

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
JUDGE MARK PURDY PRESIDING
NOVEMBER 6, 2008
9:00 A.M. – 12:51 P.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Diana Cahill, Clerk III
Dee Paris, Administrative Aide
Cheryl Pingitore, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Len Ackley, Code Enforcement Officer
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Thomas Clements, Fire Inspector
Andre Cross, Code Enforcement Officer
Aretha Davis, Code Enforcement Officer
Alejandro DelRio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
Ingrid Gottlieb, Code Enforcement Officer
Todd Hull, Code Enforcement Officer
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

Respondents and Witnesses

CE08080639: Janusz Sendowski, owner
CE08071589: Raul Sandoval, owner's representative
CE07060442: Michael Stevens, owner
CE08050612: Garrett Weissbein, owner
CE08091655: Dominick Casale, owner
CE08070737; CE08051151; CE08051153: Paul Hugo, owner
CE08091602: Richard Hughes, owner
CE08050832: Joy Ganaishlal, owner
CE08091249: Clarence Edwaard, owner; Jonathan Edwaard, owner's son
CE08042409: Eliyahu Bohadanah, owner

CE08031006: Robert Lyrer, owner's representative; William Stacker, contractor; Jerome Tepps, attorney
CE08020540: Timothy Leonard, owner
CE08081398: Lorraine Saunders, owner
CE08031578: Jeffrey Pedelty, owner; Tamara Teegarden, tenant
CE08091374: Steven Margolis, owner
CE08030001: Michael Green, owner
CE08091589: John Aurelius, owner's attorney
CE08021602: Brady Cobb, attorney
CE08040767: Philip McMullen, owner's representative
CE07101313: Samuel Hodorov, owner; Michael Arkin, tenant
CE07101265: William Keenan, owner's agent

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: CE08081398

Hearing to impose fines

Lorraine Saunders
1412 Northwest 4 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08. She recited violations and compliance dates and stated the City was requesting imposition of a \$3,400 fine which would continue to accrue until the property complied.

Mr. Todd Hull, Code Enforcement Officer, explained there was an ongoing insurance case regarding the car.

Ms. Lorraine Saunders, owner, said she had been fighting with the insurance company since March about a claim regarding the car. She feared the City's fines would accrue to more than the settlement amount she collected for the car.

Judge Purdy granted a 42-day extension to 12/18/08, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08030001

Ordered to reappear from 9/18/08

Michael & Nancy Green
2610 Center Avenue

Ms. Paris announced that this case was first heard on 7/17/08 to comply by 9/11/08. She recited violations, compliance dates and potential fines, and stated time to comply had been extended from 9/18/08 to 11/6/08.

Mr. Mario Sotolongo, Code Enforcement Officer, explained that the owner had applied for a permit to keep the container on the property, but this had been denied.

Mr. Michael Green, owner, requested 30 days to remove the container.

Judge Purdy granted a 28-day extension to 12/4/08, during which time no fines would accrue.

Case: CE07101313

Request for extension

Ark Development/Oakland Park LLC
3200 East Oakland Park Boulevard

Ms. Paris announced that this case was first heard on 3/6/08 to comply by 6/5/08. She 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 fines would begin to accrue on 11/7/08.

Mr. Mario Sotolongo, Code Enforcement Officer, said the lot was used for storage of construction equipment for Altman Construction.

Mr. Samuel Hodorov, owner, requested 60 days for the work to be completed.

Judge Purdy granted a 70-day extension to 1/15/09, during which time no fines would accrue.

Case: CE08031578

Ordered to reappear from 10/16/08
Hearing to impose fines

Jeffrey J & Peter Pedelty
1725 Southwest 5 Street

Ms. Paris announced that this case was first heard on 7/17/08 to comply by 7/31 and 9/18/08. She recited violations, compliance dates and potential fines. The property was complied and the City was requesting imposition of a \$2,300 fine.

Ms. Tamara Teegarden, tenant, explained the difficulty they had disposing of the boat. She said they had made repairs to the dock as soon as possible.

Mr. Andre Cross, Code Enforcement Officer, confirmed that Ms. Teegarden had been in constant contact with him regarding the situation, and they had repaired the dock as soon as they were able.

Judge Purdy imposed a \$75 fine.

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

Case: CE08031006

Request for extension

Pamela Peters Road LLC
840 Northwest 3 Avenue

Ms. Paris announced that this case was first heard on 8/21/08 to comply by 9/25/08. She recited violations, compliance dates and potential fines

Judge Purdy granted a 105-day extension to 2/19/09, during which time no fines would accrue.

Case: CE08042409

Request for extension

Gold Hand Construction Corp
838 Northwest 3 Avenue

Ms. Paris announced that this case was first heard on 8/7/08 to comply by 11/6/08. She recited violations, compliance dates and potential fines.

Mr. Eliyahu Bohadanah, owner, said the adjacent property owner had instituted a lawsuit against him. He agreed that the property must be boarded. He also agreed that the building needed a new roof, but said the entity suing him did not want to help pay for this.

Mr. Jerome Teppes, attorney for Pamela Peters Road, stated the apartment building used to be one entity, but the property had been fraudulently divided some time ago. He said Gold Hand Construction had purchased the smaller piece of the property a few months ago. Pamela Peters Road had a lawsuit against the previous owner of that smaller piece of property. Mr. Teppes said Pamela Peters Road had taken care of several of the violations, but could not complete compliance because of access issues; the sewer connection was located under Mr. Bohadanah's parking lot. Mr. Teppes was therefore requesting an extension for both properties pending resolution of the lawsuit.

Mr. Bohadanah explained he had been co-owner with the person Mr. Teppes referred to as the previous owner. Mr. Bohadanah believed that Pamela Peters Road was delaying the process to force him to lose money. He said he could not access electric service, so he could not rent out the property.

Mr. Teppes requested time to discuss possible alternatives with Mr. Bohadanah's attorney, Mark Kass. Judge Purdy recommended the parties enter mediation.

Judge Purdy granted a 105-day extension to 2/19/09, during which time no fines would accrue.

Case: CE07101265

Arthur Keiser
4800 Northwest 17 Way

Ordered to reappear from 5/15/08
for progress report

Ms. Paris announced that this case was first heard on 5/15/08. She recited violations and compliance dates, and stated no fine amount had been specified at the 5/15/08 hearing.

Mr. Sal Viscusi, Code Enforcement Officer, explained this was an empty lot that was being used for overflow parking for Keiser University off of Commercial Boulevard. The owner was in the process of building a three-story parking structure.

Mr. William Keenan, developer, said he was building a six-story garage and office building on the site, and explained they were going through the DRC process. He presented documents and renderings into evidence.

Officer Viscusi recommended a 26-week extension for Mr. Keenan to return with a progress report.

Judge Purdy granted a 175-day extension to 4/30/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing for a progress report.

Case: CE08091249

Edewaard Development
813 Southeast 14 Street

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

THERE IS OVERGROWTH, TRASH, AND DEBRIS ON THIS
PROPERTY INCLUDING SOME OLD APPLIANCES.

9-304(b)

THERE ARE SEVERAL VEHICLES PARKED ON THE
LAWN/GRASS AREAS OF THIS PROPERTY.

Officer Eaton said he had spoken with one of the owners this morning and agreed to recommend ordering compliance within 14 days or a fine of \$50 per day, per violation.

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

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

Case: CE08020540

Timothy D Leonard
1244 Northeast 1 Avenue

Request for extension

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/16/08. She recited violations, compliance dates and potential fines.

Mr. Timothy Leonard, owner, said he was originally told that the City's Rehab Office would help him make repairs to the property, but he was having problems getting this assistance. He requested an extension.

Mr. Todd Hull, Code Enforcement Officer, recommended an extension for Mr. Leonard to return with a progress report

Judge Purdy granted a 42-day extension to 12/18/09, during which time no fines would accrue.

Case: CE08080639

Janusz & Pamela Sendowski
4 Pelican Drive

Ms. Paris announced that service was via posting on the property on 10/10/08 and at City Hall on 10/16/08.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:
47-21.6.L.

VACANT LOT HAS AREAS WITH MISSING GROUND
COVER. EXPOSED SOIL IS CREATING DUST AND SOIL
EROSION.

Complied:

18-27(a)

18-27(b)

47-34.1.A.1.

Officer Thime said the owners had worked hard to comply.

Mr. Janusz Sendowski, owner, said the lot was currently too dry to sod or seed because it had no irrigation system.

Officer Thime presented photos of the property and the case file and recommended ordering compliance with 47-21.6.L. within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 47-21.6.L. within 42 days, by 12/18/08, or a fine of \$50 per day, and ordered the respondent to reappear at that hearing.

Case: CE08050832

Request for extension

Premnath Ganaishlal
710 Northwest 5 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 11/13/08. Ms. Paris recited violations, compliance dates and potential fines and stated fines would begin to accrue on 11/13/08

Mr. Leonard Champagne, Code Enforcement Officer, stated only one violation remained at the property: the parking lot maintenance. He reported the owner had hired an engineer to do the work.

Ms. Joy Ganaishlal, owner, requested 60 days to complete the work.

Judge Purdy granted a 70-day extension to 1/15/09, during which time no fines would accrue.

Case: CE08040767

Andre's Steak House East Inc
3100 Northeast 51 Street

Ms. Paris announced that service was via posting on the property on 10/14/08 and at City Hall on 10/16/08.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:
47-20.20.H.

THE PARKING LOT HAS FADED STRIPING AND HAS NOT
BEEN MAINTAINED.

Complied:
18-27(a)

Officer Bass presented photos of the property and the case file and recommended ordering compliance with 47-20.20.H. within 63 days or a fine of \$50 per day.

Mr. Philip McMullen, the owner's representative, requested 63 days to complete the work.

Judge Purdy found in favor of the City and ordered compliance with 47-20.20.H. within 63 days or a fine of \$50 per day.

Case: CE08050612

Hearing to impose fines

Garrett S Weissbein
548 Northeast 9 Avenue

Ms. Paris announced that this case was first heard on 8/21/08 to comply by 9/25/08. She recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$6,150 fine which would continue to accrue until the property complied.

Ms. Ursula Thime, Code Enforcement Officer, confirmed the property was now complied.

Mr. Garrett Weissbein, owner, informed Judge Purdy that it had taken him nine months to evict the tenant, who would not permit anyone to enter the property to make repairs of to inspect. Officer Thime confirmed this.

Judge Purdy imposed a \$375 fine.

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

Case: CE08051151

Ordered to reappear from 9/18/08

Flagler Station Residences LLC
629 Northwest 1 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08 and 11/6/08. She recited violations, compliance dates and potential fines, and stated fines had accrued to \$300.

Mr. Paul Hugo, owner, said they intended to demolish the properties, and he was doing the preliminary work to accomplish this. He requested additional time to comply.

Mr. Leonard Champagne, Code Enforcement Officer, stated he did not support an extension. He believed the last extension should have been sufficient time.

Mr. Hugo said he had taken steps to keep the property secure.

Judge Purdy granted a 42-day extension to 12/18/08, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08051153

Ordered to reappear from 9/18/08

Flagler Station Residences LLC
633 Northwest 1 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 11/6/08. She recited violations and compliance dates and stated fines would begin to accrue on 11/7/08.

Judge Purdy granted a 42-day extension to 12/18/08, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE08021602

Bima II LLC
3003 Northeast 32 Avenue

Continued from 9/18/08

Judge Purdy said he had examined the documents provided by Officer Sotolongo and Mr. Cobb and concluded that the outdoor dining was a legal, non-conforming use.

Ms. Wald entered the documents into the Court file and said the case would be dismissed.

Case: CE07060442

Juana Drago
511 Southwest 19 Street

Ordered to reappear from 10/2/08
Hearing to impose fines

Ms. Paris announced that this case was first heard on 9/20/07 to comply by 10/25 and 11/22/07. She 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 \$5,250 fine which would continue to accrue until the property complied.

Mr. Dick Eaton, Code Enforcement Officer, reported the case was now complied with the issuance of the permit. Officer Eaton requested reduction of the fine to \$1,759 in administrative fees.

Mr. Michael Stevens, owner, said the home had been under construction for three years, with a permit.

Judge Purdy imposed a \$1,759 fine.

Case: CE08060933

William & Flora Seckel
721 Northwest 7 Terrace

Ms. Paris announced that service was via posting on the property on 10/3/08 and at City Hall on 10/16/08.

Mr. Leonard Champagne, Code Enforcement Officer, testified to the following violations:
18-1.(a)

THERE IS RUBBISH, TRASH, AND DEBRIS INCLUDING WRECKED, DERELICT AND PARTIALLY DISMANTLED MOTOR VEHICLES ON THE PROPERTY. THE RUBBISH, TRASH, AND DEBRIS INCLUDING THE WRECKED, DERELICT AND PARTIALLY DISMANTLED MOTOR VEHICLES ON THE PROPERTY ARE OR MAY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS OR MAY ADVERSELY AFFECT AND IMPAIR

THE ECONOMICAL WELFARE OF ADJACENT PROPERTIES OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE IS HEREBY PROHIBITED AND DECLARED TO BE A PUBLIC NUISANCE AND UNLAWFUL.

25-7(a)

A CHAIN LINK FENCE HAS BEEN CONSTRUCTED IN THE ALLEY LOCATED AT THE REAR OF THE PROPERTY WITHOUT THE PERMISSION OF THE CITY COMMISSION. THE FENCE IS BLOCKING THE PUBLIC RIGHT OF WAY IN THE ALLEY WAY .

47-19.5.H.

THERE IS RAZOR WIRE NOT PERMITTED BY CODE AND BARBED WIRE THAT DOES NOT MEET CODE REQUIREMENTS ON THIS INDUSTRIAL PROPERTY.

47-19.9.A.2.a.

THE GOODS, VEHICLES, AND MATERIALS ARE NOT COMPLETELY SCREENED FROM VIEW BY A WALL IN ACCORDANCE WITH THE REQUIREMENTS OF SEC 47-19.5, FENCES, WALLS, AND HEDGES. SUCH A WALL SHALL BE A MINIMUM OF 6 1/2 FEET AND A MAXIMUM OF 15 FEET IN HEIGHT.

47-20.20.G.

THE REQUIRED PARKING AREA IS BEING USED FOR STORAGE OF VEHICLES.

47-20.20.H.

THE PARKING LOT AND SPACES ARE NOT BEING MAINTAINED. THERE ARE OIL STAINS AND MISSING TOP COAT IN SOME AREAS. WHEEL STOPS ARE MISSING, LOOSE, OR BROKEN.

9-280(b)

THE FRONT BAY DOORS ON THE PROPERTY ARE IN DISREPAIR. THEY ARE BROKEN, DENTED, AND ARE NOT MECHANICALLY SOUND.

9-306

THE EXTERIOR WALLS OF THIS PROPERTY ARE NOT MAINTAINED. THE EXTERIOR WALLS HAVE CRACKS AND CHIPPED SECTIONS AND THE PAINT IS CHIPPED, FADED, AND MILDEW STAINED.

Complied:

47-22.9.

9-280(g)

Officer Champagne presented photos of the property and the case file and recommended ordering compliance with 18-1.(a), 25-7(a), 47-19.5.H., 47-19.9.A.2.a., 47-20.20.G. , 47-20.20.H. , 9-280(b) and 9-306 within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-1.(a), 25-7(a), 47-19.5.H., 47-19.9.A.2.a., 47-20.20.G. , 47-20.20.H. , 9-280(b) and 9-306 within 14 days or a fine of \$50 per day, per violation.

Case: CE08081677

Esteban G Cabrejos
439 Northwest 18 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/3/08.

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

THE PROPERTY IS OVERGROWN AND IS NOT BEING MAINTAINED.

9-281(b)

THERE IS TRASH AND LITTER SCATTERED ABOUT THE PROPERTY.

Officer Cross 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: CE08091965

Tafco Properties Inc
910 Northwest 2 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/17/08 and certified mail sent to the registered agent was accepted on 10/17/08.

Mr. Alejandro DelRio, Code Enforcement Officer, testified to the following violation:
9-328(a)

THERE ARE SEVERAL UNSECURED OPENINGS ON THIS VACANT BUILDING. IT HAS OPEN AND BROKEN WINDOWS AND DOORS THAT ALLOW UNAUTHORIZED ACCESS TO THE INTERIOR. THIS OPEN AND ABANDONED BUILDING POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE.

Officer DelRio described efforts made to contact the owner regarding the violation, 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: CE08070678

Stipulated agreement

Flagler Place LLC
115 Northwest 6 Street

Violations:

47-19.9.A.2.a.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS ON THIS INDUSTRIAL PROPERTY INCLUDING, BUT NOT LIMITED TO, WOOD PALLETS THAT ARE NOT SCREENED FROM THE PUBLIC RIGHT OF Way BY A WALL CONSTRUCTED IN ACCORDANCE WITH THE CODE REQUIREMENTS.

9-280(h)(1)

THERE IS A CHAIN-LINK FENCE IN DISREPAIR AT THE WEST SIDE OF THIS INDUSTRIAL PROPERTY. THERE ARE SECTIONS NOT SECURE AND SEPARATED FROM THE POSTS.

Complied:

18-27(a)

47-19.5.H.3

47-20.20.D.

9-281(b)

Ms. Paris announced that the City had a stipulated agreement with the owner to comply 47-19.9.A.2.a. within 28 days or a fine of \$25 per day and 9-280(h)(1) within 91 days or a fine of \$100 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.9.A.2.a. within 28 days or a fine of \$25 per day and with 9-280(h)(1) within 91 days or a fine of \$100 per day.

Case: CE08070737

Stipulated agreement

Flagler Place LLC
616 Northwest 2 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/9/08.

Violations:

18-27(a)

THERE IS GRASS/PLANT OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THE PROPERTY AND SWALE.

47-19.9.A.2.a.

THERE IS STORAGE OF GOODS AND MATERIALS ON THIS INDUSTRIAL-ZONED PROPERTY INCLUDING, BUT NOT LIMITED TO, INVENTORY PRODUCTS, EQUIPMENT, SUPPLIES AT THE NORTH SIDE OF THE BUILDING THAT

ARE NOT SCREENED FROM ABUTTING RESIDENTIAL PROPERTY
AND ALL PUBLIC RIGHT OF Way BY A WALL.

9-280(b)

THERE ARE BUILDING COMPONENTS NOT MAINTAINED AND
IN DISREPAIR ON THIS INDUSTRIAL PROPERTY
INCLUDING, BUT NOT LIMITED TO, WINDOWS WITH BROKEN
GLASS AND FASCIA IN FRONT OF THE BUILDING WITH
ROTTED WOOD.

9-306

THE EXTERIOR OF THE STRUCTURE OF THIS INDUSTRIAL
BUILDING HAS NOT BEEN MAINTAINED. THERE ARE AREAS
WITH DIRT/WATER STAINS, MISSING/PEELING PAINT,
CEMENT CRACKS IN FRONT/BACK WALLS AND AT THE NORTH
SIDE WALL.

Complied:

47-19.4.D.1.

47-20.20.G.

Withdrawn:

47-19.9.A.2.b.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply
18-27(a) within 14 days or a fine of \$25 per day and 47-19.9.A.2.a., 9-280(b) and 9-306
within 91 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered
compliance with 18-27(a) within 14 days or a fine of \$25 per day and with 47-
19.9.A.2.a., 9-280(b) and 9-306 within 91 days or a fine of \$100 per day, per violation.

Case: CE08041649

Stipulated agreement

Gospel Arena of Faith Inc
317 Northwest 6 Street

Violations:

47-19.4 B.1.

THERE ARE TWO (2) CUBIC YARD DUMPSTERS AND TRASH
RECEPTACLES STORED IN THE BACK PARKING LOT AT THE
NORTHWEST SIDE OF THIS COMMUNITY BUSINESS
PROPERTY.

47-20.20.H.

THERE IS A PARKING LOT NOT MAINTAINED ON THE FRONT AND
THE BACK OF THIS COMMUNITY BUSINESS PROPERTY. THERE
ARE AREAS IN NEED OF RESURFACING, PATCHING, AND
SEALING; AND WHEEL STOPS TO BE SECURED.

9-281(b)

THERE IS AN UNLICENSED, INOPERABLE VEHICLE STORED IN THE FENCED PARKING LOT IN THE BACK OF THIS PROPERTY INCLUDING, BUT NOT LIMITED TO, A BEIGE FOUR (4) DOOR PASSENGER VEHICLE WITH THE RIGHT FRONT TIRE FLAT.

Complied:
47-19.5.H.
47-19.9
47-22.9.
9-306

Ms. Paris announced that the City had a stipulated agreement with the owner to comply 47-19.4 B.1. and 47-20.20.H. within 84 days or a fine of \$25 per day, per violation and 9-281(b) within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.4 B.1. and 47-20.20.H. within 84 days or a fine of \$25 per day, per violation and with 9-281(b) within 14 days or a fine of \$100 per day.

Case: CE08090501

Rosamene Cireus
524 Northwest 13 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/20/08.

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

THERE ARE SEVERAL WINDOWS/EXTERIOR DOORS AND OPENINGS FROM MISSING AIR CONDITIONING UNITS ON THE PROPERTY THAT ARE IN DISREPAIR IN THAT THEY ARE BOARDED AND IN NEED OF REPAIR/REPLACEMENT. THERE ARE SUPPORT BARS FROM SEVERAL HURRICANE SHUTTERS THAT WERE REMOVED THAT ARE IN DISREPAIR AND STILL CONNECTED TO THE EXTERIOR WALLS OF THE BUILDING.

9-280(g)

THERE ARE SEVERAL LIGHT FIXTURES ON THE EXTERIOR OF THE PROPERTY THAT ARE IN DISREPAIR. SOME OF THE FIXTURES ARE MISSING LEAVING WIRES EXPOSED.

9-306

THE EXTERIOR WALLS OF THE PROPERTY ARE IN DISREPAIR IN THAT THERE ARE AREAS THAT HAVE DIRTY, STAINED PAINT.

Officer Feldman 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: CE08020353

Stipulated agreement

Morganel Company
C/O Broward Property Inc
5550 Northwest 31 Avenue

Violations:

47-20.20.H.

THE PARKING LOT ON THIS PROPERTY IS IN DISREPAIR.
IT HAS VISIBLE POTHOLES, BROKEN/MISSING
WHEEL STOPS, AND NEEDS TO BE RESEALED AND
RE-STRIPED.

47-22.3.C.

THERE ARE TWO BANNER SIGNS THAT HAVE BEEN PLACED
OUT IN FRONT OF TWO OF THE BUSINESSES ON THIS
PROPERTY. THEY ARE L&B BARBER SHOP AND BEAUTY SALON
954-484-0722 AND SALAD PLUS OPEN.

Complied:

18-27(a)

47-19.4.D.1.

47-19.4.D.8.

47-19.9

47-22.3.S

9-281(b)

Ms. Paris announced that the City had a stipulated agreement with the owner to comply with 47-20.20.H. within 182 days or a fine of \$50 per day and with 47-22.3.C. within 182 days or a fine of \$25 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.H. within 182 days or a fine of \$50 per day and with 47-22.3.C. within 182 days or a fine of \$25 per day.

Case: CE08091914

Hudson Investments & Association Inc
1125 West Prospect Road

Ms. Paris announced that certified mail sent to the owner was accepted on 10/22/08 and certified mail sent to the registered agent was accepted on 10/22/08.

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

THERE IS CURRENTLY NO CITY WATER SERVICE BEING PROVIDED TO THE RESIDENTS/TENANTS OF THIS APARTMENT/CONDO ON THIS PROPERTY. THIS APARTMENT/CONDO IS CURRENTLY OCCUPIED AT THIS TIME AND, PER CITY CODE, ALL OCCUPIED DWELLINGS MUST BE CONNECTED TO THE CITY WATER SERVICE. THE WATER METER WAS REMOVED BY THE CITY OF FORT LAUDERDALE UTILITIES DEPARTMENT ON 9/15/08 FOR NON-PAYMENT OF THE BILL.

Officer Viscusi described efforts made to contact the owner regarding the violations, and said the owner and tenant were at odds over whether the property was in foreclosure. The tenant had made partial payment of the water bill to have the water turned back on. Officer Viscusi presented the case file and recommended ordering compliance within 2 weeks or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 2 weeks or a fine of \$250 per day.

Case: CE08041523

Marianne Smyth, 1/2 Interest
Daniel Smyth
2310 Southwest 36 Avenue

Ms. Paris announced that service was via posting on the property on 10/6/08 and at City Hall on 10/16/08.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violations:
9-281(b)

THERE ARE TWO (2) UNLICENSED, INOPERABLE BOAT TRAILERS ON THIS PROPERTY. THIS VIOLATION PRESENTS A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

9-304(b)

THERE ARE TWO (2) WHITE BOATS ON TRAILERS PARKED ON THE FRONT LAWN AND SOUTH SIDE OF THIS PROPERTY. THERE IS ALSO A RED FORD TRUCK AND A GREEN PONTIAC FIREBIRD PARKED ON THE FRONT LAWN/GRASS AREA.

Officer Campbell presented photos of the property and the case file and recommended ordering compliance with 9-281(b) within 10 days or a fine of \$50 per day with the right to tow the boat trailers and with 9-304(b) within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-281(b) within 10 days or a fine of \$50 per day with the right to tow the boat trailers and with 9-304(b) within 14 days or a fine of \$50 per day.

Case: CE08062547

Zoltan Futaki &
Mariann Gyorgy
3420 Southwest 16 Street

Ms. Paris announced that service was via posting on the property on 10/6/08 and at City Hall on 10/16/08.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violations:

18-1

THE POOL ON THIS PROPERTY HAS GREEN STAGNANT WATER WHICH IS, OR MAY REASONABLY BECOME, INFESTED WITH MOSQUITOES AND IS ENDANGERING THE PUBLIC HEALTH, SAFETY, AND WELFARE.

18-27(a)

THERE IS OVERGROWTH AND YARD WASTE ALL AROUND THIS PROPERTY AND SWALE AREA.

24-27(b)

THE GARBAGE RECEPTACLES ARE BEING STORED IN THE FRONT OF THE PROPERTY ON A CONTINUAL BASIS.

9-328(a)

THIS VACANT HOUSE HAS OPEN OR BROKEN SLIDING GLASS DOORS ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR.

BCZ 39-275(6)(b)

THERE IS OUTDOOR STORAGE ON THE DRIVEWAY OF THIS PROPERTY INCLUDING, BUT NOT LIMITED TO, A BLUE TARP-COVERED BOX. OPEN AIR STORAGE IS PROHIBITED IN RESIDENTIAL-ZONED DISTRICTS.

Officer Campbell presented photos of the property and the case file and recommended ordering compliance with 18-1 within 14 days or a fine of \$200 per day, with 18-27(a), 24-27(b) and BCZ 39-275(6)(b) within 14 days or a fine of \$50 per day, per violation, and with 9-328(a) 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 with 18-1 within 14 days or a fine of \$200 per day, with 18-27(a), 24-27(b) and BCZ 39-275(6)(b) within 14 days or a fine of \$50 per day, per violation, and with 9-328(a) within 10 days or a fine of \$100 per day with the right to board the property.

Case: CE08090062

Ramon Artola
3649 Southwest 17 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 10/14/08.

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

THERE IS OVERGROWTH, RUBBISH, TRASH, AND DEBRIS
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA
INCLUDING, BUT NOT LIMITED TO, YARD WASTE, AUTO
PARTS, METAL, PLASTIC BINS, WOODEN PLANKS, AND A
LARGE DEAD TREE IN THE FRONT YARD.

24-27(b)

THE GARBAGE RECEPTACLES ARE BEING STORED IN THE
FRONT OF THE PROPERTY ON A CONTINUAL BASIS.

9-280(b)

THERE ARE BROKEN WINDOWS OR WINDOWS WITH MISSING
PANES OF GLASS ON THIS PROPERTY.

9-328(a)

THIS VACANT BUILDING HAS OPEN OR BROKEN
WINDOWS/DOORS ALLOWING UNAUTHORIZED ACCESS TO THE
INTERIOR.

Officer Campbell presented photos of the property and the case file and recommended ordering compliance with 18-27(a), 24-27(b) and 9-280(b) within 14 days or a fine of \$50 per day, per violation and with 9-328(a) 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 with 18-27(a), 24-27(b) and 9-280(b) within 14 days or a fine of \$50 per day, per violation and with 9-328(a) within 10 days or a fine of \$100 per day with the right to board the property.

Case: CE08070940

Joey Costales
3401 Southwest 16 Street

Ms. Paris announced that service was via posting on the property on 10/6/08 and at City Hall on 10/16/08.

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

THERE IS OVERGROWTH, RUBBISH, TRASH, AND DEBRIS
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA
INCLUDING, BUT NOT LIMITED TO, YARD WASTE, BABY CAR

SEAT, WINDOW SCREENS, AND A FOLDING BED.

24-27(b)

THE GARBAGE RECEPTACLES ARE BEING STORED IN THE
FRONT OF THE PROPERTY ON A CONTINUAL BASIS.

Officer Campbell 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: CE08061836

Raquel Herrera
1031 Southwest 31 Avenue

Ms. Paris announced that service was via posting on the property on 10/9/08 and at City Hall on 10/16/08.

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

18-27(a)

THERE IS RUBBISH, TRASH, AND DEBRIS SCATTERED ON
THE PROPERTY INCLUDING, BUT NOT LIMITED TO, BOXES
AND FURNITURE. THERE IS AN ACCUMULATION OF
OVERGROWN PLANT LIFE ON THE PROPERTY.

9-280(h)(1)

CHAIN LINK FENCE IN DISREPAIR AS THERE IS A
SECTION WHERE THE POST IS NO LONGER IN THE GROUND
AND A SECTION OF THE FENCING IS MANGLED.

Complied:

9-281(b)

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

Case: CE08081943

Errol Malcolm
3111 Houston Street

Ms. Paris announced that certified mail sent to the owner was accepted on 10/1/08.

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

9-281(b)

THERE IS A DERELICT VEHICLE ON THE PROPERTY: A GOLD LEXUS WITHOUT A VALID TAG. THE CITY OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND REQUESTS THE RIGHT TO TOW.

9-313(a)

THE PROPERTY DOES NOT HAVE ACCURATE HOUSE NUMBERS TO IDENTIFY THE PROPERTY DISPLAYED AND VISIBLE FROM THE STREET.

Complied:

18-27(a)

Officer Davis presented photos of the property and the case file and recommended ordering compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the gold Lexus, white Honda Civic and silver Accura, and with 9-313(a) within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-281(b) within 14 days or a fine of \$100 per day with the right to tow the gold Lexus, white Honda Civic and silver Acura, and with 9-313(a) within 14 days or a fine of \$25 per day.

Case: CE08080957

Queen Esther Williams McCormick
2240 Northwest 30 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted [no date].

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

9-328(b)

THE WINDOWS AND DOORS ON THIS VACANT BUILDING HAVE BEEN SECURED BY BOARDING WITHOUT OBTAINING A CURRENT AND VALID BOARDING CERTIFICATE.

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: CE08081869

Ron Smith
2761 Northwest 24 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 10/15/08.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:
9-328(b)

THE WINDOWS AND DOORS ON THIS PROPERTY HAVE BEEN
BOARDED WITHOUT THE REQUIRED BOARDING CERTIFICATE.

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: CE08090128

Cesar Parra
1511 Northeast 6 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 10/17/08.

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

LANDSCAPE AT THIS PROPERTY IS NOT MAINTAINED. THE
YARD IS OVERGROWN.

24-27(b)

THE TRASH CONTAINERS ARE STORED ON THE DRIVEWAY
IN FRONT OF THE GARAGE.

Officer Thime 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: CE08071733

Kimberly M & Stephen Groppi
616 Southwest 16 Court

Ms. Paris announced that service was via posting on the property on 10/10/08 and at City Hall on 10/16/08.

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violations:
18-1

THE POOL ON THIS PROPERTY HAS GREEN, STAGNANT WATER
WHICH IS, OR MAY REASONABLY BECOME, INFESTED WITH
MOSQUITOES AND IS ENDANGERING THE PUBLIC HEALTH,
SAFETY, AND WELFARE.

18-27(a)

THERE IS OVERGROWTH, TRASH, AND DEBRIS THROUGHOUT THIS PROPERTY.

47-21.8.A.

THE LANDSCAPE SHRUBBERY ON THIS PROPERTY IS OVERGROWN AND NOT BEING MAINTAINED IN A NEAT MANNER.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO, BAGS OF CONCRETE, BUCKETS, NAILS, AND LUMBER. PER ULDR TABLE 47-5.11, THIS IS UNPERMITTED LAND USE AT THIS RD-15 ZONED DISTRICT.

9-280(b)

THE FRONT SCREEN DOOR ON THE PROPERTY IS DAMAGED AND IN DISREPAIR WITH A TORN SCREEN.

9-280(h)(1)

THE WOOD FENCE AROUND THE REAR OF THIS PROPERTY IS IN DISREPAIR. THE GATE IS DAMAGED AND HANGING FROM A HINGE.

Officer Eaton 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), 47-21.8.A., 47-34.1.A.1., 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 18-1 within 10 days or a fine of \$100 per day and with 18-27(a), 47-21.8.A., 47-34.1.A.1., 9-280(b) and 9-280(h)(1) within 14 days or a fine of \$50 per day, per violation.

Case: CE08080565

Stipulated agreement

Dove LLC

2900 North Ocean Boulevard

Violation:

9-306

THE EXTERIOR WALLS OF THE BUILDING ARE NOT BEING MAINTAINED. THERE ARE AREAS OF STAINED AND MISSING PAINT AND SECTIONS OF DAMAGED AND MISSING STUCCO ON THE SOUTH SIDE OF THE BUILDING.

Complied:

18-27(a)

24-27(b)

Ms. Paris announced that the City had a stipulated agreement with the owner to comply 9-306 within 91 days or a fine of \$50 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-306 within 91 days or a fine of \$50 per day.

Case: CE08091265

Charles E Donnelly
3018 Northeast 20 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 10/9/08.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violations:
18-1

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

9-281(b)

THERE IS A DERELICT VEHICLE PARKED ON THE PROPERTY; SPECIFICALLY, A TWO-DOOR GRAY NISSAN 300 ZX WITH AN EXPIRED FLORIDA TAG.

Officer Sotolongo presented photos of the property and the case file and recommended ordering compliance with 18-1 within 10 days or a fine of \$100 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the gray Nissan.

Judge Purdy found in favor of the City and ordered compliance with 18-1 within 10 days or a fine of \$100 per day and with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the gray Nissan.

Case: CE08072077

Michael J & Kim L Picazio
1641 South Ocean Drive

Ms. Paris announced that service was via posting on the property on 10/6/08 and at City Hall on 10/16/08.

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

THE WOOD FENCE ON THE WEST SIDE OF THE PROPERTY IS IN DISREPAIR.

Officer Sotolongo reported the owner had phoned him the previous day and agreed to remove the fence within the next few days. He 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: CE08061911

Lourdyves Edovarzin
1244 Northwest 6 Avenue

Ms. Paris announced that service was via posting on the property on 10/7/08 and at City Hall on 10/16/08.

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

THERE IS A SECTION OF WOOD FENCE ON THE NORTH SIDE OF THE PROPERTY THAT IS MISSING SLATS, PATCHED WITH BOARDS, AND IS IN GENERAL DISREPAIR.

Complied:
18-27(a)

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

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

Case: CE08062116

James Harn
700 Northwest 13 Street

Ms. Paris announced that service was via posting on the property on 10/7/08 and at City Hall on 10/16/08.

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

THE PROPERTY AND SWALE ARE OVERGROWN. THERE IS DEBRIS AND RUBBISH CONSISTING OF PIECES OF FURNITURE AND CARDBOARD ON THE SOUTH SIDE.

9-278(g)

THERE ARE TORN AND MISSING SCREENS ON SEVERAL WINDOWS AROUND THE BUILDING.

9-280(b)

THERE ARE WINDOWS (NW SIDE OF PROPERTY) TOWARDS THE REAR OF THE BUILDING THAT HAVE BOARDS OVER THEM AND A/C UNITS HANGING OUT OF THEM.

9-280(g)

THERE IS AN ELECTRIC METER BOX WHICH IS OPEN AND UNCOVERED. THERE ARE HANGING AND EXPOSED WIRES; A/C UNITS ARE HANGING FROM WINDOWS.

9-306

THE EXTERIOR OF THE BUILDING IS DIRTY, STAINED, AND HAS WRITING ON IT. THE FASCIA AND SOFFITS ARE DETERIORATED AND MISSING.

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

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

Case: CE08081711

Anilia Louis
109 Northeast 16 Street

Ms. Paris announced that service was via posting on the property on 10/7/08 and at City Hall on 10/16/08.

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

THE OCCUPIED BUILDING AT THIS LOCATION DOES NOT HAVE THE REQUIRED CITY WATER SERVICE.

Officer Hull presented photos of the property and the case file and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

Case: CE08082249

Darren Todd, 1/2 Interest
Christen M Todd
809 Southwest 8 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted on 11/2/08.

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

THE EXTERIOR OF THE PROPERTY IS NOT MAINTAINED IN AN ATTRACTIVE MANNER. THE PROPERTY IS OVERGROWN WITH GRASS AND WEEDS. THERE IS TRASH, RUBBISH, AND SOLID WASTE SCATTERED ABOUT THE PROPERTY AND

SWALES. THE TRASH, RUBBISH, AND SOLID WASTE CONSISTS OF, BUT IS NOT LIMITED TO, AUTO BATTERIES, FURNITURE, AND A LARGE TREE STUMP.

9-281(b)

THERE IS AN INOPERABLE BLACK, PRIMER AND RUST-COLORED FORD PARKED ON THE PROPERTY. THE BLACK, PRIMER AND RUST-COLORED FORD DOES NOT HAVE A VALID TAG AND PRESENTS A SERIOUS THREAT TO THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY. THE CITY REQUESTS THE RIGHT TO TOW THE INOPERABLE BLACK, PRIMER AND RUST-COLORED FORD.

9-313(a)

THE HOUSE DOES NOT HAVE PLAINLY VISIBLE HOUSE NUMBERS THAT CAN BE SEEN FROM THE STREET.

Officer Snow presented photos of the property and the case file and recommended ordering compliance with 18-27(a) within 21 days or a fine of \$25 per day, with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the black Ford and with 9-313(a) within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a) within 21 days or a fine of \$25 per day, with 9-281(b) within 10 days or a fine of \$100 per day with the right to tow the black Ford and with 9-313(a) within 14 days or a fine of \$25 per day.

Case: CE08061296

Stipulated agreement

Lair C Hall
1401 Holly Heights Drive

Violations:

18-27(a)

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

47-20.20.H.

THERE ARE HOLES IN THE PARKING LOT. THERE ARE BROKEN WHEEL STOPS, AND THE SEAL COAT AND STRIPING HAVE FADED.

9-278(g)

THERE ARE WINDOWS WITH MISSING OR TORN SCREENS.

9-280(b)

THERE IS A DOOR WITH ROTTED WOOD, AND ANOTHER WITH A LARGE HOLE LEFT BY A MISSING DOORKNOB. THERE ARE MISSING WALL AIR CONDITIONING UNITS WHICH HAVE LEFT OPENINGS THAT ALLOW FOR ENTRY OF ANIMALS AND EXPOSURE TO THE ELEMENTS.

9-306

THERE IS PEELING AND MISSING PAINT ON THE STRUCTURE.

Withdrawn:
9-280(f)

Ms. Paris announced that the City had a stipulated agreement with the owner to comply 18-27(a) within 14 days or a fine of \$50 per day, with 47-20.20.H, 9-278(g), 9-280(b) and 9-306 within 28 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 18-27(a) within 14 days or a fine of \$50 per day, with 47-20.20.H, 9-278(g), 9-280(b) and 9-306 within 28 days or a fine of \$50 per day, per violation.

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

Case: CE08061024

Max LLC
829 Northwest 10 Terrace

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

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

THERE IS TRASH AND DEBRIS ON THE PROPERTY AND SWALE.

47-19.9

THERE ARE VARIOUS ITEMS BEING STORED OUTSIDE ON THIS RESIDENTIAL PROPERTY.

47-20.20.H.

THE PARKING LOT IS IN DISREPAIR. THERE ARE BUMPS, HOLES, AND UNEVEN PAVEMENT. THE SEAL COAT AND STRIPES HAVE FADED.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 47-19.9 within 14 days or a fine of \$50 per day, per violation and with 47-20.20.H. within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a) and 47-19.9 within 14 days or a fine of \$50 per day, per violation and with 47-20.20.H. within 28 days or a fine of \$50 per day.

Case: CE08061025

Max LLC
833 Northwest 10 Terrace

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

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

18-27(a)

THERE IS TRASH AND DEBRIS ON THE PROPERTY AND SWALE.

47-19.9

THERE ARE ITEMS BEING STORED OUTSIDE OF THIS RESIDENTIAL PROPERTY INCLUDING INDOOR FURNITURE, WOOD, AND BASKETS.

47-20.20.H.

THE PARKING AREA IS IN DISREPAIR. IT HAS BUMPS, HOLES, AND UNEVEN SURFACES. THE SEAL COAT AND STRIPES HAVE FADED.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 47-19.9 within 14 days or a fine of \$50 per day, per violation and with 47-20.20.H. within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a) and 47-19.9 within 14 days or a fine of \$50 per day, per violation and with 47-20.20.H. within 28 days or a fine of \$50 per day.

Case: CE08072322

F& Linda Antimucci &
Gianpiero Daverio
3001 East Commercial Boulevard

Ms. Paris announced that certified mail sent to the owner was accepted on 10/17/08.

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

47-22.9.

A NEW SIGN HAS BEEN ERECTED ON THE STRUCTURE WITHOUT FIRST OBTAINING A PERMIT.

Complied:

47-22.3.C.

9-313(a)

Officer Gottlieb reported the business owner had applied for a permit. She presented photos of the property and the case file and recommended ordering compliance with 47-22.9 within 3 weeks or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance with 47-22.9 within 3 weeks or a fine of \$100 per day.

Case: CE08072340

Millennium Plaza Acquisition
1529 North Federal Highway

Ms. Paris announced that certified mail sent to the owner was accepted on 10/10/08 and certified mail sent to the registered agent was accepted on 10/20/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE ARE WINDOW DECAL SIGNS ON THE WINDOWS OF THIS BUSINESS. THERE ARE NO PERMITS FOR THIS SIGNAGE.

Complied:
47-22.3.C.

Officer Gottlieb said she had spoken with the property manager several times but the signs remained. 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 \$100 per day.

Judge Purdy found in favor of the City and ordered compliance with 47-22.9. within 14 days or a fine of \$100 per day.

Case: CE08082104

Immolaura LLC
1309 West Sunrise Boulevard

Ms. Paris announced that certified mail sent to the registered agent was accepted on 10/10/08.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE ARE SIGNS PAINTED ON THE BUILDING. THERE ARE NO PERMITS FOR THESE SIGNS.

Complied:
47-22.3.C.

Officer Gottlieb presented photos of the property and the case file and recommended ordering compliance with 47-22.9 within 14 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance with 47-22.9. within 14 days or a fine of \$100 per day.

Case: CE08100116

Sunrise-Oakland Park LLC
1720 East Sunrise Boulevard

Ms. Paris announced that certified mail sent to the owner was accepted [no date].

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE ARE SIGNS ON THIS ARBY'S PROPERTY FOR WHICH
THERE ARE NO PERMITS.

Officer Gottlieb 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: CE08090796

Stipulated agreement

Gauthams Holdings LLC
1565 West Sunrise Boulevard

Violations:

47-22.3.S

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

47-22.6.F.

THERE IS A SIGN IN DISREPAIR ON THE STRUCTURE. IT
IS MISSING THE FACING.

47-22.9.

THERE HAS BEEN A CHANGE OF COPY TO THE EXISTING
FREE STANDING SIGN. THERE HAS BEEN NO PERMIT
ISSUED FOR THIS CHANGE OF SIGN COPY.

47-34.1.A.1.

THERE IS A HAND CAR WASH BEING OPERATED ON THIS
PROPERTY. THIS IS NOT A PERMITTED USE ON THIS B-1
ZONED PROPERTY.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply 47-22.3.S, 47-22.6.F. and 47-34.1.A.1. within 14 days or a fine of \$50 per day, per violation, and 47-22.9. within 63 days or a fine of \$50 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 47-22.3.S, 47-22.6.F. and 47-34.1.A.1. within 14 days or a fine of \$50 per day, per violation, and with 47-22.9. within 63 days or a fine of \$50 per day.

Case: CE08061240

Learie Hernandez
1123 Northwest 15 Avenue

Ms. Paris announced that service was via posting on the property on 10/6/08 and at City Hall on 10/16/08.

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

THERE IS TRASH RUBBISH AND DEBRIS SCATTERED ABOUT THIS PROPERTY.

THE LAWN/SWALE ON THIS PROPERTY HAS BECOME OVERGROWN.

9-280(h)(1)

THE CHAIN LINK FENCE ON THIS PROPERTY IS LEANING, BEING HELD TOGETHER BY ROPE, AND IS IN GENERAL DISREPAIR.

Complied:

24-27(b)

9-280(b)

Officer Sappington 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 9-280(h)(1) within 35 days or a fine of \$25 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 9-280(h)(1) within 35 days or a fine of \$25 per day.

Case: CE08061776

Lori C Forbes

1612 Northwest 16 ST

Ms. Paris announced that service was via posting on the property on 10/7/08 and at City Hall on 10/16/08.

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

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED ABOUT THIS PROPERTY. THE LAWN AND SHRUBBERY ON THIS PROPERTY AND/OR SWALE HAS BECOME OVERGROWN.

9-280(h)(1)

THE CHAIN LINK FENCE ON THIS PROPERTY HAS BROKEN/MISSING HORIZONTAL AND VERTICAL SUPPORT BARS AND IS IN GENERAL DISREPAIR.

Complied:

9-281(b)

Officer Sappington 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 9-280(h)(1) within 35 days or a fine of \$25 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 9-280(h)(1) within 35 days or a fine of \$25 per day.

Case: CE08070574

Angela Barber
1711 Lauderdale Manors Drive

Ms. Paris announced that certified mail sent to the owner was accepted [no date].

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

THE DOORS AND WINDOWS AND/OR OTHER OPENINGS OF
THIS BUILDING HAVE BEEN BOARDED WITHOUT OBTAINING
A CURRENT AND VALID CITY ISSUED BOARD-UP CERTIFICATE.

Officer Sappington presented photos of the property and the case file and recommended ordering compliance within 35 days or a fine of \$25 per day.

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

Case: CE08071161

Bethany Taylor
1541 Northwest 18 Court

Ms. Paris announced that service was via posting on the property on 10/6/08 and at City Hall on 10/16/08.

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

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED ABOUT
THIS PROPERTY. THE LAWN AND SHRUBBERY ON THIS
PROPERTY AND/OR SWALE HAS BECOME OVERGROWN.

9-280(b)

THERE ARE BROKEN WINDOWS ON THIS PROPERTY.

Officer Sappington 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 9-280(b) within 28 days or a fine of \$25 per day with the right to board the property.

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 9-280(b) within 28 days or a fine of \$25 per day with the right to board the property.

Case: CE08081592

Federal Home Loan Mortgage Corp
647 Northwest 13 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted on 10/10/08.

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: CE08070503

Shomari A Wilson
1820 Laud Manors Drive

Ms. Paris announced that service was via posting on the property on 10/6/08 and at City Hall on 10/16/08.

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

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED ABOUT
THIS PROPERTY.
THE LAWN/SWALE ON THIS PROPERTY HAS BECOME OVERGROWN.

Officer Sappington presented photos of the property and the case file and recommended ordering compliance within 21 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day.

Case: CE08090677

US Bank National Association
1301 Northwest 11 Court

Ms. Paris announced that certified mail sent to the owner was accepted on 10/20/08.

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: CE08061291

Bank of New York Trustee
1549 Southwest 27 Terrace

Ms. Paris announced that certified mail sent to the owner was accepted on 10/21/08.

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

18-1

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

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: CE08071009

Edward R Bryant
1601 Southwest 11 Street

Ms. Paris announced that service was via posting on the property on 10/14/08 and at City Hall on 10/16/08.

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

18-1

THE POOL AT THIS LOCATION IS FILLED WITH GREEN,

STAGNANT, AND UNCIRCULATING WATER. IN ITS PRESENT CONDITION, THE POOL IS OBJECTIONABLE, UNSIGHTLY, AND UNSANITARY. THE POOL MAY FURNISH A BREEDING PLACE FOR MOSQUITOES AND COULD ENDANGER THE HEALTH, SAFETY, AND WELFARE OF THE SURROUNDING PROPERTIES. THE POOL ADVERSELY AFFECTS THE NEIGHBORHOOD AND IS A PUBLIC NUISANCE.

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: CE08080642

Tammie Marcus
2052 Southwest 28 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/1/08.

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

THE LAWN AT THIS CONSTRUCTION SITE IS STILL
OVERGROWN AND NOT MAINTAINED.

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.

The hearing was in recess from 11:55 – 12:15

Case: CE08071589

Hearing to impose fines

Bank of New York Trust Co.
412 Southeast 19 Street

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08. Ms. Paris recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$534 fine for administrative costs [reduced from \$6,200].

Mr. Dick Eaton, Code Enforcement Officer, explained this was a foreclosure property and the bank had corrected all violations. He had spoken with Mr. Raul Sandoval, the

bank's representative, and agreed to recommend reducing the fine to administrative costs.

Judge Purdy imposed the \$534 fine.

Case: CE08081914

Orlando Garcia
801 Southwest 20 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/2/08.

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

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

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: CE08090562

Stipulated agreement

Larry L Nielsen
2620 Southwest 13 Court

Violation:

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 14 days or a fine of \$100 per day.

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

Case: CE08091000

Rosalyn Development Inc &
David W Grego
1354 Southwest 26 avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/10/08.

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

18-27(a)

THERE IS RUBBISH, TRASH, AND DEBRIS STORED ON THIS PROPERTY ON THE NORTH SIDE INCLUDING, BUT NOT LIMITED TO, TREE DEBRIS AND ROOFING MATERIALS.

9-304(b)

THERE IS A WHITE CHEVY PICK-UP TRUCK AND A BLUE BUICK FULL-SIZE CAR PARKED ON THE LAWN AT THIS PROPERTY.

Officer Cross 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: CE08091374

Stipulated agreement

Steven & Joshua Margolis
2019 Southwest 29 Avenue

Violations:

9-281(b)

THERE ARE UNLICENSED, INOPERABLE VEHICLES BEING STORED ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO, 2 WHITE BMW'S, A WHITE MAXIMA, A GREY WRECKED MITSUBISHI GALLANT, A BURGUNDY AND GOLD FORD BRONCO, AND A BLACK HONDA CIVIC. THE VEHICLES DESCRIBED ALL HAVE NO TAGS. ALSO, THERE IS A BOAT AND TRAILER STORED ON THE PROPERTY WITH FLAT TIRES.

BCZ 39-275(6)(b)

THERE IS OUTSIDE STORAGE OF MECHANICAL PARTS, CAR PARTS, AND BOXES STORED ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO, A DISABLED WAVE RUNNER STORED IN THE BUSHES.

Complied:

18-27(a)

Ms. Paris Ms. Paris announced that the City had a stipulated agreement with the owner to comply 9-281(b) within 10 days or a fine of \$100 per day and BCZ 39-275(6)(b) within 10 days or a fine of \$50 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-281(b) within 10 days or a fine of \$100 per day and BCZ 39-275(6)(b) within 10 days or a fine of \$50 per day.

Case: CE08091531

Mark Poirier
1201 Northeast 14 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/1/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 10 6.3.1

THE FIRE EXTINGUISHERS HAVE NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST
12 MONTHS. HAVE A STATE LICENSED COMPANY SERVICE
AND TAG THE FIRE EXTINGUISHERS.

Inspector Clements recommended ordering compliance within 14 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE08091533

Stipulated agreement

Minoff Realty LLC
3313 Northeast 33 Street

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY
SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND
ON ALL LEVELS OF THE DWELLING UNIT INCLUDING BASEMENTS.
HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Complied:

NFPA 1 1.7.5.2

Ms. Paris announced that the City had a stipulated agreement with the owner to comply NFPA 101 31.3.4.5.1 within 42 days or a fine of \$250 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with NFPA 101 31.3.4.5.1 within 42 days or a fine of \$250 per day.

Case: CE08091535

Spirit LLC
3349 Northeast 33 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 10/2/08 and certified mail sent to the attorney was accepted on 10/2/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violations:
NFPA 1 1.7.5.2

THERE IS STORAGE IN THE ELECTRICAL METER ROOM

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE DETECTORS NOT INSTALLED.

Inspector Clements reported inspectors had visited the property four times, but the owner had still not pulled a permit to install the smoke detectors. He recommended ordering compliance within 70 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$250 per day, per violation.

Case: CE08091589

Stipulated agreement

Steele Oceanside Property Inc
3001 Southeast 5 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 10/2/08 and 10/10/08.

Violations:

NFPA 1 1.7.5.2

THERE ARE EXPOSED ELECTRICAL WIRES ON THE TWO EXIT SIGNS AND THE J BOX IN THE FIRST FLOOR WATER HEATER ROOM.

NFPA 1 4.5.8.1

THE EMERGENCY LIGHTS DO NOT ILLUMINATE ON DC POWER. THE EGRESS GATE AT THE WEST END STAIRS FIRST FLOOR WILL NOT OPEN.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 77 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 77 days or a fine of \$250 per day, per violation.

Case: CE08091599

Victoria Park Condo LLC
615 Northeast 9 Avenue

Ms. Paris announced that certified mail sent to the owner was accepted on 10/1/08 and certified mail sent to the registered agent was accepted on 10/1/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 10 6.3.1

THE FIRE EXTINGUISHERS HAVE NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST
12 MONTHS.

Inspector Clements stated inspectors had visited the property four times, but the extinguishers had still not been serviced. He recommended ordering compliance within 14 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE08091602

Stipulated agreement

Trid Inc
624 Northeast 7 Avenue

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

Violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE
EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF
THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING
UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE
DETECTORS NOT INSTALLED.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 63 days or a fine of \$250 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 63 days or a fine of \$250 per day.

Case: CE08091637

Sea Breeze II Condo Assn Inc
1405 South Miami Road

Ms. Paris announced that certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 10/10/08.

Mr. Thomas Clements, Fire Inspector, Code Enforcement Officer, testified to the following violation:

NFPA 10 6.3.1

THE FIRE EXTINGUISHERS HAVE NOT BEEN SERVICED AND
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST
12 MONTHS.

Inspector Clements stated inspectors had visited the property four times, but the extinguishers had not been serviced. He recommended ordering compliance within 14 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE08091639

David P Cobb
928 North Victoria Park Road

Ms. Paris announced that certified mail sent to the owner was accepted on 10/7/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE
EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF
THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING
UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE
DETECTORS NOT INSTALLED.

Inspector Clements recommended ordering compliance within 70 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$250 per day.

Case: CE08091692

Frank J & Matthew J Carfi
2724 Northeast 15 Street

Ms. Paris announced that certified mail sent to the owner was accepted on 10/4/08.

Mr. Thomas Clements, Fire Inspector, testified to the following violation:

NFPA 101 31.3.4.5.1

HARDWIRE SMOKE DETECTORS ARE NOT INSTALLED OUTSIDE
EVERY SLEEPING AREA IN THE IMMEDIATE VICINITY OF
THE BEDROOMS AND ON ALL LEVELS OF THE DWELLING

UNIT INCLUDING BASEMENTS. HARDWIRE SMOKE
DETECTORS NOT INSTALLED.

Inspector Clements said a permit was applied for on 10/21/08. He recommended ordering compliance within 70 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 70 days or a fine of \$250 per day.

Case: CE08091703

Stipulated agreement

Antonio Curatolo
907 Northeast 3 Avenue

Violations:

NFPA 1:13.6.1.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED. THERE IS
A FIRE EXTINGUISHER MISSING.

Ms. Paris announced that the City had a stipulated agreement with the owner to comply within 14 days or a fine of \$250 per day.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE08080138

Bok Realty Inc
651 Southwest Coconut Drive

Ms. Paris announced that service was via posting on the property on 10/22/08 and at City Hall on 10/16/08.

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

THE YARD IS OVERGROWN WITH GRASS, WEEDS AND OTHER
PLANT LIFE. THERE IS TRASH, RUBBISH AND SOLID
WASTE SCATTERED ABOUT THE PROPERTY AND SWALE
INCLUDING BUT NOT LIMITED TO YARD WASTE AND
FURNITURE.

47-34.1.A.1.

THE PROPERTY IS BEING USED TO STORE ITEMS AND
MATERIALS OUTSIDE IN THE OPEN INCLUDING BUT NOT
LIMITED TO LUMBER, A METAL STAIRWAY, CONSTRUCTION
MATERIALS AND A SECTION OF A FLOATING DOCK.
OUTSIDE STORAGE IS NOT A PERMITTED USE OF THIS
RS-8 ZONED PROPERTY PER ULDR TABLE 47-5.11.

9-306

THE EXTERIOR BUILDING WALLS ARE NOT MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE EXTERIOR WALLS OF THE HOUSES ARE PEELING, DIRTY, FADED AND MILDEW STAINED. THERE ARE AREAS OF THE HOUSES THAT ARE MISSING EXTERIOR SIDING. THERE ARE AREAS OF THE HOUSES WITH ROTTED EXTERIOR WOOD.

Complied:

8-148(a)

Withdrawn

47-19.5.E.7.

Officer Snow said he had met with the owner this week and discussed the open violations. He presented photos of the property and the case file and recommended ordering compliance with 18-27(a) and 47-34.1.A.1. within 35 days or a fine of \$50 per day, per violation and with 9-306 within 77 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with 18-27(a) and 47-34.1.A.1. within 35 days or a fine of \$50 per day, per violation and with 9-306 within 77 days or a fine of \$50 per day.

Case: CE08080104

Hearing to impose fines

US Bank National Association
C/O Citi Res Lending
1041 Southwest 22 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 9/28/08. Ms. Paris recited violations, compliance dates and potential fines, stated the property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,800 fine which would continue to accrue until the property complied.

Case: CE08042003

Hearing to impose fines

Corbel Cooper
925 Northwest 2 Avenue

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08. Ms. Paris recited violations, compliance dates and potential fines, and said 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 which would continue to accrue until the property complied.

Case: CE08041312
Bank of New York
6631 Northwest 33 Way

Hearing to impose fines

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08. Ms. Paris recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$3,400 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,400 fine which would continue to accrue until the property complied.

Case: CE08060681
Kency Mocombe
1133 Northwest 19 Avenue

Hearing to impose fines

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08. She 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 which would continue to accrue until the property complied.

Case: CE08051193
US Bank National Association Trustee
1619 Northwest 6 Place

Hearing to impose fines

Ms. Paris announced that this case was first heard on 8/21/08 to comply by 9/25/08. The property was not complied and the City was requesting imposition of a \$1,025 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,025 fine which would continue to accrue until the property complied.

Case: CE08061941
Jeff Paperman
716 Northeast 7 Street

Hearing to impose fines

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08. She 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 which would continue to accrue until the property complied.

Case: CE08080420
Deutsche Bank Natl Trust Co
C/O HomeQ
314 Northwest 13 Street

Hearing to impose fines

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08. She recited violations, compliance dates and potential fines and stated the City was requesting imposition of a \$6,800 fine which would continue to accrue until the property complied.

Judge Purdy imposed the \$6,800 fine which would continue to accrue until the property complied.

Case: CE08051281
Ernestine Green
1324 Northwest 7 Avenue

Hearing to impose fines

Ms. Paris announced that this case was first heard on 8/21/08 to comply by 9/25/08. The property was complied and the City was requesting imposition of a \$350 fine.

Judge Purdy imposed the \$350 fine.

Case: CE08070206
Deutsche Bank National Trust Co Trustee
1106 Northeast 1 Avenue

Hearing to impose fines

Ms. Paris announced that this case was first heard on 9/18/08 to comply by 10/2/08. She recited violations, compliance dates and potential fines and stated the property was complied and the City was requesting imposition of a \$9,800 fine.

Judge Purdy imposed the \$9,800 fine.

Cases Complied

Ms. Paris 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:

CE08090578	CE08091951	CE08072402	CE08070819
CE08090953	CE08051418	CE08051535	CE08080550
CE08091015	CE08091859	CE08072126	CE08080137
CE08080613	CE08081159	CE08091835	CE08091079
CE07090768	CE08091721	CE08100489	CE08081531

CE08070742	CE08081837	CE08090006	CE08090051
CE08081861	CE08091242	CE08091561	CE08091963
CE08092167	CE08100130	CE08072132	CE08072612
CE08090599	CE08061062	CE08091325	CE08081920
CE08090879	CE08091223	CE08091620	CE08091621
CE08091625	CE08091456	CE08091484	CE08091572
CE08091578	CE08091598	CE08091604	CE08091614
CE08091622	CE08091655	CE08091667	CE08091682
CE08091684	CE08091685	CE08091686	CE08091690
CE08091694	CE08091695	CE08091696	CE08091697
CE08091707			

Cases Pending Service

Ms. Paris 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:

CE08080170	CE08091263	CE08071281	CE08072260
CE08072222	CE08081870	CE08082231	CE08090875
CE08091185	CE08090513	CE08091416	CE08090591
CE08081520	CE08081521	CE08081864	CE08080643
CE08091624	CE08091573	CE08091574	CE08091601
CE08091779			

Cases Rescheduled

Ms. Paris 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:

CE08070766	CE08070814	CE08090872	CE08090892
CE08091119	CE08091687	CE05091393	CE08031657
CE08080558	CE08021850		

Cases Withdrawn

Ms. Paris 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:

CE08051224	CE08072444	CE08082144	CE08090450
CE08091449	CE08091565	CE08091554	CE08091638
CE08061108			

There being no further business, the hearing was adjourned at 12:51 P.m.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services