

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
JUDGE H. MARK PURDY PRESIDING  
MAY 21, 2009  
9:00 A.M. – 1:13 P.M.**

**Staff Present:**

Mary Allman, Secretary Special Magistrate  
Sue Manning, Secretary, Special Magistrate  
Dee Paris, Administrative Aide  
Erin Peck, Clerk III  
Brian McKelligett, Clerk of Special Magistrate - Supervisor  
John Gossman, Code Enforcement Supervisor  
Cheryl Pingitore, Code Enforcement Supervisor  
Ginger Wald, Assistant City Attorney  
Tammy Arana, Fire Inspector  
Stephanie Bass, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Leonard Champagne, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Aretha Davis, Code Enforcement Officer  
Alejandro DelRio, Code Enforcement Officer  
Dick Eaton, Code Enforcement Officer  
Ingrid Gottlieb, Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
Karl Lauridsen, Landscape Inspector  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Ursula Thime, Code Enforcement Officer  
Barbara Urow, Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer

**Respondents and Witnesses**

CE09041396: John Aurelius, attorney  
CE08041649: Thomas Thompson, owner  
CE08121415: Guy Abbotoni, realtor; Karen Black-Barron, attorney  
CE09040604; CE09040614: Courtney Crush, Attorney  
CE08042475: Ronald Spann, owner; Walter Bubel, witness  
CE09010944: Willie Jackson, owner  
CE09021112: Raymond Nyhuis, owner's representative  
CE08050928; CE08051223; CE08051239; CE08051251: Abraham Narkes, owner;  
Thomas Telesco, architect.  
CE08050832: Joy Ganaishlal, owner

CT09031484: Meylin Arreaza, owner  
CE09040614: Adi Arditi, tenant  
CE09041341: Ofer Gazit, owner  
CE09041328: Saheed Khan, owner  
CE08120682: Joseph Balocco, attorney  
CE09021107: James McCulla, owner's agent  
CE09031994: Marvin Weiss, contractor  
CE09030123: Jean LaRoc, owner  
CE08121597: Collis Buncum, owner's son; Robert McKinzie, contractor  
CE08101556: Phillip Carhart, power of attorney  
CE06092002: Susan Pedersen, owner; Clararose Lee, contractor  
CE09031157: Robert Weiss, owner  
CE08120936: Steven Thompson, condo association president  
CE09031991: David Rambarran, pastor; Michael Madfis, architect  
CT09031930: Harry Goldberg, owner  
CE09030603: Carole Innocent, owner; Ernst Lemiastro, owner  
CE09040546: Ryan Zimmer, condo association president  
CE08121187: Mark Sutherland, property manager; Herbert Riexinger, assistant property  
Manager.  
CE09040548: Richard Schulze, potential buyer  
CT09031348: Eric Jenison, contractor, Mario Beoto, chief engineer  
CE09020592: Frances Reynolds, owner  
CE08030863: Pauline Campbell, owner  
CE09032345: Alfonso Jaramillo, 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: CT09031930**

Administrative Hearing

Harry Goldberg &  
Debra Maggio-Goldberg  
2401 Northwest 19 Street

Complied – not paid  
47-22.3.C.

Pursuant to Section 11-19, a Citation Violation Notice dated 3/26/09 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 4/9/09, but the owner had not 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 and requested imposition of a civil penalty in the amount of \$225.

Mr. Harry Goldberg, owner, explained that North Shore Sign Service had installed the signs without Mr. Goldberg's knowledge or consent. He had removed them when he was cited. He said after he had complied the property, Officer Gottlieb had visited his business to inquire why he was contesting the civil penalty and had advised him that "there's no way you're going to win, why don't you just pay the \$250 and save yourself \$75." Mr. Goldberg stated he felt he was being harassed.

Judge Purdy said he was "having a hard time believing that your place of business had these large banners there and you didn't know anything about it."

Judge Purdy imposed a \$225 civil penalty.

**Case: CE09032345**

Tag Investment Team LLC  
5731 Northeast 18 Avenue

Certified mail sent to the owner was accepted on 5/13/09 and certified mail sent to the registered agent was accepted on 4/29/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, recommended ordering compliance within 63 days or a fine of \$250 per day.

Mr. Alfonso Jaramillo, owner, agreed to comply by the ordered date.

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

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

**Case: CE08050828**

Abraham & Ruth Narkes  
701 Northwest 5 Avenue

Ordered to reappear

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$6,800 and the City was recommending imposition of an \$884 fine

Mr. Alejandro DelRio, Code Enforcement Officer, confirmed all of the cases were complied.

Mr. Abraham Narkes, owner, introduced Mr. Thomas Telesco, his architect. Mr. Telesco explained that the property had been divided into four parcels when cited, but they had filed for unity of title. He said he had researched the City records and been unable to find the parking configuration for this use, but Mr. Narkes had. Since the parking configuration had been on the property prior to this use, Mr. Telesco felt that there had been a misunderstanding and requested that an administrative fee only be imposed.

Judge Purdy imposed an \$884 fine.

Mr. Narkes asked Judge Purdy to reconsider his ruling, since the four properties were now one property, but Judge Purdy did not.

**Case: CE08051223**

Ordered to reappear

Abraham & Ruth Narkes  
719 Northwest 5 Avenue

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$6,800 and the City was recommending imposition of an \$884 fine.

Judge Purdy imposed an \$884 fine.

**Case: CE08051239**

Ordered to reappear

Abraham & Ruth Narkes  
731 Northwest 5 Avenue # A

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$6,800 and the City was recommending imposition of an \$884 fine.

Judge Purdy imposed an \$884 fine.

**Case: CE08051251**

Ordered to reappear

Abraham & Ruth Narkes  
741 Northwest 5 Avenue # A

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$6,800 and the City was recommending imposition of an \$844 fine.

Judge Purdy imposed an \$884 fine.

**Case: CE08050832**

Request for extension

Premnath Ganaishlal  
710 Northwest 5 Avenue

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$2,700.

Ms. Joy Ganaishlal, owner, requested an extension.

Mr. Alejandro DelRio, Code Enforcement Officer, presented photos of the property and said the owner was having problems with the permit. Ms. Ganaishlal said her plans had required corrections to include handicapped parking, and she would take these to a building official for approval. Officer DelRio recommended a brief extension; he believed the permit could be issued in two weeks and the work done in a few days. Ms. Ganaishlal said a handicapped ramp was required, not just parking spaces, so she needed more than 30 days.

Judge Purdy granted a 56-day extension to 7/16/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE08101556**

Request for extension

Rudolph C Herman & Michael E Stearns  
1986 Southwest 28 Lane

This case was first heard on 2/5/09 to comply by 4/30/09. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$1,000.

Mr. Phillip Carhart, power of attorney, explained the property had a dirt driveway where he had parked his boat for four years. He stated the item described as a tractor trailer was "no more than a large pickup truck body that's sitting on a utility trailer that the State of Florida is considering a homemade utility trailer." Mr. Carhart said he needed this storage to be mobile in the event the Coast Guard dispatched him to another base after a storm. He said he was working on obtaining the gravel for the parking area.

Mr. Andre Cross, Code Enforcement Officer said the only thing Mr. Carhart must do is install the gravel, move the boat and trailer and remove the commercial trailer. Officer Cross said Mr. Carhart was turning the duplex into a storage yard.

Judge Purdy granted a 14-day extension to June 4, 2009, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE09031991**

Bud Robinson Memorial Church Of The Nazarene  
2300 Southwest 15 Avenue

Certified mail sent to the owner was accepted on 4/29/09.

NFPA 1:10.12.1.2

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

NFPA 101:12.7.9.3.1

MAXIMUM CAPACITY SIGN IS NOT PROVIDED.

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.

Complied:

NFPA 101:7.9.2.1

Ms. Tammy Arana, Fire Inspector, stated she had met with the owner to discuss the problems. The building had over 100 doors with adjacent windows, so replacing the locks with throw locks would present a security risk. She believed the owner would replace the windows first and then replace the locks. She recommended ordering compliance within 126 days or a fine of \$100 per day, per violation.

Mr. David Rambarran, pastor, stated the first two violations would be complied within the next few days, but it would take time and board approval to address the door lock issue. He requested seven months to comply.

Judge Purdy found in favor of the City and ordered compliance within 105 days, by 9/3/09, or a fine of \$100 per day, per violation, and ordered the respondent to reappear at that hearing.

**Case: CE09040546**

Park Ridge North Condo Assn  
2701 Middle River Drive

Certified mail sent to the owner was accepted on 5/5/09 and certified mail sent to the registered agent was accepted on 5/5/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, explained that the condo had erroneously believed it was grandfathered in and was not required to install the hardwired smoke detectors. They were now aware of the situation, and had begun the process. Inspector Arana recommended ordering compliance within 91 days, by 8/20/09, or a fine of \$250 per day.

Mr. Ryan Zimmer, condo association president, stated he had already taken steps to comply. He confirmed that the former condo president had advised the association that they were grandfathered in. Mr. Zimmer was now in the process of locating an electrician.

Judge Purdy found in favor of the City and ordered compliance within 91 days, by 8/20/09, or a fine of \$250 per day.

**Case: CE09040614**

C & C Lycouris Prop Inc  
845 North Fort Lauderdale Beach Boulevard

Certified mail sent to the owner was accepted on 4/28/09.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:  
25-181

ST. BARTS 2 IS OPERATING A SIDEWALK CAFE WITHOUT A  
CURRENT AND VALID PERMIT. DUE TO THE TRANSIENT  
NATURE OF THE VIOLATION, THE CASE WILL BE HEARD,  
EVEN IF THE PROPERTY COMES INTO COMPLIANCE BEFORE  
THE HEARING.

Officer Sotolongo said he had reached an agreement with the owner's representative. They were applying for a permit for the sidewalk café, and he recommended ordering the respondent to reappear in 14 days, on June 4.

Ms. Courtney Crush, Attorney, said this was a complicated case because FDOT property began immediately outside the business entrance. It had been difficult to determine who should grant permission for the tables.

Judge Purdy ordered the respondent to reappear at the June 4, 2009 hearing.

**Case: CE09040604**

Steele Oceanside Property Inc  
441 South Fort Lauderdale Beach Boulevard

Certified mail sent to the owner was accepted on 4/30/09.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:  
25-7

THERE ARE TABLES AND CHAIRS IN FRONT OF ST. BARTS  
COFFEE SHOP WHICH ARE OBSTRUCTING THE SIDEWALK AND  
PUBLIC RIGHT OF PASSAGE. DUE TO THE TRANSIENT  
NATURE OF THE VIOLATION, THE CASE WILL BE HEARD,  
EVEN IF THE PROPERTY COMES INTO COMPLIANCE BEFORE

THE HEARING.

Officer Sotolongo presented photos of the property and the case file into evidence, requested a finding of fact and said he had reached an agreement with the owner's representative to comply within 10 days or a fine of \$50 per day.

Ms. Courtney Crush, Attorney, said the sidewalk café had been approved on March 2009, but it lacked the brass markers that defined the area where the cafe was allowed. She intended to visit the site with Officer Sotolongo to clearly define the boundaries.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

**Case: CE09041396**

Miniaci Enterprises  
213 South Fort Lauderdale Beach Boulevard

Certified mail sent to the owner was accepted on 4/28/09.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:  
47-19.9.

THERE IS OUTDOOR DISPLAY OF GOODS AND MERCHANDISE ON THE PROPERTY, MANNEQUINS ARE BEING DISPLAYED OUTSIDE THE DOORS OF THE STORE. THIS A REPEAT VIOLATION OF CODE SECTION 47-19.9 CITED PREVIOUSLY UNDER CASE CT09010074 AND FOUND IN VIOLATION BY SPECIAL MAGISTRATE TELL ON 03/19/2009. DUE TO THE REPEAT NATURE OF THIS VIOLATION, THE CASE WILL BE HEARD EVEN IF THE PROPERTY IS BROUGHT INTO COMPLIANCE BEFORE THE HEARING.

Officer Sotolongo said he had reached an agreement with the owner for a \$250 fine for the incident when the property was out of compliance on 4/16/09. He presented photos of the property and the case file into evidence.

Mr. John Aurelius, attorney, said this was a case of the "doctrine of unexpected consequences." He said the adjacent outdoor café businesses altered the course of pedestrian traffic so that it now bypassed this store, and the manager moved merchandise outside to be closer to passersby. He intended to appear before the City Commission to protest that the City had created a "dead zone" for retail businesses by altering the pedestrian pathway.

Judge Purdy found in favor of the City and imposed a \$250 fine.



**Case: CE08121415**

Request for extension

LaSalle Bank  
C/O Wilshire Credit Corporation  
353 Southwest 19 Avenue

This case was first heard on 2/19/09 to comply by 4/23/09. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$2,700.

Ms. Karen Black-Barron, attorney, stated this property was in foreclosure and was undergoing eviction. She requested an extension and a waiving of the fines.

Mr. Guy Abbotoni, realtor, stated until the property was vacant, they could not perform repairs.

Judge Purdy granted a 56-day extension to 7/16/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE08120936**

Request for extension

Montclair Gardens Condo Association  
2170 Northeast 51 Court

This case was first heard on 2/5/09 to comply by 4/30/09. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$10,000.

Mr. Steven Thompson, condo association president, stated Inspector Clements had informed him in January what must be done. Mr. Thompson had taken bids for the work, and inspected the work of one contractor. He was also collecting funds from unit owners to pay for the work, and they had agreed to utilize some of the condo reserve funds. Mr. Thompson requested additional time to have the plans drawn and pull the permit.

Ms. Tammy Arana, Fire Inspector, said Mr. Thompson might have misunderstood that he should have called for an extension prior to the compliance deadline to avoid fines accruing. She did not object to an extension, and noted that the hard-wired smoke detectors had already been installed. She recommended 120 more days to get the permitting started.

Judge Purdy granted a 119-day extension, to 9/17/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE09031994**

Fusion Gardens Condo Assn Inc  
1455 Holly Heights Drive

Certified mail sent to the owner was accepted on 4/30/09 and certified mail sent to the registered agent was accepted on 4/29/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Mr. Marvin Weiss, contractor, explained that there were 50 condos in the complex, but only four were in the name of Fusion Gardens. He said the permits must be pulled individually, so each unit should be cited individually.

Ms. Tammy Arana, Fire Inspector, said the property had been cited this way because that was the name shown at the condo, but no one had responded to the citation. She explained that the units could be permitted and cited individually or en masse. She noted that the cost would be lower when the entire complex had the work done by one contractor, instead of hiring individual contractors.

Mr. Weiss said the City had refused to issue him a permit to cover many units at once in the past. Inspector Arana said the City had issued permits for multiple units many times. She offered to speak to all of the owners, and to post each building, if Mr. Thompson desired. She reminded Judge Purdy that the notice of the hardwired smoke detector requirement had been sent to every business owner in 2006.

Judge Purdy ordered the respondent to reappear at the 7/16/09 hearing.

**Case: CE08121187**

Karen Dookie &  
Patrick Dimartini  
2918 Banyan Street

This case was first heard on 3/5/09 to comply by 4/2/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,000 fine.

Mr. Mark Sutherland, property manager, confirmed the work had been done by 4/3, but they had waited for the final inspections for the property to be complied.

Ms. Tammy Arana, Fire Inspector, agreed they had waited for the Fire final inspection to comply the property. She recommended reducing the fine to \$520 for administrative costs.

Judge Purdy imposed a \$520 fine.

**Case: CE09021112**

Arch James Oliver III & Kay C Oliver  
651 North Andrews Avenue

Service was via posting on the property on 4/27/09 and at City Hall on 4/30/09.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violation:  
47-21.6 L.

THIS UNDEVELOPED PARCEL OF LAND HAS EXPOSED SOIL.

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.

Mr. Raymond Nyhuis, owner's representative, presented a letter from the owner authorizing him to represent the property. He asked Code Enforcement Officer Thime to testify to her past experience with Mr. Nyhuis.

Officer Thime remembered a 2004 case at this address in which Mr. Nyhuis had addressed all of the problems at the property in a timely manner.

Mr. Nyhuis asked Judge Purdy's help to order "the people that did the damage to repair it." He said the City was responsible for tearing down the property, leaving the exposed land. Mr. Nyhuis stated the City had demolished the parking area that he could have used for the tenant at the adjacent property, preventing him from moving the tenant in. The City had also damaged the property sidewalk and the adjoining property. Mr. Nyhuis presented photos of the property showing the damage. He wanted the City to replace the parking slab and to repair the other damage caused by the demolition.

Ms. Wald confirmed that the Unsafe Structures Board had ordered the property to be demolished at their 9/18/08 hearing. The City had contracted the demolition to Miami Wrecking. Ms. Wald said she had "no information" regarding any damage done to the property by the demolition company. She said the owner could make a claim with the City or Miami Wrecking regarding this.

Mr. Nyhuis reiterated his request for the City to make some reparation for the demolition damages.

Officer Quintero stated the case could be complied by planting some sod on the property. He said Mr. Nyhuis' comments were irrelevant to this case.

Mr. John Gossman, Code Enforcement Supervisor, said these were civil issues Mr. Nyhuis was bringing up. He requested the bare areas of the property be sodded or seeded to prevent erosion.

Mr. Nyhuis thought he was entitled by law to have a jury decide this case, but Ms. Wald said this was incorrect.

Judge Purdy ordered the respondent to reappear at the 7/16/09 hearing.

**Case: CE08041649**  
Gospel Arena Of Faith Inc  
317 Northwest 6 Street

Request for extension

This case was first heard on 11/6/08 to comply by 1/29/09. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$2,700.

Mr. Wilson Quintero, Code Enforcement Officer, said he would not object to an extension.

Mr. Thomas Thompson, owner, requested an additional 45 days.

Judge Purdy granted a 56-day extension to 7/16/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE08042475**  
Ronald Thomas Spann Revocable Living Trust  
533 Northeast 15 Street

Ordered to reappear

This case was first heard on 1/15/09 to comply by 2/12/09. Violations and extensions were as noted in the agenda. The property was not complied, and the City was requesting imposition of a \$4,200 fine, which would continue to accrue until the property complied.

Ms. Ingrid Gottlieb, Code Enforcement Officer, said the owner had recently made an attempt to comply.

The owner had left the room and Judge Purdy heard other cases until he returned.

Upon returning to the case, Officer Gottlieb presented photos of the property and pointed out several areas of the property that still needed work. The owner had sent her a letter listing several permits, and she noted that there were no permits for replacing the windows, and another permit for renovations had failed all inspections and was no longer valid. Officer Gottlieb recommended imposing the fine, which would continue to accrue until the property complied.

Mr. Ronald Spann, owner, claimed that all of the permits had been finalized. He stated the work had been done by a prior owner. Mr. Spann said the City's records had changed the property address.

Officer Gottlieb said the issue was the windows did not appear to be done in a weather-proof manner. She had the permit to convert the building, but the windows were never mentioned. Mr. Spann said as long as he had owned the property, 12 years, the windows had not been changed. He produced plans showing the windows in place. Officer Gottlieb presented the permitting history and drawings showing the windows "that were there in '97 or '98 were to remain." Mr. Spann said those windows had remained.

Judge Purdy viewed the photos, and remarked that he saw "a window that does not appear to be structurally sound, weather-proof or water tight...and also the exterior of the structure fits exactly into the violation that you've been cited for."

Mr. McKelligett reminded Judge Purdy that the case had already been heard, and the violations had been found to exist.

Mr. Walter Bubel, witness, explained that he had needed to cut around the windows to install new siding. He confirmed that the window had been in the building since the building was remodeled 12 years ago.

Officer Gottlieb presented photos of the property and a faxed letter from Mr. Spann into evidence.

Judge Purdy imposed the \$4,200 fine, which would continue to accrue until the property complied.

**Case: CE09031348**

Northwestern Mutual Life Ins Co  
C/O Lubbock Corp-Marriotts Harbor  
3030 Holiday Drive

Certified mail sent to the owner was accepted on 4/29/09.

**F-21.1.3**

THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED BY A  
RECOGNIZED TESTING AND BALANCING AGENCY OR COMPARABLE  
CERTIFICATION APPROVED BY THE LOCAL AHJ.

Ms. Tammy Arana, Fire Inspector, stated the owner was working to comply, but she felt the hotel failed to recognize the severity of the violation. She recommended ordering compliance within 91 days or a fine of \$500 per day.

Mr. Eric Jenison, contractor, said they were "actively engaged in the re-certification of this facility." He requested 90 days to complete the work

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$500 per day.

**Case: CE08120682**

Indymac Bank  
1429 Southwest 9 Street # 06

This case was first heard on 1/15/09 to comply by 3/5/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$21,000 fine.

Mr. Joseph Balocco, attorney, stated Mosey Management had purchased the property in November, and they had not received proper notice. The first notice the owner had was the order to impose fines in April 2009. Immediately after receiving this notice, they had acted to bring the property up to code.

Ms. Tammy Arana, Fire Inspector, said she would not object to lowering the fine to \$520 for administrative costs.

Judge Purdy imposed a \$520 fine.

**Case: CE09041330**

Theodore J Larson Revocable Trust &  
Maria DCL Larson Revocable Trust  
1204 Northeast 5 Avenue

Certified mail sent to the owner was accepted on 4/25/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, said she would meet with the property owner to confirm the property had the hardwired smoke detectors. She requested 30 days to re-inspect the property.

Judge Purdy granted a 28-day continuance to 6/18/09.

**Case: CE09041341**

GS Investment Group LLC  
980 Northwest 10 Avenue

Certified mail sent to the owner was accepted on 5/2/09 and certified mail sent to the registered agent was accepted on 5/2/09.

NFPA 1:1.12.1

WORK REQUIRES A PERMIT.

Ms. Tammy Arana, Fire Inspector, said the owner informed her the wall had existed on the when he purchased it. The permit application had been submitted on 5/11/09 and she recommended ordering compliance within 49 days or a fine of \$100 per day.

Mr. Ofer Gazit, owner, said they had applied for the permit and the property would be complied upon final inspection.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

**Case: CE09030123**

Jean LaRoc  
1471 Northwest 21 Street

Service was via posting on the property on 4/24/09 and at City Hall on 4/30/09.

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.

COMPLIED:

NFPA 1:13.6.1.2

Ms. Tammy Arana, Fire Inspector, said the permit for the smoke detector had been pulled on 5/12/09. She recommended ordering compliance with NFPA 101 31.3.4.5.1 within 35 days or a fine of \$250 per day.

Mr. Jean LaRoc, owner, said the electrician told him he was awaiting final inspection.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101 31.3.4.5.1 within 35 days or a fine of \$250 per day.

**Case: CE06092002**

Susan I Pedersen  
2001 Southeast 25 Avenue

This case was first heard on 10/4/07 to comply by 1/17/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,250 fine, which would continue to accrue until the property complied.

Mr. Mario Sotolongo, Code Enforcement Officer, explained Ms. Pedersen's lawyer had stopped representing her. Citizens Insurance had finally issued a check and Ms. Pedersen had hired an architect and a contractor.

Ms. Susan Pedersen, owner, said her home had been damaged by Hurricane Wilma. Citizens had issued the checks in February, and her former attorney, Mr. Dale, had held the checks. She subsequently fired him and hired another attorney. The final agreement had been signed on April 30, 2009. She was now moving very quickly to begin work on the property. Ms. Pedersen requested an extension to August 20 for a progress report.

Judge Purdy granted a 91-day extension to 8/20/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE08121597**

I H & Clara N Buncum  
1825 Northwest 25 Avenue

This case was first heard on 3/5/09 to comply by 4/2/09. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,200 and the City was recommending imposition of a \$500 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, reported that the property was an active construction site as of 5/15/09, so the violation was complied. She stated no one had ever contacted her to explain that the property would be a construction site.

Mr. Robert McKinzie, contractor, stated the neighbors had called Code Enforcement when Mr. Buncum began to remove trash from the property. When Officer Gottlieb visited the property, they had already submitted the permit application. He agreed that the owner had never communicated with Officer Gottlieb, and noted that the address to which notice had been sent to the owners was incorrect. Also, Mr. Buncum had corrected violations but never called for inspections. Mr. McKinzie requested that the fines be waived. Officer Gottlieb did not object to a reduction of the fine.

Judge Purdy imposed a \$250 fine.

**Case: CE08030863**

Ordered to reappear

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 complied, fines had accrued to \$3,475 and the City was recommending imposition of a \$500 fine.



Ms. Ingrid Gottlieb, Code Enforcement Officer, explained the owner had suffered hardships trying to resolve this case. She recommended imposing a \$500 fine, even though this would not cover administrative costs.

Ms. Pauline Campbell, owner, agreed to the \$500 fine.

Judge Purdy imposed a \$500 fine.

**Case: CE09020592**

Request for extension

American One Rentals Inc  
3400 Southwest 12 Place

This case was first heard on 4/16/09 to comply by 5/21/09. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 5/22/09.

Ms. Frances Reynolds, owner, was extremely distraught and stated she just couldn't take it anymore. Judge Purdy advised Ms. Reynolds to confer with a supervisor. Ms. Reynolds explained that the tenants in her properties did not pay their rent and she could not pay the mortgage.

Mr. McKelligett requested a 56-day extension.

Judge Purdy granted a 56-day extension to 7/16/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE09041328**

Saheed & Bibiana Khan  
1201 Northeast 5 Avenue

Certified mail sent to the owner was accepted on 5/6/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, informed Judge Purdy that the permit had been issued on 5/19/09.

Mr. Saheed Khan, owner, confirmed he had a permit and requested 30 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE09040548**

Ustun Atac Estate  
3012 Seville Street

Certified mail sent to the owner was accepted on 4/29/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, explained that this was an estate sale property, and the potential buyer was present. She said it was taking some time for the bank to approve the sale. She recommended ordering compliance within 77 days or a fine of \$250 per day.

Mr. Richard Schulze, potential buyer, said he had a contract to purchase this property.

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

**Case: CE09010944**

Florida Medical Providers Inc  
606 Northwest 8 Avenue

This case was first heard on 4/2/09 to comply by 4/30/09. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,800 and the City was recommending imposition of a \$400 fine.

Mr. Willie Jackson, owner, waived the right to notice of a Massey hearing, so the fines could be addressed.

Jude Purdy imposed a \$400 fine.

**Case: CT09030127**

Delta Asset Management LLC  
Amy Lalonde  
1335 Seminole Drive

Service was via posting on the property on 4/22/09 and at City Hall on 5/7/09.

Violation:

18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 3/30/09 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 by the ordered date, 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 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 remove the trash.

**Case: CT09030312**

ATR Properties LLC  
1217 Northeast 2 Street

Service was via posting on the property on 5/5/09 and at City Hall on 5/7/09.

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 on 4/30/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Thime 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.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09030157**

Hudson Investments & Association Inc  
1121 West Prospect Road

Certified mail sent to the owner was accepted on 4/22/09 and certified mail sent to the registered agent was accepted on 4/22/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09031685**

Gary & Julie Carlson  
2841 Northeast 36 Street

Certified mail sent to the owner was accepted on 4/27/09. Service was also via posting at City Hall on 4/30/09.

18-27(a)

THERE IS RUBBISH AND DEBRIS SCATTERED ABOUT THE  
PROPERTY, INCLUDING BUT NOT LIMITED TO DEAD PALM  
LEAVES.

Pursuant to Section 11-19, a Citation Violation Notice dated 4/3/09 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 by the ordered date, and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Bass 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 \$50 per day with the right to mow and clear the property.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day with the right to mow and clear the property.

**Case: CT09030504**

Amy Olson  
1407 Northeast 60 Street

Service was via posting on the property on 4/21/09 and at City Hall on 5/7/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09021870**

James L & Nancy A Rice  
3171 Southwest 23 Court

Service was via posting on the property on 4/22/09 and at City Hall on 4/30/09.

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, CLOTHES,  
GARBAGE BAGS, FURNITURE, AND UNMAINTAINED BUSHES  
AND SHRUBS.

Pursuant to Section 11-19, a Citation Violation Notice dated 3/18/09 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 by the ordered date, and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Campbell 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 mow and clear 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 mow and clear the property.

**Case: CT09030624**

Jemma S Romain  
3555 Southwest 14 Street

Service was via posting on the property on 4/22/09 and at City Hall on 4/30/09.

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, CLOTHES,  
AND UNMAINTAINED BUSHES AND SHRUBS.

Pursuant to Section 11-19, a Citation Violation Notice dated 3/25/09 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 by the ordered date, and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Campbell 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 mow and clear 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 mow and clear the property.

**Case: CT09021219**

Benjamin Bugarin  
1030 Northwest 3 Avenue

Certified mail sent to the owner was accepted on 5/7/09 and certified mail sent to the registered agent was accepted on 5/7/09.

18-27(a)

THERE IS TRASH AND DEBRIS CONSTANTLY LITTERING  
THIS PROPERTY.

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 within 15 days, and/or pay a civil penalty. The property was not complied by the ordered date, 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.

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

**Case: CT09021220**

Benjamin & Rosalind Bugarin  
1032 Northwest 3 Avenue

Certified mail sent to the owner was accepted on 5/7/09 and certified mail sent to the registered agent was accepted on 5/7/09.

18-27(a)

THERE IS TRASH AND DEBRIS CONSTANTLY LITTERING  
THIS PROPERTY.

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 within 15 days, and/or pay a civil penalty. The property was not complied by the ordered date, 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.

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

**Case: CT09021222**

Steven F Petite  
1038 Northwest 3 Avenue

Service was via posting on the property on 5/4/09 and at City Hall on 5/7/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09030572**

Richard N Clark &  
Gail S Metzler  
1038 Northwest 7 Terrace

Service was via posting on the property on 5/4/09 and at City Hall on 5/7/09.

18-27(a)

THERE IS TRASH AND DEBRIS SCATTERED ABOUT THE  
PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 3/24/09 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 by the ordered date, 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 property.

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

**Case: CT09021159**

Neville & Charmaine Gager  
412 Northwest 15 Way

Service was via posting on the property on 4/21/09 and at City Hall on 5/7/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09030642**

Stephen Sparks  
1009 Northwest 5 Street

Service was via posting on the property on 4/20/09 and at City Hall on 5/7/09.

18-27(a)

THERE IS TRASH AND DEBRIS SCATTERED ON THE  
PROPERTY AND SWALE.

Pursuant to Section 11-19, a Citation Violation Notice dated 3/31/09 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 by the ordered date, 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 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 clean the property.

**Case: CT09032100**

Gary & Stephanie Kazaks  
538 Northwest 15 Terrace

Certified mail sent to the owner was accepted on 4/28/09. Service was also via posting at City Hall on 4/30/09.



18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 4/7/09 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 by the ordered date, 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 clean and mow 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 and mow the property.

**Case: CT09030879**

Palazzo Mare LLC  
3030 North Ocean Boulevard # 101

Service was via posting on the property on 4/24/09 and at City Hall on 4/30/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09032213**

I H & Clara N Buncum  
1825 Northwest 25 Avenue

Service was via posting on the property on 4/29/09 and at City Hall on 4/30/09.

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, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$150.

Judge Purdy imposed the \$150 civil penalty.

**Case: CT09030307**

Ethel L & Nadine L Hankerson  
2511 Northwest 18 Court

Service was via posting on the property on 4/23/09 and at City Hall on 4/30/09.

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, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. The City was requesting imposition of a civil penalty in the amount of \$150.

Judge Purdy imposed the \$150 civil penalty.

**Case: CT09030998**

Keith Bowman  
2351 Southwest 26 Avenue

Service was via posting on the property on 4/28/09 and at City Hall on 4/30/09.

18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT  
THE PROPERTY INCLUDING BUT NOT LIMITED TO  
LANDSCAPE DEBRIS, COCONUTS, AND NEWSPAPERS.

Pursuant to Section 11-19, a Citation Violation Notice dated 3/20/09 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 by the ordered date, and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Urow 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 clean and mow 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 and mow the property.

**Case: CT09032129**

Carol Valentine  
1749 Southwest 30 Street

Service was via posting on the property on 5/1/09 and at City Hall on 5/7/09.

18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS LOCATED ON THE  
WEST SIDE OF THE PROPERTY INCLUDING BUT NOT  
LIMITED TO WOOD, LANDSCAPE DEBRIS AND A BLUE TARP.

Pursuant to Section 11-19, a Citation Violation Notice dated 4/8/09 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 by the ordered date, and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Urow 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 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 clean the property.

**Case: CT09030622**

Pamela Saunders & Ames Friedman  
2519 Tortugas Lane

Service was via posting on the property on 4/28/09 and at City Hall on 4/30/09.

Complied – not paid  
18-1

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09030623**

Johanne & Michael Gaster  
2430 Andros Lane

Service was via posting on the property on 4/28/09 and at City Hall on 4/30/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09030174**

Shalonda Copeland  
2123 Northwest 7 Court

Certified mail sent to the owner was accepted on 4/23/09. Service was also via posting at City Hall on 5/7/09.

18-27(a)

THERE IS OVERGROWTH AS WELL AS RUBBISH, TRASH AND  
DEBRIS ON THIS VACANT LOT.

Pursuant to Section 11-19, a Citation Violation Notice dated 3/18/09 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 by the ordered date, and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. 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 ordering compliance within 10 days or a fine of \$25 per day with the right to clean and mow 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 and mow the property.

**Case: CT09030833**

Frankie Nageer Sr  
2120 Northwest 8 Street

Service was via posting on the property on 4/28/09 and at City Hall on 4/30/09.

18-27(a)

THE PROPERTY IS NOT BEING MAINTAINED. THE PROPERTY  
IS OVERGROWN WITH GRASS AND WEEDS. THERE IS  
TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE  
PROPERTY. THE TRASH CONSIST OF, BUT IS NOT LIMITED

TO YARD WASTE, ASSORTED PAPERS AND LITTER.

Pursuant to Section 11-19, a Citation Violation Notice dated 4/7/09 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 by the ordered date, and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. 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 ordering compliance within 10 days or a fine of \$25 per day with the right to clean and mow 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 and mow the property.

**Case: CT09031005**

Jeffrey A Baron  
626 Northwest 21 Terrace

Service was via posting on the property on 4/21/09 and at City Hall on 5/7/09.

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

**Case: CT09031007**

Shirley Ann Williams  
635 Northwest 21 Terrace

Certified mail sent to the owner was accepted on 5/8/09. Service was also via posting at City Hall on 5/7/09.

18-27(a)

THERE IS OVERGROWTH AS WELL AS RUBBISH, TRASH AND  
DEBRIS ON THIS VACANT LOT.

Pursuant to Section 11-19, a Citation Violation Notice dated 3/20/09 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 by

the ordered date, and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. 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 ordering compliance within 10 days or a fine of \$25 per day with the right to clean and mow 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 and mow the property.

**Case: CT09031484**

Alex Arreaza  
717 Southeast 14 Court

Certified mail sent to the owner was accepted on 4/22/09 and certified mail sent to the registered agent was accepted on 5/7/09.

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS THROUGHOUT  
THIS VACANT PROPERTY WHICH IS NOT BEING MAINTAINED  
ON A REGULAR BASIS.

Pursuant to Section 11-19, a Citation Violation Notice dated 3/31/09 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 by the ordered date, and 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, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day with the right to clean and mow 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 clean and mow the property.

A respondent arrived at the meeting later on and stated the property was now complied. Mr. McKelligett advised him to contact an inspector to have the property inspected.

**Case: CE08031661**

Stipulated agreement

Esposito Enterprises Inc  
2902 East Sunrise Boulevard

Violations:

47-20.20.D.

THE PARKING LOT IN THE REAR OF THE BUSINESS IS  
BEING USED TO STORE MERCHANDISE, EQUIPMENT AND  
INVENTORY.

THE PARKING LOT IS ALSO BEING USED TO MAKE REPAIRS TO MOTORCYCLES AND SCOOTERS, WHICH IS NOT PERMITTED.

47-20.20.H.

THE PARKING LOT IN THE REAR OF THE BUSINESS IS IN DISREPAIR, IN THAT IT IS IN NEED OF RESURFACING/RE-STRIPING.  
THERE ARE SEVERAL WHEEL STOPS THAT ARE BROKEN/IN NEED OF PAINTING.

47-20.20.I.

THE PARKING LOT IS NOT IN CONFORMANCE WITH THE APPROVED SITE PLAN, IN THAT THE PARKING AREA HAS BEEN ALTERED.

47-21.8.A.

THE LANDSCAPING IN THE REAR OF THE PROPERTY IS NOT BEING MAINTAINED.

47-24.1.B.

THE PROPERTY IS BEING USED TO OPERATE A SCOOTER RENTAL BUSINESS WITHOUT THE REQUIRED DEVELOPMENT PERMIT IN SLA ZONING DISTRICT.

47-34.1.A.1.

NON PERMITTED LAND USE.  
THE PROPERTY IS BEING USED FOR OUTSIDE STORAGE OF GOODS AND MATERIALS, TO INCLUDE, BUT NOT LIMITED TO, TRAILERS, MOTORCYCLES/SCOOTERS AND SIGNAGE.  
THE PROPERTY IS ALSO BEING USED FOR THE SALE, WHOLESALE AND RETAIL, OF SCOOTERS/MOTORCYCLES WHICH IS NOT PERMITTED IN SLA ZONING.

Complied:

18-27(a)

9-280(b)

9-280(g)

47-22.3.X.1.

Withdrawn:

47-19.9.

The City had a stipulated agreement with the owner to comply 47-20.20.D., 47-24.1.B. and 47-34.1.A.1. within 63 days or a fine of \$250 per day, per violation and to comply 47-20.20.H., 47-20.20.I. and 47-21.8.A. within 98 days or a fine of \$100 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 47-20.20.D., 47-24.1.B. and 47-34.1.A.1. within 63 days or a fine of

\$250 per day, per violation and to comply 47-20.20.H., 47-20.20.I. and 47-21.8.A. within 98 days or a fine of \$100 per day, per violation.

**Case: CE09021660**

Blair International Inc  
433 Northeast 12 Avenue

Service was via posting on the property on 5/4/09 and at City Hall on 5/7/09.

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

PROPERTY HAS BEEN BOARDED UP AND NO VALID BOARDING  
CERTIFICATE HAS BEEN OBTAINED.

Officer Thime 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: CE08120595**

Dagobert Schmalhaus &  
Andree Beaulac  
2488 Southwest 6 Court

Certified mail sent to the owner was accepted on 4/27/09. Service was also via posting at City Hall on 4/30/09.

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

ONE BATHTUB DOES NOT DRAIN, TOILETS IN BOTH  
BATHROOMS BACK-UP WHEN FLUSHED AND/OR LEAK AT THE  
BASE, THE BATHROOM AND KITCHEN SINKS BOTH LEAK,  
SEPTIC TANK OVERFLOWING.

9-280(g)

TWO OF THE BURNERS ON THE ELECTRIC STOVE ARE  
INOPERABLE.

9-280(b)

THE METAL DECORATIVE COLUMNS AT THE FRONT ENTRANCE  
ARE IN DISREPAIR AS THEY ARE NOT PROPERLY  
CONNECTED TO THE MAIN BUILDING. BOTH COLUMNS HAVE  
BEEN REMOVED FROM THEIR ORIGINAL POSITIONS ON THE  
FRONT PORCH AND NO LONGER PROVIDE PROPER SUPPORT  
TO THE OVERHEAD STRUCTURE. THE OVERHEAD STRUCTURE



AT THE FRONT ENTRANCE IS LEANING AND APPEARS UNSTABLE. THE FRONT DOOR IS NOT WATER TIGHT. THE CEILING IN THE ILLEGALLY CONVERTED BEDROOM HAS CRACKS AND IS SAGGING. BATHROOM WALLS AND CEILING ARE IN DISREPAIR AND COVERED WITH MOLD.

Officer Davis stated the owners had not communicated with her since the case was initiated. She 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 \$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: CE09041083**

American One Inc  
713 Southwest 20 Terrace

Service was via posting on the property on 4/29/09 and at City Hall on 4/30/09.

Mr. Andre Cross, 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 TO THE BUILDING.

Officer Cross 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: CE09021353**

Mozart & Fabiana Cunha  
1014 Northeast 2 Avenue

Service was via posting on the property on 5/4/09 and at City Hall on 5/7/09.

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: CE09031927**

Stipulated agreement

Benjamin & Rosalind Bugarin  
1032 Northwest 3 Avenue

Violations:

9-280(h)(1)

THERE IS A CHAIN LINK FENCE ON THIS PROPERTY THAT  
HAS FALLEN OVER AND IS IN GENERAL DISREPAIR.

9-278(g)

THERE ARE WINDOWS ON THE BUILDING WHICH DO NOT  
HAVE ADEQUATE SCREEN PROTECTION AS REQUIRED BY  
CODE.

9-306

THE EXTERIOR OF THE BUILDING ON THIS PROPERTY IS  
DIRTY AND STAINED.

Complied:

9-280(b)

Withdrawn:

24-4

The City had a stipulated agreement with the owner to comply 9-280(h)(1), 9-278(g) and 9-306 within 35 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-280(h)(1), 9-278(g) and 9-306 within 35 days or a fine of \$50 per day, per violation.

**Case: CE09031931**

Stipulated agreement

Benjamin Bugarin  
1030 Northwest 3 Avenue

Violations:

9-306

THE EXTERIOR OF THE BUILDING ON THIS PROPERTY IS  
DIRTY AND STAINED.

9-280(h)(1)

THERE IS A CHAIN LINK FENCE ON THIS PROPERTY THAT

HAS FALLEN OVER AND IS IN GENERAL DISREPAIR.

9-280(b)

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

9-278(g)

THERE ARE WINDOWS ON THE BUILDING WHICH DO NOT HAVE ADEQUATE SCREEN PROTECTION AS REQUIRED BY CODE.

Withdrawn:

24-4

The City had a stipulated agreement with the owner to comply 9-306, 9-280(h)(1), 9-280(b) and 9-278(g) within 35 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-306, 9-280(h)(1), 9-280(b) and 9-278(g) within 35 days or a fine of \$50 per day, per violation.

**Case: CE09021107**

JTL 84 LLC

1441 State Road 84

Certified mail sent to the owner was accepted on 4/29/09 and certified mail sent to the registered agent was accepted [no date].

Violation:

47-19.1.C.

THERE IS OUTDOOR STORAGE ON THIS VACANT PROPERTY INCLUDING BUT NOT LIMITED TO CONCRETE DRAINAGE PIPES AND METAL. THIS IS NOT A PERMITTED LAND USE. NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED TO BE USED IF THE PRINCIPAL STRUCTURE IS NO LONGER IN USE.

Withdrawn:

47-34.1.A.1.

The City had a stipulated agreement with the owner to comply 47-19.1.C. within 63 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.1.C. within 63 days or a fine of \$50 per day.

**Case: CE09040531**

Indymac Bank FSB  
1391 Southwest 33 Terrace

Certified mail sent to the owner was accepted on 4/27/09 and service was also via posting at City Hall on 5/7/09.

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 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: CE09040646**

Blair International Inc  
1501 Southwest 23 Street

Service was via posting on the property on 4/27/09 and at City Hall on 4/30/09.

Mr. Mark Campbell, Code Enforcement Officer, testified to the following violation:  
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 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 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: CE09040648**

Blair International Inc  
1505 Southwest 23 Street

Service was via posting on the property on 4/27/09 and at City Hall on 4/30/09.

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

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 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 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: CE09031385**

Stipulated agreement

Flooker Adams  
624 Northwest 22 Road

Violations:

9-306

THE EXTERIOR WALLS OF THE PROPERTY HAS  
DIRTY, CHIPPED STAINED AND MISSING PAINT.

47-34.1.A.1.

THE PROPERTY IS BEING USED TO STORE MATERIALS AND  
ITEMS OUTSIDE IN THE OPEN. THE MATERIALS AND ITEMS  
CONSIST OF, BUT ARE NOT LIMITED TO BUILDING  
MATERIALS, VEHICLES AND MACHINERY. OUTDOOR STORAGE  
IS NOT A PERMITTED USE OF THIS CB ZONED PROPERTY.

9-280(h)(1)

THE WOODEN/CHAIN LINK FENCE ON THE PROPERTY IS IN  
DISREPAIR.

The City had a stipulated agreement with the owner to comply within 70 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 70 days or a fine of \$50 per day, per violation.

**Case: CE09031157**

Casa Investment & Const Co Inc  
2130 Northwest 6 Place

Certified mail sent to the owner was accepted on 4/28/09.

Violation:

47-19.9.A.2.a.

THERE IS OUTDOOR STORAGE OF CARS, GOODS AND MATERIALS ON THIS PROPERTY THAT CAN BE VIEWED FROM THE PUBLIC RIGHT-OF-WAY.

The City had a stipulated agreement with the owner to comply within 70 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 70 days or a fine of \$50 per day.

**Case: CE09030603**

Ernst Lemaistre &  
Carole Innocent  
2504 Northwest 21 Street

Certified mail sent to the owner was accepted on 4/28/09.

Violations:

9-280(b)

THERE ARE BROKEN AND INOPERABLE WINDOWS ON THIS RENTAL DUPLEX PROPERTY. THERE IS ROTTED, WATER DAMAGED, AND TERMITE EATEN WOOD ON THE INSIDE AND OUTSIDE OF THE STRUCTURE. THERE ARE WALLS ON THE REAR OF THE STRUCTURE, WHICH HAVE LARGE GAPS, LEAVING THE INTERIOR EXPOSED TO THE ELEMENTS. THERE ARE DOORS AND DOOR FRAMES ON THE STRUCTURE, WHICH ARE NOT WEATHERPROOF AND WATERTIGHT, AS REQUIRED.

9-280(f)

THE WATER PIPES IN THE KITCHEN HAVE NOT BEEN MAINTAINED IN A GOOD, SAFE OPERATING CONDITION. THERE IS A LOUD NOISE EMANATING FROM THE PIPES WHEN TURNED ON.

9-280(g)

THERE IS EXPOSED WIRING IN THE WALL OF A BEDROOM. THE AIR CONDITIONING UNIT IS NOT FUNCTIONING PROPERLY, LEAKS WHEN TURNED ON, AND DOES NOT ADEQUATELY COOL THE APARTMENT.

9-278(g)

THERE ARE MISSING OR BROKEN SCREENS ON THE WINDOWS OF THIS RENTAL DUPLEX.

9-276(b)(3)

THERE IS EVIDENCE OF TERMITES ON THIS PROPERTY.

The City had a stipulated agreement with the owner to comply 9-280(b) and 9-280(f) within 35 days or a fine of \$50 per day, per violation, and 9-280(g), 9-278(g) and 9-276(b)(3) within 14 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance with 9-280(b) and 9-280(f) within 35 days or a fine of \$50 per day, per violation, and 9-280(g), 9-278(g) and 9-276(b)(3) within 14 days or a fine of \$50 per day, per violation.

**Case: CE09031838**

Richard N & Deborah P Dorin  
1751 Northwest 27 Avenue

Certified mail sent to the owner was accepted on 4/27/09.

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

THIS HOME IS CURRENTLY OCCUPIED WITHOUT CITY WATER  
SERVICE.

Officer Gottlieb 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: CE09021446**

Prestige Builders & Dev LLC  
55 Isle of Venice

Service was via posting on the property on 4/24/09 and at City Hall on 4/30/09.

NFPA 1:13.3.1.1

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE/  
AND CHAIN MUST BE PLACED ON VALVE TO PREVENT  
TAMPERING OF THE FIRE SAFETY SYSTEM

Ms. Tammy Arana, Fire Inspector, stated there had been no contact from the owner. She had reinspected the property recently and noted that there were many more units involved. She recommended ordering compliance within 35 days or a fine of \$500 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$500 per day.

**Case: CE09030041**

Fort Water LLC  
37 Hendricks Isle

Service was via posting on the property on 4/24/09 and at City Hall on 4/30/09.

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.

COMPLIED:

NFPA 1:13.6.6.8.3.1

Ms. Tammy Arana, Fire Inspector, recommended ordering compliance with NFPA 101 31.3.4.5.1 within 35 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101 31.3.4.5.1 within 35 days or a fine of \$250 per day.

**Case: CE09030064**

Pablo G Munoz  
121 Hendricks Isle

Service was via posting on the property on 4/24/09 and at City Hall on 4/30/09.

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 1:13.6.1.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED.

Ms. Tammy Arana, Fire Inspector, recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, per violation.

**Case: CE09031985**

Las Olas North LLC  
1180 Northeast 1 Street



Certified mail sent to the owner was accepted on 4/22/09 and certified mail sent to the registered agent was accepted on 4/22/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, recommended ordering compliance within 35 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE09032002**

Marie Rosemond  
1126 Northeast 16 Place

Certified mail sent to the owner was accepted on 4/25/09.

NFPA 1:10.12.1.2

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

Complied:

NFPA 1:13.6.6.8.3.1

NFPA 101:31.3.4.5.1

Ms. Tammy Arana, Fire Inspector, recommended ordering compliance with NFPA 1:10.12.1.2 within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance with NFPA 1:10.12.1.2 within 35 days or a fine of \$50 per day.

**Case: CE09032005**

Windsor Court Properties LLC  
1444 Windsor Court

Certified mail sent to the owner was accepted on 4/28/09 and certified mail sent to the registered agent was accepted on 4/28/09.

NFPA 9999

REPLACE MISSING DRYER VENT ON DRYER

NFPA 1:10.12.1.2

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

NFPA 1:11.1.2

ELECTRICAL WIRING NOT PER NFPA 70, NATIONAL  
ELECTRICAL CODE.

NFPA 1:13.6.1.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN  
ACCORDANCE WITH THE CODE.

Ms. Tammy Arana, Fire Inspector, recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, per violation.

**Case: CE09032314**

DLJ Mortgage Capital Inc  
C/O Americas Servicing Company  
814 Northeast 14 Place

Certified mail sent to the owner was accepted [no date] and certified mail sent to the registered agent was accepted on 4/30/09.

NFPA 1:13.6.1.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH  
THE CODE.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, per violation.

**Case: CE09032338**

Donald C & Debi Rodrigues  
1507 Northeast 5 Avenue

Certified mail sent to the owner was accepted on 4/25/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, reported a permit had been pulled on 5/8/09, and recommended ordering compliance within 49 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$250 per day.

**Case: CE09041324**

Robert L Mills  
1228 Northeast 5 Avenue

Certified mail sent to the owner was accepted on 5/14/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, recommended ordering compliance within 35 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE09041321**

Lexius Petit-Frere  
1213 Northeast 5 Avenue

Certified mail sent to the owner was accepted on 5/9/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

NFPA 1:13.6.6.8.3.1 OUT

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

Ms. Tammy Arana, Fire Inspector, recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day, per violation.

**Case: CE09041336**

Kafre Holdings LLC  
877 Northeast 18 Court

Certified mail sent to the owner was accepted on 4/28/09 and certified mail sent to the registered agent was accepted on 4/28/09.

NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

Ms. Tammy Arana, Fire Inspector, stated the permit application was submitted on 5/12/09 and recommended ordering compliance within 35 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$250 per day.

**Case: CE08102468**

Marc Evans Joseph & Carmelita Pierre  
1301 Northwest 1 Avenue

This case was first heard on 3/5/09 to comply by 4/2/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$500 fine.

Judge Purdy imposed the \$500 fine.

**Case: CE08110544**

Fannie Mae C/O Wachovia Mortgage Corp  
1309 Northwest 4 Avenue

This case was first heard on 3/19/09 to comply by 4/2/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the property complied.

**Case: CE08100250**

Phillip Scotty Ragsdale  
1245 Northwest 1 Avenue

This case was first heard on 3/19/09 to comply by 4/2/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,800 fine, which would continue to accrue until the property complied.

**Case: CE08062390**

Greenpoint Mortgage Funding Inc  
241 Florida Avenue

Vacate orders of 9/9/08 and 10/16/08

This was a request to vacate the orders dated 9/9/08 and 10/16/08.

Judge Purdy vacated the orders dated 9/9/08 and 10/16/08.

**Case: CE08081947**

Ignater Corporation  
3320 Berkeley Boulevard

Ordered to reappear

This case was first heard on 10/16/08 to comply by 12/18/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,200 fine.

Judge Purdy imposed the \$1,200 fine.

**Case: CE08092007**

Greenpoint Mtge Funding Inc  
241 Florida Avenue

Vacate order of 1/15/09

This was a request to vacate the order dated 1/15/09.

Judge Purdy vacated the order dated 1/15/09.

**Case: CE08051151**

Flagler Station Residences LLC  
629 Northwest 1 Avenue

Ordered to reappear

This case was first heard on 9/18/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$5,100 and the City was recommending imposition of a \$976 fine

Judge Purdy imposed the \$976 fine.

**Case: CE08051153**

Flagler Station Residences LLC  
633 Northwest 1 Avenue

Ordered to reappear

This case was first heard on 9/18/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$9,600 and the City was recommending imposition of a \$976 fine.

Judge Purdy imposed the \$976 fine.

**Case: CE08062120**

Ordered to reappear

Natchez Resort 1997 Ltd  
725 North Fort Lauderdale Beach Boulevard

This case was first heard on 8/7/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,050 and the City was recommending imposition of a \$608 fine.

Judge Purdy imposed a \$608 fine.

**Case: CE08062127**

Ordered to reappear

Natchez Resort 1997 Ltd  
735 North Fort Lauderdale Beach Boulevard

This case was first heard on 8/07/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,050 and the City was recommending no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE08062130**

Ordered to reappear

Natchez Resort 1997 Ltd  
734 Breakers Avenue

This case was first heard on 8/07/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,050 and the City was recommending no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE08062132**

Ordered to reappear

Natchez Resort 1997 Ltd  
3109 Vistamar Street

This case was first heard on 8/7/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,050 and the City was recommending no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE08062133**

Ordered to reappear

Natchez Resort 1997 Ltd  
3115 Vistamar Street

This case was first heard on 8/07/08 to comply by 11/6/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,050 and the City was recommending no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE08070951**

Ordered to reappear

2450 Wilton Corp  
1204 Northeast 4 Avenue

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 not complied and the City was requesting imposition of a \$6,000 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$6,000 fine, which would continue to accrue until the property complied.

**Case: CE08091542**

1322-24 Condo  
1324 Northwest 8 Avenue

This case was first heard on 3/5/09 to comply by 4/2/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,200 fine, which would continue to accrue until the property complied.

**Case: CE08100691**

Craig Christopher Estate  
2316 Southwest 35 Avenue

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 complied and the City was requesting imposition of a \$1,400 fine.

Judge Purdy imposed the \$1,400 fine.

**Case: CE08110890**

Nettie Dwight  
1030 Northwest 25 Avenue

This case was first heard on 2/19/09 to comply by 3/5 and 4/2/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,100 fine, which would continue to accrue until the property complied.

**Case: CE08120946**

Forage Realty Corp  
619 Breakers Avenue

This case was first heard on 1/15/09 to comply by 4/2/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$72,000 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, explained that the owner was in California and purchased the property at the end of March unaware of the violations. The owner intended to demolish the structure, but the building was still occupied. Inspector Arana had advised the owner to pull a demolition permit and vacate the tenants. She recommended a 63-day extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

**Case: CE09010943**

John & Rosa Bermudez  
601 Southwest 22 Terrace

This case was first heard on 3/19/09 to comply by 4/2/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,800 fine, which would continue to accrue until the property complied.

**Case: CE09020913**

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

This case was first heard on 4/2/09 to comply by 4/12/09. Violations were as noted in the agenda. 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: CT08101387**

Bernice H Graves  
C/O June G Thomas  
1609 Southwest 14 Court

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 complied and the City was requesting imposition of a \$3,100 fine, plus \$454.64 in clean-up costs and a \$200 civil penalty for a total of \$3,754.64.

Judge Purdy imposed the \$3,754.64 in fines and other costs.

**Case: CT08110258**

Charles L Lane & Patrick E Scott  
2930 Northeast 41 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 complied and the City was requesting imposition of a \$950 fine plus \$455.64 clean-up costs and a \$200 civil penalty for a total of \$1,605.64.

Judge Purdy imposed the \$1,605.64 in fines and other costs.

**Case: CT08110774**

Dianne Magaldo  
1017 Northwest 7 Avenue

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 complied and the City was requesting imposition of a \$300 fine plus a \$200 civil penalty for a total of \$500.

Judge Purdy imposed the \$500 in fines and civil penalty.

**Case: CT08120319**

Wesley H & Barbara E Smith  
2412 Del Mar Place

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 complied and fines had accrued to \$1,050, plus \$765.93 in clean-up costs and a \$200 civil penalty for a total of \$2,015.93. The City was recommending imposition of \$1,683.93 in fines, clean-up costs and civil penalty.

Judge Purdy imposed the \$1,683.93 in fines, clean-up costs and civil penalty.

**Case: CT08121300**

Jacqueline Federico-Squire  
1050 Southwest 31 Street

This case was first heard on 3/5/09 to comply by 3/19/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$300 fine plus a \$200 civil penalty for a total of \$500.

Judge Purdy imposed the \$500 in fines and civil penalty.

**Case: CT09011557**

Regions Bank  
C/O Ben-Ezra & Katz PA  
3751 Southwest 23 Street

This case was first heard on 3/19/09 to comply by 4/2/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,600 fine plus a \$200 civil penalty for a total of \$3,800.

Judge Purdy imposed the \$3,800 in fines and civil penalty.

**Case: CT09020271**

Deutsche Bank National Trust Co Trustee  
2265 Southwest 15 Court

This case was first heard on 4/2/09 to comply by 4/12/09. 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 \$3,700 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$200 in civil penalty and \$3,700 fine, which would continue to accrue until the property complied.

**Case: CT09012105**

Mitchell M White  
3150 Northwest 66 Street

Complied – not paid  
18-1

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. The City was requesting imposition of a civil penalty in the amount of \$200.

Judge Purdy imposed the \$200 civil penalty.

### **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:

CT09030180	CT09021594	CT09040487	CT09030836
CT09031300	CT09031447	CT09040034	CT09040240
CE09040438	CE09030894	CE08110800	CE09030177
CE09040457	CE09031132	CE08100770	CE09030713
CE09031973	CE09031997	CE09031993	CE09031995
CE09032004	CE09032326	CE09032333	CE09032335
CE09032343	CE09040551	CE09040552	CE09040554
CE09040566	CE09041306	CE09041325	CE09041337
CE09041346	CE09031989	CE09020440	CT08120125
CT09011064	CT09011869	CE09011771	CE09011098

### **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:

CE09031355	CE09040977	CE08031781	CE09032332
CE09032346	CE09032348		

### **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:

CT09031913	CE09040131	CE09040481	CE09040558
CE08102074			

### **Cases Closed**

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

CE09021805	CE09021295
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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:

CE09011951      CE09041896      CE09020853      CE09040884  
CE09040572

There being no further business, the hearing was adjourned at 1:13 p.m.

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

ATTEST:

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

Minutes prepared by: J. Opperee, Prototype Services