

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
JUDGE H. MARK PURDY PRESIDING  
AUGUST 7, 2008  
9:00 A.M. – 1:22 P.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate  
Sue Manning, Secretary, Special Magistrate  
Brian McKelligett, Clerk of Special Magistrate Supervisor  
Erin Peck, Clerk III  
Lin Bradley, Code Enforcement Supervisor  
Cheryl Pingitore, Code Enforcement Supervisor

Sharon Miller, Assistant City Attorney  
Len 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  
Alejandro Del Rio, Code Enforcement Officer  
Dick Eaton, Code Enforcement Officer  
Adam Feldman, Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
Karl Lauridsen, Landscape Inspector  
Detective Jorge Maura  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Wanda Sappington, Code Enforcement Officer  
Bill Snow, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Ursula Thime, Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer  
Kimberly Williams, Code Enforcement Officer

Respondents

CE08021526: Ronald Malec, broker  
CE08061051: David Zwick, owner, Nectaria Chakas, attorney  
CE08031657: Stephen Finta, owner  
CE08060351: Clarence Edewaard, owner  
CE08052108; CE08052109: Donald Mitchell, property manager

CE07040129: Robert Morris, owner  
CE08021573: Sophia Castro, owner; Michael Liss, attorney  
CE08062120; CE08062132; CE08062133; CE08062130; CE08062127: Gerald Gerardi,  
registered agent  
CE07051809;: Raul Fernandez, owner  
CE 08021367: Paula Pompa, bank representative  
CE08032269: Norma Smith, owner  
CE08051348: Marie Aureus, owner  
CE08032115: Roy Campbell, owner  
CE08010976: Gustus Neal, owner's son  
CE07050099: Mark Steinberger, owner  
CE07061177: Alex Exposito, owner  
CE08041908: Marsha Berry, attorney  
CE07031506: Inales Osias, owner  
CE08060559: David Thomas, property manager  
CE08050747: Rubin Herscheovich, owner  
CE07010199: Christian Gaidry, owner's grandson

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.

Mr. Bruce Toski requested to address Judge Purdy, even though his case was not on the agenda, stating he had sent a letter to the City Attorney on July 18. Judge Purdy denied the request.

**Case: CE08060351**

Edewaard Investments LLC  
513 Southwest 17 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 7/15/08.

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

THERE IS TRASH AND DEBRIS ON THIS PROPERTY.

9-280(b)

THE WOOD ENTRANCE DOOR ON THIS PROPERTY IS ROTTING IN PLACES. THE JALOUSIE WINDOW NEXT TO THE DOOR HAS MISSING SLATS AND DOES NOT SEAL PROPERLY.

9-280(g)

THERE IS AN EXTERIOR LIGHT FIXTURE THAT IS WITHOUT A PROPER GLOBE SHIELDING IT FROM THE ELEMENTS.

Complied  
47-34.1.A.1.  
9-304(b)

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

Mr. Craig Edewaard, owner, presented his own photos of the property, taken the previous day. Mr. Edewaard felt the property was not in violation. He stated the trash had been removed immediately and the door repaired, and stated that a globe was not required for the fixture. Officer Eaton described efforts he had made to contact the owner regarding the violations. He stated the light fixture did require a globe and the window must be weather tight. Officer Eaton recommended ordering compliance with 18-27(a), 9-280(b) and 9-280(g) within 14 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), 9-280(b) and 9-280(g) within 14 days or a fine of \$50 per day, per violation.

**Case: CE07040129**

Reliance-Progresso  
619 North Andrews 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. William Snow, Code Enforcement Officer, testified to the following violation:  
9-328(b)

THE BUILDING IS BOARDED, BUT DOES NOT HAVE A  
CURRENT CITY ISSUED BOARD-UP CERTIFICATE.  
BOARD-UP CERTIFICATE #07020995, ISSUED 3/23/07 HAS  
EXPIRED AND IS NO LONGER A VALID CERTIFICATE.

Officer Snow stated the owner was attempting to renew the board up certificate. He presented photos of the property and the case file and recommended ordering compliance within 98 days or a fine of \$25 per day.

Mr. Robert Morris, owner, explained he had purchased the property to redevelop it into affordable housing, and he was awaiting the affordable housing tax credits. He described the difficulty he was having obtaining an extension for the board up certificate.

Officer Snow said he was recommending the 98-day time limit because he recognized the difficulty Mr. Morris was having with the certificate.

Judge Purdy found in favor of the City and ordered compliance within 98 days or a fine of \$25 per day.

**Case: CE07050099**

Ordered to reappear from 7/17/08

Mark Steinberger  
1243 Northeast 11 Avenue

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 listed extensions to the compliance deadline that had been granted since the case was first heard. Mr. McKelligett stated violations 47-20.2.A. and 47-20.4 B.1. had been withdrawn and fines for the remaining violation, 47-20.20.J., would begin to accrue on 8/8/08.

Ms. Aretha Davis, Code Enforcement Officer, stated the owner was in the process of obtaining a permit to work on the parking spaces, and she would not object to an extension.

Mr. Mark Steinberger, owner, said the work had been completed and inspection was scheduled for later in the day. He requested an extension to 9/18/08 for Officer Davis to verify compliance.

Judge Purdy granted an extension to 9/18/08, during which time no fines would accrue.

**Case: CE07051809**

Ordered to reappear from 7/17/08

Raul & Gabriela Fernandez and  
Matthew Whitehead  
731 Northwest 4 Avenue

Mr. McKelligett announced that this case was first heard on 5/15/08 to comply by 5/29/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$2,180 fine [reduced from 21,800].

Mr. Raul Fernandez, owner, explained that tenants had prevented him from accessing the property to comply the violations. The tenants posed a threat to his safety, and Mr. Fernandez had been forced to wait until they were evicted to do the work on the property. He requested that no fines be imposed.

Mr. Wilson Quintero, Code Enforcement Officer, stated Mr. Fernandez had worked diligently to comply, and the property manager had falsified information. He said he would not object to reduction of the fine to administrative costs.

Judge Purdy imposed the \$2,180 fine.

**Case: CE08032115**

Roy Campbell

1160 Tennessee Avenue

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 6/19/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$250 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, explained that she had complied the property prior to her reinspection because the owner phoned her and informed her the car had been removed, but upon her reinspection the car remained.

Mr. Roy Campbell, owner, stated he had insured the vehicle to which Officer Gottlieb referred. Mr. Campbell presented his own photos of the property into evidence and stated the property was complied.

Officer Gottlieb remarked that she was unsure Mr. Campbell understood that the violation was for parking the cars on the dirt, and in order to comply he could put down gravel or remove the vehicles. Judge Purdy ensured Mr. Campbell understood this.

Judge Purdy imposed a \$100 fine.

**Case: CE08021573**  
Robert & Sofia Castro  
645 Flamingo Drive

Continued from 7/17/08

Mr. McKelligett announced that this case was continued form 7/17 at the attorney's request.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation:  
47-34.1.A.1.

THE PROPERTY IS BEING USED AS A SHORT TERM  
VACATION RENTAL. THIS IS A NON-PERMITTED USE OF A  
RESIDENTIAL DWELLING IN RS-8 ZONING, PURSUANT TO  
TABLE A, SECTION 47-5.11 OF THE U.L.D.R.

Officer Feldman stated he had responded to a complaint on 2/26/08 regarding the use of the property as a short-term rental and had found a web page advertising the property as such. Officer Feldman said Ms. Castro had informed him that she had a tourist tax ID for the property.

Officer Feldman explained there was no definition of "short term" in the ULDR, but the City was basing this case on the "single family dwelling unit" definition, which stated this was designed for occupancy by one family and did not mention weekly or monthly guests or rentals.

Mr. Michael Liss, attorney, stated, "We would agreed with you...it at times is used as a rental, but it is used as a residence and the code does not define short-term; this is a legislative issue for the City Commission to take up." Mr. Liss presented a copy of the lease agreement into evidence. Officer Feldman presented a copy of the Internet brochure into evidence.

Ms. Sophia Castro, owner, testified that leases varied from three nights to six months in length. She stated she provided no additional services to tenants at the property. Ms. Castro said she had checked with the City and there was no requirement for any business tax or license, but she did pay a tourist tax to the County. Ms. Castro testified that many properties in the area were rented in the same manner. Mr. Liss submitted copies of dictionary pages with definitions for "dwelling" and "residential."

Officer Feldman reiterated that the ULDR definition of a single-family unit did not mention "transient", but the ULDR definition of hotels/motels mentioned "transient or overnight guests."

Judge Purdy said it was clear the residential dwelling was being used for short-term vacation and transient rental and the violation existed. He stated, "Just because they sign a lease, it still doesn't change the substance of what's happening."

Ms. Castro testified that there was never more than one family staying at the residence.

Officer Feldman presented the inspection report into evidence.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

The following two cases for the same owner were heard together:

**Case: CE08052108**  
JPG Bell Property LLC  
520 Northwest 7 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/24/08 and certified mail sent to the registered agent was accepted on 7/24/08.

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violation:  
47-21.9.G.1.

CODE COMPLIANCE LANDSCAPE REQUIRED FOR SITE.

Inspector Lauridsen stated a landscape plan must be submitted and a permit must be obtained. He recommended ordering compliance within 91 days or a fine of \$25 per day.

Mr. Donald Mitchell, property manager for both properties, agreed to comply within 90 days, and submitted unsealed plans for prior review. Inspector Lauridsen advised Mr. Mitchell to meet with the plans reviewer to discuss the plans prior to submission. Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

**Case: CE08052109**  
JPG Bell Property LLC  
618 Northwest 6 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/24/08 and certified mail sent to the registered agent was accepted on 7/24/08.

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violation:  
47-21.9.G.1.

CODE COMPLIANCE LANDSCAPE REQUIRED FOR SITE.

Inspector Lauridsen recommended ordering compliance within 91 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

**Case: CE08010976**  
Gus Neal Jr.  
1200 Northwest 3 Avenue

Mr. McKelligett announced that this case was first heard on 5/8/08 to comply by 6/12/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,200 fine.

Ms. Kimberly Williams, Code Enforcement Officer, explained that the owner had worked with her to comply the violations, and said she would not object to further reduction of the fine.

Mr. Gustus Neal, the owner's son, confirmed the property was complied.

Judge Purdy imposed a \$175 fine.

**Case: CE07031506**  
Inales & Violette Osias  
1731 Fairfax Drive

Mr. McKelligett announced that this case was first heard on 11/1/07, continued to 12/6/07 to comply by 1/10/08. Mr. McKelligett recited violations, compliance dates and

potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$4,700 fine which would continue to accrue until the property complied.

Mr. Wilson Quintero, Code Enforcement Officer, informed Judge Purdy that the owners were in the process of divorce.

Mr. Inales Osias, owner, said the window that represented the last violation had been repaired repeatedly, but each time he repaired it, someone would break the window from the inside. Mr. Osias presented receipts for supplies to make the repairs.

Officer Quintero said Mrs. Osias had informed him she would appear today and refute her husband's claims that he had made repairs at the property, but she was not present. Mr. Osias requested Judge Purdy order that no one could occupy the property.

Mr. Mark Campbell, Code Enforcement Officer, confirmed for Judge Purdy that according to Mr. Osias, it was his wife who repeatedly broke the window after he repaired it. Officer Quintero said Mrs. Osias told him it was her husband who had broken the window and no one had visited the property to repair the window. He added that Mrs. Osias had a restraining order against Mr. Osias.

Mr. Osias stated his wife was not telling Officer Quintero the truth and this was why she had not attended the hearing today.

Judge Purdy imposed a fine of \$12.50 per day until the property complied.

**Case: CE08061051**

Eastside Toy Storage I LLC  
200 Southwest 14 Court

Mr. McKelligett announced that certified mail sent to the registered agent was accepted on 7/14/08.

Mr. Dick Eaton, Code Enforcement Officer, testified that the following violations were now complied:

18-27(a)

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THIS PROPERTY. **THIS IS A REPEAT VIOLATION PER SPECIAL MAGISTRATE ORDER OF 1/17/08, CASE CE07111178.**

24-27(f)

THE DUMPSTER LIDS ARE STANDING OPEN ON A REGULAR BASIS. **THIS IS A REPEAT VIOLATION PER SPECIAL MAGISTRATE ORDER OF 1/17/08, CASE CE07111178.**

24-28(a)

THE DUMPSTER PROVIDED AT THIS LOCATION IS CONTINUALLY OVERFLOWING WITH TRASH AND DEBRIS DUE



TO AN INADEQUATE SERVICE SCHEDULE.

Officer Eaton explained that because two of these were repeat violations, the law allowed a fine of up to \$500 per day. He remarked that the owner had been very diligent, so he would not request the \$500 per day fine, but administrative fees of \$267.

Ms. Nectaria Chakas, attorney, explained this was a warehousing facility and the violations stemmed from illegal dumping and improper dumpster use on the property. Ms. Chakas noted that it would always take time to remove the items illegally left on the property. She stated the owner did not object to paying the administrative costs.

Mr. McKelligett requested Judge Purdy make a finding of fact, and asked the owner to agree to hear the fines today, since the owner was not noticed of a hearing to impose fines. Judge Purdy and Ms. Chakas agreed.

Judge Purdy imposed a fine of \$267 for administrative costs.

**Case: CE08031657**

Continued from 7/17/08

James Joiner  
416 Southeast 19 Street

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violation:  
47-34.1.A.1.

AN ATTORNEY'S OFFICE IS BEING OPERATED AT THIS  
LOCATION WHICH IS A NON-PERMITTED LAND USE IN THIS  
RMM 25 ZONED AREA.

Officer Eaton reminded Judge Purdy that Mr. Finta had applied for a business tax license, but the violation persisted because the business Mr. Finta was operating was not allowed.

Mr. Stephen Finta, owner, stated he had checked the code and now conceded the property was in violation because he had an employee. He requested 90 days to comply. Officer Eaton remarked that Mr. Finta did not live at the address, and the office occupied too much of the property to comply with the code. Due to the age of the case, Officer Eaton recommended ordering compliance within 28 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

**Case: CE08021367**

Washington Mutual Bank  
923 Northwest 4 Avenue

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 6/19 and 7/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$4,100 fine which would continue to accrue until the property complied.

Ms. Paula Pompa, bank representative, explained the property must be re-boarded. She described work they intended to perform on the property, and reported there was a buyer for the property.

Judge Purdy granted a 56-day extension to 10/2/08, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE08051348**

Marie Aureus  
1118 Northwest 6 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/11/08.

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

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE PROPERTY. SPECIFICALLY, A GREEN WHITE GEO, A BLACK LEGANZA AND A GREEN JEEP. VEHICLES HAVE EXPIRED TAGS. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLES POSE A THREAT TO THE HEALTH, SAFETY AND WELFARE TO THE COMMUNITY.

Officer Williams 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 tow the white Geo, the black Leganza and the green Jeep.

Ms. Marie Aureus, owner, explained why the cars were parked on the property.

Officer Williams reported that as of her last inspection, two vehicles remained. She noted that the violation related to the fact that the vehicles were not registered.

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 tow the white Geo, the black Leganza and the green Jeep.

**Case: CE07061177**

Alex, Elizabeth & Aimee Exposito  
1301 Southwest 33 Terrace

Ordered to reappear from 7/17/08

Mr. McKelligett announced that this case was first heard on 1/17/08 to comply by 4/24/08. Mr. McKelligett recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting imposition of a \$1,025 fine which would continue to accrue until the property complied.

Mr. Leonard Champagne, Code Enforcement Officer, explained the case was begun in June 2007 and reminded Judge Purdy of the extensions granted. He reported the permit had been issued.

Mr. Alex Exposito, owner, explained problems he had with the insurance company sending the disbursement check so work could begin. Officer Champagne objected to any more extensions to the compliance date. Mr. Exposito stated he could not afford to pay for the work himself and must wait for the insurance check.

Judge Purdy reduced the fine to \$12.50 per day, which would continue to accrue until the property complied.

**Case: CE08050747**

Rule Financial Corp  
4500 Northwest 12 Avenue

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

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

9-280(b)

THERE ARE BROKEN/MISSING WINDOWS ON THE HOME ON THIS PROPERTY AND THE ROOF IS PARTLY COVERED WITH THE REMNANTS OF A BLUE TARP AND IS IN GENERAL DISREPAIR.

9-280(h)(1)

THERE IS A SIX (6) FOOT FENCE ON THIS PROPERTY THAT IS LEANING AND IS IN GENERAL DISREPAIR.

9-328(a)

THE VACANT HOME ON THIS PROPERTY IS OPEN AND ABANDONED. THERE ARE OPEN, BROKEN AND MISSING DOORS AND WINDOWS AND OTHER OPENINGS THAT ALLOW UNAUTHORIZED ENTRY.

9-328(b)

THERE ARE BOARDED-UP WINDOWS AND OTHER OPENINGS ON THIS VACANT, UNOCCUPIED HOME ON THIS PROPERTY WITH NO CURRENT AND VALID BOARD-UP CERTIFICATE.

Complied:

9-281(b)

9-304(b)

Officer Viscusi gave a history of the property's ownership, presented photos of the property and the case file and recommended ordering compliance with 9-280(b), 9-328(a) and 9-328(b) within 91 days or a fine of \$100 per day, per violation.

Mr. Rubin Herscheovich, owner, said Officer Viscusi advised his assistant to board the property. Officer Viscusi stated he had also informed the assistant that a permit was required to board the property.

Judge Purdy found in favor of the City and ordered compliance with 9-280(b), 9-280(H)(1), 9-328(a) and 9-328(b) within 91 days or a fine of \$100 per day, per violation.

**Case: CE08041908**

Benoit & Bernadette John  
1445 Northwest 7 Terrace

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/23/08 and personal service was made to Bernadette John on 6/5/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violations:  
18-27(a)

THE REAR OF THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF CONSTRUCTION MATERIALS INCLUDING, BUT NOT LIMITED TO BUCKETS, A BATHTUB, CONCRETE BLOCKS AND OTHER ITEMS. THIS IS UNPERMITTED LAND USE PER TABLE 47-5.13 IN THIS RDS-15 RESIDENTIAL SINGLE FAMILY/MED DENSITY ZONED DISTRICT.

9-276(b)(3)

THERE IS EVIDENCE IN THE BUILDING OF INSECT AND RODENT INFESTATION THROUGH THE HOLES IN THE WALLS AND CEILING OF THE BUILDING.

9-276(d)(1)

THE BUILDING HAS CEILINGS AND WALLS WITH HOLES OR UNPAINTED AREAS AND DRYWALL THAT IS WATER DAMAGED AND IN GENERAL DISREPAIR.

9-278(f)

THE BUILDING HAS BATHROOM AND SHOWER AREAS THAT ARE NOT VENTILATED PROPERLY, ALLOWING FOR THE GROWTH OF MOLD AND MILDEW. THERE IS A GROWTH OF MILDEW ON THE WALLS AND CEILING AREAS OF THE SHOWER ENCLOSURE.

9-279(g)

THE TENANT HAS THE POWER TO THE MICROWAVE CONNECTED TO AN EXTENSION CORD THAT HAS BARE WIRES. THE CEILING FAN IN APARTMENT #2 IS NOT WELL CONNECTED TO THE CEILING AND THE WINDOW AIR CONDITIONING UNITS ARE NOT PERMITTED, NOR ARE THEY IN A GOOD, SAFE, SANITARY AND PROPERLY OPERATING CONDITION.

9-280(b)

THERE ARE BROKEN AND CRACKED WINDOW PANES ON THE REAR BUILDING. THE WINDOWS ARE NOT WEATHER, WATERTIGHT OR RODENT PROOF.

9-280(f)

THE KITCHEN PLUMBING IS NOT MAINTAINED IN GOOD SANITARY WORKING CONDITION, FREE FROM LEAKS, DEFECTS AND OBSTRUCTIONS. THE WATER HEATER HAS BEEN IMPROPERLY INSTALLED AND WITHOUT THE PROPER PERMIT AND FIELD INSPECTION.

9-280(g)

THERE ARE BROKEN OR INOPERABLE ELECTRICAL FIXTURES, INCLUDING THE WINDOW AIR CONDITIONING UNITS, EXPOSED WIRING ON THE BACK PORCH LIGHT FIXTURE, SOCKETS THAT ARE INOPERABLE, EXTENSION CORDS WITH EXPOSED WIRES AND FIXTURES WITH MISSING GLOBES.

9-280(h)(1)

THE WOOD FENCE IN THE REAR OF THE PROPERTY HAS SECTIONS THAT ARE FALLING OVER AND IS IN GENERAL DISREPAIR.

9-281(b)

OWNERS OF PREMISES SHALL BE REQUIRED TO KEEP THE PREMISES FREE FROM EXCESSIVE RUBBISH, TRASH AND OTHER REFUSE. THE PROPERTY HAS A BUILD-UP OF TRASH IN THE REAR THAT IS PILED UP AND ATTRACTING PESTS AND VERMIN.

9-306

THERE ARE AREAS HAVE THE REAR BUILDING THAT ARE BARE STUCCO AND NOT PAINTED. THE STUCCO HAS BEEN APPLIED WITHOUT THE PROPER PERMIT. THERE ARE AREAS OF MISSING, DAMAGED OR ROTTED FASCIA BOARD.

9-307(a)

THE BUILDING HAS A WINDOW IN APARTMENT #1 THAT WAS NOT DESIGNED PROPERLY. IT HAS BARE WOOD BLOCKING THE ENTIRE WINDOW, THE DOOR JAMB TO APARTMENT #2 IS ROTTING AND HAS HOLES. THERE IS A WINDOW THAT

IS NOT INSTALLED PROPERLY AND IS MISSING PART OF THE SASH. THE FRONT DOOR IS MADE FOR THE INTERIOR AND IS BEING USED AS AN EXTERIOR DOOR. THE DOOR KNOB IS MISSING ON THE INSIDE TO OPEN AND CLOSE IT.

9-313(a)

THE REQUIRED NUMERICAL ADDRESS ON THE BUILDING IS MISSING NUMBERS.

Withdrawn  
FBC 105.1

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 47-43.1.A.1. and 9-281(b) within 14 days or a fine of \$50 per day, per violation, with 9-276(b)(3), 9-276(d)(1), 9-278(f), 9-280(b), 9-280(f), 9-280(g), 9-280(h)(1), 9-306, 9-307(a) and 9-313(a) within 28 days or a fine of \$25 per day, per violation, and with 9-279(g) within 28 days or a fine of \$50 per day. Officer Williams stated she had reinspected the property on 8/5 and all of the violations still existed. She reported she had explained all of the violations to Bernadette John when she personally served her the notice of hearing, and Ms. John acknowledged she understood.

Ms. Marsha Berry, attorney, stated the owners informed her the trash had been removed. She explained that the owners had hired a contractor who performed work without permits at the property. Ms. Berry stated both Mr. and Mrs. Johns had lost their jobs and could not afford to perform all of the work. She added that Ms. John did not speak English and probably did not genuinely understand what Officer Williams had said to her regarding the violations.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a), 47-43.1.A.1. and 9-281(b) within 14 days or a fine of \$50 per day, per violation and with 9-276(b)(3), 9-276(d)(1), 9-278(f), 9-279(g), 9-280(b), 9-280(f), 9-280(g), 9-280(h)(1), 9-306, 9-307(a) and 9-313(a) within 28 days or a fine of \$25 per day, per violation.

**Case: CE08060559**

Karine Merisme  
2012 Northwest 11 Avenue

Mr. McKelligett announced that service was via posting on the property on 7/11/08 and at City Hall on 7/17/08.

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

THIS BUILDING IS VACANT AND HAS BROKEN OR MISSING WINDOWS OR DOORS OR OTHER OPENINGS THAT ALLOW UNAUTHORIZED ACCESS TO THE INTERIOR.

Officer Sappington reported process was being made at the property. She presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$100 per day with the right to board the property.

Mr. David Thomas, property manager, agreed to expedite the repairs.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day with the right to board the property.

**Case: CE07010199**

Frank Plati & Marcelene Gaidry  
5421 Northeast 21 Terrace

Mr. McKelligett announced that this case was first heard on 11/13/07 to comply by 11/29 and 12/13/07. Mr. McKelligett recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$540 fine [reduced from \$4,050].

Ms. Ingrid Gottlieb, Code Enforcement Officer, explained the City recommended the fine reduction because of the difficulty the owner had complying the property.

Mr. Christian Gaiday, the owner's grandson, stated the roofer made several mistakes, and the roof work had damaged the landscaping. He had hired an attorney to address the contractor issue. Mr. Gaidry added that his grandfather was in the later stages of Alzheimer's.

Judge Purdy imposed the \$540 fine.

The following five cases for the same owner were heard together:

**Case: CE08062120**

Natchez Resort 1997 Ltd  
725 North Ft. Lauderdale Beach Boulevard

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

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violations:  
47-21.12 A.1.

AFTER THE FACT TREE REMOVAL PERMIT FOR TREES/PALMS  
REMOVED. BARE SOIL AREAS AT SITE.

47-21.6 L.

SEE ABOVE

Inspector Lauridsen stated the Department required the installation of ground cover, the after-the-fact tree removal permit, and appropriate tree replacement planted within 91 days or a fine of \$25 per day, per violation.

Mr. Gerald Gerardi, registered agent, asked to confer with his attorney and with Dave Gennaro, City Landscaper, and return in three months with work underway and/or his attorney.

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

**Case: CE08062127**

Natchez Resort 1997 Ltd  
735 North Ft. Lauderdale Beach Boulevard

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

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violations:

47-21.12 A.1.

AFTER-THE-FACT TREE REMOVAL PERMIT FOR TREES/PALMS  
REMOVED. BARE SOIL AREAS AT SITE.

47-21.6 L.

SEE ABOVE

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

**Case: CE08062130**

Natchez Resort 1997 Ltd  
734 Breakers Avenue

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

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violation:

47-21.6 L.

BARE SOIL AREAS AT SITE.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

**Case: CE08062132**

Natchez Resort 1997 Ltd



3109 Vistamar Street

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

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violation:  
47-21.6 L.

BARE SOIL AREAS AT SITE.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

**Case: CE08062133**

Natchez Resort 1997 Ltd  
3115 Vistamar Street

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

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violation:  
47-21.6 L.

BARE SOIL AREAS AT SITE.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

**Case: CE08032269**

Miller Lee Smith  
1113 Northwest 18 Street

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

Ms. Wanda Sappington, Code Enforcement Officer, testified to the following violations:  
18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT  
THE PROPERTY, INCLUDING, BUT NOT LIMITED TO  
VARIOUS ENGINE PARTS.

9-276(b)(1)

THE DRIVEWAY HAS OIL STAINS, IS IN GENERAL  
DISREPAIR AND HAS NOT BEEN MAINTAINED IN A CLEAN,  
SANITARY CONDITION.

9-280(h)(1)

THE CHAIN-LINK FENCE ON THE PROPERTY HAS BENT  
RAILS, IS LEANING OVER AND IS IN GENERAL  
DISREPAIR.

Complied

9-304(b)

Officer Sappington presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 9-276(b)(1) and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation.

Ms. Norma Smith, owner, agreed to comply by the deadline.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a), 9-276(b)(1) and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation.

**Case: CE08021526**

Bank Of New York  
Countrywide Home Loans  
119 Northeast 16 Street

Mr. McKelligett announced that this case was first heard on 5/15/08 to comply by 6/12/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$6,875 fine which would continue to accrue until the property complied.

Mr. Ronald Malec, broker, reported they had just executed a sale contract. He stated the application for a new roof would be submitted August 16 and he anticipated a new roof would be installed and most of the work would be completed within 70 days.

Mr. Adam Feldman, Code Enforcement Officer, did not object to the extension request. He asked that the pool fence be repaired immediately to prevent access to the pool area and Mr. Malec agreed.

Judge Purdy granted a 70-day extension to 10/16/08, during which time no fines would accrue and ordered property owner to reappear at the October 16, 2008, SM Hearing.

[Court was in recess for 5 minutes]

**Case: CE08050194**

Terrill Motor Machine Co Inc  
909 Northwest 5 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/16/08.

Mr. Karl Lauridsen, Landscape Inspector, testified to the following violation:  
47-21.8.A.

CODE REQUIRED LANDSCAPE MATERIALS MISSING FROM  
SITE.

Inspector Lauridsen recommended ordering compliance within 91 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

**Case: CE08061290**

Eric Ackerman  
1800 Northeast 23 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/16/08.

Ms. Mary Rich, Code Enforcement Officer, testified to the following violation:  
18-1

THE POOL AT THIS LOCATION IS FILLED WITH GREEN, STAGNANT WATER. THE POOL IN THIS CONDITION IS A BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Officer Rich 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 add mosquito control to the pool.

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 add mosquito control to the pool.

**Case: CE07091207**

Julian Wood Jr. &  
Julian & Jean Wood  
1812 Northeast 19 Street

Mr. McKelligett announced that service was via posting on the property on 6/20/08 and at City Hall on 7/17/08.

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

THERE IS A HUGE DEAD TREE IN THE BACK YARD.

Complied:

18-27(a)

9-328

Withdrawn:

FBC 105.1

Officer Davis 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.

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.

**Case: CE08030211**

Minundi Polonia  
805 Southwest 22 Terrace

Mr. McKelligett announced that service was via posting on the property on 6/26/08 and at City Hall on 7/17/08.

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

THE GARAGE DOOR IS MISSING AND THE GARAGE AREA IS  
SCREENED BY LARGE PIECES OF PLYWOOD

9-281(b)\*

THERE ARE DERELICT VEHICLES PARKED AND/OR STORED ON THE  
PROPERTY, INCLUDING A BLACK PASSPORT WITH AN EXPIRED  
TEMPORARY TAG AND A WHITE FORD TEMPO WITHOUT A TAG.

Complied:  
9-313(a)

Mr. McKelligett noted that the agenda lacked the specifics for violation 9-281(b) but this had been included on the notice of violation and inspection report, and Officer Davis read this into the record.

Officer Davis remarked that the Passport and Tempo had been removed, but there was now a Cutlass and a blue Ford on the property. She presented photos of the property and the case file and recommended ordering compliance with 9-280(b) within 14 days or a fine of \$100 per day and with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the Cutlass and the derelict Ford.

Judge Purdy found in favor of the City and ordered compliance with 9-280(b) within 14 days or a fine of \$100 per day and with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the Cutlass and the derelict Ford.

**Case: CE08060037**

Yasmin Pottinger  
3330 Northeast 14 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/15/08.

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

18-27(a)

THERE IS CONSTRUCTION DEBRIS AND OTHER TRASH ON THE PROPERTY.

24-27(b)

THERE ARE TRASH BINS BEING LEFT OUT IN THE FRONT OF THE PROPERTY.

9-280(b)

THERE IS A LARGE GAP UNDER THE FRONT DOOR, ALLOWING FOR EXPOSURE FROM THE ELEMENTS AND ENTRY OF RODENTS OR OTHER PESTS. THE CEMENT WALL IS IN DISREPAIR AND HAS CRACKS AND MISSING PIECES OF CEMENT.

9-280(g)

THERE ARE AREAS OF EXPOSED WIRING ON THE STRUCTURE.

9-313(a)

THE HOUSE NUMBERS ON THE STRUCTURE ARE NOT A CONTRASTING COLOR AND ARE NOT EASILY VISIBLE FROM THE STREET.

Complied

18-1

9-278(e)

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 24-27(b) and 9-313(a) within 14 days or a fine of \$25 per day, per violation and with 9-280(b) and 9-280(g) within 28 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a), 24-27(b) and 9-313(a) within 14 days or a fine of \$25 per day, per violation and with 9-280(b) and 9-280(g) within 28 days or a fine of \$25 per day, per violation.

**Case: CE08030241**

Martin Zisholtz

333 Southwest 2 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/19/08.

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

47-22.9.

THERE ARE SIGNS ON THE BUILDING FOR WHICH THERE ARE NO PERMITS.

Complied

9-280(b)

Officer Gottlieb said the owner had promised to remove the remaining sign himself the following week. She presented photos of the property and the case file and recommended ordering compliance with 47-22.9 within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 47-22.9 within 14 days or a fine of \$50 per day.

**Case: CE08040859**

Deutsche Bank National Trust Company  
C/O America's Servicing Co.  
5751 Northeast 19 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/17/08.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violations:  
18-1

THE POOL AT THIS LOCATION IS FILLED WITH GREEN, STAGNANT WATER. THE POOL IN THIS CONDITION IS A BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

18-27(a)

LAWN DEBRIS IN THE DRIVEWAY AND OVERGROWTH OF LANDSCAPING.

9-280(h)(1)

THE WOOD FENCE ON THE PROPERTY HAS BROKEN SLATS AND IS IN GENERAL DISREPAIR.

Officer Bass presented photos of the property and the case file and recommended ordering compliance with 18-1 within 14 days or a fine of \$100 per day with the right to add mosquito control to the pool, with 18-27(a) within 14 days or a fine of \$25 per day, and with 9-280(h)(1) within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 18-1 within 14 days or a fine of \$100 per day with the right to add mosquito control to the pool, with 18-27(a) within 14 days or a fine of \$25 per day, and with 9-280(h)(1) within 28 days or a fine of \$25 per day.

**Case: CE08040136**

John Rutledge, 1/2 Interest  
Alex Hurtado  
3633 Northeast 24 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/21/08.

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

THE HEDGE ON THIS PROPERTY IS IN A VERY POOR  
CONDITION AND HAS NOT BEEN MAINTAINED IN A HEALTHY  
CONDITION.

Complied  
18-27(a)

Officer Bass presented photos of the property and the case file and recommended ordering compliance with 47-21.8.A. within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 47-21.8.A. within 28 days or a fine of \$25 per day.

**Case: CE08050170**

Rick Sherman  
5941 Northeast 18 Avenue

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

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

THERE IS A BROKEN WINDOW PANE ON THE PROPERTY.  
THE WINDOW IS NOT WEATHER, WATERTIGHT OR RODENT  
PROOF.

Officer Bass presented photos of the property and the case file and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

**Case: CE08050522**

Christopher Bromfield  
2321 Northwest 6 Court

Mr. McKelligett announced that service was via posting on the property on 6/20/08 and at City Hall on 7/17/08.

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

THE PROPERTY IS OVERGROWN AND COVERED WITH LITTER

AND TRASH. THE PROPERTY IS NOT BEING MAINTAINED.

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

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

**Case: CE08061373**

Tyler Tuchow  
1425 Northwest 3 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/14/08.

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

THE PROPERTY IS OVERGROWN AND HAS TRASH, DEBRIS  
AND LITTER AND IS NOT BEING MAINTAINED.

Officer Ackley 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: CE08061374**

Tyler Tuchow  
1424 Northwest 4 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/16/08.

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violations:  
9-281(b)\*

THERE ARE UNLICENSED, INOPERABLE VEHICLES ON THE  
PROPERTY INCLUDING, BUT NOT LIMITED TO A WHITE  
SEDAN.

9-304(b)

THERE ARE VARIOUS VEHICLES THAT ARE PARKED OR  
STORED ON THE GRASS.

Complied  
18-27(a)



Officer Ackley 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 white sedan, and with 9-304(b) within 10 days or a fine of \$25 per day.

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 white sedan, and with 9-304(b) within 10 days or a fine of \$25 per day.

**Case: CE08061516**

Max LLC  
407 Northwest 13 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/14/08 and certified mail sent to the registered agent was accepted on 7/14/08.

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

THERE IS TRASH, RUBBISH AND DEBRIS THROUGHOUT THE  
PROPERTY AND ON THE REAR PORCH AREA.

9-281(b)\*

THERE ARE TWO (2) UNLICENSED TRAILERS ON THE  
PROPERTY

Officer Ackley 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: CE08061779**

Deutsche Bank Trust Co. Americas Trust  
C/O Saxon Mortgage Services Inc  
528 Northwest 20 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/14/08.

Mr. Leonard Ackley, Code Enforcement Officer, testified to the following violations:  
9-306

THE BUILDING HAS MILDEW WITH PEALING AND CHIPPED  
PAINT ON IT AND THE FASCIA.

9-328(a)

THE BUILDING IS OPEN AND ABANDONED.

Officer Ackley presented photos of the property and the case file and recommended ordering compliance with 9-306 within 14 days or a fine of \$50 per day, and with 9-328(a) within 14 days or a fine of \$50 per day with the right to board the property.

Judge Purdy found in favor of the City and ordered compliance with 9-306 within 14 days or a fine of \$50 per day, and with 9-328(a) within 14 days or a fine of \$50 per day with the right to board the property.

**Case: CE08062078**

New River Condominium Association Inc  
451 Northwest 23 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/25/08 and certified mail sent to the registered agent was accepted on 7/16/08.

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

THE PROPERTY IS LITTERED WITH TRASH AND OVERGROWTH  
AND NEEDS TO BE CUT AND MAINTAINED.

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

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

**Case: CE08042413**

Bank of New York Trustee  
1043 Northwest 17 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/17/08.

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

THIS BUILDING IS VACANT AND HAS BROKEN OR MISSING  
WINDOWS OR DOORS OR OTHER OPENINGS THAT ALLOW  
UNAUTHORIZED ACCESS TO THE INTERIOR.

Officer Sappington 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 board the property.

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 board the property.

**Case: CE08021262**

620 Victoria Park LLC  
624 Northeast 12 Avenue

Mr. McKelligett announced that service was via posting on the property on 6/23/08 and at City Hall on 7/17/08.

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

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED ON A SCHEDULED BASIS. LAWNS ARE OVERGROWN. THERE IS YARD DEBRIS AND MISCELLANEOUS TRASH STORED ON THE SOUTH SIDE OF THE BUILDING.

9-306

THE WATER HEATER UTILITY ROOM IS IN DISREPAIR. THE DOORS HAVE ROTTEN WOOD AND ARE HANGING OFF THE HINGES.

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: CE08040362**

George Castello Revocable Living Trust  
1620 Northeast 4 PL

Mr. McKelligett announced that service was via posting on the property on 6/23/08 and at City Hall on 7/17/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violations:  
18-1

THE POOL ON THIS PROPERTY HAS GREEN, STAGNANT WATER. THE POOL IN THIS CONDITION IS A BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND THE LANDSCAPE HAS NOT BEEN MAINTAINED. THERE IS DEAD FLORA ON THE GROUNDS.

Officer Thime 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 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 18-1 within 10 days or a fine of \$100 per day and with 18-27(a) within 14 days or a fine of \$50 per day.

**Case: CE08051427**

Carolyn Williams  
2601 Acacia Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/19/08.

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

THE LANDSCAPE AT THIS PROPERTY IS NOT MAINTAINED.  
PLANTS AND YARD ARE OVERGROWN.

9-305(a)

THE HEDGE ON THIS PROPERTY IS ENCROACHING UPON THE  
PUBLIC SIDEWALK HINDERING THE PEDESTRIAN MOVEMENT.

9-306

THE EXTERIOR BUILDING WALLS ARE NOT MAINTAINED.  
GARAGE DOORS IN THE REAR AND DOORS HAVE PEELING  
PAINT. THE WALLS IN THE HOUSE ARE DIRTY AND  
MILDEW STAINED.

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: CE08050499**

William Thornton  
1410 Northeast 6 Street

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/6/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:  
24-27(b)

TRASH CONTAINERS ARE STORED AFTER TRASH COLLECTION  
ON THE FRONT YARD OR ON THE SIDEWALK.

Officer Thime presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$25 per day.

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

**Case: CE08030094**

Ron Smith  
2761 Northwest 24 ST

Mr. McKelligett announced that service was via posting on the property on 6/23/08 and at City Hall on 7/17/08.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violations:

24-27(b)

THE GARBAGE RECEPTACLES ARE BEING STORED IN THE FRONT OF THE BUILDING IN PUBLIC VIEW.

9-280(b)

THERE ARE BROKEN AND CRACKED WINDOW PANES ON THE FRONT OF THE BUILDING. THE WINDOWS ARE NOT WEATHER, WATERTIGHT OR RODENT PROOF.

9-280(g)

THERE IS A BROKEN AND INOPERABLE ELECTRICAL FIXTURE ON THE FRONT PORCH WHICH IS NOT PROPERLY SECURED AND IS HANGING FROM THE WIRING.

9-313(a)

THE REQUIRED NUMERICAL ADDRESS ON THE BUILDING IS MISSING NUMBERS.

Complied

18-27(a)

9-280(h)(1)

Officer Hull presented photos of the property and the case file and recommended ordering compliance with 24-27(b), 9-280(b), 9-280(g) and 9-313(a) within 14 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 24-27(b), 9-280(b), 9-280(g) and 9-313(a) within 14 days or a fine of \$25 per day, per violation.

**Case: CE08031229**

Stipulated agreement

Deutsche Bank National Trust Co Trustee /  
Bravo Mortgage Asset Trust  
3030 Northwest 17 Court

Violations:

9-280(h)(1)

THE FENCE ON THIS PROPERTY HAS BENT AND MISSING POLES AND IS IN GENERAL DISREPAIR.

9-328(b)

THE BUILDING'S DOORS AND WINDOWS HAVE BEEN BOARDED WITHOUT FIRST OBTAINING A CITY ISSUED BOARD-UP

CERTIFICATE.

Complied  
18-27(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-280(h)(1) within 14 days or a fine of \$25 per day and 9-328(b) 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 9-280(h)(1) within 14 days or a fine of \$25 per day and 9-328(b) within 91 days or a fine of \$25 per day.

**Case: CE08050924**

Edith Pinckney  
2349 Northwest 14 Court

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/25/08.

Mr. Todd Hull, 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.

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

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

**Case: CE08041939**

Carolyn Williams  
1761 Northwest 27 Terrace

Mr. McKelligett announced that service was via posting on the property on 6/27/08 and at City Hall on 7/17/08.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:  
9-279(f)

THIS PROPERTY IS BEING OCCUPIED WITHOUT BEING  
CONNECTED TO THE CITY OF FORT LAUDERDALE WATER  
SERVICE.

Officer Hull 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: CE08041526**

Jauna & Rivers Burke  
1624 Southwest 28 Way

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/14/08.

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

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY, INCLUDING, BUT NOT LIMITED TO PAPERS AND LITTER.

9-280(b)

THERE ARE BROKEN DOORS ON THE BUILDING. THE DOORS ARE NOT WEATHER, WATER TIGHT OR RODENT PROOF. THE EXTERIOR DOORS DO NOT LOCK OR CLOSE PROPERLY.

9-280(f)

THE PLUMBING IS NOT MAINTAINED IN A GOOD SANITARY WORKING CONDITION, WHERE SINKS ARE INSTALLED ON THE OUTSIDE OF THE BUILDING FOR CLEANING AND WASHING.

9-280(g)

THE ELECTRICAL WIRES AND ACCESSORIES ARE NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION, INCLUDING, BUT NOT LIMITED TO THE OUTLETS AND FIRE ALARMS HAVING EXPOSED WIRES.

9-280(h)(1)

THE WOODEN FENCE ON THIS PROPERTY IS IN DISREPAIR, MISSING ALL SLATS. THE ONLY THING REMAINING IS THE WOODEN POST.

9-304(b)

THERE ARE VEHICLES CONSTANTLY PARKING ON THE LAWN AT THIS PROPERTY.

9-308(a)

THE ROOF IS NOT MAINTAINED ON THIS BUILDING AND IS NOT SECURED IN A WATERTIGHT CONDITION, INCLUDING, BUT NOT LIMITED TO LEAKING IN THE FRONT PORTION OF THE HOUSE.

BCZ 39-275(6)(b)

THERE IS OUTDOOR STORAGE OF APPLIANCES STORED ON THIS PROPERTY, INCLUDING, BUT NOT LIMITED TO A WASHER AND DRYER.

Complied  
9-276(c)(3)

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 9-280(b), 9-280(f), 9-280(g), 9-304(b) and BCZ 39-275(6)(b) within 14 days or a fine of \$50 per day, per violation, and with 9-280(h)(1) and 9-308(a) within 21 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), 9-280(b), 9-280(f), 9-280(g), 9-304(b) and BCZ 39-275(6)(b) within 14 days or a fine of \$50 per day, per violation, and with 9-280(h)(1) and 9-308(a) within 21 days or a fine of \$50 per day, per violation.

[Court was in recess from 12:16 to 12:35]

**Case: CE08042156**

Rivers Burke  
1736 Southwest 25 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/14/08.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violations:  
18-1

THERE IS A POND AT THIS LOCATION THAT IS CONNECTED TO A PUMP THAT IS FILLED WITH GREEN STAGNANT WATER. THE CONDITION OF THE POND CAUSES IT TO BE A PLACE FOR BREEDING MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

9-276(b)(3)

THIS PROPERTY IS IN NEED OF EXTERMINATION OF RODENTS AND PESTS, INCLUDING, BUT NOT LIMITED TO WORMS THAT HAVE ACCESS BECAUSE OF OPENINGS IN THE WINDOWS.

9-278(g)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE IN DISREPAIR, NOT ALLOWING THEM TO OPEN AND CLOSE.

9-306

THERE IS FADED AND STAINED PAINT ON THE BUILDING.

9-307(a)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE



MISSING WINDOW SCREENS.

9-313(a)

THERE ARE NO HOUSE NUMBERS POSTED ON THIS PROPERTY  
VISIBLE FROM THE STREET.

Complied

9-280(f)

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-1, 9-276(b)(3), 9-307(a) and 9-313(a) within 14 days or a fine of \$50 per day, per violation, with 9-278(g) within 21 days or a fine of \$50 per day and with 9-306 within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 18-1, 9-276(b)(3), 9-307(a) and 9-313(a) within 14 days or a fine of \$50 per day, per violation, with 9-278(g) within 21 days or a fine of \$50 per day and with 9-306 within 35 days or a fine of \$50 per day.

**Case: CE08051105**

Haim Bazelnov

240 Southwest 20 Avenue

Mr. McKelligett announced that service was via posting on the property on 6/25/08 and at City Hall on 7/17/08.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:

9-280(f)

THE PLUMBING IS NOT MAINTAINED AT THIS PROPERTY,  
INCLUDING, BUT NOT LIMITED TO THE SEWER COVER  
WHICH IS MISSING FROM THE SEPTIC SYSTEM

Officer Cross 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: CE08020595**

Haim Bazelnov

240 Southwest 20 Avenue

Mr. McKelligett announced that service was via posting on the property on 6/25/08 and at City Hall on 7/17/08.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violations:

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

9-281(b)

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THIS PROPERTY, INCLUDING, BUT NOT LIMITED TO PAPERS, BAGS AND BOTTLES.

9-306

THERE IS CHIPPED, FADED AND MILDEW STAINED PAINT ON THE BUILDING AND FASCIA BOARD.

Officer Cross presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 9-281(b) within 14 days or a fine of \$100 per day, per violation, and with 9-306 within 21 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a) and 9-281(b) within 14 days or a fine of \$100 per day, per violation, and with 9-306 within 21 days or a fine of \$100 per day.

**Case: CE08030227**

Jimmie Lee Davis 1/2 Interest  
Leandis James Mack  
830 Northwest 4 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 6/28/08.

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

9-304(b)

THERE IS A GRAVEL DRIVEWAY IN NEED OF MAINTENANCE.  
IT IS NOT WELL-GRADED AND DUST-FREE.

Complied

9-306

Withdrawn

18-27(a)

24-27(b)

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 9-304(b) within 35 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) within 35 days or a fine of \$25 per day.

**Case: CE08030128**

Sonata LLC  
820 Northwest 4 Avenue

Stipulated agreement

Violations:

9-280(b)

THERE ARE BUILDING PARTS NOT MAINTAINED ON THIS VACANT PROPERTY, INCLUDING, BUT NOT LIMITED TO BEDROOMS WITH MOLD AND WATER STAINS ON CEILINGS, INSIDE THE PROPERTY.

9-280(h)(1)

THERE IS A WOODEN FENCE IN DISREPAIR AT REAR BACK YARD OF THIS VACANT PROPERTY, LEANING ON ONE SIDE.

9-306

EXTERIOR OF STRUCTURE IS NOT MAINTAINED ON THIS VACANT PROPERTY. THERE ARE STAINS ON WALLS, CHIPPED AND MISSING PAINT, HOLES AND CRACKS ON WALLS, FASCIA AND SOFFIT IN NEED OF PAINT.

9-308(a)

THERE IS A ROOF, NOT MAINTAINED, IN A SAFE, SECURE AND WATERTIGHT CONDITION ON THIS RENTAL, VACANT PROPERTY.

24-27(b)

THERE ARE TRASH RECEPTACLES STORED IN FRONT OF THIS VACANT PROPERTY.

Withdrawn

9-281(b)

9-304(b)

18-27(a)

47-21.8.A.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 24-27(b) within 14 days or a fine of \$25 per day, and 9-280(b), 9-280(h)(1), 9-306 and 9-308(a) within 56 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 24-27(b) within 14 days or a fine of \$25 per day, and 9-280(b), 9-280(h)(1), 9-306 and 9-308(a) within 56 days or a fine of \$50 per day, per violation.

**Case: CE08051944**

Tafco Properties Inc  
910 Northwest 2 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/9/08 and certified mail sent to the registered agent was accepted on 7/9/08.

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

24-27(b)

THERE IS A TRASH RECEPTACLE STORED IN FRONT OF THE

VACANT PROPERTY, ON THE DRIVEWAY AT NORTH SIDE ALL THE TIME.

9-280(h)(1)

THERE IS A WOODEN FENCE IN DISREPAIR AT NORTH SIDE AND IN THE REAR OF THIS VACANT PROPERTY, INCLUDING, BUT NOT LIMITED TO MISSING, BROKEN AND LOOSE SLATS.

Complied

18-27(a)

9-280(b)

9-304(b)

9-328(a)

9-328(b)

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 24-27(b) and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 24-27(b) and 9-280(h)(1) within 14 days or a fine of \$25 per day, per violation.

**Case: CE08041415**

Deutsche Bank National Trust Co  
917 Northwest 3 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/11/08.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violations:  
47-20.13.A.

THERE IS A GRAVEL DRIVEWAY ON THIS FOURPLEX VACANT/RENTAL PROPERTY THAT REQUIRES A PAVED PARKING SURFACE WITH A HARD, DUST-FREE MATERIAL.

9-280(b)

THERE ARE BUILDING PARTS NOT MAINTAINED ON THIS VACANT PROPERTY INCLUDING, BUT NOT LIMITED TO SOFFIT AT SOUTH SIDE IN FRONT OF THE PROPERTY.

9-280(h)(1)

THERE IS A WOODEN FENCE IN DISREPAIR IN FRONT OF THIS VACANT PROPERTY. GATE IS OFF THE HINGES AND LEANING ON FENCE AT NORTH SIDE.

Complied

18-27(a)

24-27(b)

47-20.20.H.

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 47-20.13.A., 9-280(b) and 9-280(h)(1) within 28 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 47-20.13.A., 9-280(b) and 9-280(h)(1) within 28 days or a fine of \$25 per day, per violation.

**Case: CE08042409**

Stipulated agreement

Gold Hand Construction Corp.  
838 Northwest 3 Avenue

Violations:

9-306

EXTERIOR OF STRUCTURE IS NOT MAINTAINED ON THIS VACANT/BOARDED PROPERTY. THERE IS CHIPPED, MISSING PAINT AND WALLS WITH STAINS AND CRACKS.

9-308(a)

THE ROOF IS NOT MAINTAINED IN A SAFE, SECURE AND WATERTIGHT CONDITION ON THIS VACANT/BOARDED PROPERTY. THERE ARE AREAS WITH BROKEN AND MISSING SHINGLES.

9-328(b)

THERE IS A VACANT/BOARDED PROPERTY WITHOUT CURRENT AND VALID CERTIFICATE AS REQUIRED BY CODE.

47-20.20.H.

THERE IS AN ASPHALT PARKING LOT ON THIS VACANT/BOARDED PROPERTY THAT IS IN DISREPAIR. THERE ARE AREAS IN NEED OF RESURFACING, RE-STRIPING. PATCHING AND SEALING.

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply within 91 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 within 91 days or a fine of \$50 per day, per violation.

**Case: CE08050310**

Brad Hertz  
1504 Northwest 5 Avenue

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

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

18-27(a)

THERE IS GRASS/PLANT OVERGROWTH, TRASH, RUBBISH

AND DEBRIS ON PROPERTY AND SWALE OF THIS VACANT PROPERTY.

9-306

THERE ARE STAINS, MISSING AND PEELING PAINT ON THE EXTERIOR OF THIS VACANT PROPERTY, INCLUDING, BUT NOT LIMITED TOP AREAS IN FRONT AND NORTH SIDE AND FASCIA.

Complied  
9-313(a)

Officer Quintero presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 9-306 within 28 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a) and 9-306 within 28 days or a fine of \$25 per day, per violation.

**Case: CE08060010**

Stipulated agreement

Covers Credit Ltd  
816 Northwest 1 Avenue

Violation:  
9-328(b)

THERE ARE WINDOWS AND OTHER OPENINGS COVERED WITH WOOD BOARDS AROUND THIS PROPERTY AND WITHOUT CURRENT AND VALID BOARDING CERTIFICATES AS REQUIRED BY THIS ARTICLE.

Complied  
18-27(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-328(b) within 63 days or a fine of \$100 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-328(b) within 63 days or a fine of \$100 per day.

**Case: CE08060012**

Stipulated agreement

Covers Credit Ltd  
820 Northwest 1 Avenue

Violations:

THERE IS RUBBISH, TRASH AND DEBRIS ON THIS VACANT, BOARDED PROPERTY AND SWALE.

9-328(b)

THERE ARE WINDOWS AND OTHER OPENINGS COVERED WITH

WOOD BOARDS AROUND THIS PROPERTY AND WITHOUT  
CURRENT AND VALID BOARDING CERTIFICATES AS  
REQUIRED BY THIS ARTICLE.

Complied  
18-27(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-328(b) within 63 days or a fine of \$100 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-328(b) within 63 days or a fine of \$100 per day.

**Case: CE08060016**

Stipulated agreement

Covers Credit Ltd  
824 Northwest 1 Avenue

Violation:  
9-328(b)

THERE ARE WINDOWS AND OTHER OPENINGS COVERED WITH  
WOOD BOARDS AROUND THIS PROPERTY AND WITHOUT  
CURRENT AND VALID BOARDING CERTIFICATE AS  
REQUIRED BY THIS ARTICLE.

Complied  
18-27(a)

Mr. McKelligett announced that the City had a stipulated agreement with the owner to comply 9-328(b) within 63 days or a fine of \$100 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-328(b) within 63 days or a fine of \$100 per day.

**Case: CE08051286**

Bank Of New York Trustee  
1404 Northwest 7 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/17/08 and certified mail sent to FI Default Law Group was accepted on 7/14/08.

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

THERE IS A GRAVEL DRIVEWAY IN FRONT OF THIS VACANT  
PROPERTY THAT IS NOT WELL-GRADED AND DUST-FREE  
WITH WEEDS AND GRASS GROWING INTO IT.

9-313(a)

THE HOUSE NUMBERS ON THIS VACANT PROPERTY ARE NOT

DISPLAYED OR VISIBLE FROM THE ROADWAY.

Officer Quintero 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: CE08051416**

HSBC Bank USA  
National Association Trustee  
1528 Northwest 7 Avenue

Mr. McKelligett announced that certified mail sent to the owner was accepted on 7/14/08.

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

THERE IS GRASS/PLANT OVERGROWTH, RUBBISH, TRASH AND DEBRIS ON THIS VACANT PROPERTY, YARDS AND SWALE.

24-27(b)

THERE ARE TRASH RECEPTACLES AND RECYCLING BINS STORED IN FRONT OF THE PROPERTY, ON THE DRIVEWAY AT NORTH SIDE, ALL THE TIME.

9-280(b)

THERE ARE BUILDING COMPONENTS ON THIS PROPERTY THAT ARE IN DISREPAIR OR NOT BEING MAINTAINED. THEY INCLUDE, BUT ARE NOT LIMITED TO BROKEN GLASS, HELD WITH TAPE AT REAR WINDOW.

9-280(h)(1)

THERE IS A WOODEN FENCE IN DISREPAIR AT SOUTH SIDE OF THIS VACANT PROPERTY. GATE IS OUT OF THE HINGES AND LEANING ON FLOOR.

Officer Quintero 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: CE08031762**

Thomas & Charitable Saintil  
1611 Northwest 8 Avenue



Mr. McKelligett announced that service was via posting on the property on 6/20/08 and at City Hall on 7/17/08.

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

THERE ARE UNLICENSED, INOPERABLE VEHICLES STORED ON THE PROPERTY, SPECIFICALLY AN OLDER GRAY CAR WITH EXPIRED TAGS. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLES POSE A THREAT TO THE HEALTH, SAFETY AND WELFARE TO THE COMMUNITY.

Officer Williams 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 tow the older model gray car.

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 tow the older model gray car.

**Case: CE08040260**

Saint Louis Pierre  
1427 Northwest 8 Avenue

Mr. McKelligett announced that service was via posting on the property on 6/20/08 and at City Hall on 7/17/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violations:  
9-280(b)

THERE ARE BROKEN AND CRACKED WINDOW PANES ON THE BUILDING. THE WINDOWS ARE NOT WEATHER, WATERTIGHT OR RODENT PROOF.

9-280(h)(1)

THE CHAIN-LINK FENCE GATE ON THE PROPERTY HAS AREAS OF MISSING LINKS AND IS IN GENERAL DISREPAIR.

Complied  
24-27(b)

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 9-280(b) and 9-280(h)(1) within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 9-280(b) and 9-280(h)(1) within 14 days or a fine of \$50 per day, per violation.

**Case: CE08040830**

Michael Nickas  
1139 Northwest 2 Avenue

Mr. McKelligett announced that service was via posting on the property on 6/20/08 and at City Hall on 7/17/08.

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violation:  
9-304(b)

THE OFF-STREET PARKING AT THIS LOCATION HAS WEED INFILTRATION AND IS IN GENERAL DISREPAIR. THE PARKING AREA IS NOT IN A WELL-GRADED CONDITION AS REQUIRED BY THE CODE ORDINANCE.

Complied  
18-27(a)  
24-27(b)  
47-21.8.A.

Officer Williams presented photos of the property and the case file and recommended ordering compliance with 9-304(b) within 14 days or a fine of \$75 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-304(b) within 14 days or a fine of \$75 per day.

**Case: CE08050693**

Douglas Fleishman  
1329 Northwest 7 Avenue

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

Ms. Kimberly Williams, Code Enforcement Officer, testified to the following violations:  
18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY. THE PROPERTY HAS BECOME OVERGROWN, INCLUDING THE SWALE, AND HAS NOT BEEN MAINTAINED.

Complied  
9-281(b)

Officer Williams 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: CE08040023**

Riverside Landings Estates LLC  
518 Southwest 12 Avenue

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 6/26/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,075 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,075 fine with fines continuing to accrue until complied.

**Case: CE08020213**

Sipan Investments Inc  
444 East Sunrise Boulevard

Mr. McKelligett announced that this case was first heard on 3/6/08 to comply by 6/19/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$175 fine.

Judge Purdy imposed the \$175 fine.

**Case: CE08011112**

Machine Products Inc  
500 Southeast 32 Court

Mr. McKelligett announced that this case was first heard on 5/15/08 to comply by 5/29 and 6/12/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$14,700 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$14,700 fine with fines continuing to accrue until complied.

**Case: CE06091641**

Etoe Hart  
740 Northwest 20 Avenue

Ordered to reappear from 6/5/08

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, listed extensions to the compliance deadline that had been granted since the case was first heard, and stated the City was requesting fines begin to accrue on 8/8/08.

Judge Purdy imposed the fines that would begin to accrue on 8/8/08.

**Case: CE08021759**

Christopher Gaddy  
2333 Northwest 14 Court

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 6/19/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$950 fine.

Judge Purdy imposed the \$950 fine.

**Case: CE07050096**

Sunyaluk Yuthasunthorn  
421 Northwest 13 Avenue

Mr. McKelligett announced that this case was first heard on 12/6/07 to comply by 3/13/08. Mr. McKelligett recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$1,650 fine.

Judge Purdy imposed the \$1,650 fine.

**Case: CE07061804**

Bradley Hertz  
3300 Berkeley Boulevard

Mr. McKelligett announced that this case was first heard on 4/17/08 to comply by 6/19/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$1,200 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,200 fine with fines continuing to accrue until complied.

**Case: CE08030525**

Edgar Santos-Hill 1/2 Int and  
Tania Santos-Hill  
2319 Sea Island Drive

Mr. McKelligett announced that this case was first heard on 5/8/08 to comply by 6/19/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$5,450 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$5,450 fine with fines continuing to accrue until complied.

**Case: CE07120480**

Willie McNair  
2617 East Las Olas Boulevard

Mr. McKelligett announced that this case was first heard on 6/19/08 to comply by 7/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was recommending no fine be imposed [reduced from \$400].

Judge Purdy imposed no fine.

**Case: CE08030882**

Deutsche Bank National Trust Company Trustee  
3260 Northwest 63 Street

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 7/3/08. 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: CE08010422**

5100 Realty LLC  
5100 North Federal Highway

Ordered to reappear from 6/5/08

Mr. McKelligett announced that this case was first heard on 3/20/08 to comply by 5/1/08. Mr. McKelligett recited violations, compliance dates and potential fines, listed extensions to the compliance deadline that had been granted since the case was first heard and stated the City was requesting imposition of a \$1,700 fine.

Judge Purdy imposed the \$1,700 fine.

**Case: CE07011741**

Columbia Living Trust /  
Adam Mackenzie Trustee  
5740 Northeast 18 Avenue

Vacate order of 1/17/08

Judge Purdy vacated the order dated 1/17/08.

**Case: CE08030115**

Jose Rodriguez  
1244 Northeast 2 Avenue

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 6/15/08. Mr. McKelligett recited violations, compliance dates and potential fines and

stated the City was requesting imposition of a \$26,000 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$26,000 fine with fines continuing to accrue until complied.

**Case: CE08031918**

Celestin & Viergeline Mercidieu  
1026 Northwest 3 Avenue

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 6/15/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$20,800 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$20,800 fine with fines continuing to accrue until complied.

**Case: CE08032103**

Celestin & Viergeline Mercidieu  
1026 Northwest 3 Avenue

Mr. McKelligett announced that this case was first heard on 6/5/08 to comply by 6/15/08. Mr. McKelligett recited violations, compliance dates and potential fines, and stated the City was requesting imposition of a \$15,600 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$15,600 fine with fines continuing to accrue until complied.

**Case: CE08031056**

Bank of New York Trustee  
1326 Northwest 7 Terrace

Mr. McKelligett announced that this case was first heard on 6/19/08 to comply by 7/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of an \$850 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$850 fine with fines continuing to accrue until complied.

**Case: CE08050952**

Wells Fargo Home Mortgage Inc  
1018 Northwest 6 Avenue

Mr. McKelligett announced that this case was first heard on 6/19/08 to comply by 7/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and

stated the City was requesting imposition of an \$850 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$850 fine with fines continuing to accrue until complied.

**Case: CE08011001**

HGMC Finance Inc  
3644 Southwest 21 Street

Mr. McKelligett announced that this case was first heard on 4/3/08 to comply by 7/3/08. Mr. McKelligett recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$4,250 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,250 fine with fines continuing to accrue until complied.

**Case: CE08031915**

Vacate order of 7/17/08

Holland Mobile Home Park Inc  
1300 Southwest 21 Terrace

Judge Purdy vacated the order dated 7/17/08.

**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:

CE08041901	CE08062003	CE08041501	CE07070423
CE08052099	CE08050491	CE08060957	CE08051144
CE08011666	CE08061485	CE08061491	CE08061139
CE08032281	CE08042042	CE08042291	CE08060027
CE08061432	CE08062424	CE08062071	CE08070668
CE08050657	CE08041752	CE08050789	CE08032085
CE08040862	CE08060142	CE08061463	CE08061503
CE08061505	CE08061511	CE08061936	CE08061942
CE08061946	CE08061949	CE08061954	CE08061957
CE08031795	CE08050197	CE08051598	CE08061259
CE08052096	CE08040843	CE08060103	CE08060104
CE08040849	CE08060764	CE08061109	CE08030508
CE08050623	CE08042074	CE08042340	CE08020759
CE08030922	CE08040182	CE08040353	CE08041930
CE08050471	CE08051349	CE08052021	CE08052032
CE08060508	CE08061774	CE08062051	CE08041836

**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:

CE08051672	CE08051372	CE08031761	CE08061517
CE08061008	CE08040031	CE08061420	CE08060909
CE08061458	CE08010265	CE08010836	CE08060555
CE08061457	CE08061507	CE08061521	CE08051865
CE08062319	CE08052162	CE08061108	CE08042003
CE08041784	CE08040013	CE08040858	CE08062053

**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:

CE08060805	CE05100249	CE07071391
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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:

CE08042261	CE08042221	CE08041233	CE08021376
CE08031832			

**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:

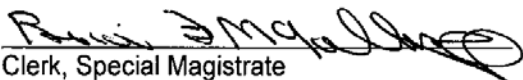
CE08060396

**There being no further business, the hearing was adjourned at 1:22 p.m.**

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



ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services