

APPROVED

**TOWN OF LAUDERDALE-BY-THE SEA
CODE COMPLIANCE HEARING MINUTES**

*Town Commission Meeting Room
Thursday, September 27, 2018 at 5:00 PM*

I. CALL TO ORDER, SPECIAL MAGISTRATE TOM ANSBRO

Special Magistrate Tom Ansbro called the hearing to order at approximately 5:10PM on Thursday, September 27, 2018. Building Official Randall Clutter, Development Services Director Linda Connors, Senior Code Compliance Inspector Bethany Banyas, and Code Compliance Inspector Robert Harrison 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 Jhanelle Campbell called code cases for which the Development Services Director would make a presentation.

OLD BUSINESS

ITEM #V.34

***TAKEN OUT OF SEQUENCE**

Case #: 18030022 – Permits Required Violations

Property Owner: Wens Holding LLC

Address/Folio: 4321 El Mar Dr 1-3

Code Section(s): Florida Building Code 5th Edition (2014) FBC BCA Section 105.1 – Permits. Required

Inspector Banyas testified that this is one of five buildings in a hotel complex on El Mar Drive which is a major drive immediately across from the beach and south of the downtown area. This was previously before the Special Magistrate and was continued with the anticipation that the ownership would submit for extensive renovations and begin the process by now. Ms. Banyas said that the Development Services Director is here to speak about what has been submitted and what is expected. For this case, the violation is work without permits - demolition of a shed in the rear of the building. She showed her two photos to the respondent and then the Special Magistrate accepted them without objection as the Town's Exhibit. Ms. Banyas said that the Town

has seven cases and this is the first of the seven. The Town is asking for the same outcome for each of the seven cases which is that a Final Order is issued for all seven cases and by November first, the following are met: architectural review is completed, a complete and valid site plan application is re-submitted, the yellow tape and cones across the front of the property are removed, the exterior lights on the property are kept on at night for safety issues, apply for and participate in the Broward Sheriff's Office (BSO) Trespass Program which would allow the Broward Sheriff's Office to remove individuals from the property, and that for all cases there would be a \$50/violation/day fine and a \$50 Hearing Cost for each of the seven cases. She answered the Special Magistrate that she is not sure if the property is unoccupied. It was shut down on June 6th and vacated, however, BSO has discovered a vagrant living in one of the rooms and she explained the history of that room. This is a public health concern and a public safety concern. During today's inspection, Ms. Banyas noticed that numerous air conditioning units in each of the windows were on full blast and there is miscellaneous trash and litter around the property. It seems that people are using the property but she does not know if they are lawfully using it. Special Magistrate Ansbro asked about keeping the lights on during turtle season. Ms. Banyas did not seem to think this would be a problem and she explained why. The Special Magistrate asked her to have this checked out with Fish and Wildlife. She then answered the Special Magistrate that the shed is gone.

Adam Fillion testified that he works on behalf of the architect who would be doing the project. They are doing the renovations and taking care of the submittals for the new purchaser. The shed was removed before they took over the project. He testified that all the units should be unoccupied. They kept the air conditioning going to hold the room temperature. Ms. Banyas answered the Special Magistrate that an after-the-fact permit is needed for the shed and the permit needs to be closed out. As the terms of this order were discussed and understood, the Special Magistrate proposed to issue the complete order after hearing all of the seven cases.

ITEM #V.35

Case #: 18030023 – Property Maintenance
Property Owner: Wens Holding LLC
Address/Folio: 4321 El Mar Dr 1-3
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-477(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(1)
Chapter 6 – Building and Building Regulations Section 6-41(b)

Inspector Banyas testified that this is the same property as the previous agenda item except that this is for property maintenance. She has photos and showed them to Adam Fillion and then the Special Magistrate accepted them without objection as the Town's Composite Exhibit for this case. The violations were for property maintenance, for construction materials and tools stored onsite, and exterior walls, soffit, fascia, and all other exteriors of the building are showing evidence of wear, tear and deterioration. She answered the Special Magistrate that the front of the building is extremely visible to people and makes for a terrible appearance. The requested relief would be the same order as before but the Special Magistrate would issue the complete order after hearing all of the seven cases.

ITEM #V.36

Case #: 18030024 – Building Code Violations
Property Owner: Wens Holding LLC
Address/Folio: 4329 El Mar Dr

Code Section(s): Florida Building Code 5th Edition (2014) FBC BCA Section 105.1 – Permits. Required

Inspector Banyas testified that this is a work without permit violation for two exterior doors on the north side of the property walled in without permit. She showed her two pictures to Adam Fillion and the Special Magistrate accepted them without objection as the Town's Exhibit. Discussion ensued about egress but the Town has had no access into this area. As in all other cases, the Special Magistrate would issue the complete order after hearing all of the seven cases.

ITEM #V.37

Case #: 18030025 – Property Maintenance
Property Owner: Wens Holding LLC
Address/Folio: 4329 El Mar Dr
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-477(a)
Chapter 6 – Building and Building Regulations Section 6-41(a)(1)
Chapter 6 – Building and Building Regulations Section 6-41(b)

Inspector Banyas testified that this is the largest portion of the complex. The property maintenance violations consist of what is still in violation for landscape maintenance and for exterior wall, soffit, fascia and other deteriorated exteriors. She has photos for evidence which she showed to Adam Fillion. The Special Magistrate asked how many units and was answered that it is thirty-one units and five buildings immediately across from the ocean. The Special Magistrate accepted the photos as the Town's Composite Exhibit without objection. As in all other cases, the Special Magistrate would issue the complete order after hearing all of the seven cases.

ITEM #V.38

Case #: 18030026 – Property Maintenance
Property Owner: Wens Holding LLC
Address/Folio: 4333 El Mar Dr
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-477(a)
Chapter 6 – Building and Building Regulations Section 6-36(f)
Chapter 6 – Building and Building Regulations Section 6-41(b)

Inspector Banyas testified that she has evidence to submit for this case as well. She showed her pictures to Adam Fillion. This case is for property maintenance violations very similar to the case just presented. It is for landscape maintenance, trash, litter, and discarded items, and exterior walls, soffit, fascia and other exteriors in a condition of wear and other deterioration. The Special Magistrate accepted the photos into evidence without objection as Town's Composite Exhibit for this case. As in all other cases, the Special Magistrate would issue the complete order after hearing all of the seven cases.

ITEM #V.39

Case #: 18030027 – Property Maintenance
Property Owner: Wens Holding LLC
Address/Folio: 4337 El Mar Dr
Code Section(s): Chapter 6 – Building and Building Regulations Section 6-41(a)(7)
Chapter 6 – Building and Building Regulations Section 6-41(b)

Inspector Banyas testified that this violation is for property maintenance and she showed her photos to Adam Fillion. They show Infestation of buzzing insects (not sure if bees or wasps). On

the second story of fascia and soffit, you can see where they tried to remove the insects. She said that it needs to be serviced again by a professional who removes bees as Ms. Banyas saw them today and they are bees. The Special Magistrate spoke about trying to get them humanely removed. The Town is not asking today to abate the violation because it is a vacant property at this time and because the bees are high on the second floor, they do not pose a problem to pedestrians. Inspector Banyas testified as to the deterioration of the exterior of this building as well. The Special Magistrate accepted the photos without objection as the Town's Composite Exhibit. As in all other cases, the Special Magistrate would issue the complete order after hearing all of the seven cases.

ITEM #V.40

Case #: 18030028 – Property Maintenance

Property Owner: Wens Holding LLC

Address/Folio: 4341 El Mar Dr

Code Section(s): Chapter 30 – Unified Land Development Regulations

Section 30-477(a)

Chapter 6 – Building and Building Regulations Section 6-36(e)

Chapter 6 – Building and Building Regulations Section 6-41(a)(1)

Chapter 6 – Building and Building Regulations Section 6-41(b)

Inspector Banyas testified she has photos to submit for evidence and showed them to Adam Fillion. She said that for the first violation listed above, they were not able to gain access to the inside to observe the outlet in the northeast unit. This is how the whole case started as someone made a complaint about the inside of this unit. The outlet is not maintained in good condition and electrical fixtures are damaged on the exterior of the building supporting the violation for electrical maintenance. There are also landscape maintenance issues. Other violations are for trash and litter, and maintenance of the exterior property. The Special Magistrate accepted the photos without objection as the Town's Composite Exhibit. He asked Ms. Banyas about the picture with the cones and caution tape and she said that the Town wants them removed because they are an eyesore. The Special Magistrate suggested to Mr. Fillion that the property owner needs to post signs for towing and to post signs through the BSO for No Trespass so that cars could be towed away and trespassers could be removed. The properties need to be secured immediately and now that all seven cases were heard, discussion ensued about the proposed order.

Inspector Banyas testified that the proposed Final Order should include that by November 1, 2018 the following are to be completed for all seven cases to be in compliance and then to return for a revised Final Order: must be completed by 11/1/2018 - architectural review for the renovations, a complete and valid site plan application is to be re-submitted, yellow tape and cones are to be removed, exterior lights are to be turned on and kept on at night, application and institution of the Broward Sheriff's Office (BSO) Trespass Program including the placing of the lawful signs on the property for both No Trespassing and for Towing, and if any of these items are not done by November 1, 2018, the Town requests a \$50/violation/day across all seven cases plus due immediately and prior to the next hearing, \$50/case Hearing Cost (total Hearing Cost of \$350). An After-The-Fact Permit must be applied for within the next fifteen days for the shed.

Development Services Director Linda Connors asked for a little bit of flexibility about the parking issue. She testified that the Town has partnered with vacant properties to assist them in monitoring their property by working with them and sharing their parking lot for paid parking for the Town. She was asking for a little time to speak with these property owners to have additional parking for the Town and eliminate their need to have to monitor the towing issues. She

suggested that the order is structured so that they come to an agreement with the Town or they post the property properly for towing purposes.

The Special Magistrate ordered a Final Order with compliance by November 1, 2018 for all seven cases and then to return for a revised Final Order. By November 1, 2018, an architectural review for the renovations is to be complete, a complete and valid site plan application is to be re-submitted, yellow tape and cones are to be removed, exterior lights are to be turned on and kept on at night, application and institution of the Broward Sheriff's Office (BSO) Trespass Program including the placing of lawful signs on the property for No Trespassing, an agreement with the Town regarding the property's parking lot for additional Town parking or lawful signs posted on the property for Towing, and if any of these items are not done by November 1, 2018, the Town requests a \$50/violation/day across all seven cases plus due immediately and prior to the next hearing, \$50/case Hearing Cost (total \$350 Hearing Cost) plus an After-The-Fact Permit for demolition of the shed must be applied for within the next fifteen days.

Special Magistrate Clerk Jhanelle Campbell called code cases for which the Building Official may make a presentation.

ITEM #V.31

***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

Inspector Robert Harrison testified that this is for work done with permits for extensive renovations to the property. This was continued from the last hearing. He feels that Building Official Randall Clutter, Charles Weidner (Buffalo Engineers) and he are moving in the right direction. Mr. Weidner explained how this was a demolition code violation from the homeowner's previous contractor. Now they have obtained a demolition permit with the extension. They coordinated this with the building permits. They have the asbestos abatement report and the ongoing County submittals for paperwork coming back to the Town. There would be a soil test next week. They are looking for a thirty-day extension for the demo of the roof. Inspector Harrison pointed out that it would be a continuance rather than an extension. Both Building Official Clutter and Inspector Harrison do not have an objection to the request. Mr. Weidner answered the Special Magistrate that workers would not be in any peril with the roof as it is a structurally sound roof. The Special Magistrate ordered a continuance to the October 25, 2018 Code Hearing with no Fees for tonight but fines are running.

ITEM #V.32

Case #: 18020015 – Property Maintenance

Property Owner: Anglin Fam Tr % Raymond Anglin

Address/Folio: 2 Commercial Blvd

Code Section(s): Chapter 6 – Building and Building Regulations Section 6-37(a)(1)

Inspector Banyas testified that this agenda item has been before the Special Magistrate but there was no Final Order, however, the Town is requesting one tonight. She spoke with Spiro Marchelos, one of the owners of the pier, who advised that he would not be able to attend this evening. He submitted an e-mail and he requested that it be handed in for evidence and she has

no objection to that. Ms. Banyas clarified for the Special Magistrate that they are out of bankruptcy right now. The Special Magistrate read the e-mail and asked if progress is being made. She replied that there have not been any building inspections. The permit that was issued in May did not have any inspections and the revision that they submitted and was issued on Monday this week has not had any either. The pier from a distance looks the same to her and the pier is closed half way. People are not getting over the barrier. The only action was evaluation and planning. The Special Magistrate entered the e-mail into evidence as the Respondent's Exhibit. Ms. Banyas said that the recommendation of the Town is for a Final Order requesting six months, by March 26, 2019, to complete the project by closing out the permit or a fine of \$250/day. The Special Magistrate ordered that this would be in compliance by closing out the permit within six months, by March 26, 2019, or a fine of \$250/day and there is to be a Status Hearing at the January 24, 2019 Code Hearing plus he assessed \$50 Hearing Costs due immediately which must be paid prior to the January 24, 2019 Status Hearing. She handed her photo to the Special Magistrate who entered it into evidence as Town's Exhibit.

Ms. Campbell spoke about cases 42 through 91 for the Whittier Towers and said that the violations apply to all units. Inspector Banyas testified that she has a list of all code violation case numbers that she would submit as part of the evidence along with photos showing the violations which she showed to the respondent and gave to the Special Magistrate as Ms. Campbell called all of the following code cases into the record.

NEW BUSINESS

ITEM #V.42

***TAKEN OUT OF SEQUENCE**

Case #: 18050001 – Property Maintenance
Property Owner: Dicaire Louise Nadeau Richard Louise
Address/Folio: 1439 S Ocean Blvd. 101
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.43

Case #: 18050002 – Property Maintenance
Property Owner: Senoj Enterprise LLC
Address/Folio: 1439 S Ocean Blvd. 102
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.44

Case #: 18050059 – Property Maintenance
Property Owner: Jochimsen, Sharon E
Address/Folio: 1439 S Ocean Blvd. 104
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.45

Case #: 18050003 – Property Maintenance
Property Owner: Bland, Rosa
Address/Folio: 1439 S Ocean Blvd. 105
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.46

Case #: 18050004 – Property Maintenance
Property Owner: Robitaille, Andre
Address/Folio: 1439 S Ocean Blvd. 106
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.47

Case #: 18050005 – Property Maintenance
Property Owner: Rheaume, Sylvia R LE Rheaume, Debra J
Address/Folio: 1439 S Ocean Blvd. 107
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.48

Case #: 18050046 – Property Maintenance
Property Owner: Pizzi, Thomas III Pizzi, Thomas Jr. ET AL
Address/Folio: 1439 S Ocean Blvd. 108
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.49

Case #: 18050006 – Property Maintenance
Property Owner: Lima, Gail A
Address/Folio: 1439 S Ocean Blvd. 109
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.50

Case #: 18050007 – Property Maintenance
Property Owner: Brown, Mark H Corgee, James R
Address/Folio: 1439 S Ocean Blvd. 110
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.51

Case #: 18050008 – Property Maintenance
Property Owner: Cullinan Family Trust
Address/Folio: 1439 S Ocean Blvd. 111
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.52

Case #: 18050049 – Property Maintenance
Property Owner: Schweitzer, Michael K
Address/Folio: 1439 S Ocean Blvd. 112
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.53

Case #: 18050048 – Property Maintenance
Property Owner: Pouliot Fam Limited Partnership

Address/Folio: 1439 S Ocean Blvd. 114
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.54

Case #: 18050019– Property Maintenance
Property Owner: Whiteleather, Daniel
Address/Folio: 1439 S Ocean Blvd. 115
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.55

Case #: 18050020– Property Maintenance
Property Owner: Trezza, Anthony Trezza, Jeana
Address/Folio: 1439 S Ocean Blvd. 116
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.56

Case #: 18050021– Property Maintenance
Property Owner: Schaefer, Curtis L & Catherine A
Address/Folio: 1439 S Ocean Blvd. 117
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.57

Case #: 18050050– Property Maintenance
Property Owner: Galullo, Kathy Ann
Address/Folio: 1439 S Ocean Blvd. 118
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.58

Case #: 18050009– Property Maintenance
Property Owner: Galvin, John R & Andrea A
Address/Folio: 1439 S Ocean Blvd. 201
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.59

Case #: 18050010– Property Maintenance
Property Owner: Young, Leonard & Young, Georgia
Address/Folio: 1439 S Ocean Blvd. 202
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.60

Case #: 18050011– Property Maintenance
Property Owner: Frigerio, Alejandro
Address/Folio: 1439 S Ocean Blvd. 203

Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.61

Case #: 18050047– Property Maintenance
Property Owner: Guthrie, Timothy F Guthrie, Carla M
Address/Folio: 1439 S Ocean Blvd. 204
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.62

Case #: 18050012– Property Maintenance
Property Owner: Wilding, Loraine
Address/Folio: 1439 S Ocean Blvd. 205
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.63

Case #: 18050013– Property Maintenance
Property Owner: G&L USA LLC
Address/Folio: 1439 S Ocean Blvd. 206
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.64

Case #: 18050014– Property Maintenance
Property Owner: Zimmerman, Annette Zimmerman, James
Address/Folio: 1439 S Ocean Blvd. 207
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.65

Case #: 18050015– Property Maintenance
Property Owner: Kian US LLC
Address/Folio: 1439 S Ocean Blvd. 208
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.66

Case #: 18050016– Property Maintenance
Property Owner: Rand, Joeanna Rand, Jory
Address/Folio: 1439 S Ocean Blvd. 209
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.67

Case #: 18050022– Property Maintenance
Property Owner: Greiser, Marian
Address/Folio: 1439 S Ocean Blvd. 210
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)

Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.68
Case #: 18050017– Property Maintenance
Property Owner: Goddard, Dulce Galindo Goddard, Gary William
Address/Folio: 1439 S Ocean Blvd. 211
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.69
Case #: 18050023– Property Maintenance
Property Owner: Mastro, Louis & Mastro, Sarah
Address/Folio: 1439 S Ocean Blvd. 212
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.70
Case #: 18050025– Property Maintenance
Property Owner: White-Duarte, Marcio White-Duarte, Michael E
Address/Folio: 1439 S Ocean Blvd. 214
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.71
Case #: 18050026– Property Maintenance
Property Owner: Dansa Corporation
Address/Folio: 1439 S Ocean Blvd. 215
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.72
Case #: 18050027– Property Maintenance
Property Owner: Armas, Victoria Asuaje
Address/Folio: 1439 S Ocean Blvd. 216
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.73
Case #: 18050028– Property Maintenance
Property Owner: Sawicki, Stanley D
Address/Folio: 1439 S Ocean Blvd. 217
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.74
Case #: 18050029– Property Maintenance
Property Owner: Mastro, Joseph & Mary LE Joseph & Mary Mastro Rev Liv Tr
Address/Folio: 1439 S Ocean Blvd. 218
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.75

Case #: 18050030– Property Maintenance
Property Owner: Tamaz, Mariane
Address/Folio: 1439 S Ocean Blvd. 301
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.76

Case #: 18050031– Property Maintenance
Property Owner: Nomaderia, Inc.
Address/Folio: 1439 S Ocean Blvd. 302
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.77

Case #: 18050032– Property Maintenance
Property Owner: Fereira, Luis & Marielba, Fereira, Maria Alejandra
Address/Folio: 1439 S Ocean Blvd. 303
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.78

Case #: 18050033– Property Maintenance
Property Owner: Fereira, Luis & Fereira, Marielba
Address/Folio: 1439 S Ocean Blvd. 304
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.79

Case #: 18050034– Property Maintenance
Property Owner: Kline, Norman & Marlyn
Address/Folio: 1439 S Ocean Blvd. 305
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.80

Case #: 18050035– Property Maintenance
Property Owner: Pouliot Family Limited Partnership
Address/Folio: 1439 S Ocean Blvd. 306
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.81

Case #: 18050036– Property Maintenance
Property Owner: Brennan, Maria C H/E Brennan, Karena
Address/Folio: 1439 S Ocean Blvd. 307
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.82

Case #: 18050037– Property Maintenance
Property Owner: Strom, Terje Mikal Strom, Mona Kristin FILTVEDT

Address/Folio: 1439 S Ocean Blvd. 308
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.83

Case #: 18050038– Property Maintenance
Property Owner: Viola Maximilian
Address/Folio: 1439 S Ocean Blvd. 309
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.84

Case #: 18050039– Property Maintenance
Property Owner: Rose Vitale
Address/Folio: 1439 S Ocean Blvd. 310
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.85

Case #: 18050040– Property Maintenance
Property Owner: McGhee, Jessie Marilyn McGhee, William McKay
Address/Folio: 1439 S Ocean Blvd. 311
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.86

Case #: 18050041– Property Maintenance
Property Owner: Roberts, Lorena A H/E Baker, Lucille
Address/Folio: 1439 S Ocean Blvd. 312
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.87

Case #: 18050042– Property Maintenance
Property Owner: Moussa, Soufaine Ben Touatl, Hedi
Address/Folio: 1439 S Ocean Blvd. 314
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.88

Case #: 18050043– Property Maintenance
Property Owner: Hoard, Greg & Hoard, Nancy
Address/Folio: 1439 S Ocean Blvd. 315
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.89

Case #: 18050058– Property Maintenance
Property Owner: Imperial Sun LLC
Address/Folio: 1439 S Ocean Blvd. 316
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)

Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.90

Case #: 18050045– Property Maintenance
Property Owner: Anne Michaelides Rev Tr Michaelides, Anne Trstee
Address/Folio: 1439 S Ocean Blvd. 317
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

ITEM #V.91

Case #: 18050044– Property Maintenance
Property Owner: Pouliot Family Limited Partnership
Address/Folio: 1439 S Ocean Blvd. 318
Code Section(s): Chapter 6 – Building Regulations Section 6-41(a)(13)
Chapter 6 – Building Regulations Section 6-41(a)(17)
Chapter 6 – Building Regulations Section 6-41(a)(5)

Inspector Banyas testified for full disclosure that her photos denoting the violations that she gave to the Special Magistrate did not print very clearly. The first few pages are good but the rest are not. She does not think this will be an issue as they are trying to print more now. She showed the photos to the respondent who testified that he has no objection to the photos. The Special Magistrate accepted the photos into evidence without objection as the Town's Composite Exhibit. Ms. Banyas explained that there was communication and now it is really how much time to be given to come into compliance. All of the cases called into the record received notice either by certified mail with a green card signed and dated in the file or the property was posted ten days prior to the hearing. All three violations for each unit relate to the maintenance of the exterior of the building, the dock, and the walkways. The Town is requesting a Final Order for compliance within ninety days.

Building Official Randall Clutter testified that a permit has been issued on this property. He spoke about the life safety issue and that other permits would be forthcoming in phases. Work is to be supervised by a special inspector, Hillman Engineering. They are taking care of the most important items first and as long as work progresses, Mr. Clutter is okay.

Henry Hillman, Senior Engineer for Hillman Engineering, testified that his company was hired by the association to create the plans and specifications and get it out to bid. The property is a co-op and he helped them secure financing (\$2.5 million). He will give a copy of that finance letter to the Town. There was a life safety issue with the carport which is permitted and under reconstruction right now. The job is broken up into three pieces. They received bids and he would meet with the board of directors of the association for them to pick a contractor from the two bids selected. He spoke about the set of plans for the seawall and said that it should take about nine months to get everything completed. He asked if they could give an updated status report every ninety days instead of issuing a completion date. Mr. Clutter said that the carport needs to get finished within ninety days. Mr. Hillman said that the carport would be finished before ninety days. Mr. Clutter felt this is the most important because it is a life safety matter.

Ms. Banyas explained why citing any violation or assessing a fine and then a lien on any violation on any area of this co-op property means that every unit would need to be notified and cited. For example, if there is a \$250 fine, that would equate to a \$5 fine for each of the 50 units. As each unit must be notified, she would discuss certified mail costs. Ms. Banyas said that the Town would recommend that valid and complete permits for repair of the dock and the seawall are submitted

within a ninety day timeframe as well. She went over all three violations which included chipping and peeling paint on exterior walls, exterior damage on all portions of the various structures, holes, breaks and damage on walking areas, paths, stairwells, parking lot and other walkable surfaces which would be looked at during the January 10, 2019 Hearing. If they have met the stipulation of today's order, at the January 10, 2019 Hearing the Town will specify their next steps. If they cannot meet the stipulation of today's order, at the January 10, 2019 Hearing the Town would request compliance of each of the violations. Ms. Banyas said that the certified mailing costs for today's mailing was \$7 for each unit and there are fifty unit owners for a total amount due by January 10, 2019 of \$350.

The Special Magistrate ordered (1) ninety days, by December 26, 2018, to complete the carport with finaled permits and (2) ninety days, by December 26, 2018 to have valid and complete permits for all of the other items submitted or a fine of \$250/day/violation. They would be on the January 10, 2019 Hearing agenda and \$350 for certified mail costs for today's hearing is due by January 10, 2019.

The Special Magistrate asked if anyone in attendance wanted to speak or ask questions on this item. Gary Goddard asked for clarity for what is due within 90 days and he was told that the carport must be finished and the permit finaled plus complete and valid permits must be submitted and pulled for all the other items within 90 days as well. Mr. Hillman explained that once the board picks a contractor, permits could be submitted. Mr. Clutter explained that once a permit is issued, there is a timeframe of six months to keep the permit live between permit approval and inspections. Mr. Hillman gave his permit documentation to the Special Magistrate who accepted it as Respondent's Exhibit Composite. A five-minute break was called to allow all the people to exit and then the hearing continued.

Ms. Campbell called cases 110 through 112 for people on the sign-in sheet.

ITEM #V.110

***TAKEN OUT OF SEQUENCE**

Case #:	18070005— Property Maintenance
Property Owner:	Pryor, John
Address/Folio:	4633 Bougainvilla Dr
Code Section(s):	Chapter 30 – Unified Land Development Regulations Section 30-477(a) Chapter 6 – Building Regulations Section 6-36(a) Chapter 6 – Building Regulations Section 6-37(a)(2) Chapter 6 – Building Regulations Section 6-41(a)(1)

Inspector Banyas presented this case after hearing the other two cases for Mr. Pryor listed below. She said that a couple of people have asked to speak on behalf of their own property and the impact this property has on their daily life. She explained each of the four violations. The Town was requesting that the four violations become compliant within forty-five days, by November 11, 2018 or a fine of \$200/day due to the impact the deterioration of this property has on neighbors plus \$50 Hearing Costs. Mr. Pryor had no objection to the Town's pictures depicting the violations and the Special Magistrate said that Mr. Pryor really needs to cure these violations. He accepts the pictures into evidence as Town's Composite Exhibit without objection.

Mr. Pryor's next door neighbor testified that he lives in Lauderdale-By-The-Sea all year round. On behalf of the 4627 condominium association, Aram Kassabiani said that they are right next to the property on the south side. He read a letter into the record describing the issues and the state of Mr. Pryor's property and they would like a prompt resolution. The Special Magistrate asked

about the fire hazard that Mr. Kassabiani spoke about and Ms. Banyas explained about this and stated that the property is built right up to the wall adjacent on the south. She would investigate zoning violations, work without permits, etc. Mr. Pryor testified that he has been in the building since 1990 and has not put an extension on the building. Mr. Pryor said that he does what he can and Dennis, who is at the podium, also helps. The Special Magistrate asked Ms. Banyas to give Mr. Kassabiani access to records so that he can report back to his condominium association. The Special Magistrate ordered forty-five days to comply by November 11, 2018 or a fine of \$200/day plus \$50 Hearing Costs due immediately but payable before November 11, 2018.

ITEM #V.111

Case #: 18070004– Zoning Violations
Property Owner: Pryor, John
Address/Folio: 4633 Bougainvilla Dr
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-137(c) (3)

Inspector Banyas presented this case after hearing case #18070003 below. This case is in regard to sealing and striping of a parking lot without a zoning permit. The Town was requesting to have the after-the-fact sealing and striping permit submitted, issued, and closed within forty-five days, by November 11, 2018 or a fine of \$100/day plus \$50 Hearing Costs due immediately but payable before November 11, 2018. She said that it is possible that Florida Building Code regulations also need to be met. The Building Department shall advise of this upon review of the submitted plans. Mr. Pryor did not object to Ms. Banyas' pictures and said that the property was torn up by all the piping installed. Since he was told to seal the parking lot on another property, he thought it would be okay to do this property as well. Ms. Banyas explained that it is a different case on a different property. The Special Magistrate accepted the photos as the Town's Composite Exhibit without objection. The Special Magistrate ordered forty-five days to comply, by November 11, 2018 or a fine of \$100/day plus \$50 Court Costs due immediately but payable before November 11, 2018.

ITEM #V.112

Case #: 18070003– Landscape Violations
Property Owner: Pryor, John
Address/Folio: 4633 Bougainvilla Dr
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-473(b)

After the three John Pryor cases were called, Inspector Banyas presented this one first. It is about the removal of three trees from the property without a Broward County permit and without one from the Town. She showed her photo to the respondent and the Special Magistrate entered it into evidence without objection as Town's Exhibit. Broward County determined that the Black Olive, Mango, and Weeping Fig did not qualify for exemption. Their canopy damage was not sufficient from the hurricane. They need a tree removal license for all three trees and they need to submit a copy of the license to the Town. Once the licenses and permits are issued and appropriate mitigation (planting trees or paying into tree fund or both) is done, this will be in compliance. The Town was requesting a Final Order with compliance by October 20, 2018, as this is an administrative matter or a fine of \$100/day. She was also requesting \$50 Hearing Costs for today.

Theo Brown, ASAP Complete Tree Service, testified that he has pictures of the damaged trees right after the hurricane and showed them to Inspector Banyas. She said for the record that the

pictures are not date stamped and that she had no opportunity to review them. Additionally, the decision was made by Broward County. Mr. Pryor said that he met with the gentleman from Broward County. According to their conversation, the Black Olive was exempted and the other two were not. She saw a receipt that Mr. Pryor paid for a license. Whatever decision Broward County makes for the mitigation is what Ms. Banyas goes by as they are the governing body. After learning the new information, she requested a Final Order for full compliance in its entirety (County license, County and Town after-the-fact permits, plans submitted and tree(s) planted and inspected or pay into fund) by January 21, 2019 or a fine of \$100/day plus \$50 Hearing Costs due immediately but paid before January 21, 2019. Ms. Campbell advised Mr. Pryor about the Town's requirements and she would e-mail him the applicable planting distance requirements.

The Special Magistrate ordered full compliance in its entirety by January 21, 2019 or a fine of \$100/day plus \$50 Hearing Costs due immediately but payable before January 21, 2019.

OLD BUSINESS

ITEM #V.33

***TAKEN OUT OF SEQUENCE**

Case #: 1806006 – Nuisance/Abandoned Homes
Property Owner: 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 vacant property that went through foreclosure and there is a proposed new buyer. There is an agreement that once this property changes hands, they would inherit the current code violation that exists. The closing took place today and asked the Special Magistrate who he would want to represent the property and the magistrate explained what needs to transpire. Courtney, representing the prior owner, Wilmington Trust, said that there was a closing today and that the buyers are here and are aware of what needs to be done. They are requesting a thirty-day continuance. Mr. Harrison had no objections. The Special Magistrate ordered this agenda item continued to the October 25, 2018 Hearing.

The new owner, Tonya, said that she is the owner as of five hours ago. Tonya said that there has already been communication with the Town and Mr. Harrison gave her his card.

NEW BUSINESS

ITEM #V.93

***TAKEN OUT OF SEQUENCE**

Case #: 18080035 – Nuisance/Abandoned Homes
Property Owner: GK Real Properties Inc.
Address/Folio: 2 Sunset Lane
Code Section(s): Chapter 11 – Junked, Wrecked, Stolen or Abandoned Property
Section 11-23(f)
Chapter 6 – Building Regulations Section 6-36(f)
Chapter 6 – Building Regulations Section 6-41(a)(18)
Chapter 6 – Building Regulations Section 6-41(a)(7)

Inspector Harrison testified that this is a single-family residence that is currently vacant. Notice was obtained by posting in Town Hall and posting the property itself. He said that the violations are mostly life safety and described them (fences and gates not maintained, accumulation of stagnant water and landscape debris, overgrowth of vegetation, and a beehive on the property).

He stated that this is a big concern for the Town as the property is not secured. The Town was requesting a Final Order with compliance in thirty-two days, by October 29, 2018, or \$250/day plus \$150 Hearing Costs. Mr. Harrison said that when this property was brought to their attention, ownership changed and the property was cited August 27, 2018. He showed his pictures to the respondent and answered the Special Magistrate that the pool is accessible. The Special Magistrate stated that if the pool does not get done within three days, he wants the Town to take care of it. Inspector Harrison said that the property must be secured, the pool taken care of and the bees out of there as soon as possible. The Special Magistrate accepted the photos into evidence without objection as Town's Composite Exhibit.

John Lesowsky testified that he is one of the owners. They met Mr. Harrison at the property when they first received notice of the violations. They have hired a demolition company and sent letters to neighbors. He has everything to show the Special Magistrate and said that they moved as quickly as possible with contractors in and out of the property. They are demolishing the whole property including the pool. A licensed bee company was hired and the bees were gone, however, they came back. He said that the gate is closed every night.

Building Official Randall Clutter testified that they have not received any permit applications – none were submitted. Mr. Lesowsky testified that the demolition company was going to bring the whole package to the Town tomorrow morning. The Special Magistrate ordered compliance in thirty-two days, by October 29, 2018 or \$250/day fine plus \$150 Hearing Costs to be paid by October 29, 2018. The Special Magistrate told the owner that the property is to be secured and constantly checked on a daily and nightly basis until the pool is empty. The owner said he would secure the property by having the big gate secured immediately and then put chains on the smaller gate.

ITEM #V.99

***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 Banyas testified that this is a repeat violation case for re-occurrence of an infestation of insects (bees or wasps or both). It is a vacant, multi-family property. She has photographs that were taken on August 21, 2018 and she gave a copy to the respondent. Notice was sent on August 22, 2018 to the owner of record and there is a green card signed and dated in the file. The Town requests certification of repeat violation fine of \$500/day and this is the third time this has occurred on this property within one year. The Town requests 37 days at the repeat violation fine of \$500/day (\$18,500) to be certified today and the fine should continue running until the insects (bees or wasps or boths) are not observed to be present any longer. The Town was also requesting \$250 Hearing Costs for this certification hearing due to the high costs of certifying the lien. Ms. Banyas testified that the insects are still present today in a visually reduced amount. A neighbor is here to testify about his experience with the bees or wasps. She has the video that the neighbor took and testified that he took it and that it is an actual representation of the property. The respondent said there was no objection to the pictures that the Special Magistrate accepted into evidence as the Town's Composite Exhibit. The videos were played.

Tarn Tantiki, owner, testified that the bees were removed and the space has been sealed completely. There are no more bees. When he appeared the last time, the property was under litigation. His neighbor threw debris on his property and then she appeared on his behalf stating that the debris was from her and then she took care of the bees. When the property was in

litigation, the court threw out the case and he took control of the property. As the last bee company he hired did not come back when the bees came back, he has learned how to deal with the bees and that problem is solved.

The Special Magistrate asked for the history of this item and Ms. Banyas started with the 2017 dates regarding bees on the property and the moneys still owed the Town. The neighbor from 4324 N Ocean Drive testified that he shot the videos of the bees which are an ongoing problem. He felt that Tarn should not spray the bees and the bees should be removed humanely. Ms. Banyas testified about the appearance of the property and how much money in fines is accruing because of property maintenance violations. The Special Magistrate said that he recommends to the Town Commission that if the owner is not able to take care of the property, to instruct their lawyers to foreclose on the property.

Ms. Banyas answered the Special Magistrate that today is 37 days out of compliance (August 22, 2018 through September 27, 2018) at \$500/day equals \$18,500 fine and the fine should continue to accrue until compliance is reached (humanely remove bees and wasps or both) entirely from the property by a professional with documentation to back it up and then contact the Town for an inspection). If not, the \$500/day fine continues to accrue. She requested \$250 Hearing Costs. In normal circumstances, the Town would ask to abate the issue but could not in this case and explained why. The Special Magistrate said that he would certify the lien today but the Town should not file the lien for thirty days. He told the respondent to come back and report progress at the October 25, 2018 Hearing. The Special Magistrate ordered certification of the lien for both the \$18,500 fine plus the \$250 Hearing Costs (total \$18,750) which the Town should not file for thirty days and the \$500/day fine to continue until the insects are humanely removed by a professional with documentation to substantiate that it was and the respondent is to call for and pass an inspection. Ms. Banyas would inspect tomorrow.

**This case was recalled for a restatement of the order for clarification purposes. The Special Magistrate explained to the property owner that this case comes back to the next hearing on October 25, 2018. As of today, the Special Magistrate imposed a lien in the amount of \$18,750 (not to be recorded for thirty days) and fines continue until there is a professional and humane removal of the insects and an inspection is called and passed. If the respondent does what he is asked to do about the professional and humane removal of the insects and inspection before the next hearing, the Special Magistrate would consider mitigating the lien amount. He advised the property owner to take care of his property or the next fine amount could be higher than \$500/day. Later on during this hearing, this case was recalled again. The Special Magistrate explained, again, that the property owner must hire a professional company to confirm that the bees or wasps or both are gone and a document must be sent from the bee company to Inspector Banyas confirming that the insects are gone. Ms. Banyas then explained State Statute Chapter 162 for the record.

ITEM #V.95

***TAKEN OUT OF SEQUENCE**

Case #:	18080004— Vacation Rental
Property Owner:	Elgamal, Ahmed Hassaballa, Dalia
Address/Folio:	240 Imperial Lane
Code Section(s):	Chapter 30 – Unified Land Development Regulations Section 30-327(c) Chapter 30 – Unified Land Development Regulations Section 30-327(j)

Inspector Harrison testified that this is a single-family home that is a vacation rental property. The violations are for an ad on the website VRBO regarding the duration of the stay (less than seven consecutive days) and occupancy of the residence exceeding the maximum amount allowed (10 people). Changes have been made on the website and the two violations are in compliance. He was requesting a Finding of Fact that the violations existed and should they re-occur in the future, the property may be deemed a repeat violator subject to higher fines. Debbie Wysocki, property manager, testified that she called VRBO to make the changes but they did not take. She has an e-mail from them stating when she called in for the changes and her screen shots today show that it is definitely in compliance. The ad is fixed. The Special Magistrate ordered a Finding of Fact that the violations did exist and should they re-occur in the future, the property may be deemed a repeat violator subject to higher fines and a \$100 Hearing Cost is assessed and due now, but must be paid within thirty days.

***Ms. Campbell re-called the previous case #18080029 (4326 N Ocean Dr) for a restatement of the order for clarification purposes (see page 18).*

Special Magistrate Clerk Jhanelle Campbell called code cases for which the Building Official may make a presentation.

ITEM #V.107

***TAKEN OUT OF SEQUENCE**

Case #: 18080016– Permits Required Violations
Property Owner: White Cap of FL, Inc.
Address/Folio: 4620 Bougainvilla Dr 1 - 9
Code Section(s): Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 – Permits. Required

Inspector Banyas testified that the basic information for this case is that this is a multi-family rental property. Service was obtained by the green card mailed to the mailing address of record. All of the violations are for work without permit. This is in regard to unit #4. The Building Official and Inspector Banyas observed that there were no permits on record and intensive renovations were in progress at the time they came to the property. She has photos to submit. Building Official Randall Clutter testified that they inspected the property along with Fire Marshal Stephen Paine. The maintenance man had to open the unit even though there were workers inside the unit. The fire marshal instructed the workers to leave. They admitted to the work being done and it was obvious that the cost of renovation was over the minimum of \$1,500 which requires a permit. The Special Magistrate entered the photos into evidence as the Town's Composite Exhibit. Neither the property owner nor anyone representing the owner was present. There was a kitchen and bathroom re-model permit just issued for Unit #4. The Town was requesting a Final Order for compliance with the work to be completed and permit closed in forty-five days by November 11, 2018 or a fine of \$200/day plus \$50 Hearing Costs due immediately but must be paid by November 11, 2018. The Special Magistrate ordered compliance in forty-five days, by November 11, 2018 or a fine of \$200/day plus \$50 Hearing Costs due immediately and must be paid by November 11, 2018.

ITEM #V.105

***TAKEN OUT OF SEQUENCE**

Case #: 18080015– Permits Required Violations
Property Owner: White Cap of FL, Inc.
Address/Folio: 4620 Bougainvilla Dr 1 – 9
Code Section(s): Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 – Permits. Required

Inspector Banyas testified that this is in regard to work without permit in the common area (north stairwell stucco work). The Notice was sent to the owner of record and the green card is signed in the file. Ms. Banyas said that they met with the contractor on site. There are no permits issued for stucco work in the stairwell. Building Official Randall Cutler explained that this stairwell has a roof hatch. It looked apparent that water came in through the hatch. It damaged the drywall in that area and they did the work without a permit. The Town is requesting for compliance that they obtain a permit and complete any inspections by November 11, 2018 or a \$200/day fine plus \$50 Hearing Costs due immediately but must be paid by November 11, 2018. There was no one in attendance to represent the property owner. The Special Magistrate ordered compliance in forty-five days, by November 11, 2018 or a fine of \$200/day plus \$50 Hearing Costs due immediately and must be paid by November 11, 2018.

ITEM #V.106

Case #: 18080006– Permits Required Violations
Property Owner: White Cap of FI, Inc.
Address/Folio: 4620 Bougainvilla Dr 1 - 9
Code Section(s): Florida Building Code Section 105.1 – Required

Inspector Banyas testified that this is work without permit regarding paver installation and demolition. A stop order was posted on August 8, 2018. They have a denied permit. Building Official Randall Clutter spoke about drainage. The Town was requesting a Final Order for the work to be completed in forty-five days by November 11, 2018 or a fine of \$100/day plus \$50 Hearing Costs due immediately but must be paid by November 11, 2018. If more time is needed to complete the work, the Town would be open to hearing this request. There was no one in attendance to represent the property owner. Ms. Banyas said for the record that there is a green card in the file. The Special Magistrate ordered compliance in forty-five days, by November 11, 2018 or a fine of \$100/day plus \$50 Hearing Costs due immediately and must be paid by November 11, 2018.

ITEM #V.108

Case #: 18080017– Permits Required Violations
Property Owner: White Cap of FI, Inc.
Address/Folio: 4620 Bougainvilla Dr 1 - 9
Code Section(s): Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 – Permits. Required

Inspector Banyas testified that this is in regard to work without permit inside Unit #5 and she had photos that she gave to the Special Magistrate. The unit was completely renovated and the work finished before they got there. No one was present to represent the property owner. The Town was requesting a Final Order for compliance by obtaining and closing permits in forty-five days by November 11, 2018 or a fine of \$200/day plus \$50 Hearing Costs due immediately but must be paid by November 11, 2018. The Special Magistrate entered the photos into evidence as the Town's Composite Exhibit. The signed green card is in the file. The Special Magistrate ordered compliance in forty-five days, by November 11, 2018 or a fine of \$200/day plus \$50 Hearing Costs due immediately and must be paid by November 11, 2018.

ITEM #V.109

Case #: 18080014– Permits Required Violations
Property Owner: White Cap of FI, Inc.
Address/Folio: 4620 Bougainvilla Dr 1 - 9

Code Section(s): Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 – Permits. Required

Inspector Banyas testified that this is in regard to residential alterations in Unit #8 that have begun without a permit as it was denied. As of today, the renovation permit was issued on August 13, 2018. No one was present to represent the property owner. The Town was requesting a Final Order for compliance by closing permits in forty-five days by November 11, 2018 or a fine of \$200/day plus \$50 Hearing Costs due immediately but must be paid by November 11, 2018. She gave her photos to the Special Magistrate who entered them into evidence as the Town's Composite Exhibit. The signed green card is in the file. The Special Magistrate ordered compliance in forty-five days, by November 11, 2018 or a fine of \$200/day plus \$50 Hearing Costs due immediately and must be paid by November 11, 2018.

ITEM #V.100

***TAKEN OUT OF SEQUENCE**

Case #: 18080024– Permits Required Violations
Property Owner: Celenza, Joseph & Rhonda
Address/Folio: 4537 Bougainvilla Dr 1 - 2
Code Section(s): Florida Building Code 6th Edition (2017) FBC BCA Section 105.1 – Permits. Required

Inspector Banyas testified that there is a green card in the file now but they also posted the property on September 17th to ensure service. This is a violation on a vacant property whose owner is in Illinois. She has warned this owner before to make sure he gets a permit when he does work. Now he has had roof work done without a permit. Building Official Randall Clutter said they obtained a permit for the flat roof. The roofer is licensed and insured. There was no one present to represent the property owner. Mr. Clutter said that you can see through the windows the demolition of interior walls. The Town was requesting a Final Order by closing the permit by November 11, 2018 or a fine of \$100/day plus \$50 Hearing Costs. The Special Magistrate ordered compliance in forty-five days, by November 11, 2018 or a fine of \$100/day plus \$50 Hearing Costs due immediately and must be paid by November 11, 2018.

ITEM #V.101

Case #: 18070002– Nuisance
Property Owner: Celenza, Joseph & Rhonda
Address/Folio: 4537 Bougainvilla Dr 1 - 2
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-477(a)
Chapter 6 – Building Regulations Section 6-36(e)
Chapter 6 – Building Regulations Section 6-37(a)(1)
Chapter 6 – Building Regulations Section 6-37(a)(2)
Chapter 6 – Building Regulations Section 6-41(a)(1)

Inspector Banyas testified that this is a multi-family property that is unoccupied. There is a signed green card in the file. There was no one present to represent the property owner. There are five property maintenance violations and she submitted her photos to the Special Magistrate as well as her e-mail correspondence with the owner. She advised him to come to the meeting tonight as he said he was blindsided because he thought all the violations were compliant. She explained all five violations. The Town requests compliance by November 11, 2018 or a fine of \$100/day/violation plus \$50 Hearing Costs. The Special Magistrate ordered compliance by November 11, 2018 or a fine of \$100/day/violation plus \$50 Hearing Costs due immediately but must be paid by November 11, 2018.

CERTIFICATION OF LIEN**ITEM #V.114*****TAKEN OUT OF SEQUENCE**

Case #: 18070006 – Nuisance/Overgrowth Weeds & Grass

Property Owner: Johnson, Danielle

Address/Folio: 1724 Bel-Air Ave

Code Section(s): Chapter 6 – Building and Building Regulations Section 6-41(a)(8)

Inspector Harrison testified that this is a vacant single-family residence and tonight is for a certification of a repeat violation. The violation was found to exist on July 11, 2018 and they came into compliance on July 31, 2018 when the Town abated for overgrowth of grass and weeds. The property was out of compliance for twenty days at \$500/day for a fine of \$10,000. Inspector Banyas answered the Special Magistrate that she was hoping for a stipulation with the bank by the end of the calendar year. Mr. Harrison requested \$200 for Hearing Costs. The Special Magistrate ordered certification of the lien for both the \$10,000 fine plus the \$200 costs (total \$10,200).

ITEM #V.115

Case #: 18070007 – Nuisance/Abandoned Homes

Property Owner: Johnson, Danielle

Address/Folio: 1724 Bel-Air Ave

Code Section(s): Chapter 6 – Building and Building Regulations Section 6-40(a)

Inspector Harrison testified that this is a vacant single-family residence and tonight is for a certification of a repeat violation. The violation was found to exist on July 11, 2018 and they came into compliance on July 31, 2018 when the Town abated the property for trash, horticulture debris, rubbish and other refuse. The property was out of compliance for twenty days at \$500/day for a fine of \$10,000. Mr. Harrison requested \$200 for Hearing Costs. The Special Magistrate ordered certification of the lien for both the \$10,000 fine plus the \$200 costs (total \$10,200).

ITEM #V.120

Case #: MUNI-073118BE-1 (EXHIBIT B)

Property Owner: Johnson, Danielle

Address/Folio: 1724 Bel-Air Ave

Reason: Cost Recovery Lien Request

Inspector Harrison testified that this is for certification of Municipal costs for the Town to abate nuisances on this property. The Special Magistrate read the exhibit and ordered certification of the lien for both the \$1,090 cost plus the \$100 Hearing Costs for a total of \$1,190.

ITEM #V.121

Case #: MUNI-073118BE-2 (EXHIBIT C)

Property Owner: Johnson, Danielle

Address/Folio: 1724 Bel-Air Ave

Reason: Cost Recovery Lien Request

For the record, Inspector Banyas informed the Special Magistrate that they only received one invoice from Municipal Services for this property so this will be combined with the agenda item above (it is the same property). Ms. Campbell explained that it will be the same order as the

agenda item above and that there would not be a MUNI-073118BE-1 and MUNI-073118BE-2 , but rather one lien for MUNI-073118BE (without dash 1 and without dash 2 – see order above).

***Ms. Campbell recalled again agenda item #99 for 4326 N Ocean Dr (case #18080029) (see page 18).*

Ms. Campbell will now start from the top of the agenda for any items that have not been called.

CONTINUED

ITEM #V.28

***TAKEN OUT OF SEQUENCE**

Case #: 18020014 – Zoning Violations
 Property Owner: Platner, Michael H/E Nedry, Roberta K
 Address/Folio: 1951 Coral Reef Blvd
 Code Section(s): Florida Building Code 5th Edition (2014) FBC BCA Section 105.1 – Permits. Required

Ms. Campbell said that this case was scheduled to be continued but would be dismissed tonight. Inspector Harrison explained that this case was improperly cited by a previous inspector who is no longer here. The Special Magistrate ordered this case dismissed.

Ms. Campbell called one more abatement case.

ITEM #V.122

Case #: MUNI-073118TR (s/b TM) (EXHIBIT D)
 Property Owner: Saar, Tara H/E Saar, Paul owned when abated - 8/7/18 US Bank
 Address/Folio: 1988 W Terra Mar Dr
 Reason: Cost Recovery Lien Request

Inspector Harrison testified that this is for certification of Municipal costs for the Town to abate overgrown grass and weeds. The Special Magistrate ordered certification of the lien for the \$1,059 costs and for the \$100 Hearing Costs amount (total \$1,159).

Special Magistrate Clerk Jhanelle Campbell read into the record cases listed on the agenda as complied.

<u>COMPLIED</u>				
1	C#:	18070034	217 E. Commercial Blvd	
2	C#:	18070016	223 Marine Ct	
3	C#:	18080018	226 Basin Dr	
4	C#:	18030008	239 Imperial Lane	
5	C#:	18080007	3231 Cypress Creek Dr	
6	C#:	18050054	4116 N Ocean Dr	
7	C#:	18070015	4228 N Ocean Dr 33308 #23	
8	C#:	18060002	5 Sunset Ln	
30	C#:	17060004	1821 W Terra Mar Dr	<u>complied today</u>
<u>FIRE CASES - COMPLIED</u>				
123	C#:	18-1173	4521 N Ocean Dr	
124	C#:	18-1262	267 Bombay Ave	
125	C#:	18-1261	1624 Bel Air Ave	
126	C#:	18-1260	1661 Bel Air Ave	
127	C#:	18-1263	248 Allenwood Dr	
128	C#:	18-1258	284 Imperial Ln	
129	C#:	18-1259	220 Codrington Dr	

130	C#:	18-1257	267 Hibiscus Ave	
131	C#:	18-1256	274 Miramar Ave	
132	C#:	18-1255	1940 Wates Edge	
133	C#:	18-1251	218 Pine Ave	
134	C#:	18-1252	263 Shore Ct	
135	C#:	18-1248	220 Pine Ave	
136	C#:	18-1253	255 Shore Ct	

Special Magistrate Clerk Jhanelle Campbell went back to the original order of the agenda to finish up with Ms. Banyas' cases.

NEW BUSINESS

ITEM #V.94

***TAKEN OUT OF SEQUENCE**

Case #: 17120006 – Vacation Rental
Property Owner: Michele Hoff
Address/Folio: 222 Neptune Ave
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-327(c)

Inspector Banyas requested to continue to the October Hearing in order to get in touch with the attorney. The Special Magistrate ordered continuance to the October 25, 2018 Hearing.

ITEM #V.96

Case #: 18050065 – Vacation Rental
Property Owner: Elgarrahy, Andree Maranda
Address/Folio: 274 Miramar Ave
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-327(d)
Chapter 30 – Unified Land Development Regulations
Section 30-327(k)1 h

Inspector Banyas testified that this is a complied case regarding vacation rental violations. BSO reported that there was a tenancy for less than seven days which the inspector confirmed by speaking with the tenant. Also, upon inspection, a copy of the rental agreement was not posted inside the home. The notice was hand delivered to the owner. The Town was requesting a Finding of Fact that the violations existed and if they should re-occur in the future, it may be deemed a repeat violator subject to higher fines. There are no Hearing Costs requested today. The Special Magistrate found that the violations existed and if they should re-occur in the future, the property may be deemed a repeat violator subject to higher fines plus no Hearing Costs would be assessed today.

ITEM #V.97

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

Inspector Banyas testified that this violation is for a construction site not being maintained. There is a signed green card in the file which originally went to the mailing address in Fort Lauderdale. She explained the three violations as vehicles needing to be moved and parked on a paved surface, trash, litter, and discarded items all around the property, and a storage unit kept on the property over one year. The Town was requesting compliance by October 22, 2018 or a fine of \$100/violation/day. The neighbors are complaining regarding this construction site. She was requesting \$50 Hearing Costs and she has photos to submit to the Special Magistrate who accepted them into evidence as the Town's Composite Exhibit. The Special Magistrate ordered compliance by October 22, 2018 or a fine of \$100/day/violation plus \$50 Hearing Costs due immediately and payable by October 22, 2018.

ITEM #V.98

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)

Inspector Banyas testified that this case would be continued to the October 25, 2018 Hearing and the Special Magistrate ordered continuance to the October 25, 2018 Hearing.

ITEM #V.102

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

Inspector Banyas testified that this case would be continued to the October 25, 2018 Hearing and the Special Magistrate ordered continuance to the October 25, 2018 Hearing.

ITEM #V.103

Case #: 18070013 – Property Maintenance
Property Owner: 4605 N Ocean Dr LLC
Address/Folio: 4605 N Ocean Dr
Code Section(s): Chapter 30 – Unified Land Development Regulations
Section 30-477(a)
Chapter 6 – Building and Building Regulations Section 6-36(a)
Chapter 6 – Building and Building Regulations Section 6-36(c)
Chapter 6 – Building and Building Regulations Section 6-37(a)(2)
Chapter 6 – Building and Building Regulations Section 6-41(a)(1)
Chapter 6 – Building and Building Regulations Section 6-41(a)(5)

Inspector Banyas testified that this case would be continued to the October 25, 2018 Hearing and the Special Magistrate ordered continuance to the October 25, 2018 Hearing.

ITEM #V.104

Case #: 18070012 – Property Maintenance
Property Owner: 4609 N Ocean Dr LLC
Address/Folio: 4609 N Ocean Dr
Code Section(s): Chapter 30 – Unified Land Development Regulations

Section 30-477(a)
Chapter 6 – Building and Building Regulations Section 6-36(a)
Chapter 6 – Building and Building Regulations Section 6-36(d)
Chapter 6 – Building and Building Regulations Section 6-36(c)
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 case would be continued to the October 25, 2018 Hearing and the Special Magistrate ordered continuance to the October 25, 2018 Hearing.

ITEM #V.113

Case #: 18080002 – Property Maintenance
Property Owner: FDG North LLC
Address/Folio: 4640 El Mar Drive
Code Section(s): Chapter 6 – Building and Building Regulations Section 6-36(1)

Inspector Banyas testified that this case would be continued to the October 25, 2018 Hearing and the Special Magistrate ordered continuance to the October 25, 2018 Hearing.

OLD BUSINESS

*** TAKEN OUT OF SEQUENCE**

ITEM #V.41

Case #: 11-KW-00362 (EXHIBIT A)
Property Owner: KED Properties (Kevin Dupree)
Address/Folio: 4477 Poinciana Dr
Reason: Revoke Final Order and Lien

Inspector Banyas testified that the backup was distributed earlier and the recommendation is for the Special Magistrate to review the facts of the case and determine whether to revoke the original order and certification as it was issued against the party that was not the owner. The Special Magistrate ordered revocation of the Final Order and the Lien. (The Town prepare a Release of Lien after the Revocation Order.)

ITEM #V.117

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.118

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.119

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 since these are all permit related issues, she would submit a copy of the permit history depicting the one permit that has been issued for a triplex conversion to a duplex bringing it back to its original permitted state. There has been insufficient work to warrant an extension. She said that the Town already has Final Orders on these cases. She gave her paperwork to the Special Magistrate and said that her recommendation is to certify the fine for all three cases. In summary, January 6, 2018 was when these cases were issued. It has been 9½ months already and compliance was to be obtained by September 21, 2018 with completion of all work and required inspections or a fine of \$150/day per case to commence thereafter. There is one violation per case at \$150/day fine since September 22, 2018 through today and \$200 Hearing Costs for each of the three cases for certification. (Note: the video was no longer playable but the hearing continued.) The Special Magistrate ordered certification of the daily \$150 fine per case (\$450/day fine for all three cases) for the days out of compliance from September 22, 2018 through September 27, 2018 as well as certification of the \$200 Hearing Costs per case (\$600 costs for all three cases).

CERTIFICATION OF LIEN

ITEM #V.116

Case #: 18060005 – Nuisance/Abandoned Home
Property Owner: Wilmington Trust NA C/O SPS
Address/Folio: 2011 Coral Reef Drive
Code Section(s): Chapter 11 – Junked, Wrecked, Stolen or Abandoned Property
Section 11-23(a)
Chapter 11 – Junked, Wrecked, Stolen or Abandoned Property
Section 11-23(f)
Chapter 6 – Building Regulations Section 6-36(c)
Chapter 6 – Building Regulations Section 6-41(a)(5)

This case was listed on the agenda under Certification of Lien but it was mitigated to \$1,400 at the August hearing. The payment was received and the case has been complied.

Special Magistrate Clerk Jhanelle Campbell read into the record cases listed on the agenda as continued.

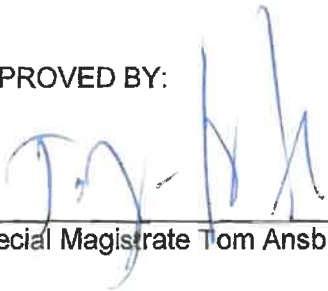
CONTINUED				TO
9	C#:	18070017	1751 S Ocean Blvd, 101W	October 25, 2018
10	C#:	18070029	1751 S Ocean Blvd, 102W	October 25, 2018
11	C#:	18070032	1751 S Ocean Blvd, 103W	October 25, 2018
12	C#:	18070018	1751 S Ocean Blvd, 104W	October 25, 2018
13	C#:	18070020	1751 S Ocean Blvd, 107W	October 25, 2018
14	C#:	18070022	1751 S Ocean Blvd, 108W	October 25, 2018
15	C#:	18070024	1751 S Ocean Blvd, 109W	October 25, 2018

16	C#:	18070033	1751 S Ocean Blvd, 205W	October 25, 2018
17	C#:	18070023	1751 S Ocean Blvd, 206W	October 25, 2018
18	C#:	18070021	1751 S Ocean Blvd, 207W	October 25, 2018
19	C#:	18070027	1751 S Ocean Blvd, 208W	October 25, 2018
20	C#:	18070030	1751 S Ocean Blvd, 209W	October 25, 2018
21	C#:	18070028	1751 S Ocean Blvd, 305W	October 25, 2018
22	C#:	18070025	1751 S Ocean Blvd, 306W	October 25, 2018
23	C#:	18070019	1751 S Ocean Blvd, 307W	October 25, 2018
24	C#:	18070031	1751 S Ocean Blvd, 308W	October 25, 2018
25	C#:	18070026	1751 S Ocean Blvd, 309W	October 25, 2018
26	C#:	18030016	2024 Ocean Mist Dr	October 25, 2018
27	C#:	17060017	256 Commercial Blvd	October 25, 2018
28	C#:	18020014	1951 Coral Reef Dr	Dismissed
29	C#:	18070009	230 Lake Ct	October 25, 2018

VI. ADJOURNMENT

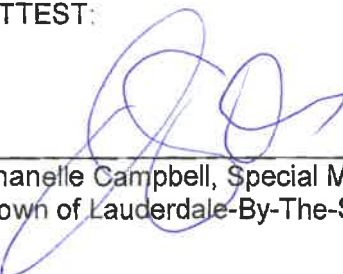
Not having any additional business to be heard, Special Magistrate Tom Ansbro adjourned the hearing on September 27, 2018 at approximately 8:17 PM.

APPROVED BY:



Special Magistrate Tom Ansbro

ATTEST:



Jhanelle Campbell, Special Magistrate Clerk
Town of Lauderdale-By-The-Sea, Florida