

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
JUDGE MARK PURDY PRESIDING**

**APRIL 3, 2008**

**9:00 A.M. –12:15 P.M.**

Staff Present:

Brian McKelligett, Clerk of Special Magistrate Supervisor  
Sue Manning, Secretary, Special Magistrate  
Mary Allman, Secretary Special Magistrate  
Erin Peck, Clerk III  
Lin Bradley, Code Enforcement Supervisor  
Cheryl Pingitore, Code Enforcement Supervisor  
Leonard Ackley, 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  
John Gossman, Code Enforcement Supervisor  
Ingrid Gottlieb, Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
Mary Rich, Code Compliance Officer  
William Snow, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Ursula Thime, Code Enforcement Officer  
Barbara Urow, Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer  
Kimberly Williams, Code Enforcement Officer  
Sappington Wand, Code Enforcement Officer

Also Present:

CE07090460: Ali Reza Zargar, owner  
CE07020041: Daniel Pascale, attorney  
CE07110850: Craig Sedman, owner  
CE06091641: Gladys Hart, representative  
CE07051968: Jerome Petrisko, owner's husband  
CE07081273: Hans Jonsson, owner  
CE06051772: Oliver Glass, owner  
CE07091460: Paul Russell, owner  
CE07060647: Mary Seabrook, owner  
CE05120655: Ellen Feld, attorney  
CE03100702: Diane Levy, owner  
CE07121221: Ronald Coleman, owner  
CE07071475: Richard Inglis, attorney

CE07070672: Richard Coker, attorney  
CE07060189: Lucia Pati, representative

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: CE07060189**

Cypress Creek Associated Ltd Partners  
6317 North Andrews Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 3/14/08 and certified mail sent to the registered agent was accepted on 3/17/08.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violation:  
47-22.9

THERE IS AN UNPERMITTED ILLUMINATED WALL SIGN,  
(LENNY'S SUB SHOP) ON THE EXTERIOR WALL ON THE  
BUILDING ON THE PROPERTY.

Officer Viscusi explained this was an old case from 2004 for a sign installed without a permit. He reported that a permit application had been submitted but the permit had not been issued yet. Inspector Viscusi presented photos of the property and the case file and recommended ordering compliance within 8 weeks or a fine of \$100 per day.

Ms. Lucia Pati, representative, hoped 8 weeks would be sufficient time to comply.

Judge Purdy found in favor of the City and ordered compliance within 8 weeks or a fine of \$100 per day.

**Case: CE06051772**

Oliver Glass  
1600 Northwest 6 Street

Hearing to impose fine  
Ordered to reappear from 2/21/08

Mr. McKelligett announced that this case was first heard on 9/7/06 to comply by 10/7/06. Mr. McKelligett listed extensions to the compliance deadline that had been granted since the case was first heard, 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.

Mr. William Snow, Code Enforcement Officer, said the owner was making efforts to comply, but was facing financial issues that would prevent his complying in a timely manner. Officer Snow remarked an engineering study might be required to pull a permit

for the railing repair. He therefore requested imposition of the fines. Officer Snow presented photos of the electrical violations.

Mr. Oliver Glass, owner, agreed a permit would be needed for the railing repair. He said he could not afford this work right now and would need additional time. Mr. Glass requested 30 days. Officer Snow requested that this be the last extension granted.

Judge Purdy granted an extension to 5/15/08, stating this would be the last extension, and ordered the respondent to appear at that hearing.

**Case: CE07070672**

Stipulated agreement

Lakeview Plaza Inc  
5901 Northwest 31 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 3/14/08 and certified mail sent to the registered agent was accepted on 3/14/08.

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

THERE IS TRASH, RUBBISH AND DEBRIS PRESENT ON THIS PROPERTY.

47-19.4.D.1.

THERE ARE MULTIPLE DUMPSTERS ON THIS PROPERTY THAT ARE REQUIRED TO BE ENCLOSED IN DUMPSTER ENCLOSURES.

47-20.20.H.

THE PARKING LOT ON THIS PROPERTY IS IN DISREPAIR. THERE ARE VISIBLE POTHOLES AND THE STRIPPING IS FADED.

Complied:

47-19.5.D.5.

47-19.9

47-20.20.G.

47-22.3.X.1.

47-22.9

9-306

Officer Viscusi announced that the City had a stipulated agreement with the owner to comply 18-27(a), 47-19.4.D.1. and 47-20.20.H. within 91 days or a fine of \$25 per day, per violation. He presented a copy of the agreement and the case file into evidence.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 18-27(a), 47-19.4.D.1. and 47-20.20.H. within 91 days or a fine of \$25 per day, per violation.

**Case: CE03100702**

Element Three Inc  
2900 Southeast 6 Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 10/4/07 to comply by 11/8/07. Time to comply had been extended from 11/15/07 to 2/15/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting no fine be impose [reduced from \$550].

Mr. Dick Eaton, Code Enforcement Officer, explained that the owner had phoned to be put on an agenda to request an extension prior to the compliance deadline, and her final inspection had been rescheduled, resulting in the delays and the fines.

Ms. Diane Levy, owner, thanked Judge Purdy for imposing no fines.

Judge Purdy imposed no fine.

**Case: CE07100535**

Florida Medical Providers Inc  
606 Northwest 8 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted [no date].

Mr. Karl Lauridsen, Landscape Officer, testified to the following violation:  
47-21.12.D.1.e.

CODE REQUIRED TREES DESTROYED BY HAT RACK PRUNING.

Officer Lauridsen explained that a permit must be pulled for the tree removal and for the replacement tree[s] installation. He recommended ordering compliance within 63 days or a fine of \$50 per day.

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

**Case: CE08010597**

Jose & Marilda Costa  
2760 Northeast 56 Court

Mr. McKelligett announced that service was via posting on the property on 3/10/08 and at City Hall on 3/20/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:  
18-1

THE POOL IS FILLED WITH GREEN STAGNANT AND

UNCIRCULATING WATER. IT IS UNSIGHTLY, UNSANITARY AND MAY FURNISH A BREEDING PLACE FOR MOSQUITOES AND COULD ENDANGER THE HEALTH, SAFETY AND WELFARE OF THE SURROUNDING PROPERTY.

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

Officer Gottlieb 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. She informed Judge Purdy this was a foreclosure property and the managers must maintain the pool consistently.

Judge Purdy found in favor of the City and ordered compliance with 18-1 within 10 days or a fine of \$100 per day.

**Case: CE07110850**

Craig Sedman, Florell Odom  
725 Southwest 17 Street

Mr. McKelligett announced that service was via the appearance of the owner at this hearing.

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

THIS PROPERTY IS OVERGROWN AND HAS TRASH AND DEBRIS.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO LUMBER, BUCKETS AND A REFRIGERATOR. THIS IS NOT A PERMITTED LAND USE IN RD-15 ZONING PER TABLE A.

9-280(h)(1)

THERE IS A FENCE ON THIS PROPERTY THAT IS DAMAGED AND IN DISREPAIR.

9-304(b)

THERE ARE TWO (2) BOATS ON TRAILERS PARKED ON THE LAWN/GRASS AREA.

Complied:  
9-313(a)  
9-278(e)  
Withdrawn:  
47-19.9

Officer Eaton presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 47-34.1.A.1., 9-280(h)(1) and 9-304(b) within 14 days or a fine of \$25 per day, per violation.

Mr. Craig Sedman, owner, described efforts made to comply. He said he had been in a car accident that had affected his ability to do the work to comply the violations. Mr. Sedman agreed to comply in 14 days, but requested clarification from Officer Eaton regarding exactly what must be done to comply. He complimented Officer Eaton for his work.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a), 47-34.1.A.1., 9-280(h)(1) and 9-304(b) within 14 days or a fine of \$25 per day, per violation.

**Case: CE07121056**

Liquidations Property Inc.  
1609 Northwest 15 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 3/6/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:  
9-306

THE EXTERIOR STRUCTURE IS NOT MAINTAINED IN THAT  
THERE ARE AREAS OF FASCIA BOARD WITH ROTTED WOOD.  
THERE ARE AREAS OF EXTERIOR WALLS THAT HAVE  
MISSING/PEELING PAINT.

9-308(a)

THERE IS A BLUE TARP COVERING THE ENTIRE ROOF OF  
THIS PROPERTY.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation. Officer Gottlieb described efforts Officer Feldman had made to contact the representative regarding the condition of the property.

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

Mr. McKelligett explained that the bank had sold the property to Liquidations Property Inc. on 2/7/08 after the foreclosure. This new owner and the bank would receive all notices and documents.

**Case: CE08011001**

Stipulated agreement

HGMC Finance Inc  
3644 Southwest 21 Street

Violations:

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE

PROPERTY.

9-280(b)

THE INTERIOR CEILINGS ARE IN DISREPAIR IN THAT THERE ARE AREAS THAT HAVE COMPLETELY FALLEN DOWN EXPOSING THE RAFTERS AND INSULATION.

9-280(h)(1)

THE CHAIN-LINK FENCE IS IN DISREPAIR IN THAT THE VERTICAL AND HORIZONTAL SUPPORT POSTS ARE LEANING AND NOT PROPERLY ATTACHED. THE CHAIN-LINK IS NOT PROPERLY AFFIXED TO THE SUPPORT POSTS. THE WOOD FENCE IS IN DISREPAIR IN THAT THERE ARE SECTIONS LEANING/MISSING. THERE ARE BROKEN/MISSING SLATS.

9-306

THERE ARE AREAS OF THE FASCIA BOARD THAT HAVE ROTTED WOOD AS WELL AS MISSING/PEELING PAINT. THERE ARE AREAS OF THE SOFFIT THAT ARE ROTTED AND HAVE PEELING PAINT. THERE ARE AREAS OF THE EXTERIOR WALLS THAT ARE STAINED/DIRTY AND HAVE MISSING/PEELING PAINT. THE FRONT ENTRANCE DOOR IS DIRTY AND IN NEED OF CLEANING/PAINTING.

9-308(a)

THE ROOF ON THIS PROPERTY IS IN DISREPAIR IN THAT THERE ARE LARGE HOLES/OPENINGS LEADING TO THE INTERIOR.

Complied:  
18-1

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-27(a), 9-280(b), 9-280(h)(1), 9-306 and 9-308(a) within 91 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 18-27(a), 9-280(b), 9-280(h)(1), 9-306 and 9-308(a) within 91 days or a fine of \$25 per day, per violation.

**Case: CE08020751**

Alica & Theron Edwards  
3231 Jackson Boulevard

Mr. McKelligett announced that certified mail sent to the owner was accepted on 2/29/08.

Ms. Mary Rich, Code Enforcement Officer, testified to the following violation:  
9-328(a)

THE BUILDING IS VACANT WITH DOORS, WINDOWS OR

OTHER OPENINGS BROKEN OR MISSING THAT ALLOW  
UNAUTHORIZED ACCESS TO THE INTERIOR.

Officer Rich presented photos of the property and the case file and recommended ordering compliance within 14 days or a fine of \$100 per day with the right to board the building.

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

**Case: CE08011672**

Peter Feldman  
914 Southeast 9 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 3/7/08.

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

THE FENCE IS IN DISREPAIR AND ENCROACHING OVER  
NEIGHBOR'S PROPERTY.

Officer Ackley presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$25 per day. He stated he had contact with the owner, and reported the permit application had been submitted, but no permit had been issued yet.

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

**Case: CE08010088**

Stephanie Moncrief,  
Joann McLemore, et al  
2414 Northwest 23 Lane

Stipulated Agreement

Violations:

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE  
PROPERTY AND SWALE.

BCZ 39-79(e)

THERE IS A DEAD TREE STUMP AND LOOSE TREE BRANCHES  
ON THIS VACANT LOT ENDANGERING THE PUBLIC HEALTH,  
SAFETY AND WELFARE OF THE RESIDENTS.

Complied:

47-21.13



Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-27(a) within 28 days or a fine of \$25 per day and BCZ 39-79(e) within 63 days or a fine of \$25 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 18-27(a) within 28 days or a fine of \$25 per day and BCZ 39-79(e) within 63 days or a fine of \$25 per day.

**Case: CE08010089**

Stipulated Agreement

Stephanie Moncrief,  
Joann McLemore, et al  
2500 Northwest 23 Lane

Violations:

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE  
PROPERTY AND SWALE.

BCZ 39-79(e)

THERE IS A DEAD TREE STUMP AND LOOSE TREE BRANCHES  
ON THIS VACANT LOT ENDANGERING THE PUBLIC HEALTH,  
SAFETY AND WELFARE OF THE RESIDENTS.

Complied:

47-21.13

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-27(a) and BCZ 39-79(e) within 28 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 18-27(a) and BCZ 39-79(e) within 28 days or a fine of \$25 per day, per violation.

**Case: CE07120555**

Stipulated agreement

Lawrence & Barbara Cohen  
3316 Northeast 38 Street

Violations:

9-278(e)

THE STORM SHUTTERS ARE CLOSED, COVERING WINDOWS  
AND DOORS OF THE HOUSE.

9-280(b)

THE ROOF OVER THE HOUSE IS IN DISREPAIR. ALL THE  
ROOF TILES ARE MISSING.

9-306

THE EXTERIOR WALLS OF THE HOUSE ARE IN NEED OF

PAINT. THERE ARE AREAS OF STAINED, PEELING AND MISSING PAINT.

Withdrawn:  
9-280(h)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-278(e) within 21 days or a fine of \$25 per day, 9-280(b) within 147 days or a fine of \$25 per day and 9-306 within 91 days or a fine of \$25 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-278(e) within 21 days or a fine of \$25 per day, 9-280(b) within 147 days or a fine of \$25 per day and 9-306 within 91 days or a fine of \$25 per day.

**Case: CE08010230**

William Mason  
2265 Southwest 14 Court

Mr. McKelligett announced that service was via posting on the property on 3/18/08 and at City Hall on 3/20/08.

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

THERE ARE AREAS OF OVERGROWN LAWN AND HEDGES ON THIS PROPERTY.

Complied:  
9-281(b)

Officer Cross 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: CE07120356**

Leader Mortgage Co.  
1143 Chateau Park Drive

Mr. McKelligett announced that service was via posting on the property on 3/12/08 and at City Hall on 3/20/08.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, testified to the following violations:  
47-19.9

THERE ARE SEVERAL MISCELLANEOUS ITEMS THAT ARE STORED OUTSIDE ON THE PROPERTY, INCLUDING, BUT NOT LIMITED TO BUCKETS, HOUSEHOLD APPLIANCES, WOOD

PALLETS, ETC.

9-280(h)(1)

THE CHAIN LINK FENCE ON THE PROPERTY HAS BENT AND  
BROKEN TOP RAILING.

9-281(b)

THERE IS AN UNLICENSED VOLKSWAGEN JETTA (RED, FOUR  
(4) DOOR) STORED ON THE PROPERTY. THE CITY  
REQUESTS THE RIGHT TO TOW AS THE VEHICLE POSES A  
THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE  
COMMUNITY.

9-306

THE BUILDING ON THE PROPERTY HAS AREAS OF CHIPPED  
AND MISSING PAINT AND IS DIRTY AND STAINED.

Supervisor Pingitore presented photos of the property and the case file and recommended ordering compliance with 47-19.9, 9-280(h)(1) and 9-306 within 14 days or a fine of \$25 per day, per violation, and with 9-281(b) within 14 days or a fine of \$25 per day with the right to tow the red Volkswagen Jetta.

Judge Purdy found in favor of the City and ordered compliance with 47-19.9, 9-280(h)(1) and 9-306 within 14 days or a fine of \$25 per day, per violation, and with 9-281(b) within 14 days or a fine of \$25 per day with the right to tow the red Volkswagen Jetta.

**Case: CE07100048**

Carlos Millan  
3512 Riverland Road

Mr. McKelligett announced that service was via posting on the property on 3/13/08 and at City Hall on 3/20/08.

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

18-27(a)

GRASS/PLANT OVERGROWTH ON PROPERTY.

9-313(a)

THE REQUIRED NUMERICAL ADDRESS IS NOT VISIBLE FROM  
THE STREET PER CODE ORDINANCE.

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, 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: CE07110604**

Residential Funding Company LLC  
C/O Homecomings Financial LLC  
800 Southwest 28 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 3/17/08 and certified mail sent to the registered agent was accepted on 3/17/08.

Ms. Barbara Urow, Code Enforcement Officer, testified to the following violation:  
9-280(b)

THERE ARE DECORATIVE WINDOW SHUTTERS IN DISREPAIR,  
OR MISSING. THERE ARE DAMAGED AND MISSING BRICK  
PAVERS (ON WALKWAY).

Complied:

18-27(a)

24-27(b)

9-306

Officer Urow presented photos of the property and the case file and recommended ordering compliance with 9-280(b) within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-280(b) within 14 days or a fine of \$25 per day.

**Case: CE07120884**

David Turner  
2525 Okeechobee Lane

Mr. McKelligett announced that service was via posting on the property on 3/11/08 and at City Hall on 3/20/08.

Ms. Barbara Urow, Code Enforcement Officer, testified to the following violations:  
18-1

THE POOL IS A POSSIBLE BREEDING GROUND FOR  
MOSQUITOES. THE CURRENT STATE OF THE POOL IS  
UNSANITARY AND POSES A THREAT TO THE HEALTH AND  
SAFETY OF THE COMMUNITY.

18-27(a)

GRASS/PLANT/WEED OVERGROWTH, RUBBISH, TRASH AND  
DEBRIS ON PROPERTY.

Officer Urow presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 18-1 within 10 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 18-1 within 10 days or a fine of \$100 per day.

**Case: CE07020750**

Stipulated agreement

Arnold Mittelman  
6001 Northwest 9 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 3/20/08.

Violations:

18-27(a)

THERE IS GRASS OVERGROWTH PRESENT ON THIS PROPERTY AND THE PROPERTY IS LITTERED WITH TRASH, RUBBISH AND DEBRIS.

47-19.4.D.1.

THERE ARE MULTIPLE DUMPSTERS ON THIS PROPERTY THAT ARE REQUIRED TO BE CONTAINED INSIDE OF DUMPSTER ENCLOSURES.

47-22.3.C.

THERE ARE MULTIPLE UNPERMITTED BANNER SIGNS PRESENT, AFFIXED TO THE BUILDING ON THIS PROPERTY.

47-22.6.F.

THERE IS A MONUMENT SIGN IN DISREPAIR ON THIS PROPERTY.

9-281(b)

THERE ARE DERELICT, INOPERABLE VEHICLES PRESENT ON THIS PROPERTY. SPECIFICALLY ONE (1) WHITE FLATBED VOLVO TRUCK WITH FLORIDA LICENSE PLATE N92-52A WITH NO DECALS ON IT, ONE (1) WHITE FORD BOX TRUCK WITH EXPIRED FLORIDA TAG W63-4TS, 12/04 ON IT AND ONE (1) WHITE CHEVROLET WT 5500 BOX TRUCK WITH EXPIRED FLORIDA TAG Q89-9CH, 12/07 ON IT.

9-306

THERE ARE AREAS OF MISSING, CHIPPING, PEELING PAINT ON THE EXTERIOR WALLS, DOORS, RAILINGS AND STAIRS ON THE BUILDING ON THIS PROPERTY.

Complied:

47-19.4.D.8.

47-22.9

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 18-27(a), 9-281(b), and 9-306 within 2 weeks or a fine of \$25 per day, per

violation, 47-22.3.C. and 47-22.6.F. within 4 weeks or a fine of \$25 per day, per violation and 47-19.4.D.1. within 16 weeks or a fine of 25 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 18-27(a), 9-281(b), and 9-306 within 2 weeks or a fine of \$25 per day, per violation, 47-22.3.C. and 47-22.6.F. within 4 weeks or a fine of \$25 per day, per violation and 47-19.4.D.1. within 16 weeks or a fine of 25 per day.

**Case: CE07120336**

Elizabeth McCool  
6980 Northwest 30 Avenue

Mr. McKelligett announced that service was via posting on the property on 3/10/08 and at City Hall on 3/20/08.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:

18-27(a)

THERE IS LAWN/PLANT/TREE OVERGROWTH PRESENT ON THIS PROPERTY. THE PROPERTY IS LITTERED WITH TRASH, RUBBISH AND DEBRIS.

9-280(b)

THE ROOF ON THE HOUSE ON THIS PROPERTY IS IN GENERAL DISREPAIR AND IS COVERED WITH A BLUE TARP.

9-308(b)

THERE IS A BLUE TARP COVERING THE ENTIRE ROOF ON THE HOUSE ON THIS PROPERTY. THIS TARP IS NOT A FUNCTIONAL ELEMENT OR PERMANENT PART OF THE ROOF, AND, AS SUCH IS CONSIDERED TO BE TRASH, RUBBISH AND DEBRIS.

Complied:

9-328(a)

Officer Viscusi presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 9-280(b) and 9-308(b) within 4 weeks or a fine of \$25 per day, per violation. Officer Viscusi reported this property was in foreclosure and paperwork had been forwarded to the law firm representing the bank.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a), 9-280(b) and 9-308(b) within 4 weeks or a fine of \$25 per day, per violation.

[The hearing was in recess from 10:00 to 10:50 a.m.]

**Case: CE05120655**

Emma Joe Bartlett Estate  
2633 Southwest 7 Street

Mr. McKelligett announced that this case was first heard on 2/1/07 to comply by 4/5/07. Mr. McKelligett listed extensions to the compliance deadline that had been granted since the case was first heard, recited violations, compliance dates and potential fines, and announced all violations were now complied. Fines had accrued to \$2,700.

Ms. Ellen Feld, attorney, explained that the owner had passed away in 2007 and there had been notice issues. As soon as they were aware of the violations, they had worked to comply them.

Mr. Andre Cross, Code Enforcement Officer, said since he had been handling this case, Mr. Bartlett had worked to comply the property. He acknowledged there were circumstances beyond the owner's control that had prevented compliance.

Judge Purdy imposed a \$200 fine.

**Case: CE07060647**

Hearing to impose fines

Mary Seabrook  
2132 Northwest 7 Street

Mr. McKelligett announced that this case was first heard on 9/6/07 to comply by 11/8/07. Time to comply had been extended from 12/20/07 to 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$212 fine [reduced from \$1,325].

Mr. William Snow, Code Enforcement Officer, explained that the tenant of the town home had passed away and the City had boarded the property because vagrants were occupying the building. He said the owner had difficulty finding a contractor to handle such a small job. Officer Snow remarked that Ms, Seabrook was only the second owner he was aware of who had actually obtained the board-up permit.

Ms. Mary Seabrook, owner, presented the board-up permit. Officer Snow said this would be converted to a certificate when the work was complete.

Judge Purdy imposed no fine.

**Case: CE07121221**

Hearing to impose fine

Ronald Coleman  
3005 Seville Street

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$488 fine for administrative costs [reduced from \$1,300].

Mr. Mario Sotolongo, Code Enforcement Officer, explained that Mr. Coleman had kept in contact regarding his progress.

Mr. Ronald Coleman, owner, explained problems he had experienced complying the property.

Judge Purdy imposed a \$100 fine.

**Case: CE07081273**

Request for extension

Hans Jonsson  
1507 Southwest 13 Court

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 4/3/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Mr. Dick Eaton, Code Enforcement Officer, informed Judge Purdy that the contractor had agreed to dismantle the Tiki Hut and reassemble it according to code. Officer Eaton had an agreement with the owner to allow a 28-day extension.

Mr. Hans Jonsson, owner, said the Tiki Hut had been constructed 11 years ago and needed to be re-roofed. The contractor had made other changes during the re-roofing. Mr. Jonsson was unaware of the zoning requirements, and the contractor had promised to return this week to address the issues.

Judge Purdy granted an extension to 5/8/08 and ordered the respondent to reappear at that hearing.

**Case: CE07051968**

Request for extension

Sunrise Intracoastal Dental Center  
900 Northeast 26 Avenue

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 3/13/08. Mr. McKelligett recited violations, compliance dates and potential fines.

Ms. Aretha Davis, Code Enforcement Officer, presented photos of the property and the case file which had been omitted when the case was first presented with a stipulated agreement. She explained that work had begun on the property without a permit.

Mr. Jerome Petrisko, the owner's husband, explained that there had been a fire at the property in 2005 and the insurance company had delayed the claim since then. He had spoken with Curtis Craig, the City Building Official, who agreed to allow another 45 days. Mr. Petrisko said he would meet with the attorney this week to hopefully settle the matter.



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

**Case: CE07071475**

Request for extension

Laura Inglis  
5110 Northeast 18 Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 11/29/07. Time to comply had been extended from 1/17/08 to 3/20/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,050 fine which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said the owner had made a good attempt to comply, but was still awaiting the re-stripping permit. She recommended an 8-week extension for the permit to be issued.

Mr. Richard Inglis, attorney, agreed to the extension.

Judge Purdy granted an extension to 6/5/08 and ordered the respondent to reappear at that hearing.

**Case: CE06091641**

Ordered to reappear from 3/20/08

Etoe Hart  
740 Northwest 20 Avenue

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 12/20/07. Mr. McKelligett listed extensions to the compliance deadline that had been granted since the case was first heard and recited violations, compliance dates and potential fines.

Ms. Cheryl Pingitore, Code Enforcement Supervisor, stated that on 3/20/08, Special Magistrate Flynn had granted a 14-day extension for a progress report. In that time, Ms. Hart had made "tremendous progress" toward obtaining the board-up certificate. Someone was investigating the heirs of the deceased owner, and Supervisor Pingitore recommended a 53-day extension for another status report.

Judge Purdy granted an extension to 6/5/08 and ordered the respondent to reappear at that hearing.

**Case: CE07091460**

Hearing to impose fine

Paul Russell  
1810 Northeast 54 Street

Ordered to reappear from 2/21/08

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/17/08. Time to comply had been extended from 2/21/08 to 4/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$850 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, confirmed the property was complied.

Mr. Paul Russell, owner, did not understand why fines had accrued. Officer Gottlieb explained the periods during which fines had accrued.

Judge Purdy imposed a \$150 fine.

**Case: CE07020041**  
John Dokimos &  
Middle River Oasis LLC  
519 Antioch Avenue

Hearing to impose fine  
Ordered to reappear from 2/21/08

Mr. McKelligett announced that this case was first heard on 4/5/07 to comply by 5/10/07. Mr. McKelligett listed extensions to the compliance deadline that had been granted since the case was first heard, 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, presented a copy of the original order from April 2007.

Mr. Daniel Pascale, attorney, reminded Judge Purdy that the owner had sued the insurance company after the 2005 storm claim. The settlement hearing had taken place, and he said the owner had complied some items since the last hearing. The pool had been drained and fenced in. Mr. Pascale requested a continuance to receive the funds from the insurance company and find a contractor to do the work.

Officer Sotolongo reminded Judge Purdy that this was a Massey hearing and he felt returning to the special Magistrate every few months was a waste of time. He asked Judge Purdy to impose the fine; if the owner wanted to apply for lien mitigation, he could do so.

Mr. Pascale noted the work that had been accomplished at the property, and said he could appear to provide status reports periodically. Officer Sotolongo said the trash had been moved to dumpsters on the property which were not serviced because the dumpster company had not been paid. He said he received calls from the neighbors every day regarding this property. He presented recent photos of the property to Judge Purdy.

Judge Purdy stated he would “very, very reluctantly reset this matter” while fines continued to accrue. He said he was very disturbed it had taken so long to remedy the debris and pool issues, which he believed could have been addressed very quickly. He said he was anticipating “extreme improvement” and “a full plan of complete compliance and some substantial compliance” by 5/8/08.

Judge Purdy ordered the respondent to reappear at the 5/8/08 hearing.

**Case: CE07090460**  
Zargaran Properties Inc  
214 South Federal Highway

Hearing to impose fine  
Ordered to reappear from 2/21/08

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 1/3/08. Time to comply had been extended from 2/21/08 to 4/3/08. 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, presented photos of the property, and stated the sign and roof were complied. The parking lot and wall violations must still be addressed.

Mr. Ali Reza Zargaran, owner, reported he was in negotiations to sell the property. He presented comparison photos to Judge Purdy showing progress at the property. Mr. Zargaran had contacted an awning company to provide an estimate to remove the awning, and contacted a roofing company regarding the roof before the potential buyer contacted him. He had also received an estimate for removing the graffiti.

Judge Purdy felt Mr. Zargaran had not taken any serious steps to correct any violations since his last appearance. He wanted to increase fine amounts to \$200 per day for 47-20.20.H. and 9-306 if these items were not complied by 5/8/08. Ms. Wald advised Judge Purdy to order Mr. Zargaran to appear on 5/8/08 while the fines continued to accrue and that hearing would be a Massey Hearing to impose the fines.

Judge Purdy ordered the respondent to reappear at the 5/8/08 hearing; in the interim, fines would continue to accrue.

**Case: CE07032076**  
Ileana Ortega  
1009 Cordova Road

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 2/21/08 to comply by 3/2/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$9,300 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$9,300 fine with fines continuing to accrue until complied.

**Case: CE07121309**

Rohan Simpson  
1409 Northwest 3 Avenue

Request to vacate final order dated 2/7/08

Judge Purdy vacated the order dated 2/7/08.

**Case: CE07060771**

James Samu  
1433 Northeast 15 Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 9/20/07 to comply by 9/30/07 and 10/25/07. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$8,625 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$8,625 fine with fines continuing to accrue until complied.

**Case: CE07110267**

Delta Asset Management LLC/  
Amy Lalonde  
1335 Seminole Drive

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$10,250 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$10,250 fine with fines continuing to accrue until complied.

**Case: CE07081507**

Chloris Young Underwood  
2307 Northwest 13 Street

Hearing to impose fine  
Ordered to reappear from 2/21/08

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 1/17/08. Time to comply had been extended from 2/21/08 to 4/3/08. 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.

Judge Purdy imposed the \$1,700 fine with fines continuing to accrue until complied.

**Case: CE07091280**

Diane Alexander

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

2313 Northwest 14 Court

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 11/29/07 and 12/20/07. Time to comply had been extended from 2/7/08 to 4/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,525 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,525 fine with fines continuing to accrue until complied.

**Case: CE07101109**  
Abraham Pocztaruk  
175 Fiesta Way

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,050 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,050 fine with fines continuing to accrue until complied.

**Case: CE07081380**  
David & Flora Belle Shanks  
520 Northwest 21 Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 10/18/07 to comply by 11/22/07 and 12/20/07. Mr. McKelligett listed extensions to the compliance deadline that had been granted since the case was first heard, Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$1,975 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,975 fine with fines continuing to accrue until complied.

**Case: CE06111459**  
Richard Knaur  
3043 Center Avenue

Hearing to impose fine

Mr. McKelligett announced that this case was first heard on 3/15/07 to comply by 6/14/07. Time to comply had been extended from 2/7/08 to 3/6/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting no fines be imposed [reduced from \$5,925].

Judge Purdy imposed no fine.

**Case: CE06081310**  
KCH Holdings LLC

Hearing to impose fine

1790 East Commercial Boulevard

Mr. McKelligett announced that this case was first heard on 1/4/07 to comply by 9/1/07. Mr. McKelligett listed extensions to the compliance deadline that had been granted since the case was first heard, recited violations, compliance dates and potential fines, and explained that fines for 47-20.20.H. and 47-21.8.A. had been imposed at the 2/21/08 hearing. The City was requesting imposition of a \$10,200 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$10,200 fine with fines continuing to accrue until complied.

**Case: CE07120221**

Hearing to impose fine

Andressa Franca  
2155 Northeast 56 Place

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting no fine be imposed [reduced from \$1,100].

Judge Purdy imposed no fine.

**Case: CE07071714**

Hearing to impose fine

Angela Williams  
5831 Northeast 18 Avenue

Ordered to reappear from 2/21/08

Mr. McKelligett announced that this case was first heard on 11/15/07 to comply by 1/17/08. Time to comply had been extended from 2/21/08 to 4/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,700 fine for 47-20.20.H. and no fine for 47-21.8.A.

Judge Purdy imposed a \$1,700 fine.

**Case: CE07120827**

Hearing to impose fine

Jaime & Edward Odabachian  
3530 North Federal Highway

Mr. McKelligett announced that this case was first heard on 2/7/08 to comply by 2/21/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,950 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,950 fine with fines continuing to accrue until complied.

**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:

CE08021186	CE08021480	CE08011158	CE08020043
CE08010583	CE08011604	CE07121149	CE07081366
CE08010186	CE07060015	CE08010792	CE08011351
CE07120923	CE08020795	CE07051467	CE07110970
CE07111342	CE08011356	CE07120725	CE08011739
CE07121335	CE08010305	CE08010828	CE08010918
CE08021192	CE08011323	CE08011497	CE08021008
CE08021193	CE08010496	CE08020377	CE08020725
CE08011263	CE08020988		

#### **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:

CE07120926	CE08011341	CE08011639	CE08021295
CE07110941	CE08021523	CE08011300	CE08011421
CE07121344	CE08011648	CE08011736	CE08011357
CE08021119	CE07121030	CE08010542	

#### **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:

CE08010521	CE07050476
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#### **Cases Rescheduled for Massey Hearing**

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

CE07120114	CE07121006	CE07120575
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#### **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:

CE08030338

#### **Cases Closed**

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


CE07091155

CE07081919

There being no further business, the hearing was adjourned at **12:15 p.m.**

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services