

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

**APRIL 2, 2009**

**9:00 A.M. – 1:35 P.M.**

**Staff Present:**

Mary Allman, Secretary Special Magistrate  
Sue Manning, Secretary, Special Magistrate  
Erin Peck, Clerk III  
Cecile Thomas, Service Clerk  
Brian McKelligett, Clerk of Special Magistrate - Supervisor  
Skip Margerum, Code Enforcement Supervisor  
Ginger Wald, Assistant City Attorney  
Detective Jorge Maura  
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  
Ingrid Gottlieb, Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
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  
Barbara Urow, Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer  
John Gossman, Code Enforcement Supervisor

**Respondents and Witnesses**

CE08100286: Linda Dupoux, owner  
CT09011064: Rosalee Dennis, owner  
CE09021539: Joseph Panico, property manager  
CT09021024: Rosemarie Oprea, owner  
CE09020913: Ronnie Rolax, owner  
CT09020433: Gary Nesbitt, owner's representative  
CT09021200: Stavros Motons, owner; Sixto Salazar, cashier  
CE09021557: Florvil Saint-Louis, owner  
CE09021295: Catherine Loughan, owner

CE09011473: Marie Jean, owner  
CT08111259: Guy Abbotoni, real estate agent  
CT09020757: Jack Rust, owner  
CT09021318: Karen Black-Barron, attorney  
CE09021276: John Doening, owner  
CE09021269: Lanny Ancilin, owner's representative  
CE09021575; CE09021576: Jean Merisier, owner  
CE08082078: Stephen Romney, tenant; Alan Vordermeier, agent  
CE09030358: Paul Flanigan, owner  
CE08072606: Alireza Amini, owner  
CE09010633: Krzystof Tylinski, owner  
CE08092015: Amado Leguillow, owner  
CT09012103: Meredith Oliver, owner  
CE08071318: Mahmoud Hamadah, owner  
CE08030863: Pauline Campbell, owner; Jamal Lewis, owner's son  
CE08121544: Filadelfo Barrera, owner  
CE08101434: Daniel Cramer, owner  
CE07101749: Richard Kalehoff, owner  
CE08110825: William Conway, Jr., owner

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: CT09021024**

Administrative hearing

Rosemarie C Oprea  
504 Southwest 15 Street

Certified mail sent to the owner was accepted on 3/18/09. The property owner had requested an administrative hearing to appeal the violation.

18-27(a)

THERE IS A PILE OF TRASH AND DEBRIS INCLUDING OLD  
PAINT CANS AND PAINTING SUPPLIES NEAR THE REAR OF  
THIS PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/23/09 had informed the owner that she must comply the violation within 4 days, or request an administrative hearing to appeal the citation within 15 days, and/or pay a \$200 civil penalty. Officer Eaton presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended imposing a contested civil penalty of \$275.

Ms. Rosemarie Oprea, owner, said tenants had been responsible for the problem and not informed her of the notices. Officer Eaton said he had spoken with Ms. Oprea on March 5, after the civil penalty applied. Ms. Oprea said she had complied the property soon after becoming aware of the violations. Officer Eaton confirmed that the property was now complied. Mr. McKelligett said notices had been sent to the address listed with the property appraiser.

Judge Purdy found in favor of the City and imposed the \$275 civil penalty.

**Case: CE09021295**

Catherine Loughan &  
Verallynne Williams  
1024 Northeast 10 Avenue

Service was via the appearance of the owner at this hearing.

Mr. Thomas Clements, Fire Inspector, testified to the following violations:  
NFPA 101 31.3.4.5.1

HARDWARE 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.

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Inspector Clements stated no permits had been pulled for the smoke detectors. He requested a finding of fact and recommended ordering compliance with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day.

Ms. Catherine Loughan, owner, explained that this was her home; it was not rental property, and she had left messages for Inspector Arana regarding this. Inspector Clements recommended a 14-day continuance for the owner to communicate with Inspector Arana.

Judge Purdy continued the case to 4/16/09 and ordered the respondent to reappear at that hearing.

**Case: CE09021269**

Church Of Christ Upon The Rock  
Of The Apostolic Faith Inc  
1471 Northwest 19 Street

Certified mail sent to the owner was accepted no date and certified mail sent to the registered agent was accepted on 3/4/09.

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.

Inspector Clements recommended ordering compliance within 28 days or a fine of \$250 per day.

Mr. Lanny Ancilin, the owner's representative, said the permit had already been issued.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

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

**Case: CE09021575**

Jean Merisier  
1471 Northwest 22 Court

Service was via the appearance of the owner at this hearing.

Violations:

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.

NFPA 1:13.6.3.2

THE FIRE EXTINGUISHER(S) IS/ARE NOT IN ITS/THEIR DESIGNATED PLACE.

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Mr. Thomas Clements, Fire Inspector, stated the City had a stipulated agreement with the owner to comply NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day, with NFPA 1:13.6.3.2 within 28 days or a fine of \$150 per day and with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 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 28 days or a fine of \$250 per day, with

NFPA 1:13.6.3.2 within 28 days or a fine of \$150 per day and with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day.

**Case: CE09021576**

Jean Merisier  
1481 Northwest 22 Court

Service was via the appearance of the owner at this hearing.

Violations:

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.

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Mr. Thomas Clements, Fire Inspector, stated the City had a stipulated agreement with the owner to comply NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 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 28 days or a fine of \$250 per day and with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day.

**Case: CE08082078**

A Ponte, P D'Ambrosio, A Vitale  
& M J Santo, J P Virzi, & H Tamily  
2120 E Oakland Park Boulevard

This case was first heard on 1/15/09 to comply by 1/29 and 2/19/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,000 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said she had met with the tenant several times, but he had been argumentative and uncooperative. She said she had never been contacted by the owner.

Mr. Alan Vordermeier, agent, stated he had found out about the violations after they were already complied.

Mr. Stephen Romney, tenant, said the cars had taken some time to remove because some belonged to people who lived outside the country. He stated the signage had

existed for 10 years. Mr. Romney said Officer Gottlieb had given him different instructions to comply the property each time she visited.

Officer Gottlieb stated she had tried to be consistent in her direction, but thought Mr. Romney did not understand her instructions regarding the painting. Mr. Romney stated he had asked Officer Gottlieb and Supervisor Gossman to visit the property to confirm compliance but neither had done so.

Judge Purdy imposed a \$500 fine for 47-20.20.G and a \$500 fine for 47-22.9.

**Case: CT08111259**

Branch Banking & Trust Company  
1044 Northwest 1 Avenue

Service was via the appearance of the owner's representative at this hearing.

This case was first heard on 2/5/09 to comply by 2/19/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$325 fine plus \$211.64 to clean and mow the property and a \$200 civil penalty for a total of \$736.64.

Mr. Todd Hull, Code Enforcement Officer, explained that when the citation was issued, the grass had been mowed, but the trash had been mowed with it, strewing it about the property. The City had then mowed and cleaned the property.

Mr. Guy Abbotoni, real estate agent, explained this was a foreclosed property and the bank was considering fencing.

Judge Purdy imposed the \$736.64 in fines and other costs.

**Case: CE09021276**

Isle Apartments LLC  
1300 Northeast 3 Street

Certified mail sent to the owner was accepted on 3/4/09 and certified mail sent to the registered agent was accepted on 3/4/09.

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.

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: CT09020757**

Administrative hearing

Jack R Rust Trust  
1107 Northeast 9 Avenue

Service was via posting on the property on 3/16/09 and at City Hall on 3/19/09. The property owner had requested an administrative hearing to appeal the violation.

Complied on 3/11/09, not paid:  
9-306

Pursuant to Section 11-19, a Citation Violation Notice dated 2/23/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. Officer Rich presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$225.

Mr. Jack Rust, owner, said he had complied the property as soon as he was aware of it. He explained that this was rental property that was used for storage only. Officer Rich confirmed Mr. Rust had complied as soon as he was aware of the violations.

Judge Purdy imposed the \$225 civil penalty.

**Case: CE09021539**

Hendricks Isle Properties LLC  
317 Hendricks Isle

Certified mail sent to the owner was accepted on 3/9/09 and certified mail sent to the registered agent was accepted on 3/11/09.

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.

Inspector Clements stated no permit had been pulled for the smoke detectors and recommended ordering compliance within 28 days or a fine of \$250 per day.

Mr. Joseph Panico, property manager, explained that the owner was trying to refinance the property and the lender might foreclose in the next few months. He stated in March 2007, battery-operated detectors had been installed in the living area and each

bedroom. He requested a 3-month extension. Mr. Panico informed Judge Purdy that two of the four units were occupied.

Inspector Clements stated he would oppose any extension in excess of 28 days because two of the units were occupied.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE07101749**

Richard Kalehoff  
5891 Northeast 22 Avenue

This case was first heard on 2/21/08 to comply by 5/15/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$260 fine for administrative costs [reduced from \$1,500].

Ms. Ingrid Gottlieb, Code Enforcement Officer, said the owner had been cooperative but had experienced problems with permits. She recommended imposing administrative costs.

Mr. Richard Kalehoff, owner, said he had worked diligently, but had experienced delays.

Judge Purdy imposed the \$260 fine.

**Case: CE08101434**

Cramer Investment Properties LLC  
3901 Northeast 21 Avenue

Ordered to reappear from 3/19/09

This case was first heard on 12/4/08 to comply by 2/5/09. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$10,250.

Mr. Thomas Clements, Fire Inspector, recommended abatement of the fines.

Judge Purdy imposed no fine.

**Case: CE08072606**

Kia Investments Inc  
2990 North Federal Highway

This case was first heard on 11/20/08 to comply by 1/1/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$4,800 fine.



Ms. Ingrid Gottlieb, Code Enforcement Officer, stated she had spoken several times with both owners, whom the tenant had kept informing that the property was complied.

Mr. Alireza Amini, owner, agreed the tenant had caused the problem. He had taken care of the issue himself when the tenant had not.

Officer Gottlieb informed Judge Purdy that the permit applications were submitted on December 19, 2008, 5 months after the case was started. Mr. Amini stated it had taken time to research the permit status of the awning.

Judge Purdy imposed a \$960 fine.

**Case: CE08121544**

Filadelfo Mendez  
3480 Southwest 16 Court

Service was via posting on the property on 3/17/09 and at City Hall on 3/19/09.

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

THERE ARE WINDOWS/DOORS ON THIS PROPERTY THAT HAVE  
BEEN BOARDED WITHOUT OBTAINING THE REQUIRED BOARD  
UP CERTIFICATE.

Officer Campbell explained that the property was foreclosed and the owner had been evicted, so he could not make repairs to the property.

Officer Ursula Thime interpreted for Mr. Filadelfo Barrera, the listed owner of the property. He stated he had been evicted one year ago.

Officer Campbell explained that there had been a final judgment, but the sale had not yet gone through. Mr. McKelligett stated the public sale had been postponed. He suggested the case be withdrawn; if the owner produced an eviction notice, the City would re-file the case against the bank.

The case was withdrawn from the agenda.

**Case: CE09030358**

Quarterdeck Properties L C  
2933 E Las Olas Boulevard

Certified mail sent to the owner was accepted on 3/13/09 and certified mail sent to the registered agent was accepted on 3/13/09.

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

47-20.20.J.

THERE ARE TABLES AND SEATING OBSTRUCTING THE PARKING LOT OF THE PROPERTY. THIS IS A REPEAT VIOLATION CITED UNDER CASE CE06111136. PROPERTY WAS FOUND IN VIOLATION OF THE CODE OF ORDINANCES ON FEBRUARY 17, 2007, BY SM TELL. NO TIME WILL BE GRANTED TO BRING PROPERTY INTO COMPLIANCE BASED ON THE REPEAT NATURE OF THE VIOLATION. CASE WILL BE HEARD AT NEXT AVAILABLE HEARING EVEN IF THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Sotolongo presented photos of the property and explained that seating had been placed in the parking area.

Mr. Paul Flanigan, owner, said he had been cited for the same violation two years ago. He said he had purchased contiguous property and entered into a parking agreement to make up the parking and the issue was resolved. Mr. Flanigan believed that the paperwork regarding the parking agreement for this property must have been lost. His architect had brought new documentation to present to Terry Burgess and Greg Brewton to review, and they had informed him that the tables could stay until the issue was resolved.

Mr. McKelligett announced the original case: CE06111136, had fines totaling \$1,750 that had been liened on the property on 4/1/08.

Officer Sotolongo said when there was a parking agreement, this was reflected in the permit, and the site plan must be modified to show the changes. As of the previous day, there was nothing in the system indicating any change.

Judge Purdy rescheduled the case to 4/30/09 for special Magistrate Tell to hear, since she had ruled on the original case.

**Case: CE08110825**

W C & Eleanor A Conway  
5900 Northwest 9 Avenue

Certified mail sent to the owner was accepted on 3/13/09.

Mr. Sal Viscusi, Code Enforcement Officer, testified to the following violations:  
47-19.9.A.2.b.

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIALS ON THIS PROPERTY THAT IS NOT BEING COMPLETELY SCREENED FROM ABUTTING NON-RESIDENTIAL PROPERTY BY A WALL IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 47-19.5 OF THE U.L.D.R. SUCH A WALL SHALL BE A

MINIMUM OF 6 1/2 FEET IN HEIGHT AND A MAXIMUM OF TEN FEET IN HEIGHT. IN AN INDUSTRIAL AREA, THE WALL MAY BE PERMITTED TO A MAXIMUM HEIGHT OF 15 FEET.

47-19.9.A.2.d.

THE OUTDOOR STORAGE AREA, WHICH ENCOMPASSES THIS ENTIRE PROPERTY, DOES NOT MEET THE REQUIRED PAVING AND DRAINING REQUIREMENTS.

Officer Viscusi explained he had been in contact with the owner, who was working to comply the property. He presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Mr. William Conway, owner, said they were installing new egresses onto the road and this was taking time.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day, per violation.

**Case: CT09021318**

Wells Fargo Bank NA  
C/O Wachovia Mortgage Corp.  
1133 Northwest 2 Street

Certified mail sent to the owner was accepted [no date].

18-27(a)

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED ON THE PROPERTY AND IN THE SWALE.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/27/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation, and/or pay a civil penalty. The property was not complied and the owner had not paid the civil penalty. Officer Quintero presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$50 per day, with the right for the City to remove the trash from the property.

Ms. Karen Black-Barron, attorney, said the bank would work to comply the property within 28 days.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day with the right for the City to clean and remove the trash from the property.

**Case: CE09021557**

Florvil Saint-Louis  
827 Northeast 11 Street

Certified mail sent to the owner was accepted on 3/3/09.

Violations:

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.

NFPA 101:7.2.1.5.2

LOCKS PROVIDED IN THE MEANS OF EGRESS REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR EFFORT FOR OPERATION FROM THE EGRESS SIDE.

NFPA 101:7.2.1.8.1

DOOR(S) THAT IS/ARE REQUIRED TO BE KEPT CLOSED IS/ARE BEING HELD OPEN.

NFPA 1:10.13.1.2

ADDRESS AND/OR UNIT NUMBERS ARE NOT POSTED CONSISTENT WITH THE CODE.

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

The City had a stipulated agreement with the owner to comply with NFPA 1:10.13.1.2 within 28 days or a fine of \$50 per day, with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day, and with NFPA 101 31.3.4.5.1, NFPA 101:7.2.1.5.2 and NFPA 101:7.2.1.8.1 within 28 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 with NFPA 1:10.13.1.2 within 28 days or a fine of \$50 per day, with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day, and with NFPA 101 31.3.4.5.1, NFPA 101:7.2.1.5.2 and NFPA 101:7.2.1.8.1 within 28 days or a fine of \$250 per day per violation.

**Case: CE09010633**

Alba G Tylinski  
2319 Northeast 35 Drive

Certified mail sent to the owner was accepted on 3/27/09.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR, LEANING TOWARDS  
THE GROUND WITH MISSING POSTS.

Officer Bass presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$50 per day.

Mr. Krzysztof Tylinski, owner, said he was working on the fence.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: CE09020913**

Ronnie Lee Rolax, 1/4 Interest  
Patricia A R Howard, et al  
427 Northwest 20 Avenue

Certified mail sent to the owner was accepted [no date].

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

THIS PROPERTY IS OCCUPIED WITHOUT THE REQUIRED  
CITY WATER SERVICE.

Officer Quintero presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day.

Mr. Ronnie Rolax, owner, said the tenants had not paid the water bill. He stated the property was not occupied, but Officer Quintero insisted the property was occupied.

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

**Case: CT09020433**

Park Lane Developers LLC  
605 Southeast 21 Street

Certified mail sent to the owner was accepted on 3/17/09.

Complied 3/31/09-not paid  
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 2/13/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 3/31/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Eaton presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$200.

Mr. Gary Nesbitt, owner's representative, said they had acted as soon as they were aware of the violations.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09021200**

Administrative hearing

George Moforis  
816 Southeast 17 Street

Certified mail sent to the owner was accepted on 3/17/09. The property owner had requested an administrative hearing to appeal the violation.

Complied:  
47-22.3.C.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/18/09 had informed the owner that he must comply the violation, or request an administrative hearing to appeal the citation within 15 days, and/or pay a \$150 civil penalty. The property was complied on 2/25/09, but the civil penalty had never been paid. Officer Champagne presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended imposing a contested civil penalty of \$225.

Judge Purdy announced he had a conflict of interest, and rescheduled the case for April 30.

**Case: CE08030863**

Request for extension

Pauline Campbell & Ina Cunningham  
3687 Southwest 1 Street

This case was first heard on 6/5/08 to comply by 6/19 and 7/17/08. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$3,475.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said the original permits did not reflect the work that was done. The resubmitted application had been rejected on March 23.

Ms. Pauline Campbell, owner, requested an extension.

Judge Purdy granted a 49-day extension to 5/21/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE08092015**

Alpar Enterprises Inc  
3020 Southeast 6 Avenue

This case was first heard on 1/15/09 to comply by 1/29 and 2/19/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$7,200 fine, which would continue to accrue until the property complied.

Mr. Dick Eaton, Code Enforcement Officer, explained that the owner had missed the last hearing to request an extension.

Mr. Amado Leguillow, owner, said he had used this lot for storage for over 20 years. He requested time to find another piece of property on which to store the cars.

Judge Purdy granted a 63-day extension to 6/4/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE08100286**

Dales Wheels & Tires Inc  
250 W Sunrise Boulevard

This case was first heard on 12/18/08 to comply by 2/19/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$225 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, thought there was some misunderstanding regarding which signs must be removed, and stated the property was complied on March 1.

Ms. Linda Dupoux, owner, asked for the fine to be abated. She said the tenant had not understood exactly what must be done to comply the signs.

Judge Purdy imposed a \$100 fine.

**Case: CE08071318**

Alnadi Inc  
3306 West Broward Boulevard

This case was first heard on 10/2/08 to comply by 1/1/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$650 fine.

Ms. Aretha Davis, Code Enforcement Officer, explained that the owner's contractor had expired licenses and this had delayed compliance. The owner had filed a case against the contractor. Officer Davis did not object to a reduction of the fine.

Mr. Mahmoud Hamadah, owner, said he had been forced to hire a second contractor and requested abatement of the fine.

Judge Purdy imposed no fine.

**Case: CE09011473**

Ithelind Moise  
1032 Northwest 1 Avenue

Certified mail sent to the owner was accepted [no date].

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

THIS PROPERTY IS BEING OCCUPIED WITHOUT CONNECTION  
TO THE CITY'S WATER SERVICE.

Officer Hull explained that the owner had informed him that the tenants had been evicted, but kept returning to the property, but he found no evidence of legal eviction. He presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Marie Jean owner, said the tenant had stopped paying rent and she had shut off their water.

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

**Case: CE08120800**

S E Islander Co-Op  
1525 Southeast 15 Street

Certified mail sent to the owner was accepted on 3/13/09 and certified mail sent to the registered agent was accepted on 3/13/09.

Mr. Dick Eaton, Code Enforcement Officer, testified to the following violation:  
8-91(d)

THERE IS A BOAT DOCKED HERE THAT EXCEEDS THE



ALLOWABLE LENGTH CAUSING IT TO PROTRUDE INTO THE  
CANAL IN EXCESS OF THE THIRTY PERCENT ALLOWED.

Officer Eaton said the condo president was aware the boat was in violation and would contact the owner to remove it. Officer Eaton presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 21 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

**Case: CE09011383**

Patty Daniels Estate  
2333 Northwest 14 Street

Service was via posting on the property on 3/6/09 and at City Hall on 3/19/09.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:  
9-279(e)

THIS HOUSE IS CURRENTLY INHABITED WITHOUT CITY  
WATER SERVICE.

9-280(b)

THERE IS ROTTED FASCIA AND AREAS WITH PEELING AND  
MISSING PAINT. THE DOOR FRAME IS BROKEN AND  
PARTIALLY MISSING LEAVING THE STRUCTURE EXPOSED  
TO THE ELEMENTS AND/OR PESTS.

Officer Gottlieb presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-279(e) within 14 days or a fine of \$100 per day and with 9-280(b) within 28 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-279(e) within 14 days or a fine of \$100 per day and with 9-280(b) within 28 days or a fine of \$25 per day.

**Case: CE08111185**

909 Victoria Park Development LLC  
907 Northeast 16 Terrace

Service was via posting on the property on 3/6/09 and at City Hall on 3/19/09.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violation:  
47-34.1.A.1.

THERE ARE VEHICLES BEING PARKED/STORED AT THIS  
VACANT LOT. PER ULDR TABLE 47-5.19, THIS IS

UNPERMITTED LAND USE IN THIS RMM-25 ZONED DISTRICT.

Officer Thime presented photos of the property and the case file into evidence, requested a finding of fact 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: CE08110199**

James P Harn  
1431 Northwest 11 Place

Service was via posting on the property on 3/5/09 and at City Hall on 3/19/09.

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

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE  
REQUIRED BOARDING CERTIFICATE.

Officer Sappington presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

**Case: CE08120175**

Vanco  
1681 Southwest 27 Terrace

Service was via posting on the property on 3/10/09 and at City Hall on 3/19/09.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:  
9-280(f)

THE WATER SPIGOT ON THE SOUTH SIDE OF THE  
PROPERTY IS IN DISREPAIR HAVING A NON-STOP LEAK.

Complied:

18-27(a)  
9-281(b)  
9-304(b)  
9-306  
9-308(b)

Officer Cross presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-280(f) within 35 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance with 9-280(f) within 35 days or a fine of \$25 per day.

**Case: CE09011764**

Vanco  
1681 Southwest 27 Terrace

Service was via posting on the property on 3/5/09 and at City Hall on 3/19/09.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:  
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 into evidence, requested a finding of fact 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: CE09011682**

George Lee Hudson  
521 Southwest 28 Drive

Certified mail sent to the owner was accepted on 3/17/09.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violations:  
9-279(e)

THIS PROPERTY IS OCCUPIED WITHOUT HOT AND COLD  
WATER BEING SUPPLIED TO THE KITCHEN SINK, BATHROOM  
SINK, AND SHOWER AS A RESULT OF THE WATER AND SEWER  
ACCOUNT BEING DISCONNECTED FOR NON-PAYMENT.

9-279(f)

THIS PROPERTY IS OCCUPIED WITHOUT PLUMBING  
FIXTURES BEING PROPERLY CONNECTED TO CITY WATER  
AND SEWER AS A RESULT OF THE WATER AND SEWER  
ACCOUNT BEING DISCONNECTED FOR NON-PAYMENT.

Officer Davis presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 21 days or a fine of \$25 per day, per violation.

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

**Case: CE09021693**

Angelina Desir  
3470 Berkeley Boulevard

Service was via posting on the property on 3/9/09 and at City Hall on 3/19/09.

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

THERE ARE MULTIPLE BROKEN WINDOWS.

9-328(A)

THERE ARE MULTIPLE BROKEN WINDOWS ALLOWING ACCESS TO THE INTERIOR OF THIS VACANT PROPERTY. THE CITY OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

Officer Davis presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation with the right to board the building.

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

**Case: CE08121031**

Wells Fargo Bank N A Trustee  
3161 Southwest 20 Court

Certified mail sent to the owner was accepted on 3/9/09.

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

THERE ARE WINDOWS/DOORS ON THIS PROPERTY THAT HAVE BEEN BOARDED WITHOUT OBTAINING THE REQUIRED BOARD-UP CERTIFICATE.

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

**Case: CE09011161**

Regions Bank

C/O Ben-Ezra & Katz, P.A.

3751 Southwest 23 Street

Certified mail sent to the owner was accepted on 3/12/09.

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

9-280(h)(1)

CHAIN LINK FENCE IS IN DISREPAIR.

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact 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: CE09020114**

American One Rentals Inc

3780 Southwest 14 Street

Certified mail sent to the owner was accepted on 3/17/09.

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

9-279(f)

THERE IS NO WATER SERVICE TO THIS OCCUPIED  
MULTI-FAMILY PROPERTY.

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact 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: CE09021884**

James L & Nancy A Rice

3171 Southwest 23 Court

Service was via posting on the property on 3/17/09 and at City Hall on 3/19/09.

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

9-328(a)

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

Officer Campbell presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to board the building.

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

**Case: CE09011159**

Steven Decker  
1040 Northwest 2 Avenue

Service was via posting on the property on 3/12/09 and at City Hall on 3/19/09.

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

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE  
REQUIRED BOARDING CERTIFICATE.

Officer Hull presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

**Case: CE09020241**

Stipulated agreement

EMC Mortgage Corp.  
1244 Northeast 2 Avenue

Violation:  
9-328(b)

THIS PROPERTY HAS BEEN BOARDED WITHOUT THE  
REQUIRED BOARDING CERTIFICATE.

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$100 per day.

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

**Case: CE08090748**

Property Asset Management Inc  
C/O Florida Default Law Group, P.L.  
1430 Northwest 8 Avenue

Certified mail sent to the owner was accepted on 3/16/09.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violations:  
47-20.20.H.

THERE IS A PARKING LOT NOT MAINTAINED ON THIS RENTAL PROPERTY. THERE ARE AREAS WITH OIL/DIRT STAINS, WHEEL STOPS LOOSE/NOT SECURED, AND FADED STRIPES.

9-280(h)(1)

CHAIN-LINK FENCE IS IN DISREPAIR IN SEVERAL PLACES INCLUDING, BUT NOT LIMITED TO, CHAIN LINK NOT ATTACHED, LOOSE AND UN-SECURED, TOP RAILS MISSING.

9-306

THE EXTERIOR OF STRUCTURE IS NOT MAINTAINED ON THIS RENTAL/VACANT PROPERTY. THERE ARE AREAS WITH DIRT STAINS, MISSING/PEELING PAINT ON FRONT DOORS, ENTRANCES, AND WALLS.

Complied:

18-27(a)

47-19.9

9-281(b)

Withdrawn:

24-27.(b)

Officer Quintero presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 47-20.20.H., 9-280(h)(1) and 9-306 within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 47-20.20.H., 9-280(h)(1) and 9-306 within 35 days or a fine of \$50 per day, per violation.

**Case: CE09010944**

Florida Medical Providers Inc  
606 Northwest 8 Avenue

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted [no date].

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

THERE IS A METAL FENCE IN DISREPAIR AT THIS LOCATION. SECTIONS ARE BENT INSIDE IN FRONT OF THIS PROPERTY FACING Northwest 6 ST. ALSO, A NON-PERMITTED

**CHAIN-LINK FENCE BEHIND THE METAL FENCE IS IN DISREPAIR.**

Officer Quintero presented photos of the property and the case file into evidence, requested a finding of fact and 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 28 days or a fine of \$100 per day.

**Case: CE09011098**

Florida Medical Providers Inc  
801 Northwest 6 Street

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted [no date].

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

THERE IS A CHAIN-LINK FENCE IN DISREPAIR ON THESE VACANT LOTS. THERE ARE SECTIONS IN FRONT, FACING NW 6 ST, THAT ARE LEANING ON THE INSIDE AND A TOP POST/RAIL IS MISSING ON THE WHOLE FENCE.

Officer Quintero presented photos of the property and the case file into evidence, requested a finding of fact and 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 28 days or a fine of \$100 per day.

**Case: CT09012103**

Meredith C Oliver  
3120 Northwest 68 Court

Certified mail sent to the owner was accepted on 3/14/09.

Not complied - paid  
18-1

THE POOL IN THE REAR YARD ON THIS VACANT/UNOCCUPIED PROPERTY IS FILLED WITH GREEN/STAGNANT WATER. IN ITS CURRENT CONDITION, THE POOL ON THIS PROPERTY IS UNSIGHTLY, UNSANITARY, AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. IT ALSO POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE SURROUNDING PROPERTIES AND TO THE COMMUNITY AS A WHOLE.



Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that she must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied but the owner paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day. He informed Judge Purdy that the property was in foreclosure.

Ms. Meredith Oliver, owner, confirmed the property was in foreclosure and she had moved out; therefore she could not make the repairs. She would give the lender the deed in lieu of foreclosure that day.

Mr. McKelligett recommended withdrawing the case.

The case was withdrawn.

**Case: CE09021533**

New River Condo Association Inc  
510 Northwest 24 Ave

Certified mail sent to the owner was accepted on 3/16/09 and certified mail sent to the registered agent was accepted on 3/13/09.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violation:  
9-279(F)

THERE IS NO WATER SERVICE ON THIS BUILDING FOR MORE THAN TWO (2) MONTHS. SOME APARTMENTS STILL OCCUPIED.

9-328(A)

THERE ARE WINDOWS AND DOORS BROKEN AND LOOSE FROM THE HINGES ON SOME APARTMENTS OF THIS VACANT BUILDING ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR.

Officer Quintero presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day, per violation with the right to board as needed.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, per violation with the right to board as needed.

**Case: CE09021256**

Unlimited Group Inc  
301 Northeast 17 Avenue

Certified mail sent to the owner was accepted on 3/9/09.

Mr. Thomas Clements Inspector, testified to the following violations:

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12  
MONTHS.

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.

Inspector Clements stated no permit had been pulled for the smoke detectors. He recommended ordering compliance with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day and with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day and with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day.

**Case: CE09021260**

Elizabethan Condo Association Inc  
510 Northeast 17 Ave

Certified mail sent to the registered agent was accepted [no date].

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

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND  
TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12  
MONTHS.

Inspector Clements recommended ordering compliance within 28 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day.

**Case: CE09021273**

The Victorian Condo Assn Inc  
401 Northeast 16 Ave

Certified mail sent to the owner was accepted on 3/4/09 and certified mail sent to the registered agent was accepted on 3/4/09.

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

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.

NFPA 1:13.6.3.2

THE FIRE EXTINGUISHER(S) IS/ARE NOT IN ITS/THEIR DESIGNATED PLACE.

Inspector Clements stated no permit had been pulled for the smoke detectors. He recommended ordering compliance with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 1:13.6.3.2 within 28 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 1:13.6.3.2 within 28 days or a fine of \$150 per day.

**Case: CE09021284**

Tenth Avenue Partners LLC  
1035 Northeast 10 Ave

Certified mail sent to the owner was accepted on 3/4/09 and certified mail sent to the registered agent was accepted on 3/4/09.

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.

Inspector Clements stated no permit had been pulled for the smoke detectors. He recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE09021285**

DWV Real Property Inc  
2528 North Federal Highway

Certified mail sent to the owner was accepted on 3/4/09 and certified mail sent to the registered agent was accepted on 3/4/09.

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

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

Inspector Clements recommended ordering compliance within 28 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day.

**Case: CE09021454**

Gustavo Sorgente  
420 Northeast 14 Avenue

Certified mail sent to the owner was accepted on 3/4/09.

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.

Inspector Clements stated a permit had been pulled for the smoke detectors but there had been no inspections. He recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE09021495**

KK Gardens LLC  
900 Northeast 14 Street

Certified mail sent to the owner was accepted on 3/4/09 and certified mail sent to the registered agent was accepted on 3/4/09.

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.

Inspector Clements stated no permit had been pulled for the smoke detectors. He recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE09021499**

Wisteria Court Condo Assn Inc  
1470 N Dixie Hwy

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted [no date].

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

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.

NFPA 1:1.7.5.2

THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

Inspector Clements stated no permit had been pulled for the smoke detectors. He recommended ordering compliance with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 1:1.7.5.2 within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 1:1.7.5.2 within 28 days or a fine of \$50 per day.

**Case: CE09021559**

Tenth Avenue Partners LLC  
1027 Northeast 10 Ave

Certified mail sent to the owner was accepted on 3/4/09 and certified mail sent to the registered agent was accepted on 3/4/09.

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.

Inspector Clements stated no permit had been pulled for the smoke detectors. He recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE09021561**

Daniel T & Carmen Caamano  
17 Northeast 9 Avenue

Certified mail sent to the owner was accepted on 3/3/09.

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

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.

NFPA 1:13.6.6.8.3.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Inspector Clements stated no permit had been pulled for the smoke detectors. He recommended ordering compliance with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101 31.3.4.5.1 within 28 days or a fine of \$250 per day and with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$150 per day.

**Case: CE09021563**

Akron Group I LLC  
110 Isle of Venice

Certified mail sent to the owner was accepted on 3/4/09 and certified mail sent to the registered agent was accepted on 3/4/09.

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.

Inspector Clements stated no permit had been pulled for the smoke detectors. He recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE09021569**

Las Olas Apts Co-Op

2 Hendricks Isle

Certified mail sent to the owner was accepted on 3/4/09.

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.

Inspector Clements stated a permit had been pulled for the smoke detectors but no inspections had been performed. He recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE09021571**

Hendricks Isles Development LLC  
201 Hendricks Isle

Certified mail sent to the owner was accepted on 3/4/09.

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.

Inspector Clements stated no permit had been pulled for the smoke detectors. He recommended ordering compliance within 28 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$250 per day.

**Case: CE09010045**

American One Inc  
801 Southwest 20 Terrace

This was a request to vacate the order dated 3/19/09 due to a change of ownership.

Judge Purdy vacated the order.

**Case: CT09011979**

Bay Colony Exxon Inc

5556 North Federal Highway

Certified mail sent to the owner was accepted on 3/13/09 and certified mail sent to the registered agent was accepted on 3/13/09.

Complied 3/31/09-not paid  
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 3/31/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Mr. McKelligett requested imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09011919**

Alexandra Susan Volkman  
1106 Northwest 10 Terrace

Service was via posting on the property on 3/17/09 and at City Hall on 3/19/09.

18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 2/12/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sappington presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

**Case: CT09011064**

Rosalee E Dennis  
310 Kentucky Avenue



Service was via posting on the property on 3/17/09 and at City Hall on 3/19/09.

9-281(b)

THERE CONTINUES TO BE A DERELICT AND INOPERABLE RED TOYOTA WITHOUT A TAG ON THE PROPERTY. THE CITY OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND WILL REQUEST THE RIGHT TO TOW.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/4/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Davis said the owner had informed her that the car had been removed the previous day. She presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right tow to the red Toyota.

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

**Case: CT08110416**

Marilyn K Gallington  
2845 Southwest 4 Street

Service was via posting on the property on 3/17/09 and at City Hall on 3/19/09. The owner had paid \$25 on 2/2/09 and \$125 on 2/2/09 but the \$125 check had bounced.

Complied - not paid  
9-281(b)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Davis presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$125.

Judge Purdy imposed the \$125 civil penalty.

**Case: CT09020634**

Woodrow Green Estate  
1040 Northwest 23 Terrace

Complied 3/4/09-not paid

Certified mail sent to the owner was accepted on 3/13/09.

Complied – not paid  
9-281(b)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 3/4/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Mr. McKelligett requested imposition of a civil penalty in the amount of \$150.

Judge Purdy imposed the \$150 civil penalty.

**Case: CT09020728**

Nettie Dwight  
1030 Northwest 25 Avenue

Service was via posting on the property on 3/17/09 and at City Hall on 3/19/09.

18-27(a)

THERE ARE LARGE PILES OF TRASH AND DEBRIS ON THE  
PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/11/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Gottlieb presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to clear the trash from the property.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day with the right to clear the trash and debris from the property.

**Case: CT09011869**

Al & Barbara Jackson  
1800 Northwest 3 Court

Certified mail sent to the owner was accepted on 3/13/09.

18-27(a)

THERE IS TRASH AND DEBRIS IN FRONT OF THE PROPERTY

AND ON THE WEST SIDE INCLUDING, BUT NOT LIMITED TO,  
WOOD PALLETS, BURNED ITEMS, ITEMS COVERED WITH A  
BLUE TARP ON THE DRIVEWAY.

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Quintero presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$25 per day with the right to clear the trash from the property.

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

**Case: CT09010495**

Thomas & Angela Pinkney  
908 Southwest 15 Terrace

Service was via posting on the property on 3/16/09 and at City Hall on 3/19/09.

Complied 3/30/09-not paid  
9-281(b)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied on 3/30/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Mr. McKelligett requested imposition of a civil penalty in the amount of \$150.

Judge Purdy imposed the \$150 civil penalty.

**Case: CT09011374**

Tasha Rivera & John Smoak  
1483 Southwest 18 Terrace

Service was via posting on the property on 3/18/09 and at City Hall on 3/19/09.

Complied 3/17/09—not paid  
9-281(b)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation

within 15 days, and/or pay a civil penalty. The property was complied on 3/17/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Mr. McKelligett requested imposition of a civil penalty in the amount of \$150.

Judge Purdy imposed the \$150 civil penalty.

**Case: CT09020271**

Deutsche Bank National Trust Co Trustee  
2265 Southwest 15 Court

Certified mail sent to the owner was accepted on 3/16/09.

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.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/11/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact 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: CT09011401**

Luis A Solano  
1450 Southwest 18 Terrace

Service was via posting on the property on 3/17/09 and at City Hall on 3/19/09.

9-281(b)

THERE IS AN UNLICENSED, INOPERABLE VEHICLE BEING STORED ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO, A GREY NISSAN SENTRA. THE VEHICLE DESCRIBED HAS NO TAG. THE CITY REQUESTS THE RIGHT TO TOW AS THE VEHICLE POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/9/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow the grey Nissan Sentra.

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

**Case: CT09012020**

Antoinette Walker & Howard Eubanks  
819 Northwest 1 Avenue

Service was via posting on the property on 3/16/09 and at City Hall on 3/19/09.

Complied 3/11/09-not paid  
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Mr. McKelligett requested imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09011826**

Geary Nowden  
29 Northeast 16 Street

Service was via posting on the property on 3/16/09 and at City Hall on 3/19/09.

18-27(a)

THERE IS TRASH AND DEBRIS LITTERING THE PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/12/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Hull presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and

recommended ordering compliance within 14 days or a fine of \$25 per day with the right to clean the trash from property.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day with the right to remove the trash and debris from the property.

**Case: CT09012134**

Ricky Lewis  
1416 Northwest 8 Avenue

Service was via posting on the property on 3/16/09 and at City Hall on 3/19/09.

Complied-not paid  
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was complied, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Mr. McKelligett requested imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09020190**

Kenneth Synfelt  
1625 Northwest 4 Avenue

Service was via posting on the property on 3/16/09 and at City Hall on 3/19/09.  
18-27(a)

THERE IS TRASH AND DEBRIS LITTERING THE PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/3/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Hull presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day with the right to clean the trash from the property.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day with the right to remove the trash and debris from the property.

**Case: CT09011811**

John Peter Dowdell  
2801 Northeast 24 Street

Service was via posting on the property on 3/13/09 and at City Hall on 3/19/09.

18-27(a)

THERE IS GRASS/PLANT/WEED OVERGROWTH AND LANDSCAPE  
DEBRIS ON PROPERTY AND SWALE.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/13/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Rich presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$25 per day with the right to mow and clean the property.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day with the right to mow and remove the trash from the property.

**Case: CT09020424**

Stewart Robin & Jose Hermo  
1601 Northeast 20 Avenue

Service was via posting on the property on 3/13/09 and at City Hall on 3/19/09.

Not complied - paid

18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 2/17/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation, but had paid the \$200 civil penalty. Officer Rich presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$25 per day with the right to mow the property and remove the trash.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day with the right to mow the property and remove the trash.

**Case: CT09011518**

Hudson Investments & Association Inc  
1125 W Prospect Road

Certified mail sent to the owner was accepted on 3/14/09 and certified mail sent to the registered agent was accepted on 3/14/09.

9-304(b)

THERE IS A BOAT TRAILER BEING PARKED/STORED ON THE REAR YARD OF THIS PROPERTY ON A GRASS COVERED SURFACE.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/9/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact 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: CT09012105**

Mitchell M White  
3150 Northwest 66 Street

Service was via posting on the property on 2/26/08 and at City Hall on 3/19/09.

18-1

THE POOL IN THE REAR YARD ON THIS VACANT/UNOCCUPIED PROPERTY IS FILLED WITH GREEN/STAGNANT WATER. IN ITS CURRENT CONDITION, THE POOL ON THIS PROPERTY IS UNSIGHTLY, UNSANITARY, AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. IT ALSO POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE SURROUNDING PROPERTIES AND TO THE COMMUNITY AS A WHOLE.

Pursuant to Section 11-19, a Citation Violation Notice dated 2/9/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation within 15 days, and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact 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: CE08091364**

Bien-Aime  
1424 Northeast 56 Court

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$200 fine plus \$515.24 in hard costs for a total of \$715.24.

Judge Purdy imposed the \$715.24 in fines and hard costs.

**Case: CE08090892**

Mark Hirsch  
2006 Southwest 16 Court

This case was first heard on 12/4/08 to comply by 12/18/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,400 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$10,400 fine, which would continue to accrue until the property complied.

**Case: CE08110074**

John Dokimos  
819 Northeast 14 Court

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,300 fine plus \$1,233.71 in board up costs and \$117.00 in administrative fees for a total of \$2,650.71.

Judge Purdy imposed the \$2,650.71 in fines and other costs.

**Case: CT08120947**

Jean Marie Pajonk Estate  
1656 Poinsettia Drive

This case was first heard on 2/19/09 to comply by 3/1/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$200 civil penalty plus a \$6,200 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$6,400 civil penalty and fines, which would continue to accrue until the property complied.

**Case: CE08081963**

Gary Shehan  
1710 Southwest 32 Street

This case was first heard on 2/19/09 to comply by 3/5/09. Violations were as noted in the agenda.

The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,350 fine, which would continue to accrue until the property complied.

**Case: CT08110828**

John W Walker  
1516 Northwest 10 Avenue

This case was first heard on 2/5/09 to comply by 2/19/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$175 fine, \$434.92 to clean and mow the property and a \$200 civil penalty for a total of \$809.92.

Judge Purdy imposed the \$809.92 in fines and other costs.

**Case: CE08080138**

Bok Realty Inc  
651 Southwest Coconut Drive

This case was first heard on 11/6/08 to comply by 12/11/08. Violations were as noted in the agenda. The property was complied and the City was recommending that no fine be imposed [reduced from \$1,550].

Judge Purdy imposed no fine.

**Case: CE08091567**

W J & Helen L Dunsford  
910 Northwest 47 Court

This case was first heard on 1/15/09 to comply by 1/29 and 2/19/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$7,225 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$7,225 fine, which would continue to accrue until the property complied.

**Case: CT08110816**

Rosa A Garcia  
603 Solar Isle

This case was first heard on 2/5/09 to comply by 2/19/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$100 fine plus \$390.20 to clean and mow the property and a \$200 civil penalty for a total of \$690.20.

Judge Purdy imposed the \$690.00 in fines and other costs.

**Case: CT08111326**

NE 14<sup>th</sup> Avenue LLC  
421 Northeast 14 Avenue

This case was first heard on 2/5/09 to comply by 2/19/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$200 civil penalty.

Judge Purdy imposed the \$200 civil penalty.

**Case: CE08100131**

Ricky Lewis  
1416 Northwest 8 Avenue

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$100 fine plus \$1,520.52 in board up costs and \$117.00 in administrative costs for a total of \$1,737.52.

Judge Purdy imposed the \$1,737.52 in fines and other costs.

**Case: CE08100915**

Lynn Delano  
1307 North Andrews Avenue

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of \$465.24 to mow and clean the property plus \$1,650 in fines, which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,115.24 in hard costs and fines, which would continue to accrue until the property complied.

**Case: CE09010029**

Steven F Petite  
1038 Northwest 3 Avenue

This case was first heard on 2/19/09 to comply by 3/1/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$15,500 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$15,500 fine, which would continue to accrue until the property complied.

**Case: CE08090928**

Ricky D Lewis  
1413 Northwest 8 Avenue

This case was first heard on 12/18/08 to comply by 1/8 and 2/19/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,125 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,125 fine, which would continue to accrue until the property complied.

**Case: CE08090763**

Ricky D Lewis  
1425 Northwest 8 Avenue

This case was first heard on 1/15/09 to comply by 1/29 and 2/19/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,650 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$5,650 fine, which would continue to accrue until the property complied.

**Case: CE08100026**

National City Mortgage Co  
1028 Northeast 3 Avenue

This case was first heard on 1/15/09 to comply by 2/19/09. Violations and extensions were as noted in the agenda. The property was complied, and the City was recommending no fine be imposed [reduced from \$2,700].

Judge Purdy imposed no fine.

**Case: CE07081024**  
Sharon & Willie Sols  
3300 Northwest 63 Street

Vacate order of 12/6/07

This was a request to vacate the order dated 12/6/07.

Judge Purdy vacated the order.

### **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:

CE09020189	CE08070766	CE08070814	CE09020701
CE09030057	CE09020017	CE09010084	CE09021747
CE08110576	CE09021262	CE09021265	CE09021268
CE09021270	CE09021272	CE09021291	CE09021292
CE09021293	CE09021313	CE09021457	CE09021459
CE09021545	CE09021547	CE09021553	CE09021556
CE09021577	CE09021299	CT09020638	CT09012120
CT08121454	CT09020097	CT09020230	CT09011420
CT09012107	CT09020142	CT08110438	

### **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:

CE08110882	CE09021267	CE09021278	CE09021280
CE09021288	CE09021294	CE09021537	CE09021572

### **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:

CE09021446	CE08081120
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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:

CE08121408	CE09021283	CE09021464	CT09011948
CT09010507	CT09010536	CE08121544	CT09012103

There being no further business, the hearing was adjourned at **1:34** p.m.

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

ATTEST:

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

Minutes prepared by: J. Opperlee, Prototype Services