thirty days or $100/day fine plus $100 Hearing Costs. It was decided to continue this case to the November 15, 2018 Hearing. The Special Magistrate ordered continuance to the November 15, 2018 Hearing.

**ITEM #V.62** ***TAKEN OUT OF SEQUENCE**

Case #: 18080019 – Permits Required Violations
Property Owner: 3RM Investments LLC
Address/Folio: 4144 El Mar Drive
Code Section(s): Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 – Permits. Required.

Inspector Banyas testified that there are three cases for Parkhill Apartments and would want to start with this one, the building code case. This violation is for work without permit. There was a conversion of the penthouse unit. It was split into two units and the Building Official and Ms. Banyas observed that it had been done. She notified the property owner and service was obtained via green card. The Town was requesting a Final Order and recommended compliance by March 25, 2019 due to the fact that there are tenants there who would have to leave during the work or $100/day fine plus $50 Hearing Costs due immediately but payable prior to the hearing. The property manager, Tamara, from 3RM introduced herself and Mario the contractor. Ms. Banyas said that there is also a conversion on the first floor between units 1 and 2. So there are really four units that need to be converted back to 2 units to bring it back to the allowed density. Ms. Banyas re-stated that the Final Order is for full compliance with closure of the permit for the penthouse to be done by March 25, 2019 or a fine of $100/day. The hearing is to re-convene on March 28, 2019 and for units 1 and 2 on the first floor, a full set of complete and valid plans and application are to be submitted by March 28, 2019 for the Town's review. Building Official Randall

Clutter agrees with this. Mario, the contractor, stated that the plans and application have already been submitted for the penthouse. The Special Magistrate ordered for this case (1) for the penthouse, full compliance with closure of the permit by March 25, 2019 or a fine of $100/day and a status hearing on March 28, 2019 and (2) for units 1 and 2 on the first floor, a full set of complete and valid plans and application are to be submitted by March 25, 2019 or a fine of $100/day and a status hearing on March 28, 2019 plus $50 Hearing Costs.

**ITEM #V.64**
Case #: 18080020 – Property Maintenance
Property Owner: 3RM Investments LLC
Address/Folio: 4144 El Mar Drive
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-477(a)
Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-37(a)(1)
Chapter 6 – Building and Building Regulations Section 6-37(a)(2)
Chapter 6 – Building and Building Regulations Section 6-41(a)(1)

Inspector Banyas testified that this property has a list of violations and some of the items are in partial compliance and some are complied. She showed her photos to the property manager. The Special Magistrate entered them into evidence without objection as Town's Composite Exhibit. For the record, Ms. Banyas said that service for this case was obtained by notifying the property owner and the green card is in the file. Ms. Banyas explained the five violations and said that the Town was requesting a Final Order with compliance by January 21, 2019 or a fine of $100/day plus $50 Hearing Costs due immediately but payable by January 21, 2019. If not in compliance, this agenda item would be returning to the January 24, 2019 Hearing. The Special Magistrate ordered compliance by January 21, 2019 or a fine of $100/day plus $50 Hearing Costs due immediately but payable by January 21, 2019. If not in compliance, this agenda item would be brought back to the January 24, 2019 Hearing.

**ITEM #V.63 *TAKEN OUT OF SEQUENCE**
Case #: 18080021 – Zoning Violations
Property Owner: 3RM Investments LLC
Address/Folio: 4144 El Mar Drive
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-242(a)(2)

Inspector Banyas testified that this is about density and is tied in to the previous Final Order regarding work without permit for this property. She was requesting that exact same order as case #18080019. The property manager was in attendance. The Special Magistrate ordered for this case (1) for the penthouse, full compliance by March 25, 2019 or a fine of $100/day and a status hearing on March 28, 2019 and (2) for units 1 and 2 on the first floor, a full set of complete and valid plans and application are to be submitted by March 25, 2019 or a fine of $100/day and a status hearing on March 28, 2019 plus $50 Hearing Costs.

**ITEM #V.66 *TAKEN OUT OF SEQUENCE**
Case #: 18090006 – BTR Housing Inspection
Property Owner: Garcev, Marina
Address/Folio: 4307 Seagrape Drive 1-2
Code Section(s): Chapter 30 – Unified Land Development Regulations

Section 30-221(a)(1) – RD 10 district - Duplex

Inspector Harrison testified that this is a registered duplex according to Broward County's Property Appraiser. It was cited for operating as a triplex. They spoke with the property owner who applied for a permit to comply the violation and had a final inspection that passed. The permit is closed as of today. He asked if the Special Magistrate could order that this property shall only be used as a duplex. Mr. Harrison testified that the Business Tax Receipt (BTR) depicts this property as a duplex. The Special Magistrate ordered a Finding of Fact that the violation existed and that if it should re-occur in the future, this property could be deemed a repeat violator subject to increased fines.

**ITEM #V.61** ***TAKEN OUT OF SEQUENCE**
Case #: 18090002 – Nuisance
Property Owner: FDG South LLC
Address/Folio: 4116 North Ocean Drive
Code Section(s): Chapter 6 – Building and Building Regulations Section 6-41(a)(1)
Chapter 6 – Building and Building Regulations Section 6-41(a)(4)

Inspector Banyas testified that this is a vacant hotel on the south end of Town with debris on the roof. The original notice was sent in September 2018 and service was obtained by posting. She did not receive a signed green card from the owner. She explained about the concern for loose debris falling from overhead. She showed her photos to the respondent. The Town was recommending a Final Order requesting compliance by November 14, 2018 by removing all of the debris and arranging a site inspection or a fine of $200/day plus $50 Hearing Costs due immediately or paid by November 14, 2018.

Attorney Andrew Schein representing the property owner stated that there was no objection to the picture and to the order. The Special Magistrate stated that the debris looks like roofing materials and would hurt someone if a wind blew it down. He felt that the debris should be secured or actually removed within ten to fifteen days. Development Services Director Linda Connors testified that in her opinion, fifteen days is more than a reasonable timeframe to remove the debris. The Special Magistrate ordered fifteen days, by November 9, 2018, to come into compliance by removing the debris and arranging a site inspection or a fine of $200/day plus $50 Hearing Costs due immediately or paid by November 14, 2018. He entered the photo into evidence without objection as the Town's Exhibit.

**ITEM #V.68** ***TAKEN OUT OF SEQUENCE**
Case #: 18080002 – Property Maintenance
Property Owner: FDG South LLC
Address/Folio: 4640 El Mar Drive
Code Section(s): Chapter 6 – Building and Building Regulations Section 6-36(f)

Inspector Banyas testified that this is the new Plunge Hotel. She has photos depicting damage observed on the east side glass pane perimeter wall which she showed to the owner's attorney. For the record, service was obtained by posting the property after service to the owner was not fulfilled because the signed, green card was not received from the owner. A permit was submitted and issued on October 19, 2018 and Ms. Banyas spoke with Fernando from the property management company. He spoke with their contractor. The Town recommends having the permit closed by February 25, 2019 or $100/day fine plus $50 Hearing Costs. Attorney Andrew Schein had no objection to the pictures and to the order. The Special Magistrate ordered compliance by February 25, 2019 by closing out the permit or $100/day fine plus $50 Hearing

Costs. The Special Magistrate entered the photos into evidence without objection as the Town's Composite Exhibit.

**OLD BUSINESS**

**ITEM #V.27** ***TAKEN OUT OF SEQUENCE**

Case #: 17110007 – Building Code Violations
Property Owner: Marinas 2010 LLC
Address/Folio: 4221 Bougainvilla Dr
Code Section(s): Florida Building Code Section 110.15 – Building Safety Inspection Program 110.15

Inspector Banyas testified that this is a case that was previously before the Special Magistrate and a lien was certified. The fine was reduced at the Hearing from $15,600 to $8,000 and no one was present on behalf of the respondent. The $8,000 was certified as a lien but was not recorded. The Special Magistrate indicated that if the property owner or manager attended this Hearing, he would be open to hearing a strong case for any further reduction whatsoever. Otherwise, they would have to appear in front of the Town Commission. She answered the Special Magistrate that the violation was for the forty-year inspection and they are in compliance. They complied late which amounted to $15,600 in fines.

Nelson Martel, property manager, testified that they need monthly payments arranged. He answered the Special Magistrate that this is a ten-unit building but right now there are only three tenants. Ms. Banyas said that Nelson was always very diligent and that the Town would not be against giving time to pay and a further reduction of the fine. Building Official Randall Clutter explained the scope of the work for this forty-year inspection and that the work was done. They kept people out of the construction area and he was not sure if the work had an impact on renting the units. Ms. Banyas testified that the first notice to the owner was in June 2017 and this did not get complied until August 2018. If there is further reduction, it should not be a large amount. Nelson answered the Special Magistrate that the owner would be able to pay $500 per month. The Special Magistrate ordered a reduction of the $8,000 fine to $5,000 to be paid timely by the 30th of each month starting October 31, 2018 for ten months (on the 30th of the month thereafter) until the $5,000 is paid in full but if a payment is missed, the $5,000 fine would immediately revert back to $8,000 and whatever is left owing would be immediately recorded as a lien.

**Special Magistrate Clerk Kaliah Lewis re-called code case #18050057 (see page 3 of these minutes). After hearing the re-called code case (on page 3), Special Magistrate Clerk Kaliah Lewis would call fire cases now.*

**FIRE CASES**

**ITEM #V.74** ***TAKEN OUT OF SEQUENCE**

Case #: 18-1172
Property Owner: FDC North LLC
Address/Folio: 4660 N Ocean Dr. (Exhibit A)

Stephen Paine said that this case is complied.

**ITEM #V.75**

Case #: 18-1265
Property Owner: 3RM Investments, LLC
Address/Folio: 4144 El Mar Drive (Exhibit B)

Special Magistrate Clerk Kaliah Lewis said at the end of the Hearing that this case is complied.

**ITEM #V.76**
Case #: 18-1264
Property Owner: K.M. & Buschbaum, Inc.
Address/Folio: 4217 El Mar Dr. (Exhibit C)

Town Fire Marshal Stephen Paine testified that on September 20, 2018, he had a complaint at the Buena Vista Apartments located at 4217 El Mar Drive. They went out and found numerous maintenance and life safety issues. They noticed the manager by giving her a Notice of Violation. They went back today for a re-inspection and there are two violations left and he explained them. He gave photos to the Special Magistrate. He spoke to the manager's representative again. Mr. Paine is requesting compliance within thirty days of the two remaining violations or $250/day/violation fine but no Hearing Costs. After discussion about the tag on the extinguisher and the door and door frame, it was decided that compliance would be by January 10, 2019. The Special Magistrate ordered compliance by January 10, 2019 or a fine of $250/day/violation. He accepts the photos submitted by Mr. Paine as the Town's Composite Exhibit.

**NEW BUSINESS**
**ITEM #V.52** ***TAKEN OUT OF SEQUENCE**
Case #: 18100001 – Nuisance/overgrowth weeds & grass
Property Owner: US Bank NA Trustee % Select Portfolio Inc.
Address/Folio: 1988 W Terra Mar Dr
Code Section(s): Chapter 6 – Building and Building Regulations Section 6-41(a)(18)

Inspector Harrison testified that this is a vacant property that was in foreclosure and taken over by the bank. It was cited for overgrowth of grass and weeds. The servicing company put this property on a "cut list" and will be regularly cutting this property. He said this is not a repeat violation and the grass is being cut. The Town is requesting a Finding of Fact for the length of time it took for the bank's servicing company to come out. He is asking the Special Magistrate to permit abatement by the Town because they have received numerous complaints about the overgrowth. Attorney Nicholas Poris for U S Bank said that they have title to the property now and would have a schedule for lawn maintenance with their servicing company. The Special Magistrate told the attorney that the grass must be cut every thirty days, by the fifteenth of every month. If it is not done, the Town would have an abatement order to do it and assess the costs to the property. Mr. Harrison asked for $200 Hearing Costs. The Special Magistrate ordered $200 Hearing Costs due immediately plus a Finding of Fact that the bank's servicing company must cut the lawn every thirty days by the fifteenth of every month but if not, he grants the Town access to the property in order to cut the lawn and assess the costs to the property.

**ITEM #V.60** ***TAKEN OUT OF SEQUENCE**
Case #: 18080030 – Property Maintenance
Property Owner: Fistel, Liliana
Address/Folio: 267 Oceanic Ave
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-477(a)
Chapter 6 – Building and Building Regulations Section 6-36(a)

Inspector Banyas testified that this is a single-family home currently homesteaded. Notice was sent on August 22, 2018 and notice was obtained via a signed, green card in the file. Ms. Fistel is here today to speak regarding her property. Ms. Banyas has photos that illustrate the violations and she showed them to the respondent and gave them to the Special Magistrate. She answered the Special Magistrate that the grass is in poor condition and needs to be replaced and the roof

is in disrepair. The Town was requesting a Final Order giving enough time to have the major renovations finished. Scott Fistel said that he is here on behalf of the homeowner, Liliana Fistel. Mr. Fistel explained all the repairs and improvements that were recently done on this house. Ms. Banyas answered the Special Magistrate that plans have been submitted for the roof pending structural review. The Special Magistrate suggested coming back to the next Hearing, November 15, 2018, to see how far the property owner has gotten but cautioned that he wants to see that progress has been made. Ms. Banyas also wants to know what else would be done to the property so the Town could structure a good Final Order. The Special Magistrate ordered continuance to the November 15, 2018 Hearing. He accepted the photos into evidence without objection as the Town's Composite Exhibit.

**ITEM #V.54** ***TAKEN OUT OF SEQUENCE**
Case #: 18080012 – Landscape Violations
Property Owner: Colozo, Amy Marie & Louis Javier
Address/Folio: 2070 Coco Palm Place
Code Section(s): Chapter 6 – Building and Building Regulations Section 6-37(a)(2)

Inspector Harrison testified that this is a single-family residence cited for property maintenance violations for overgrowth of grass and the driveway not being maintained. One violation still remains and it is the driveway. On October 24, 2018, he inspected the property and the violation still exists. He showed his pictures to the respondent who had no objections and then gave the pictures to the Special Magistrate. Louis Colozo, property owner, said that they have decided to do pavers to replace the driveway and have multiple bids. They selected a company and now are filling out the permit application. Mr. Harrison suggested a continuance to the November 15, 2018 Hearing. The Special Magistrate ordered continuance to the November 15, 2018 Hearing. He accepted the photos into evidence without objection as the Town's Composite Exhibit.

**ITEM #V.49** ***TAKEN OUT OF SEQUENCE**
Case #: 18070027 – Property Maintenance
Property Owner: Kobryn, Charles W Vitale, Charlene P
Address/Folio: 1751 S Ocean Boulevard #309W
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

Inspector Harrison testified that this is a multi-family complex with a total of 17 units for the same common area violation. It is for the common area railings in disrepair and he showed his pictures to the respondent and gave them to the Special Magistrate. There is also spalling of the concrete. He explained about the first notice and then the second notice went out August 3, 2018. Mr. Harrison and the Building Official spoke with the engineer and general contractor and they showed them what the scope of the work would be. Building Official Randall Clutter testified that he has been in constant contact with some of the board members, contractor and engineer. The plans were just to replace the railings but upon further investigation, it was found that the damaged railings caused salt water intrusion to the steel structure of the balcony area. The association will have to pay for these repairs as well as the forty-year inspection which will involve a lot of work. Mr. Clutter explained that the concrete restoration is usually handled through special inspectors but the Town would do spot checks.
The Special Magistrate pointed out cracks on the pictures he was given and Mr. Clutter answered about collapsing and that it was unsafe. The respondent answered that there is caution tape around the area. The Special Magistrate wants something to warn people not to lean on them. Mr. Harrison said that there is hazard tape around the railings. Mr. Kobryn, from unit 309W, asked

about the forty-year and the fifty-year inspections and Mr. Clutter explained. Kevin Enright from unit 206W thanked the Town for coming out and trying to keep the residents safe. He felt that they cannot put enough yellow tape up. The Special Magistrate suggested coming back to the November 15, 2018 Hearing to show him what is in place to warn people to stay away from the railings. Mr. Harrison suggested a 90-day compliance date because this has been going on since 2017. Mr. Clutter said that there is a conference call with the contractor, Roberto Torres, and he will insist that they conduct additional safety measures.

As this is the first time this has been brought to Town Fire Marshal Stephen Paine's attention, he has some concerns. Mr. Harrison said that instead of a 90-day compliance date he wants the Fire Marshal to go out to the property before the November 15, 2018 Hearing and then the Town would suggest an order. Ms. Banyas said that both the Town Fire Marshall and the Town Building Official should both go to the property. The Special Magistrate ordered safety measures to keep people away from the railings must be established and to continue this agenda item until the November 15, 2018 Hearing with the stipulation that the Fire Marshal and Building Official inspect before November 15, 2018 to determine the extent of the life safety issues and to the extent that they find a life safety issue, we would retain the option to arrange for a Special, Special Magistrate Hearing within 72 hours of notice to the two gentlemen who are here tonight on behalf of the property and it could be via conference call. (Below are the other 16 units which were listed on the agenda and called later on in the meeting (after hearing agenda items #25 and #26) but the sixteen unit cases listed below are to have the same order as outlined above.)

**ITEM #V.33** ***TAKEN OUT OF SEQUENCE**
Case #: 18070017 – Property Maintenance
Property Owner: Arrieta Myriam LE Garay, Javier & Garay, Custodio
Address/Folio: 1751 S Ocean Boulevard #101W
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.34**
Case #: 18070029 – Property Maintenance
Property Owner: Pell, Abbil
Address/Folio: 1751 S Ocean Boulevard #102W
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.35**
Case #: 18070032 – Property Maintenance
Property Owner: Wheatley, Mark H & Andrea J
Address/Folio: 1751 S Ocean Boulevard #103W
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.36**
Case #: 18070018 – Property Maintenance
Property Owner: Baker, Marlene S
Address/Folio: 1751 S Ocean Boulevard #104W
Code Section(s): Chapter 30 – Unified Land Development Regulations

Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.37**
Case #: 18070020 – Property Maintenance
Property Owner: Busztein, Trudy & Adam
Address/Folio: 1751 S Ocean Boulevard #107W
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.38**
Case #: 18070022 – Property Maintenance
Property Owner: Araujo, Sinval P & Gina Maria SMPW QUADRA 14 Conjunto
Address/Folio: 1751 S Ocean Boulevard #108W
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.39**
Case #: 18070024 – Property Maintenance
Property Owner: Harmony Liv Tr Green, Marvin D Trstee Etal
Address/Folio: 1751 S Ocean Boulevard #109W
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.40**
Case #: 18070033 – Property Maintenance
Property Owner: Yockey, Harry R
Address/Folio: 1751 S Ocean Boulevard #205W
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.41**
Case #: 18070023 – Property Maintenance
Property Owner: Enright, Kevin O'Connor, Dennis
Address/Folio: 1751 S Ocean Boulevard #206W
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.42**
Case #: 18070021 – Property Maintenance
Property Owner: Candiotti, Americo L Candiotti, Alfred A
Address/Folio: 1751 S Ocean Boulevard #207W
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.43**
Case #: 18070027 – Property Maintenance
Property Owner: Mazewski, Aloysius Mazewski, Janice
Address/Folio: 1751 S Ocean Boulevard #208W
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.44**
Case #: 18070030 – Property Maintenance
Property Owner: Reedy, Gigi M William H & Zula Reedy Tr
Address/Folio: 1751 S Ocean Boulevard #209W
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.45**
Case #: 18070028 – Property Maintenance
Property Owner: Mazewski, Marilyn
Address/Folio: 1751 S Ocean Boulevard #305W
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.46**
Case #: 18070025 – Property Maintenance
Property Owner: Hughes, Karen L
Address/Folio: 1751 S Ocean Boulevard #306W
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.47**
Case #: 18070019 – Property Maintenance
Property Owner: Budzinski, Anna M Budzinski, Vincent J
Address/Folio: 1751 S Ocean Boulevard #307W
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

**ITEM #V.48**
Case #: 18070031 – Property Maintenance
Property Owner: Tierney, David H
Address/Folio: 1751 S Ocean Boulevard #308W
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-512(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(17)

Inspector Harrison testified that the order was to continue to the November 15, 2018 Hearing for extensive damage to the railings in the common areas. He requested that the order is to be the same for all the cases. The Special Magistrate ordered that all the orders are to be the same as

what was ordered on page 10 (The Special Magistrate ordered safety measures to keep people away from the railings must be established and to continue this agenda item until the November 15, 2018 Hearing with the stipulation that the Fire Marshal and Building Official inspect before November 15, 2018 to determine the extent of the life safety issues and to the extent that they find a life safety issue, we would retain the option to arrange for a Special, Special Magistrate Hearing within 72 hours of notice to the two gentlemen who are here tonight on behalf of the property (home owner's association) and it would be via conference call.

**ITEM #V.69** ***TAKEN OUT OF SEQUENCE**

| | |
|---|---|
| Case #: 18080003 – | Property Maintenance |
| Property Owner: | Pereira, Patricia |
| Address/Folio: | 4648 Bougainvilla Dr. 1-5 |
| Code Section(s): | Chapter 10 – Garbage and Refuse Section 10-27(a)(1) |
| | Chapter 30 – Unified Land Development Regulations Section 30-512(a) |
| | Chapter 6 – Building and Building Regulations Section 6-36(b) |
| | Chapter 6 – Building and Building Regulations Section 6-36(e) |
| | Chapter 6 – Building and Building Regulations Section 6-37(a)(1) |
| | Chapter 6 – Building and Building Regulations Section 6-41(a)(18) |

Inspector Banyas showed her photos to the respondent and then gave them to the Special Magistrate. She said that this is an occupied, homesteaded multi-family property that is not rented. Four other units are vacant and Mrs. Pereira is homesteaded in her one unit. On August 2, 2018, Notice of Violation was sent and service was received via green card. Mrs. Pereira told Ms. Banyas two days ago that the signature on the green card was not her signature and at that time, Ms. Banyas hand delivered the notice to her. Ms. Banyas explained the six violations and wanted to hear from the respondent about how long she would need to comply.

For the Waste-Pro violation 10-27(a)(1), Ms. Banyas requested compliance by November 14, 2018 by setting up a service account or a fine of $10/day. For 30-512(a), Ms. Banyas explained that the Harmony House Apartments' sign is in poor condition and the pole needs to be painted. The sign needs to be repaired, replaced, or removed, if possible. There is also an option to place a clean plastic face plate on both sides. For 6-36(b), the gutters around the property and the down sprouts are in disrepair. For 6-36(e), the electric fixtures on the exterior of the building need to be maintained and light bulbs installed where missing. For 6-37(a)(1), exterior parts of the building on all sides are discolored, deteriorated and in disrepair. For 6-41(a)(18), landscape all around the property needs to be maintained but this has improved since her original site visit and could be complied by November 14, 2018. Ms. Banyas stated that the Town was requesting a Final Order for the two items that were listed as could be complied by November 14, 2018 and willing to hear from Mrs. Pereira as to compliance on the other items.

The Special Magistrate asked Mrs. Pereira if she had any objections to the photos but she felt she could not answer this question as she just received the photos. This item was tabled to give Mrs. Pereira time to review the Town's photos and the Special Magistrate called for a five-minute recess at this time and upon the reconvening of the Hearing, Mrs. Pereira told Inspector Banyas that she disagrees with the statement about being overgrown and Ms. Banyas explained. Mrs. Pereira explained how she trims her hedge and why she wants them this way. Ms. Banyas said that they are simply overgrown and she said there are other areas not in the photos that need attention and she would be glad to have a walk-through with Mrs. Pereira.

Mrs. Pereira talked about the pictures starting with the hedges and on the second picture she said that she was cited on the sign last year. The Special Magistrate said that Inspector Banyas would come to the property and explain again what needs to be done. The gutters were discussed as well as the other violations. The Special Magistrate wanted to bring this back to the November 15, 2018 Hearing to know what has transpired but Ms. Banyas asked if a Waste-Pro account could get established. The Special Magistrate ordered that by November 15, 2018 it must be established whether Mrs. Pereira does or does not have an account with Waste-Pro and to continue this whole agenda item to the November 15, 2018 Hearing but before the Hearing to have Inspector Harrison and possibly Development Services Director Linda Connors join Inspector Banyas and Mrs. Pereira to possibly do a site meeting and an in-house meeting in order to go over the violations. The Special Magistrate explained that there would be current photographs taken when the violations are discussed with Mrs. Pereira so that the Special Magistrate could see at the November 15, 2018 Hearing what remains to be done.

**OLD BUSINESS**

**ITEM #V.28** ***TAKEN OUT OF SEQUENCE**

Case #: 18080029 – Nuisance
Property Owner: 4326 Ocean Drive LLC
Address/Folio: 4326 N Ocean Drive
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(7)

Inspector Harrison testified that this is a Status Hearing for this property which was cited for infestation of bees. He said that the property owner gave a letter from his pest control company certifying that on October 2, 2018 bees were not seen at 4326 Ocean Drive. Mr. Harrison gave the letter to the Special Magistrate and stated that the Town Manager has asked for permission for a professional beekeeper to access this property, at the expense of the Town, to ensure that the bees are no longer there and won't be coming back. The property owner, Tarn Tantiki, has agreed and a date would be set up with the beekeeper, staff, and the property owner prior to the November 15, 2018 Hearing. The property owner testified that he would not be able to attend the November 15, 2018 Hearing. The Special Magistrate ordered continuance to the November 15, 2018 Hearing so he would know what the professional beekeeper found. He is fine with the fact that the property owner would not be at the November 15, 2018 Hearing.

On another note, Inspector Harrison testified that there is another case for property maintenance violations at this property that has nothing to do with this case but with the roof in disrepair. Mr. Harrison said that while at this property, he and Building Official Randall Clutter found that the violation does not exist because the maintenance part has been repaired but a permit was required for that roof repair. For the record, it is for case #17060028 which is not in front of the Special Magistrate today. Mr. Tantiki would be contacted regarding the after-the-fact permit required for the roof repair.

**ITEM #V.24**

Case #: 18060006 – Nuisance/Abandoned Homes
Property Owner: Pierce, Jason Doderlein, Tanya ET AL
(previously Wilmington Trust, NA C/O SPS)
Address/Folio: 2011 Coral Reef Drive
Code Section(s): Chapter 6 – Building Regulations Section 6-36(a)
Chapter 6 – Building Regulations Section 6-36(b)
Chapter 6 – Building Regulations Section 6-37(a)(2)
Chapter 6 – Building Regulations Section 6-41(a)(5)

Inspector Harrison testified that this is a single-family residence for which there was a foreclosure. The new owners have obtained title to the property and assumed all code violations and have agreed to fix them. They have complied everything except for the maintenance of the exterior (some of the fascia is in disrepair) as well as the roof in the back over the pool is in disrepair. The new owners want to add an addition which would require a new roof. He consulted with Development Services Director Linda Connors who feels it does not make sense to fix if they would be taking the roof off. The new owner, Tanya, has provided a quote for the new roof. He suggests continuing this case until the January 24, 2019 Hearing. The Special Magistrate ordered continuance to the January 24, 2019 Hearing.

**ITEM #V.25**
Case #: 17100002 – Zoning Violations
Property Owner: Marina-By-The-Sea LLC (previously Silver Shores Yacht Basin)
Address/Folio: 226 Basin Dr.
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-311(c)(2)
Chapter 30 – Unified Land Development Regulations Section 30-311(d)

**ITEM #V.26**
Case #: 17100004 – Zoning Violations
Property Owner: Marina-By-The-Sea LLC (previously Silver Shores Yacht Basin)
Address/Folio: 230 Basin Dr.
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-311(c)(2)
Chapter 30 – Unified Land Development Regulations Section 30-311(d)

Inspector Banyas testified that both cases are under the same owner and there are two adjacent folios. It is the marina. This case has been before the Special Magistrate a number of times. She said that the Town Commission has been meeting about this property at public meetings. They have been extending time at the owner's request because they have been proceeding diligently. The Town, based on the Town Commission's recommendation, is recommending a revised Final Order aligning the code case with the Town Commission's directive. The revised Final Order would change the comply-by date for the violations to November 15, 2018 and then bring it back to the November 15, 2018 Hearing and re-review and issue a further order. In light of the Town Commission's Meeting on November 13, 2018, they will make another decision. The Special Magistrate ordered for both cases a revised Final Order changing the comply-by date for the violations to November 15, 2018.

**NEW BUSINESS**
**ITEM #V.50**
Case #: 18080013 – Property Maintenance
Property Owner: Bermudez, Herman & Jessica
Address/Folio: 1760 Bel-Aire Ave
Code Section(s): Chapter 6 – Building Regulations Section 6-36(f)

*Special Magistrate Clerk Kaliah Lewis announced that this case would be continued to the November 15, 2018 Hearing.*

**ITEM #V.53**

Case #: 18080010 – Landscape Violations
Property Owner: Shanahan, George C
Address/Folio: 2036 Coco Palm Pl
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-477(a)

Inspector Robert Harrison testified that this is a single-family home cited for maintenance of the vegetation for dry and missing grass. There has been no contact with the property owner but service was obtained via signed green card. As of now, the grass is overgrown but some of the patches are growing in. There was no one present to represent the home owner. Mr. Harrison recommends compliance by January 9, 2019 or a fine of $100/day plus $50 Hearing Costs due immediately.

**ITEM #V.56**
Case #: 17120006 – Vacation Rental
Property Owner: Michelle Hoff
Address/Folio: 222 Neptune Ave
Code Section(s): Chapter 30 – Unified Land Development Regulations Section 30-327(e)

Inspector Banyas said that Inspector Harrison has one more case, so she asked if they could do that one first and then come back to this case. After this case was re-called, Inspector Banyas testified that this case is complied.

**CERTIFICATION OF LIEN**
**ITEM #V.73 *TAKEN OUT OF SEQUENCE**
Case #: 18050071 – Permits Required Violations
Property Owner: Anthony J Carioto Liv Tr Carioto, Anthony J Trstee
Address/Folio: 4900 N Ocean Blvd #1004
Code Section(s): Florida Building Code 6th Edition (2017) FBC BCA Section 105.3.2.1 – Permits. Time Limitation.

Inspector Harrison testified that this is complied. This was for an expiration of permit. They did not renew the permit until after the compliance date. He would like to certify $300 costs and $50 costs for a total certification of $350. There was no one in attendance to represent the property owner. The Special Magistrate ordered certification of $350. (Special Magistrate Clerk Kaliah Lewis re-called case #17120006 above.)

**NEW BUSINESS**
**ITEM #V.57 *TAKEN OUT OF SEQUENCE**
Case #: 18090004 – Business Tax
Property Owner: Nouryan, Edward
Address/Folio: 228 Codington Dr
Code Section(s): Chapter 12 – Licenses Section 12-2(a) Required.

Inspector Banyas testified that this is a Finding of Fact request because they did comply the violation, however, it took a very long time and all they had to do was to change their address on the Sunbiz registration. For the record, 228 Codington Drive is an occupied, long-term registered, rental property. Service was obtained by hand delivery to the owner who lives elsewhere. The Town was requesting a Finding of Fact that the tenant, Stewart Luback, was in violation of having a business without a Business Tax Receipt (BTR) from the Town and if in the future, he should

have another business registered at that property, he would be cited for a repeat violation. There was no one in attendance to represent this property. The Special Magistrate ordered a Finding of Fact that the tenant, Stewart Luback, was in violation of having a business without a Business Tax Receipt (BTR) from the Town and if in the future, Mr. Luback should have another business registered at that property without a BTR, he would be cited for a repeat violation.

**ITEM #V.58**
Case #: 18080008 – Vacation Rental
Property Owner: ATJ MAX LLC
Address/Folio: 231 Hibiscus Ave 1-2
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-327(e)

Inspector Banyas testified that she has a lot of evidence for this case. She gave the Special Magistrate some of it as they are not contesting. There was no one in attendance to represent this property. This is a duplex property and it is advertised for short-term rental. There were no short-term rental certificates for both sides and both sides are being rented. They do have a long-term Business Tax Receipt for long-term rental but anything under thirty days is short-term rental for this property and they are in violation. Service was obtained by a signed green card from the owner. They have not heard from the owner or from the property management company since service was obtained. The Town was requesting a Final Order giving them until January 7, 2019 to obtain short-term rental certificates for both units or entirely cease rental and take down the ad for less than 30 days' rental or $200/day fine plus $50 Hearing Costs. The Special Magistrate ordered compliance by January 7, 2019 by obtaining short-term rental certificates for both units or entirely cease rental and take down the ad for less than 30 days' rental or $200/day fine plus $50 Hearing Costs.

**ITEM #V.59**
Case #: 18080009 – Vacation Rental
Property Owner: Nguyen, Dung K Quach, Dung A
Address/Folio: 235 Hibiscus Ave
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-327(e)

Inspector Banyas testified that she has photos for this case which were given to the Special Magistrate and she said that it is the same violation as case #18080008 above. This is the next door duplex. They do have a long-term rental receipt from the Town. Any rental under thirty days is considered short-term and requires a short-term certificate. Both units are being rented. Service was obtained by posting the property on October 13, 2018 when the green card was not received by the Town. There was no on present representing the property. The Town was requesting a Final Order giving them until January 7, 2019 to obtain short-term rental certificates for both units or entirely cease rental and take down the ad for less than thirty days' rental or $200/day fine plus $50 Hearing Costs. The Special Magistrate ordered compliance by January 7, 2019 by obtaining short-term rental certificates for both units or entirely cease rental and take down the ad for less than thirty day's rental or $200/day fine plus $50 Hearing Costs.

**ITEM #V.65**
Case #: 18030014 – Zoning Violations
Property Owner: Breza, Thomas S
Address/Folio: 4303 Bougainvilla Dr
Code Section(s): Chapter 30 – Unified Land Development Regulations

Section 30-113(f) (4)
Chapter 6 – Building Regulations Section 6-41(a)(5)

*Special Magistrate Clerk Kaliah Lewis announced at the end of the Hearing that this case would be continued to the November 15, 2018 Hearing.*

**ITEM #V.70**
Case #: 18080022 – Property Maintenance
Property Owner: Worden Holdings LLC Attn: Jon Worden
Address/Folio: Basin Drive
Code Section(s): Chapter 6 – Building Regulations Section 6-36(f)

Inspector Banyas testified that she has photos for this property. The Special Magistrate asked if there was a street number and Ms. Banyas said that this is a vacant lot with a fence around it and the post office probably did not assign a street number yet. The fence is not required and it is in disrepair. On August 17, 2018, the Notice of Violation was sent and service was received from a signed green card from the owner. They did apply for a permit recently. The Town was requesting a Final Order with closure of the two permits (there are two parcels) by January 21, 2019 or a fine of $100/day plus $50 Hearing Costs and if not in compliance, to reconvene at the January 24, 2019 Hearing. There was no one present to represent the property owner. The Special Magistrate ordered closure of the two permits (there are two parcels) by January 21, 2019 or a fine of $100/day plus $50 Hearing Costs and if not in compliance, to reconvene at the January 24, 2019 Hearing.

**CERTIFICATION OF LIEN**
**ITEM #V.71**
Case #: 18050079 – Landscape Violations
Property Owner: Guadalupe, Francys I Guadalupe, Luis
Address/Folio: 211 Imperial Lane
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-480(a)

Inspector Banyas testified that there are no photos but the case is for not obtaining a tree permit. The property owners admitted to the violation and they received a Broward County Tree License but not a Town permit to remove the trees. They have been told several times and a Final Order was issued. For some reason, the Town does not have evidence that the Final Order was mailed. The Town is recommending that the comply-by date is extended retroactively to October 7, 2018 with the fine beginning on October 8, 2018 and requesting to certify the lien plus $200 Hearing Costs for certification and recording. There was no one in attendance to represent the property owners. The Special Magistrate ordered the comply-by date extended retroactively to October 7, 2018 and to certify this fine starting on October 8, 2018 plus $200 Hearing Costs.

**ITEM #V.72**
Case #: 18080001 – Property Maintenance
Property Owner: The R Group LLC
Address/Folio: 4132 N Ocean Dr
Code Section(s): Chapter 19 – Traffic and Motor Vehicle Section 19-21(b)(3)
Chapter 6 – Building Regulations Section 6-8(a)
Chapter 6 – Building Regulations Section 6-8.1(d)(1)

Inspector Banyas testified that she has photos for this certification of lien case. This is a construction site which has been a construction site for a very long time and no work has been done in approximately two years. They did start construction and obtained extensions but maintenance of this site was not done. Compliance was to be obtained by October 21, 2018 or a fine of $100/day. On her October 23, 2018 inspection, she found that one of the violations was complied for commercial and recreational vehicles but the other two violations continue and are accruing at $100/day. The Town spoke with the owners of the property today and recommended that they return to the November 15, 2018 Hearing but the Town requests to certify the existing fines today but defer recording and will be open to hear a request for mitigation at the November 15, 2018 Hearing. She also requested $200 Hearing Costs in case the Town has to record the lien. There was no one present to represent the property owner. The Special Magistrate ordered certification of the existing fines and $200 Hearing Costs but defer recording until after the November 15, 2018 Hearing.

*Special Magistrate Clerk Kaliha Lewis read into the record cases listed on the agenda as complied or continued.*

| **COMPLIED** | | | | |
|---|---|---|---|---|
| 1 | C#: | 18080033 | 1750 S Ocean Blvd #102E | |
| 2 | C#: | 18080031 | 1960 E Terra Mar Dr | |
| 3 | C#: | 18080011 | 2100 Coral Reef Dr | |
| 4 | C#: | 18080023 | 217 E Commercial Blvd | |
| 5 | C#: | 18080028 | 235 E Commercial Blvd | |
| 6 | C#: | 18080004 | 240 Imperial Ln | |
| 7 | C#: | 18080034 | 258 Algiers Ave | |
| 8 | C#: | 17080018 | 258 N Tradewinds Ave | |
| 9 | C#: | 18030031 | 4449 W Tradewinds Ave | |
| 10 | C#: | 18080032 | 4524 Poinciana St 1-2 | |
| 12 | C#: | 18080025 | 4900 N Ocean Blvd #1612 | |
| 13 | C#: | 18080027 | 5200 N Ocean Blvd | |
| **CONTINUED** | | | | **TO** |
| 14 | C#: | 18090007 | 1501 S Ocean Blvd Unit 309 | 11/15/18 |
| 15 | C#: | 18090001 | 1541 S Ocean Blvd | 11/15/18 |
| 16 | C#: | 18030016 | 2024 Ocean Mist Dr | 01/10/19 |
| 17 | C#: | 18070009 | 230 Lake Ct | 11/15/18 |
| 18 | C#: | 17060017 | 256 E Commercial Blvd | 11/15/18 |
| 19 | C#: | 17080020 | 268 Imperial Ln | 11/15/18 |
| 20 | C#: | 18060013 | 4548 Poinciana St | 11/15/18 |
| 21 | C#: | 18070013 | 4605 N Ocean Dr | 01/24/19 |
| 22 | C#: | 18070012 | 4609 N Ocean Dr | 01/24/19 |

## VI. ADJOURNMENT

Not having any additional business to be heard, Special Magistrate Tom Ansbro adjourned the hearing on September 27, 2018 at approximately 7:27 PM.

APPROVED BY:

ATTEST: _____
Special Magistrate Tom Ansbro

_____
Kaliah Lewis, Special Magistrate Clerk
Town of Lauderdale-By-The-Sea, Florida