

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
JUDGE H. MARK PURDY PRESIDING  
FEBRUARY 21, 2008  
9:00 A.M. –1:35 P.M.**

Staff Present:

Brian McKelligett, Clerk of Special Magistrate Supervisor  
Sue Manning, Secretary, Special Magistrate  
Mary Allman, Secretary Special Magistrate  
Joan Edmonson, Clerk III  
Lindwell Bradley, Code Enforcement Supervisor  
Peggy Burks, Code Enforcement Supervisor  
John Gossman, Code Enforcement Supervisor  
Cheryl Pingitore, Code Enforcement Supervisor  
Skip Margerum, Community Inspections Supervisor  
Sharon Miller, Assistant City Attorney  
Leonard Ackley, Code Enforcement Officer  
Stephanie Bass, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Leonard Champagne, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Aretha Davis, Code Enforcement Officer  
Dick Eaton, Code Enforcement Officer  
Adam Feldman, Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Compliance Officer  
Bill Snow, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Ursula Thime, Code Enforcement Officer  
Tuchette Torres, Code Enforcement Officer  
Barbara Urow, Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer

Also Present:

CE05121218: Erika Hernandez, owner  
CE06051772: Oliver Glass, owner's son  
CE07091460: Paul Russell, owner  
CE07081507: Chloris Underwood, owner  
CE07091514: Paul Klein, owner  
CE08010315: Pearly Hicks, owner  
CE07111200; CE08011369: Nectaria Chakas, attorney

CE06080035: Nectaria Chakas, attorney; Hope Calhoun, attorney  
CE07051429: John Brown, owner  
CE08010180; CE07090460: Ali Reza Zargaran, owner  
CE07081691: Rick Lentz, owner  
CE07020041: Daniel Pascale, attorney  
CE07041007: Pamela Abrell, owner  
CE07031094: Luiz Ordonez, attorney; Paul Wigoda, owner  
CE07100408: Suresh Ramanathan, owner  
CE06081310: John Seiler, attorney  
CE07100572: Edith Pinckney, owner  
CE05120654: Douglas Bell, attorney  
CE07070112: Olince Celestin, owner  
CE07011756: Steven Pike, owner  
CE06020579: Brian Murphy, owner  
CE07071714: Latrelle Lewin, owner's representative  
CE07110484: Kazi Qbal, owner; Syed Hussain, property manager  
CE07120575: Brady Cobb, attorney; Steve Savor, business owner; John Wile, property owner; Daniel Taylor, attorney for the tenant

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

The meeting was called to order at 9:00 A.M.

**Case: CE07120575**

Continued from 2/7/08

Bima II LLC  
3003 Northeast 32 Avenue  
Tenant: La Playa

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violations:  
47-22.9

SIGNS HAVE BEEN INSTALLED ON THE PROPERTY FOR "LA PLAYA" WITHOUT FIRST OBTAINING A PERMIT.

47-34.2.D.

THE PROPERTY IS IN VIOLATION OF APPROVED SITE PLAN FROM PLANNING AND ZONING (36-R-93). THERE IS USE OF OUTDOOR SPEAKERS ON THE PROPERTY AND ENTERTAINMENT AFTER DARK.

Withdrawn:

47-24.1.B.

47-34.1.A.1.

Officer Sotolongo stated the case was initiated in response to complaints from neighbors and notification from the Police Department. He presented the case file along with site plan items and minutes from the Planning and Zoning Board dating from

1979, 1984, 1985 and 1993. Officer Sotolongo said it was imperative that the owner and tenants follow the conditions in the approved site plan. He stated since the 1979 pool construction, the neighbors had been very concerned about the noise at the property, and the Police Department and Code Enforcement had been criticized for not enforcing the regulations.

Officer Sotolongo referred to Planning and Zoning Board minutes from January 17, 1979 where conditions were set to allow the construction, including, "no outside speakers; entertainment and use of the pool to be limited to daylight time hours, and no diving board." Officer Sotolongo referred to numerous complaint calls to Police for noise disturbances at the property.

Officer Sotolongo stated in December 2007 Code Enforcement Officers had met with Mr. Wile, the property owner, and Mr. Savor, the business owner, to discuss the violations and possible solutions. The manager of the business, Dina, had been contacted by Code Enforcement as well. Officer Sotolongo reported that since then, notices had been received from the Police Department describing noise violations at the property. He had met with the manager on January 14, 2008 and she informed him the owner of the business had instructed her business should go on "as usual."

Officer Sotolongo had visited the business and a condo property directly across the Intracoastal from the business, and noted that the speakers were in use, and music and DJ announcements could clearly be heard at the condo property. On February 19, Code Enforcement had met with the owner, tenant and attorneys to discuss the violations and possible solutions again.

Officer Sotolongo informed Judge Purdy that to date, no attempt had been made to comply. Code Enforcement and the Police Department continued to receive complaints from the neighbors regarding this property. The City had agreed to the following terms: compliance with 47-22.9 via obtaining a sign permit within 63 days or a fine of \$50 per day. As yet, no agreement had been reached regarding 47-34.2.D. and Officer Sotolongo recommended ordering compliance within 10 days or a fine of \$200 per day.

Mr. Daniel Taylor, attorney for the tenant, La Playa, agreed to obtain a sign permit within 63 days. Mr. Taylor said the outdoor speakers had been used with the property's entertainment and had been an issue since 1979. He admitted the site plan stated "no outdoor speakers." Mr. Taylor believed this would have such a detrimental effect on the business that he requested 60 days to resolve the issue by addressing it with the Planning and Zoning Board again.

Officer Sotolongo objected strongly to allowing 60 days to resolve an issue that had been a problem for 30 years. He said they had been "flooded with complaints" in the past few years regarding this.

Judge Purdy wondered what Mr. Taylor hoped to accomplish at the Planning and Zoning Board. Mr. Taylor said, "We can't tell from the minutes ... how the P&Z has looked at this with regard to the development and what have you. You can see that they've talked about it and that it needs to be addressed. It wasn't in '93; we're going to do it now... The position that they've taken is there's no outdoor amplification. If you take that to a ridiculous level, that would mean you couldn't use a cell phone on the deck... We want to get this clarified. What does it mean: 'no outside speakers'?"

Judge Purdy stated he wanted the matter of the outside speakers resolved within five business days of the next Planning and Zoning Board meeting on March 19. He agreed to a \$200 per day fine after that for non-compliance. Assistant City Attorney Sharon Miller noted it could not be guaranteed that this would be put on the Planning and Zoning Board's March agenda, and Judge Purdy noted this was the responsibility of the owner.

Officer Sotolongo explained that 47-24.1.B. had been withdrawn pending further research and he anticipated opening a new case for this section.

Judge Purdy found in favor of the City and ordered compliance with 47-22.9 within 63 days or a fine of \$50 per day and with 47-34.2.D. within 42 days, by 4/3/08, or a fine of \$200 per day. Respondent also ordered to reappear.

**Case: CE08010315**

Eddie Wright  
2911 Northwest 21 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/1/08.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violations:

9-278(g)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE NOT ADEQUATELY SCREENED FOR PROTECTION AGAINST MOSQUITOES, FLIES AND OTHER INSECTS.

9-279(f)

THE COUNTY WATER SERVICE TO THIS OCCUPIED BUILDING HAS BEEN DISCONNECTED DUE TO NON-PAYMENT. CITY WATER SERVICE IS NOT AVAILABLE AT THIS LOCATION.

9-280(b)

THERE ARE BUILDING PARTS NOT MAINTAINED ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO CEILINGS AND WALLS WITH MOLD, FLOORS NOT STRUCTURALLY SOUND, WINDOWS AND DOORS NOT WEATHER AND WATER TIGHT AND RODENT PROOF.

9-280(g)

THERE ARE ELECTRICAL WIRING AND ACCESSORIES NOT

MAINTAINED IN GOOD, SAFE WORKING CONDITION, INCLUDING, BUT NOT LIMITED TO WIRES HANGING FROM THE ROOF, FLOOD LIGHT MISSING A BULB AND IMPROPERLY CONNECTED, ELECTRICAL LIGHT FIXTURE MISSING COVER AND WIRES EXPOSED INSIDE THE PROPERTY HALLWAY. CEILING, ELECTRICAL SWITCHES ARE MISSING COVERS AND WIRES ARE EXPOSED.

9-280(h)(1)

THERE IS A CHAIN-LINK FENCE IN DISREPAIR AT EAST SIDE OF THIS PROPERTY MISSING TOP RAILS, POSTS AND THE CHAIN- LINK FENCE SCREEN IS LEANING ON THE SIDE.

9-306

EXTERIOR OF STRUCTURE IS NOT MAINTAINED. THERE IS ROTTING FASCIA BOARD ON THE BUILDING.

9-308(a)

THERE IS A ROOF, NOT MAINTAINED IN A SAFE, SECURE AND WATER TIGHT CONDITION. THERE ARE WATER STAINS AND MOLD ON THE CEILINGS AND WALLS OF THE BUILDING FROM WATER LEAKS.

9-308(b)

THERE IS A ROOF NOT MAINTAINED, FREE OF DEBRIS OR ELEMENTS, THAT IS NOT A PERMANENT PART OF THE BUILDING. THERE IS A BLUE TARP ON THE ROOF HELD BY CEMENT BLOCKS.

Complied

18-27(a)

9-307(a)

BCZ 39-275(6)(b)

Officer Quintero said he had spoken with Ms. Pearl Hicks, the owner, who informed him she intended to make repairs using her 2007 tax refund.

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 9-279(f) within 10 days or a fine of \$10 per day and with 9-278(g), 9-280(b), 9-280(g), 9-280(h)(1), 9-306, and 9-308(b) within 49 days or a fine of \$25 per day, per violation, and with 9-308(a) within 49 days or a fine of \$100 per day.

Ms. Pearly Hicks, daughter of the owner, explained she had been helping her mother with the property and was investigating grants to repair the property when her mother passed away in January. Ms. Hicks said she had contacted a probate lawyer to get her name on the deed so she could now apply for the grants herself. Ms. Hicks requested more than 49 days to comply. Judge Purdy warned Ms. Hicks to make a "strong good faith effort to get these corrected" and to contact Officer Quintero if she could not comply by the April 17 hearing deadline.

Judge Purdy found in favor of the City and ordered compliance with 9-279(f) within 10 days or a fine of \$10 per day and with 9-278(g), 9-280(b), 9-280(g), 9-280(h)(1), 9-306, and 9-308(b) within 56 days or a fine of \$25 per day, per violation, and with 9-308(a) within 56 days or a fine of \$100 per day. He also ordered the respondent to reappear at the 4/17/08 hearing.

**Case: CE07020041**

John Dokimos, &  
Middle River Oasis LLC  
519 Antioch Avenue

Hearing to impose fine  
Ordered to reappear from 2/7/08

Mr. McKelligett announced that this case was first heard on 4/5/07 to comply by 5/10/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$299,200 fine which would continue to accrue until the property complied.

Mr. Mario Sotolongo, Code Enforcement Officer, stated this case was a year old. He explained that at the prior hearing, the respondent had agreed that the trash would be removed and the pool problem would be mitigated. The trash had been loaded into containers and the pool drained, but Officer Sotolongo noted that there were still many violations at the property.

Mr. Daniel Pascale, attorney, explained the property was damaged in Hurricane Wilma, and they were still negotiating with the insurance company and were now in the appraisal process. Mr. Pascale said the owner had been through bankruptcy, and did not have the funds to make repairs without the insurance money. Mr. Pascale requested additional time to complete the appraisal process. He explained the next appraisal hearing was scheduled for the end of March.

Judge Purdy granted a 42-day extension to 4/3/08 and ordered the respondent to reappear at that hearing.

**Case: CE07101259**

Leonora Holley  
420 Southeast 22 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/28/08.

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violation:  
9-280(b)

THERE ARE BROKEN BOARDED WINDOWS ON THIS PROPERTY.

Complied:  
18-27(a)  
24-27(b)

47-19.9  
9-281(b)  
9-306

Officer Eaton presented photos of the property and the case file and recommended ordering compliance with 9-280(b) within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-280(b) within 35 days or a fine of \$50 per day.

**Case: CE08010180**

Zargaran Properties Inc  
214 South Federal Highway

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/29/08 and certified mail sent to the registered agent was accepted on 1/29/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:  
9-306

BUILDING HAS GRAFFITI ON WINDOWS.

Officer Thime said she had spoken with the owner, who informed her the graffiti had been removed the previous day. She presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$25 per day.

Mr. Ali Reza Zargaran, owner, presented his own photos taken more recently showing the graffiti had been removed. He admitted this was a chronic issue at the property, and said he wanted the Police to patrol the area more often.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

**Case: CE07090460**

Hearing to impose fine

Zargaran Properties Inc  
214 South Federal Highway

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$9,600 fine which would continue to accrue until the property complied.

Ms. Ursula Thime, Code Enforcement Officer, stated two violations were still not in compliance: 47-20.20.H, the parking lot and 9-306, the exterior walls.

Mr. Ali Reza Zargaran, owner, explained the lines had been repainted two months ago, and only two spaces lacked wheel stops. Mr. Zargaran felt the notice was not specific enough regarding what must be done to comply, and said he had a meeting scheduled with Officer Thime the following morning to discuss this.

Mr. Zargaran explained to Judge Purdy he would probably demolish the property in the next few months in anticipation of redevelopment.

Judge Purdy granted an extension to 4/3/08 and ordered the respondent to reappear at that hearing.

**Case: CE07111200**

Las Olas Harbor Club LLC  
1 North Birch Road

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/29/08 and certified mail sent to the registered agent was accepted on 1/29/08.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation:  
47-19.1.C.

THERE ARE VESSELS BEING DOCKED TO THE REAR OF THE  
PROPERTY TO WHICH THERE IS NO LONGER A PRINCIPLE  
STRUCTURE. USAGE OF THE DOCKS IS CONSIDERED AN  
ACCESSORY USE.

Officer Feldman explained that the principle structure was demolished on 10/29/07. He had advised the owner of the violations and reinspected the property, but the vessels remained docked at the rear of the property. Officer Feldman presented photos of the property and the case file and recommended ordering compliance within 91 days or a fine of \$100 per day.

Ms. Nectaria Chakas, attorney, stated the old structure had been demolished to make way for new development that was in the process now, so the situation was temporary. She requested more than 90 days to comply.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

**Case: CE06080035**

Hearing to impose fine

Kygo LLC  
597 South Andrews Avenue

Mr. McKelligett announced that this case was first heard on 1/4/07 to comply by 3/1/07. Time to comply had been extended from 4/19/07 to 8/16/07, from 8/17/07 to 10/18/07, from 10/19/07 to 12/20/07 and from 12/21/07 to 2/21/08. Mr. McKelligett recited



violations, compliance dates and potential fines and stated the City was requesting imposition of a \$4,800 fine.

Ms. Hope Calhoun, attorney, explained that the lease had ended and the property was in compliance. She stated the fine had accrued because the tenant had not understood the Code enforcement process and had not requested extensions. She requested reduction of the fines.

Mr. Leonard Ackley, Code Enforcement Officer, said the tenant had been unable to get plans approved by the City and the owner had evicted the tenant.

Judge Purdy imposed a \$2,000 fine.

**Case: CE08011369**

Sunrise Investors LLP  
1201 East Sunrise Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/31/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:  
17-10.(4) (a)

CONSTRUCTION NOISE BEING GENERATED ON THIS SITE BETWEEN THE HOURS OF 7:00 PM AND 8:00 AM. NOISE INCLUDES, BUT IS NOT LIMITED TO HAMMERING, OPERATION OF HEAVY EQUIPMENT AND OPERATION OF CEMENT MAKER.

Officer Davis stated she had received reports of crews working at the property as early as 6:00 a.m. and she had witnessed them working at 7:30 a.m. Officer Davis had received a call from a company representative promising work would not take place during proscribed hours, but she had continued to receive complaint calls.

Officer Davis presented the case file and recommended ordering compliance within 14 days or a fine of \$100 per day.

Ms. Nectaria Chakas, attorney, explained this was a mixed-use development. She had not been asked by her client to appear today, but she guessed the company was assuming that the matter had been taken care of by the phone call to Officer Davis.

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

**Case: CE07100572**

Edith Pinckney  
2349 Northwest 14 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/26/08.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violation:  
9-304(b)

THE GRAVEL DRIVEWAY IS NOT WELL-GRADED OR  
DUST-FREE AND HAS NOT BEEN MAINTAINED IN AN  
ACCEPTABLE MANNER.

Complied:

18-27(a)

47-19.9

47-21.8.A.

9-280(b)

9-281(b)

Officer Quintero said the owner had complied all but one violation. He presented the case file and recommended ordering compliance with 9-304(b) within 63 days.

Ms. Edith Pinckney, owner, reported her home was in probate court and in foreclosure. She appreciated the additional time to comply. Judge Purdy advised Ms. Pinckney to keep in touch with Officer Quintero regarding her foreclosure.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) within 70 days by 5/1/08 and ordered the respondent to reappear at that hearing.

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**Case: CE06051772**

Hearing to impose fine

Oliver Glass

1600 Northwest 6 Street

Mr. McKelligett announced that this case was first heard on 9/7/06 to comply by 10/7/06. Time to comply had been extended from 7/5/07 to 8/3/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$34,975 fine which would continue to accrue until the property complied.

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Mr. William Snow, Code Enforcement Officer, said Mr. Glass had made attempts to comply, but the stair rails had not been repaired or replaced.

Mr. Oliver Glass, the owner's son, said he had tried to fix the railing but it was still shaky, so he must hire someone to replace it. He explained it would be difficult to afford the replacement. Judge Purdy noted the electrical violation still existed as well. Officer Snow described the electrical components that must be repaired and Mr. Glass agreed to repair these. Judge Purdy asked why compliance had taken so long. Mr. Glass explained he was a custodian and had children and could not afford the repairs. Officer

Snow said he did not object to a 60-day extension and warned Mr. Glass this would be the last one.

Judge Purdy granted a 42-day extension to 4/3/08 and ordered the respondent to reappear at that hearing.

**Case: CE07051429**  
50 Isle of Venice LLC  
50 Isle of Venice

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/4/07 and 12/19/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,575 fine which would continue to accrue until the property complied.

Ms. Ursula Thime, Code Enforcement Officer, explained the owner had attempted to keep the lot clear and only the fascia maintenance issue remained. She had been in constant contact with Mr. Brown, who had been considering redevelopment but would probably rehabilitate the property now.

Mr. John Brown, owner, said Hurricane Wilma had caused \$500,000 worth of damage to the building and he had begun the process of redevelopment into town homes. The market for town homes had declined so much in the past few months that he was reconsidering this. He requested 90 days to determine whether he would fix the existing property, redevelop or demolish. Officer Thime did not object to 90 days. She warned Mr. Brown that if the building were demolished, he could not continue to rent the dock space.

Judge Purdy ordered the respondent to reappear at the 6/5/08 hearing, by which date the property must be complied or demolished. Fines would continue to accrue until then.

**Case: CE07070112**  
Olince Celestin  
3128 Southwest 12 Place

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$26,000 fine.

Mr. McKelligett stated he had spoken with Thomas Clements, Fire Inspector, regarding this case, who recommended no fines be imposed.

Mr. Olince Celestin, owner, thanked Judge Purdy.

Judge Purdy imposed no fine.

**Case: CE07100408**  
Gauthams Holdings LLC  
1565 West Sunrise Blvd

Request for extension

Mr. McKelligett announced that this case was first heard on 1/17/08 to comply by 2/14/08 and 2/28/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Andre Cross, Code Enforcement Officer, informed Judge Purdy that only the ground cover violation remained.

Mr. Suresh Ramanathan, owner, said he was having financial difficulties and requested 90 days to comply. Officer Cross did not object to 90 days.

Judge Purdy granted an 84-day extension to 5/15/08 and ordered the respondent to reappear at that hearing.

**Case: CE05120654**  
Emma Joe Bartlett Estate  
2617 Southwest 7 Street

Hearing to impose fine  
Ordered to reappear

Mr. McKelligett announced that this case was first heard on 2/1/07 to comply by 3/1/07 and 4/5/07. Time to comply had been extended from 8/16/07 to 10/18/07 and from 10/19/07 to 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$7,475 fine which would continue to accrue until the property complied.

Mr. Douglas Bell, attorney, explained there was a question of ownership on the property and he was now collecting the rent money. He presented photos depicting work being done at the property. Mr. Bell believed a 60-day extension would suffice to comply.

Judge Purdy granted a 70-day extension to 5/1/08 and ordered the respondent to reappear at that hearing.

**Case: CE07081691**  
Rick Lentz  
500 Southwest 11 Street

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 1/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,400 fine which would continue to accrue until the property complied.

Mr. Leonard Ackley, Code Enforcement Officer, stated 9-281(b) was in compliance with the removal of the vehicle but the other two violations, the peeling paint and the storage in the carport, remained.

Mr. Rick Lentz, owner, said he was in the process of removing the stored items. He had washed and painted the house and been injured in the process; this had delayed his progress. Officer Ackley stated he had visited the property two days ago and the building paint was not complied yet. He was aware that the owner had hired someone to do the work but that person had not done it.

Judge Purdy granted a 28-day extension to 3/20/08 and ordered the respondent to reappear at that hearing.

**Case: CE07031094**

Hearing to impose fine

1555 North Federal LLC  
1555 North Federal Highway

Mr. McKelligett announced that this case was first heard on 6/7/07 to comply by 7/5/07. Time to comply had been extended from 8/16/07 to 11/16/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting no fine be imposed [reduced from \$4,100].

Mr. Luiz Ordonez, attorney, thanked Judge Purdy.

Judge Purdy imposed no fine

**Case: CE07091514**

Hearing to impose fine

2502 Building LLC  
2502 East Oakland Park Boulevard

Mr. McKelligett announced that this case was first heard on 11/1/07 to comply by 11/15/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$450 fine.

Ms. Aretha Davis, Code Enforcement Officer, confirmed inspection and compliance dates.

Mr. Paul Klein, owner, insisted most of the rubbish was not located on his property, but on an adjacent AT&T switching station property. He said he had been unaware he could phone the City to have the debris removed.

Officer Davis submitted a photo of a mattress that had remained in the rear of the property for some time, causing the fines to accrue.

Judge Purdy imposed a \$450 fine.

**Case: CE07121006**

315 Birch LP  
315 North Birch Road

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/30/08 and certified mail sent to the registered agent was accepted on 2/1/08.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violations:

18-1

THE POOL ON THE PROPERTY IS FULL OF GREEN STAGNANT WATER. IT IS OR MAY REASONABLY BECOME INFESTED WITH MOSQUITOES AND IS ENDANGERING THE PUBLIC HEALTH, SAFETY AND WELFARE.

9-306

THE EXTERIOR WALLS OF THE BUILDING ARE IN NEED OF CLEANING AND PAINT. THERE ARE SECTIONS OF STAINED, PEELING AND MISSING PAINT.

9-308(b)

THE TILE ROOF IS IN NEED OF CLEANING AND PAINT.

Officer Sotolongo stated this case was begun in response to a neighbor's complaint in December 2007. He presented photos of the property and the case file and recommended ordering compliance with 18-1 within 10 days or a fine of \$100 per day, and with 9-306 and 9-308(b) within 42 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-1 within 10 days or a fine of \$100 per day, and with 9-306 and 9-308(b) within 42 days or a fine of \$50 per day, per violation.

**Case: CE05121218**

Synergy Property Services  
705 Northwest 2 Street

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 6/1/06 to comply by 7/31/06. Time to comply had been extended from 9/7/06 to 1/5/07, from 6/21/07 to 7/19/07, from 7/20/07 to 9/20/07, from 9/21/07 to 11/1/07, from 11/2/07 to 1/17/08 and from 1/18/08 to 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$82,600 fine which would continue to accrue until the property complied.

Mr. John Gossman, Code Enforcement Supervisor, informed Judge Purdy there was also an Unsafe Structures Board case against this property.

Ms. Erika Hernandez, owner, explained the building had been damaged in Hurricane Wilma. She stated permits that had been issued were revoked to require the owner to address new issues as they arose at the property.

Mr. McKelligett reported that at the January Unsafe Structures Board hearing, the Board had granted a 30-day extension to allow Ms. Hernandez to hire a new contractor and have plans submitted to the City by 2/21/08.

Judge Purdy granted a 14-day extension to 3/6/08 and ordered the respondent to reappear at that hearing.

**Case: CE07091460**

Hearing to impose fine

Paul Russell  
1810 Northeast 54 Street

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$850 which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, reported she had reinspected the property on February 19 and the violations remained. She presented photos taken on that date.

Mr. Paul Russell, owner, compared photos from September 2007 with Officer Gottlieb's more recent photos and remarked on improvements. He explained he intended to repave the end of the driveway where holes existed. Officer Gottlieb did not object to an extension, but cautioned Mr. Russell to apply for a permit to ensure the work was done properly.

Judge Purdy granted a 42-day extension to 4/3/08 and ordered the respondent to reappear at that hearing.

**Case: CE07011756**

Hearing to impose fine

Steven Pike  
3437 Riverland Road

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 1/11/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,400 fine.

Mr. Leonard Champagne, Code Enforcement Officer, explained that Mr. Pike had signed a stipulated agreement in January 2007 to comply by 1/11/07. The property was complied on 2/13/07.

Mr. Steven Pike, owner, said he was under the impression that as long as progress was shown, "it was kind of alright." He admitted being rude to Officer Champagne and not being in compliance on time. Officer Champagne informed Judge Purdy that while he was working with Mr. Pike, he had much work to complete on the property and had done it in a timely manner. He reported the property had been inspected approximately 17 times.

Judge Purdy imposed a \$600 fine.

**Case: CE07081507**

Hearing to impose fine

Chloris Underwood  
2307 Northwest 13 Street

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,700 fine which would continue to accrue until the property complied.

Mr. Wilson Quintero, Code Enforcement Officer, confirmed that two of the original four violations were not complied.

Mr. Chloris Underwood, owner, explained someone should do the painting within the next few days. She was looking for someone to rebuild the carport roof.

Judge Purdy granted a 42-day extension to 4/3/08 and ordered the respondent to reappear at that hearing.

**Case: CE07041007**

Hearing to impose fine

Cass Abrell  
1509 Northeast 1 Avenue

Mr. McKelligett announced that this case was first heard on 8/2/07 to comply by 11/1/07. Time to comply had been extended from 11/15/07 to 1/18/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,175 fine which would continue to accrue until the property complied.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, stated the property was inspected on 2/15/08 and repairs were in progress.

Ms. Pamela Abrell, owner, reported her husband had lost his job in December and had been unemployed for a month. Rain had also delayed their progress. She anticipated finishing the work the following weekend.



Judge Purdy granted a 28-day extension to 3/20/08 and ordered the respondent to reappear at that hearing.

**Case: CE07071714**

Hearing to impose fine

Angela Williams  
5831 Northeast 18 Avenue

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/19/07 and 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,550 fine which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated the permit to re-stripe the parking lot had been issued and work could begin.

Mr. Latrelle Lewin, owner's representative, was aware of the permit application. Officer Gottlieb recommended an extension so the permit could be collected and confirmation made that the work had been done properly.

Judge Purdy waived the fines for 18-27(a) and 24-27(b).

Judge Purdy granted a 42-day extension to 4/3/08 and ordered the respondent to reappear at that hearing.

**Case: CE06081310**

Hearing to impose fine

KCH Holdings LLC  
1790 East Commercial Boulevard

Ordered to reappear

Mr. McKelligett announced that this case was first heard on 1/4/07 to comply by 9/1/07. Time to comply had been extended from 10/18/07 to 12/6/07 and from 1/17/08 to 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$13,600 fine which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated she had visited the property the previous day and violation 9-306 regarding the exterior maintenance remained. She believed there had been some miscommunication between the owners and the attorney.

Mr. John Seiler, attorney, reported he had been retained in September. He described work done at the property and admitted the faded awning and windows with bullet holes remained. Mr. Seiler said the owner wanted to paint the awning and keep it on the property. He requested an extension of time for his client to comply.

Judge Purdy reduced the fine for 47-20.20.H to \$1,000 and the fine for 47-21.8 A. to \$500.

Judge Purdy granted a 42-day extension to 4/3/08 and ordered the respondent to reappear at that hearing.

Officer Gottlieb informed Mr. Seiler that painting the awning would be sufficient and reminded him that the windows must be repaired as well.

**Case: CE06020579**

Request for extension

Brian & Clare Murphy  
4860 Northwest 10 Avenue

Mr. McKelligett announced that this case was first heard on 7/19/07 to comply by 10/18/07. Time to comply had been extended from 10/19/07 to 2/1/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,000 fine which would continue to accrue until the property complied.

Mr. Sal Viscusi, Code Enforcement Officer, explained to Judge Purdy that the property had been annexed in January 2006 and many of the violations related to Hurricane Wilma. Officer Viscusi confirmed that the fence was now complied. The owner had presented a proposal for work that would render the property a construction site, where the shipping container would be needed. Officer Viscusi recommended a 91-day extension to allow Mr. Murphy to submit plans for permits, and that the existing \$1,000 fine for the fence be abated.

Judge Purdy waived the \$1,000 fine for violation 9-280(h)(1).

Mr. Brian Murphy, owner, stated he understood.

Judge Purdy granted a 105-day extension to 6/5/08.

[Court recessed for lunch from 12:05 to 12:30]

**Case: CE07032076**

Ileana Ortega  
1009 Cordova Road

Mr. McKelligett announced that service was via posting on the property on 2/4/08 and at City Hall on 2/7/08.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violations:  
9-280(f)

THE PLUMBING IS NOT BEING MAINTAINED, IN THAT THE

POOL PUMP IS NON-OPERATIONAL, CAUSING THE WATER IN THE POOL TO BECOME GREEN AND STAGNANT.

9-280(g)

THE ELECTRICAL IS NOT BEING MAINTAINED, WHICH IS CAUSING THE POOL PUMP TO BE NON-OPERATIONAL.

9-280(h)(2)

THE POOL AT THIS LOCATION IS FILLED WITH GREEN, STAGNANT WATER. IN ITS PRESENT CONDITION, THE POOL IS UNSIGHTLY AND UNSANITARY. THE POOL MAY FURNISH A BREEDING PLACE FOR MOSQUITOES AND COULD ENDANGER THE HEALTH, SAFETY AND WELFARE OF THE SURROUNDING PROPERTIES.

Complied:

FBC 117.1.1

Officer Feldman presented photos of the property and the case file and recommended ordering compliance with 9-280(f), 9-280(g) and 9-280(h)(2) within 10 days or a fine of \$100 per day, per violation.

Mr. McKelligett explained that Bank of New York had filed a foreclosure case on 2/26/07, but the property owner still retained possession.

Judge Purdy found in favor of the City and ordered compliance with 9-280(f), 9-280(g) and 9-280(h)(2) within 10 days or a fine of \$100 per day, per violation.

**Case: CE07110014**

Primary Investments LLC  
2580 Southwest 30 Avenue

Mr. McKelligett announced that service was via posting on the property on 1/28/08 and at City Hall on 2/7/08.

Ms. Barbara Urow, Code Enforcement Officer, testified to the following violation:

18-27(a)

THERE IS GRASS/PLANT OVERGROWTH ON THIS PROPERTY INCLUDING THE SWALE AREA (THE PROPERTY IS FENCED).

Officer Urow presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$25 per day.

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

**Case: CE07110015**

Primary Investments LLC  
2590 Southwest 30 Avenue

Mr. McKelligett announced that service was via posting on the property on 1/28/08 and at City Hall on 2/7/08.

Ms. Barbara Urow, Code Enforcement Officer, testified to the following violation:  
18-27(a)

THERE IS GRASS/PLANT OVERGROWTH ON THIS PROPERTY,  
INCLUDING THE SWALE AREA. (THE PROPERTY IS  
FENCED).

Officer Urow presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$25 per day.

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

**Case: CE07081919**

Stipulated agreement

Universal Finance Service Inc  
1110 Southwest 1 Street

Violations:

47-24.11.C.9.b.i.(a)

THE OWNER OF THE BUILDING IS NOT KEEPING THE  
BUILDING IN GOOD REPAIR. THIS IS IN THE HISTORIC  
DISTRICT.

47-24.11.C.9.b.i.(b)

THE INTERIOR OF THE BUILDING IN THE HISTORIC  
DISTRICT IS IN DISREPAIR AND MAY BE DETERIORATING  
OR FALLING INTO A STATE OF DISREPAIR.

9-280(b)

THE WALLS, FLOORS AND SUPPORT BEAMS ARE IN  
DISREPAIR AND NOT WATER TIGHT AND RODENT PROOF.

9-306

THE BUILDING HAS PEELING AND CHIPPING PAINT AND  
SOME OF THE SIDING IS BROKEN AND IN DISREPAIR.

9-307(a)

THERE ARE SOME BROKEN WINDOWS AND INOPERABLE  
WINDOWS ON THE PROPERTY.

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply all violations within 26 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with all violations within 26 days or a fine of \$50 per day, per violation.

**Case: CE07100544**

Wilna Aritus  
1712 Northeast 7 Avenue

Mr. McKelligett announced that service was via posting on the property on 1/28/08 and at City Hall on 2/7/08.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violation:  
9-280(h)

THE WATER IN THE POOL IS GREEN AND STAGNANT  
CREATING AN UNSAFE, UNSANITARY CONDITION.

Supervisor Pingitore presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$100 per day.

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

**Case: CE07081176**

Stipulated agreement

Lucienne Delva  
2720 Northwest 21 Court

Violations:

9-280(b)

THE GARAGE DOOR HAS ROTTING WOOD AND IS IN  
DISREPAIR. THE WINDOWS AND DOORS HAVE NOT BEEN  
MAINTAINED AND ARE NOT WEATHER PROOF OR  
WATERTIGHT.

9-306

THE EXTERIOR WALLS HAVE BROKEN AND CHIPPED STUCCO,  
AREAS OF STAINED PAINT AND HAVE NOT BEEN  
MAINTAINED IN AN ACCEPTABLE MANNER. THE FASCIA  
BOARDS HAVE BARE WOOD LACKING PAINT. THE  
APPEARANCE OF THIS BUILDING HAS NOT BEEN  
MAINTAINED AND IS IN AN UNACCEPTABLE CONDITION.

Complied:

18-27(a)

9-308(b)

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply 9-280(b) and 9-306 within 63 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-280(b) and 9-306 within 63 days or a fine of \$25 per day, per violation.

**Case: CE07100904**

Donald Schultz & Marylyn Springer  
506 Northeast 11 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/6/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violations:

18-27(a)

YARDS ON THIS PROPERTY ARE OVERGROWN. DEAD FLORA, RUBBISH, TRASH AND DEBRIS LITTER THE GROUNDS.

9-306

EXTERIOR WALLS ON THE HOUSE ARE NOT MAINTAINED. CORNICES, WINDOW FRAMES, FASCIA AND SOFFITS HAVE ROTTING WOOD. PAINT IS CHIPPING. WOOD DECK IS IN DISREPAIR.

9-308(a)

ROOF IS IN DISREPAIR. IT IS COVERED BY A BLUE TARP WHICH IS DISINTEGRATING BY THE WEATHER.

Officer Thime remarked that the roof, tarp, fascia, soffit and yard were not maintained. She presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day and with 9-306 and 9-308(a) within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day and with 9-306 and 9-308(a) within 35 days or a fine of \$50 per day, per violation.

**Case: CE07101218**

Cheryl Wilson  
436 Northeast 10 Avenue

Mr. McKelligett announced that service was via posting on the property on 1/22/08 and at City Hall on 2/7/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violations:

18-27(a)

THERE IS OVERGROWTH AND DEAD FLORA ON THIS PROPERTY.

9-280(h)(1)

THE FENCE ON THIS PROPERTY IS IN DISREPAIR. IT IS PARTIALLY ON THE GROUND, BENT DOWN AND BROKEN.

Officer Thime presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

**Case: CE07110987**

Janusz Sendowski & Pamela Sendowski  
4 Pelican Drive

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/8/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:  
18-27(a)

THE VACANT LOT IS OVERGROWN AND HAS PILES OF  
DEBRIS.

Withdrawn:

47-34.1 A.1.

VACANT LOT IS BEING USED TO STORE A BOAT TRAILER  
AND CONSTRUCTION MATERIALS.

Officer Thime said she had originally cited this property as a vacant lot. The owner had later locked the chain link fence gate, and she had sent the owner a Special Magistrate notice, but no work had been done on the property. Officer Thime presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$50 per day.

**Case: CE07111000**

Park-Am Properties Inc  
701 Southwest 14 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/1/08

Mr. Andre Cross, Code Enforcement Officer, testified to the following violations:  
18-27(a)

THERE ARE AREAS OF OVERGROWN LAWN ON THIS  
PROPERTY.

47-20.13 A.

THE PARKING LOT IS IN DISREPAIR WITH POT HOLES AND  
FADED PARKING STRIPES.

9-278(g)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE

MISSING SCREENS.

9-280(b)

THERE ARE BROKEN WINDOWS ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO SOME THAT CANNOT OPEN OR CLOSE.

9-280(f)

THE SEPTIC SYSTEM AT THIS APARTMENT COMPLEX IS IN DISREPAIR: OVERFLOWING AND BACKING UP IN APARTMENTS AND SEPTIC TANK DOESN'T HAVE THE PROPER COVERING.

9-281(b)

THERE IS AN INOPERABLE LIGHT COLORED GEO PRIZM STORED ON THIS PROPERTY.

Officer Cross said he had met with the owner on 1/3/08 to explain the violations, but upon his reinspection on 2/18/08, the violations remained. He presented photos of the property and the case file and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the vehicle, with 18-27(a) and 9-280(f) within 14 days or a fine of \$50 per day, per violation, and with 47-20.13 A., 9-278(g), and 9-280(b) within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the Geo Prizm, with 18-27(a) and 9-280(f) within 14 days or a fine of \$50 per day, per violation, and with 47-20.13 A., 9-278(g), and 9-280(b) within 35 days or a fine of \$50 per day, per violation.

**Case: CE07101171**

Cary Perez  
1245 Northeast 17 Way

Mr. McKelligett announced that service was via posting on the property on 1/31/08 and at City Hall on 2/7/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:

18-27(a)

THERE IS OVERGROWTH ON THE PROPERTY.

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

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



**Case: CE08011027**

Phillip Brown  
2886 Northeast 26 Place

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/2/08.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:  
47-21.8 A.

THERE ARE DEAD AND/OR DYING PLANT LIFE ON THE  
PROPERTY AND SWALE. THE OVERALL CONDITION OF THE  
LANDSCAPING IS POOR AND UNATTRACTIVE.

Withdrawn:  
47-19.9.A.2.b.

Officer Davis presented photos of the property and the case file and recommended ordering compliance with 47-21.8 A. within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance with 47-21.8 A. within 14 days or a fine of \$100 per day.

**Case: CE07110293**

Robert Digney  
1320 Northwest 44 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/28/08, and service was also via posting on the property on 1/22/08 and at City Hall on 2/7/08.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:  
9-306

THE EXTERIOR WALLS ON THE HOME ON THIS PROPERTY  
ARE COVERED WITH GRAFFITI AND PAINT STAINS.

Officer Viscusi noted the property was in foreclosure. He presented photos of the property and the case file and recommended ordering compliance within 4 weeks or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 4 weeks or a fine of \$25 per day.

Mr. McKelligett informed Judge Purdy that in cases of foreclosure, the banks and attorneys were being notified of Special Magistrate activity.

**Case: CE07110723**

Keith Washington  
3260 Northwest 63 Street

Mr. McKelligett announced that certified mail sent to the realtor was accepted on 1/24/08; service was also via posting on the property on 1/22/08 and at City Hall on 2/7/08.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:  
9-280(h)(1)

THE WOOD FENCE AT THIS LOCATION HAS BROKEN AND  
MISSING SLATS. THE FENCE IS IN GENERAL DISREPAIR  
AND HAS NOT BEEN MAINTAINED.

Complied:  
BCZ 39-275(6)(b)

Officer Viscusi reported this property was in foreclosure. He presented photos of the property and the case file and recommended ordering compliance with 9-280(h)(1) within 4 weeks or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-280(h)(1) within 4 weeks or a fine of \$25 per day.

**Case: CE07100502**

Ricky Ham  
2125 Northeast 57 Street

Mr. McKelligett announced that service was via posting on the property on 1/22/08 and at City Hall on 2/7/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:  
47-21.8.A.

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE  
ARE WEEDS AND MISSING AREAS OF GROUND COVER ON THE  
PROPERTY AND SWALE.

9-280(h)

THE PONDS ON THE PROPERTY ARE NOT BEING  
MAINTAINED. THE WATER IS GREEN AND HAS BECOME A  
BREEDING PLACE FOR MOSQUITOES.

Complied:  
18-27(a)

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 9-280(h) within 10 days or a fine of \$100 per day, and with 47-

21.8.A. within 91 days or a fine of \$25 per day. Mr. McKelligett reported this property was in foreclosure.

Judge Purdy found in favor of the City and ordered compliance with 9-280(h) within 10 days or a fine of \$100 per day, and with 47-21.8.A. within 91 days or a fine of \$25 per day.

**Case: CE07101543**

Robert & Deborah Wright  
5151 Northeast 18 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/28/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:  
18-27(a)

THERE IS OVERGROWTH AND TRASH ON THE PROPERTY AND SWALE.

47-21.8.A.

THERE ARE WEEDS COVERING THE PROPERTY AND SWALE.

Officer Gottlieb reported she had first been contacted by the property owner two days ago. She presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

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

**Case: CE07101749**

Stipulated agreement

Richard Kalehoff  
5891 Northeast 22 Avenue

Violations:

25-4

THERE ARE VEHICLES CONSTANTLY PARKING ACROSS THE SIDEWALK CREATING AN OBSTRUCTION TO PEDESTRIAN TRAFFIC.

47-20.20.H.

THE DRIVEWAY IS IN DISREPAIR.

9-280(b)

THE SOFFIT AND FASCIA ARE IN DISREPAIR.

9-281(b)

THERE IS AN INOPERABLE CAMPER ON THE PROPERTY.

9-304(b)

THERE ARE VEHICLES CONSTANTLY PARKED ON THE GRASS.

9-308(a)

THE ROOF IS IN DISREPAIR AND IS LEAKING.

Mr. McKelligett announced that the officer had a stipulated agreement with the owner to comply 25-4 and 9-304(b) within 14 days or a fine of \$25 per day, per violation; 9-281(b) within 4 weeks or a fine of \$25 per day; 47-20.20.H., 9-280(b) and 9-308(a) within 12 weeks or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 25-4 and 9-304(b) within 14 days or a fine of \$25 per day, per violation; 9-281(b) within 4 weeks or a fine of \$25 per day; 47-20.20.H., 9-280(b) and 9-308(a) within 12 weeks or a fine of \$25 per day, per violation.

**Case: CE07110484**

Bayview Petroleum Inc  
5900 North Federal Highway

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/29/08 and certified mail sent to the registered agent was accepted on 1/30/08 also that we had a stipulated agreement.

Violations:

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE PROPERTY AND SWALE. THIS IS A REPEAT VIOLATION OF CASE CE06111399 PREVIOUSLY FOUND AND ORDERED IN VIOLATION ON 1/18/07.

47-21.8.A.

THE LANDSCAPED AREAS ARE COVERED WITH WEEDS.

47-22.3.S

THERE ARE SNIPE SIGNS BEING DISPLAYED ON THE PROPERTY AND SWALE.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 18-27(a) within 14 days or a fine of \$250 per day, with 47-22.3.S within 14 days or a fine of \$50 per day, and with 47-21.8.A. within 91 days or a fine of \$50 per day.

**Case: CE07111301**

Arthur & Maureen Campbell  
5901 Northeast 21 Road

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/25/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:  
47-21.8.A.

THE PROPERTY IS COVERED WITH WEEDS AND BARE AREAS  
OF GRASS.

9-281(b)

THERE IS AN INOPERABLE BOAT AND TRAILER ON  
PROPERTY.

9-304(b)

THERE IS A BOAT AND TRAILER PARKED ON THE GRASS.

Complied:

47-19.9

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 47-21.8.A. within 91 days or a fine of \$25 per day, and with 9-281(b) and 9-304(b) within 14 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 47-21.8.A. within 91 days or a fine of \$25 per day, and with 9-281(b) and 9-304(b) within 14 days or a fine of \$25 per day, per violation.

**Case: CE07121204**

Waterside on the Intracoastal  
2881 Northeast 32 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/1/08 and certified mail sent to the registered agent was accepted on 2/1/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:

9-281(b)

THERE ARE VARIOUS UNLICENSED OR INOPERABLE  
VEHICLES BEING PARKED ON THIS PROPERTY. THIS IS A  
RECURRING VIOLATION. IF THE VIOLATION IS  
CORRECTED AND THEN RECURS, OR IF THE VIOLATION IS  
NOT CORRECTED BY THE TIME SPECIFIED FOR  
COLLECTION, THE CASE MAY BE PRESENTED TO THE  
SPECIAL MAGISTRATE EVEN IF THE VIOLATION HAS BEEN  
CORRECTED PRIOR TO THE HEARING.

Officer Gottlieb reported that each time she inspected the property, new vehicles were parked there and some older vehicles remained. She presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

**Case: CE08010147**

1311 Northwest 7 Street LLC

1315 Northwest 7 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/31/08 and certified mail sent to the registered agent was accepted on 1/31/08.

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violation:  
9-281(b)

THERE ARE TWO (2) INOPERABLE VEHICLES STORED ON THE PROPERTY, SPECIFICALLY A WHITE FOUR (4) DOOR OLDSMOBILE WITHOUT A CURRENT TAG AND A RUSTY GRAY TWO (2) DOOR OLDSMOBILE WITH FLAT TIRES. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLES POSE A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Officer Torres reported that as of her reinspection, the white Oldsmobile had been removed but the grey Oldsmobile remained. She presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow the vehicle.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow the grey Oldsmobile.

**Case: CE08010929**

1311 Northwest 7 Street LLC

1311 Northwest 7 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 1/29/08 and certified mail sent to the registered agent was accepted on 1/29/08.

Ms. Tuchette Torres, Code Enforcement Officer, testified to the following violation:  
9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE PROPERTY. SPECIFICALLY, A BLUE FOUR (4) DOOR OLDSMOBILE WITH FRONT END DAMAGE AND FLAT TIRES. THERE ARE ALSO INOPERABLE TRAILERS STORED ON THE PROPERTY; ONE (1) WITH AN EXPIRED TAG AND ONE (1) WITH FLAT TIRES. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLES/TRAILERS POSE A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Officer Torres reported she had been informed by the realtor that the vehicles would be towed, but upon her reinspection the blue Oldsmobile remained. She presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow the vehicle.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow the blue Oldsmobile.

**Case: CE07091272**

Hearing to impose fine

Janks Jones  
2309 Northwest 14 Court

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting no fine be imposed [reduced from \$775].

Judge Purdy imposed no fine.

**Case: CE07052153**

Hearing to impose fine

Barry Khemrajsingh  
411 Northwest 12 Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 12/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,100 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,100 fine.

**Case: CE07061121**

Hearing to impose fine

Josephine Denis  
1508 Southwest 5 Place

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 10/18/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$6,250 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$6,250 fine

**Case: CE07061123**

Hearing to impose fine

Riverside Condo Association Of Broward  
1556 Southwest 5 Place

Mr. McKelligett announced that this case was first heard on 8/16/07 to comply by 9/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$15,300 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$15,300 fine.

**Case: CE07071403**

Hearing to impose fine

David Gillis & Douglas McKinney  
4601 Northwest 10 Avenue

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$4,800 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,800 fine.

**Case: CE07071477**

Hearing to impose fine

Federal National Mortgage Association  
C/O Summary Final Judgment  
1430 Northeast 62 Street

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$350 fine.

Judge Purdy imposed the \$350 fine.

**Case: CE07081151**

Hearing to impose fine

Robert Digney  
1320 Northwest 44 Court

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,300 fine.

Judge Purdy imposed the \$2,300 fine.

**Case: CE07091062**

Hearing to impose fine

Richard Baird  
600 Southwest 24 Avenue

Mr. McKelligett announced that this case was first heard on 12/20/07 to comply by 1/24/08. Mr. McKelligett recited violations, compliance dates and potential fines and



stated the City was requesting imposition of a \$675 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$675 fine.

**Case: CE07090542**

Hearing to impose fine

Arthur Harden

715 Northwest 20 Avenue

Mr. McKelligett announced that this case was first heard on 12/20/07 to comply by 1/24/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,050 fine.

Judge Purdy imposed the \$1,050 fine.

**Case: CE07091159**

Hearing to impose fine

2169 House LLC

2169 Northeast 62 Street

Mr. McKelligett announced that this case was first heard on 12/20/07 to comply by 1/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$8,900 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$8,900 fine.

**Case: CE07101361**

Hearing to impose fine

Erica Fluke & Geovanny Encarnacion

3120 Northwest 69 Street

Mr. McKelligett announced that this case was first heard on 12/20/07 to comply by 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$775 fine.

Judge Purdy imposed the \$775 fine.

**Case: CE07091274**

Hearing to impose fine

Jerry Olah

1239 Northeast 5 Avenue

Mr. McKelligett announced that this case was first heard on 12/20/07 to comply by 1/17/08. Mr. McKelligett recited violations, compliance dates and potential fines imposition \$1,700 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,700 fine.

**Case: CE07090347**

Orlando Land Trust  
700 Northwest 14 Way

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 12/20/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,750 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,750 fine.

**Case: CE07010554**

Palm-Aire Village Condo Association  
3001 Northwest 68 Street, Building 9

Request for extension

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 11/1/07. Time to comply had been extended from 11/2/07 to 2/1/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,700 fine.

Judge Purdy imposed the \$1,700 fine.

**Cases Complied**

Mr. McKelligett announced that the below listed cases were in compliance. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07110817	CE08010466	CE07082007	CE07101243
CE07110051	CE07120820	CE07100511	CE08010237
CE07090678	CE07090912	CE07100822	CE07110121
CE07120970	CE08010749	CE07110589	CE07121120
CE07100627	CE07011932	CE07120441	CE07110271
CE07111259	CE07120770	CE07120900	CE07120915
CE08010384	CE08010488	CE07110342	CE08010708
CE07120661			

**Cases Pending Service**

Mr. McKelligett announced that the below listed cases had been withdrawn pending service to the respondents. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE08010122	CE07121372	CE07110030	CE07120631
CE07100856	CE07120289	CE07120961	CE07110898
CE07111115	CE07111116	CE07120759	CE07101327
CE07121199	CE07111277	CE07050010	CE07060882
CE07061772	CE07070114		

**Cases Withdrawn**

Mr. McKelligett announced that the below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE08010006	CE07120711	CE07121355	CE07120741
CE07121268			

**Cases Rescheduled**

Mr. McKelligett announced that the below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:


CE07101396	CE07120745
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**Cases Closed**


Mr. McKelligett announced that the below listed cases had been Closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07101555

**There being no further business, the hearing was adjourned at 1:35 p.m.**

  
\_\_\_\_\_  
Special Magistrate

ATTEST:

  
Clerk, Special Magistrate

Special Magistrate Hearing  
February 21, 2008  
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Minutes prepared by: J. Opperlee, Prototype Services