

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
MEAH ROTHMAN TELL PRESIDING  
JUNE 18, 2009  
9:00 A.M. –12:14 P.M.**

**Staff Present:**

Mary Allman, Secretary Special Magistrate  
Ginger Wald, Assistant City Attorney  
Lindwell Bradley , Code Enforcement Supervisor  
Peggy Burks, Code Enforcement Supervisor  
Diana Cahill, Clerk III  
Dee Paris, Administrative Aid  
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  
Dick Eaton, Code Enforcement Officer  
Adam Feldman, Code Enforcement Officer,  
Ingrid Gottlieb, Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
Jorge Maura, Detective  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Wanda Sappington, Code Enforcement Officer,  
Mario Sotolongo, Code Enforcement Officer  
Ursula Thime, Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer

**Respondents and Witnesses**

CE08120817: John Quaintance, neighbor; Neal Adler, neighbor; Matthew Vander Werff  
owner's representative; Christopher Anderson, owner's representative  
CE09040758: Steven Bader, owner  
CE09010575: Joseph Durand, owner  
CT09050071: Johnny Lamar Jr., owner  
CE09050791; CE09010633: Krzystof Tylinksi, owner  
CE07120555: Barbara Cohen, owner; Lawrence Cohen, owner  
CT09041387: Pedro Beltran, owner; Mercedes Fernandez, owner  
CT08110938; CT08110944: 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: CT09041387**

Pedro Beltran-Rojas Inc  
3600 Davie Boulevard

Certified mail sent to the owner was accepted on 5/19/09. Service was via posting at City Hall on 6/4/09.

Complied – not paid  
9-306

Pursuant to Section 11-19, a Citation Violation Notice dated 4/29/09 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 complied on 5/11/09 but 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 and requested imposition of a civil penalty in the amount of \$150.

Officer Campbell explained that the property had been sprayed with graffiti, and the owner had been out of town and could not comply right away. Therefore, the civil penalty should be imposed.

Mr. Pedro Beltran, owner, confirmed he was out of town when the citation was issued and had complied as soon as he returned.

Officer Campbell remarked, "The way the citation is set up, once it's issued, that's not something that can be contested."

Ms. Tell imposed the \$150 civil penalty.

**Case: CE08120817**

SVP Las Olas Limited Partnership  
100 East Las Olas Boulevard

Certified mail sent to the owner was accepted on 6/5/09 and certified mail sent to the registered agent was accepted on 6/2/09.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violations:  
47-21.6.L.

THIS UNDEVELOPED PARCEL OF LAND HAS EXPOSED SAND,  
SOIL AND GRAVEL.

47-19.1.C.

NO ACCESSORY USE OR STRUCTURE SHALL BE PERMITTED

TO BE USED IF THE PRINCIPLE STRUCTURE IS NO LONGER  
IN USE. THE VACANT LOT IS BEING USED TO VALET  
PARK/STORE VEHICLES FROM THE ADJACENT CONDOMINIUM.

47-19.5.J.1.

THERE IS A TEMPORARY FENCE WITH SCREENING THAT  
SURROUNDS THE PROPERTY/VACANT LOT. THERE IS NO  
CURRENT SITE PLAN APPROVAL AND NO PERMITS ON FILE,  
TO DATE.

Complied:

47-34.1.A.1.

Officer Feldman explained that this property was adjacent to a condo, and the condo association had an agreement to valet park condo vehicles on the lot. He had met with the respondents and Planning and Zoning, where the condo was denied a request to continue parking on the lot.

Officer Feldman presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 47-21.6.L. within 30 days or a fine of \$100 per day, with 47-19.1.C. within 14 days or a fine of \$100 per day and with 47-19.5.J.1. within 14 days or a fine of \$100 per day.

Mr. Matthew Vander Werff, the owner's representative, explained that the developer had sold the vacant property to SVP. Riverhouse Phase I, the adjacent condo, had been built with insufficient parking, anticipating that it would be accommodated by Riverhouse Phase II, which had never been built. Mr. Vander Werff had then agreed to allow the valet and overflow parking on the vacant lot.

Mr. Vender Werff stated the property was going through DRC now, and he anticipated site plan approval in 60 to 90 days. As soon as they had site plan approval for development, he believed they would comply.

Mr. Vander Werff requested 60 to 90 days to comply the fencing violation, and an extension of "as much time as possible" for the Riverhouse to seek alternate parking. He explained the Riverhouse could choose to appear before the Board of Adjustment to allow the parking temporarily on the site.

Ms. Wald said the respondent admitted the violations occurred, and requested 60 to 90 days to comply.

Mr. John Quaintance, neighbor and president of the Las Olas Riverhouse Condo Association, explained that the tower that was supposed to provide their parking had not been built. He stated their long-term solution was to lease parking in a nearby office building. He acknowledged that the valet lot was illegal, and pointed out they provided security and insurance for the lot.

Ms. Tell noted this was part of the revitalization of the neighborhood, which the City was encouraging, and she felt the City wanted to work with the owners. Mr. Quaintance said they had located garages that would rent them spaces, but they would not permit the valets, so this was not a solution to their problem. Mr. Quaintance stated an attorney had informed him that getting the lot approved for temporary use was a lengthy, difficult process. He requested the City work through the situation while they sought a reasonable alternative.

Ms. Wald stated the City's position was there was not a question the violations existed, and the respondent was requesting more time than the inspector had recommended to seek other options. She confirmed that valet parking on that lot was not a use allowed on that parcel, no matter what. Ms. Wald said she doubted a variance request would be granted. She added that this case was the result of continuous complaints. Officer Feldman confirmed that the complaints concerned the parking.

Ms. Tell found in favor of the City and ordered compliance within 105 days, by 10/1/09 or a fine of \$50 per day, per violation, and ordered the respondent to reappear at that hearing.

**Case: CE08040758**

Blue Ribbon Properties LLC  
716 Southwest 16 Avenue

This case was first heard on 6/19/08 to comply by 7/3/08 and 8/21/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$5,300 fine.

Mr. Steven Bader, owner, explained that the City had commenced the sewer project and he had therefore delayed his repairs of the parking area. He had also neglected to request an extension for compliance. Ms. Tell asked Mr. Bader if he had complied the property prior to the 7/3/09 compliance deadline. Mr. Bader said he was unaware he needed to call for inspection. He also assumed that the City would not expect him to repair his parking area while the City's construction was still going on in the street. He presented photos of the sewer project in front of his property. Mr. Bader added that he had undergone surgery in July.

Mr. Andre Cross, Code Enforcement Officer, confirmed that the road construction had begun immediately after Mr. Bader had been cited. He noted that the unlicensed vehicles had been removed and the overgrowth had been removed by 7/7/08. Officer Cross stated he had visited the property approximately nine times.

Ms. Tell imposed a \$775 fine.

**Case: CT09050071**

Johnny Lamar Jr  
2166 Northwest 30 Terrace

Certified mail sent to the owner was accepted on 6/3/09. Service was via posting at City Hall on 6/4/09.

Complied – not paid  
9-281(b)

Pursuant to Section 11-19, a Citation Violation Notice dated 5/1/09 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 complied on 6/16/09, but 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 and requested imposition of a civil penalty in the amount of \$150.

Officer Gottlieb said she had previously cited the owner's son for the same violation at the property. When he failed to comply, she cited the owner.

Mr. Johnny Lamar, owner, stated he needed to get signatures from relatives to get the car title in his name. Officer Gottlieb said Mr. Lamar registered the vehicle on 4/29/09, but the temporary tag expired and he had never applied a valid permanent tag. Mr. Lamar said he had scheduling issues obtaining the tag, but did register the vehicle on 4/29/09.

Ms. Tell stated she would find Mr. Lamar complied on 4/30/09 and she would therefore not impose the civil penalty.

Ms. Wald stated an administrative hearing had not been requested, therefore, an administrative hearing could not be held; it was presumed the property was in violation. She said, "The only issue is imposition of fines; you cannot hear the case." Ms. Tell believed the citation had been issued after Mr. Lamar had complied. Ms. Tell examined Section 11-19, and declared, "I am finding that he corrected the violation before the issuance of the citation, and therefore 11-19 does not require me to impose the \$150 penalty."

**Case: CT08110938**

W C & Eleanor A Conway  
5900 Northwest 9 Avenue

Complied – not paid  
18-27(a)

Pursuant to Section 11-19, a Citation Violation Notice dated 3/13/09 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 case was heard by Special Magistrate on 4/30/09 and the owner given 14 days to comply by 5/15/09. The property was complied on 5/14/09, 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 \$200.

Mr. William Conway Jr., owner, said he would pay the civil penalty for this property

Ms. Tell imposed the \$200 civil penalty.

**Case: CT08110944**

W C & Eleanor A Conway  
5900 Northwest 9 Avenue

Complied – not paid  
9-304(b)

Pursuant to Section 11-19, a Citation Violation Notice dated 3/13/09 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 case was heard by Special Magistrate on 4/30/09 and the owner given 14 days to comply by 5/15/09. The property was complied on 5/14/09, 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 \$150.

Mr. William Conway Jr., owner, explained that they had been forced to move their equipment to another site because of access issues and now paid several thousand dollars per month for storage.

Officer Viscusi said Mr. Conway had been diligent in trying to comply the property.

Ms. Tell imposed the \$150 civil penalty.

**Case: CE09050791**

Alba G Tylinski  
2319 Northeast 35 Drive

Service was via posting on the property on 5/28/09 and at City Hall on 6/4/09.

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

THE BUILDING IS VACANT AND HAS MISSING WINDOWS AND  
DOORS THAT ALLOW UNAUTHORIZED ACCESS TO THE

INTERIOR.

Officer Bass 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.

Mr. Krzystof Tylinksi, owner, said he had not received notice of this violation. He stated this was his home and it was under construction.

Officer Bass stated the property was no longer a construction site because the permit had expired in January. She stated, "Mr. Tylinksi is doing nothing to that property at all; the property is an absolute mess." Mr. Tylinksi said he had been the victim of an unscrupulous contractor and it was very difficult to refinance and hire a new contractor in the current economic environment. He requested additional time.

Officer Bass said there had been no activity at the site since the last inspection in July 2008 and the City wanted to board the property in 10 days.

Mr. Lindwell Bradley, Code Enforcement Supervisor, agreed it would be expensive to board this property, but pointed out this was a health and safety issue for the neighborhood. He said the solution was to either board the property or take it to the Unsafe Structures Board for demolition.

Ms. Paris said they had mailed notice to the address listed with the property appraiser's office, and it had been returned. Mr. Tylinksi said he had appeared at the Special Magistrate hearing in March and provided the City with his new address in April.

Ms. Tell wanted to grant Mr. Tylinksi until October 1 to get the property under construction again. Ms. Paris reminded her that the violation required boarding the property; the expired permits were a separate issue, so whatever compliance date was set would apply to the boarding. Supervisor Bradley reiterated the City wanted this property to be secured.

Ms. Tell found in favor of the City and ordered compliance within 63 days, by 8/20/09 to board the bottom of the building, or a fine of \$100 per day with the right to board the property, and ordered the respondent to reappear at that hearing.

**Case: CE09010633**

Alba G Tylinksi  
2319 Northeast 35 Drive

This case was first heard on 4/2/09 to comply by 5/7/09. Violations were as noted in the agenda. The property was not complied, and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Mr. Krzysztof Tylinksi, owner, presented photos taken the previous day showing the fence was now repaired.

Ms. Stephanie Bass, Code Enforcement Officer, said the fence had not been repaired; Mr. Tylinksi had merely wired the gates closed. He had then put a small temporary fence around the broken fence. Officer Bass advised Mr. Tylinksi needed only to tear down the old fence. Mr. Tylinksi agreed to do this. Officer Bass stated Mr. Tylinksi must also repair the gate latch or remove the gate.

Ms. Tell granted a 63-day extension to 8/20/09, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE07120555**

Rescheduled from 4/30/09

Lawrence E & Barbara F Cohen  
3316 Northeast 38 Street

This case was first heard on 4/2/08 to comply by 7/3/08 and 8/28/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,150 fine, which would continue to accrue until the property complied.

Mr. Mario Sotolongo, Code Enforcement Officer, said the property had come a long way, and the owner had provided a time line. He explained there had been a period during which the owner had waited for his case to be scheduled with Ms. Tell that fines had accrued.

Mr. Lawrence Cohen, owner, informed Ms. Tell that he had hired a company called Halt the Hurricane Legal Action Team, who had managed to get his case with Citizens Insurance re-opened and had scheduled a co-inspection for June 30. Mr. Cohen stated he had also cleaned up the outside of the house.

Ms. Tell advised Mr. Cohen that Citizens might not pay to repaint the walls. Mr. Cohen said he would gladly repaint that one area.

Ms. Tell granted a 63-day extension to 8/20/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE09010575**

Joseph S Durand  
771 East Evanston Circle

This case was first heard on 3/5/09 to comply by 3/19/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,050 fine.



Mr. Joseph Durand, owner, stated the tenants had not paid rent for three months. The tenants were also responsible for electricity and water bills. The bank had foreclosed on the house and Mr. Durand thought he had no more responsibility. After the tenants left, he had not removed the curtains because he believed this would help prevent vandalism of the house, and he thought the inspector had therefore assumed the house was occupied. Mr. Durand had also cleaned the house. He requested the fines be waived.

Ms. Aretha Davis, Code Enforcement Officer, said she had noted music and activity at the property and therefore cited it. Mr. Durand had indicated at a previous meeting that the tenants had left, but the property might be occupied without his knowledge. She subsequently inspected the property with Mr. Durand, and the presence of a mattress in one of the rooms had indicated to her that the property was indeed occupied and he should secure the property against occupation. Mr. Durand had then secured the property. She had also explained to Mr. Durand that there was no record of foreclosure on the property, and he had admitted he had received no notice of foreclosure.

Ms. Wald confirmed that all correspondence had been mailed to the address Mr. Durand confirmed was correct. Officer Davis stated there had been 16 inspections of the property.

Ms. Tell imposed a \$768 fine.

**Case: CE09051546**  
Elizabeth Rosario  
633 Solar Isle

Service was via posting on the property on 6/3/09 and at City Hall on 6/4/09.

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

THE VACANT BUILDING ON THIS PROPERTY HAS A MISSING WINDOW, ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR. THE CITY REQUESTS THE RIGHT TO BOARD-UP THE BUILDING AS IT POSES A THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE COMMUNITY.

Officer Thime 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.

Ms. Tell 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: CE09032348**

Angela Williams  
5831 Northeast 18 Avenue

Service was via posting on the property on 5/22/09 and at City Hall on 6/4/09.

Ms. Tammy Arana, Fire Inspector, testified to the following violation:  
NFPA 101:31.3.4.5.1

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

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

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

**Case: CT09041899**

Julienne Cherilus-Jean  
2401 Andros Lane

Service was via posting on the property on 6/1/09 and at City Hall on 6/4/09.  
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 5/6/09 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 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 10 days or a fine of \$100 per day.

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

**Case: CT09041084**

American One Inc  
713 Southwest 20 Terrace

Service was via posting on the property on 5/28/09 and at City Hall on 6/4/09.

18-27(a)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT, NOT LIMITED TO TREE DEBRIS, PAPERS, OLD FURNITURE AND MISCELLANEOUS ITEMS.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/9/09 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 by the ordered date, 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 \$25 per day, with the right to clean the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, with the right to clean the property.

**Case: CT09041828**

Marcie G Smith  
1772 Southeast 25 Avenue

Service was via posting on the property on 6/2/09 and at City Hall on 6/4/09.

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 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 requested imposition of a civil penalty in the amount of \$200.

Ms. Tell imposed the \$200 civil penalty.

**Case: CT09041048**

Robert James Kendall  
1121 Northwest 7 Terrace

Service was via posting on the property on 5/28/09 and at City Hall on 6/4/09.

18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 5/1/09 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 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 mow and clean the property.

Ms. Tell 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 clean the property.

**Case: CT09031860**

Bartholomew Kissel & Douglas O'Reilly  
3049 Coral Shores Drive

Service was via posting on the property on 5/28/09 and at City Hall on 6/4/09.

18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 4/9/09 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 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 mow and clean the property.

Ms. Tell 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 clean the property.

**Case: CT09040268**

Aliandro Mayouf  
1644 Northeast 15 Avenue

Service was via posting on the property on 5/28/09 and at City Hall on 6/4/09.

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

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 requested imposition of a civil penalty in the amount of \$150.

Ms. Tell imposed the \$150 civil penalty.

**Case: CT09040269**

Aliandro Mayouf  
1644 Northeast 15 Avenue

Service was via posting on the property on 5/28/09 and at City Hall on 6/4/09.

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 4/15/09 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 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 \$100 per day.

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

**Case: CT09040582**

William Bryan  
2380 Northwest 31 Avenue

Service was via posting on the property on 6/1/09 and at City Hall on 6/4/09.

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 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 requested imposition of a civil penalty in the amount of \$150.

Ms. Tell imposed the \$150 civil penalty.

**Case: CT09040244**

Tamir Bartov  
917 Mandarin Isle

Service was via posting on the property on 5/29/09 and at City Hall on 6/4/09.

9-304(b)

THERE IS A WHITE AND BLACK BOAT AND TRAILER PARKED  
ON THE SIDE LAWN OF PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 4/27/09 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 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.

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

**Case: CT09040245**

Tamir Bartov  
917 Mandarin Isle

Service was via posting on the property on 5/29/09 and at City Hall on 6/4/09.

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, BOAT  
PARTS, BUCKETS, AND UNMAINTAINED BUSHES AND  
SHRUBS.

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 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 clean the property.

Ms. Tell 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 clean the property.

**Case: CT09041488**

Prestige Medical Health Group Inc  
3181 Davie Boulevard

Service was via posting on the property on 5/28/09 and at City Hall on 6/4/09.

Complied – not paid  
9-306

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 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 requested imposition of a civil penalty in the amount of \$150.

Ms. Tell imposed the \$150 civil penalty.

**Case: CT09041514**

Geoffrey Calderone  
1307 Southwest 23 Court

Service was via posting on the property on 6/2/09 and at City Hall on 6/4/09.

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 AND  
UNMAINTAINED BUSHES AND SHRUBS.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/4/09 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 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 clean the property.

Ms. Tell 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 clean the property.

**Case: CT09041068**

Downtown Loft Developers LLC  
108 Northwest 4 Avenue

Certified mail sent to the owner was accepted on 6/3/09. Service was via posting at City Hall on 6/4/09.

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THESE  
VACANT LOTS AND SWALE.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/4/09 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 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 \$100 per day with the right to clean and remove overgrowth from the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to clean and remove overgrowth from the property.

**Case: CT09041070**

Downtown Loft Developers LLC  
117 Northwest 3 Avenue

Service was via posting on the property on 6/3/09 and at City Hall on 6/4/09.

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THESE  
VACANT LOTS AND SWALE.

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 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 \$100 per day with the right to clean and remove overgrowth from the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to clean and remove overgrowth from the property.



**Case: CT09041073**

Downtown Loft Developers LLC  
300 Northwest 2 Street

Certified mail sent to the owner was accepted on 6/3/09. Service was via posting at City Hall on 6/4/09.

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THIS  
VACANT LOT AND SWALE.

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 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 \$100 per day with the right to clean and remove overgrowth from the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to clean and remove overgrowth from the property.

**Case: CT09041078**

Downtown Loft Developers LLC  
308 Northwest 2 Street

Certified mail sent to the owner was accepted on 6/3/09. Service was via posting at City Hall on 6/4/09.

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THIS  
VACANT LOT AND SWALE.

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 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 Quinter 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 clean and remove overgrowth from the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to clean and remove overgrowth from the property.

**Case: CT09041079**

Downtown Loft Developers LLC  
320 Northwest 2 Street

Certified mail sent to the owner was accepted on 6/3/09. Service was via posting at City Hall on 6/4/09.

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THIS  
VACANT LOT AND SWALE.

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 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 \$100 per day with the right to clean and remove overgrowth from the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to clean and remove overgrowth from the property.

**Case: CT09041080**

Downtown Loft Developers LLC  
120 Northwest 4 Avenue

Certified mail sent to the owner was accepted on 6/3/09. Service was via posting at City Hall on 6/4/09.

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THIS  
VACANT LOT AND SWALE.

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 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 \$100 per day with the right to clean and remove overgrowth from the property.

Ms. Tell found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to clean and remove overgrowth from the property.

**Case: CE09030306**

John W Walker  
1516 Northwest 10 Avenue

Certified mail sent to the owner was accepted on 6/3/09. Service was via posting at City Hall on 6/4/09.

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.

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

**Case: CE09050939**

Miriam V Caro  
1331 Northwest 7 Street

Certified mail sent to the owner was accepted on 6/3/09. Service was via posting at City Hall on 6/4/09.

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

THE BUILDING ON THIS PROPERTY IS VACANT WITH  
BROKEN OR MISSING DOORS, WINDOWS, OR OTHER  
OPENINGS ALLOWING UNAUTHORIZED ACCESS TO THE  
INTERIOR.

Officer Sappington 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.

Ms. Tell 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: CE09040977**

Maurice Walker  
2308 Northwest 26 Street

Service was via posting on the property on 5/26/09 and at City Hall on 6/4/09.

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

THERE IS AN UNLICENSED FORD PICKUP TRUCK PARKED ON THIS PROPERTY. AS PER SPECIAL MAGISTRATE FLYNN'S ORDER FOR CASE # CT08102257, DATED 3-5-09, THIS IS A REPEAT VIOLATION.

Officer Gottlieb stated the owner did not seem to want to comply; the unlicensed truck had been present since April 14, 2009. She 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 \$500 per day with the right to tow for the repeat violation, beginning the first day the property was out of compliance. The fine would so far total \$32,000.

Ms. Tell imposed the \$32,000 fine that had already accrued. She also found in favor of the City and ordered compliance within 10 days or a fine of \$500 per day with the right to tow for the repeat violation.

**Case: CE09031355**

Jeffrey A Baron  
626 Northwest 21 Terrace

Service was via posting on the property on 5/26/09 and at City Hall on 6/4/09.

Mr. Leonard Champagne, Code Enforcement Officer, testified to the following violation:  
47-19.5.D.5.

THE GATE ON THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED.

Officer Champagne 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 \$25 per day.

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

**Case: CE08031781**

Heinrich Buettner  
3110 Auramar Street

Service was via posting on the property on 5/22/09 and at City Hall on 6/4/09.

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

9-280(b)

THERE ARE MULTIPLE BROKEN WINDOWS IN THE BUILDING.

9-306

THE EXTERIOR OF THE BUILDING IS NOT BEING MAINTAINED, THERE ARE AREAS OF THE EXTERIOR WALLS WHERE THE PAINT IS STAINED, MISSING AND PEELING. THE FASCIA BOARDS AND SOFFITS ARE IN DISREPAIR.

9-308(a)

THE FLAT ROOF OVER THE BUILDING IS NOT BEING MAINTAINED, THERE ARE AREAS WHERE THE ROOF COVERING IS TORN AND HANGING OVER THE SIDE OF THE BUILDING.

Complied:

47-19.9

Withdrawn:

9-281(b)

Officer Sotolongo stated the owner had passed away and left the property to her son. The daughter of one of the lien holders had made an attempt to clean up the property, but abandoned the effort. Officer Sotolongo presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 9-280(b), 9-306 and 9-308(a) within 35 days or a fine of \$50 per day, per violation.

Ms. Tell found in favor of the City and ordered compliance with 9-280(b), 9-306 and 9-308(a) within 35 days or a fine of \$50 per day, per violation.

**Case: CE09030535**

Stipulated agreement

Amera Flagler 46 LTD  
425 Northeast 2 Avenue

Violation:

47-19.9

THERE IS OUTDOOR STORAGE IN FRONT AND REAR OF THIS PROPERTY THAT DOES NOT MEET CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO A FORK-LIFT IN THE FRONT, GO KART, BOATS BODY STRUCTURES AND PAVERS IN THE REAR.

Complied:

9-280(b)

9-280(h)(1)

9-306

The City had a stipulated agreement with the owner to comply 47-19.9 within 35 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Tell found in favor of the City, approved the stipulated agreement and ordered compliance with 47-19.9 within 35 days or a fine of \$25 per day.

**Case: CE09041099**

Downtown Loft Developers LLC  
320 Northwest 2 Street

Certified mail sent to the registered agent was accepted on 6/2/09. Service was via posting at City Hall on 6/4/09.

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

THERE IS A CHAIN-LINK FENCE IN DISREPAIR IN FRONT  
OF THIS VACANT LOT, INCLUDING BUT NOT LIMITED TO  
RAILS AND CHAIN-LINK NOT SECURED.

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.

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

**Case: CE09041100**

Downtown Loft Developers LLC  
117 Northwest 3 Avenue

Certified mail sent to the registered agent was accepted on 6/2/09. Service was via posting at City Hall on 6/4/09.

Mr. Wilson Quintero, Code Enforcement Officer, testified to the following violation:  
47-19.1.C.

THERE IS A VACANT LOT USED FOR STORAGE OF GOODS  
AND MATERIALS, INCLUDING BUT NOT LIMITED TO METAL  
CONTAINERS, WOODEN STORAGE BOXES. NO ACCESSORY USE  
IS PERMITTED WITHOUT A PRINCIPAL STRUCTURE.

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.

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

**Case: CE09051091**

Wells Fargo Bank Trustee  
532 Northwest 15 Terrace

Certified mail sent to the owner was accepted on 6/3/09. Service was via posting at City Hall on 6/4/09.

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

THERE ARE BUILDING PARTS NOT MAINTAINED ON THIS VACANT PROPERTY, INCLUDING BUT NOT LIMITED TO WINDOWS WITH BROKEN GLASS IN FRONT AND NORTH SIDE OF THE PROPERTY.

9-328(a)

THERE ARE WINDOWS AND OTHER OPENINGS BROKEN OR MISSING ON THIS VACANT PROPERTY, 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 with the right to board the property.

Ms. Tell 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: CE09051439**

Carmelo Siri  
1709 Northwest 7 Street

Service was via posting on the property on 6/1/07 and at City Hall on 6/4/09.

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

THERE ARE WINDOWS/DOORS ON THIS VACANT PROPERTY THAT ARE UNSECURED, ALLOWING ACCESS TO THE INTERIOR OF THE PROPERTY.

Officer Feldman 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.

Ms. Tell 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: CE09051440**

Carmelo Siri  
1707 Northwest 7 Street

Service was via posting on the property on 6/1/09 and at City Hall on 6/4/09.

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

THERE ARE WINDOWS/DOORS ON THIS VACANT PROPERTY  
THAT ARE UNSECURED, ALLOWING ACCESS TO THE  
INTERIOR.

Officer Feldman 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.

Ms. Tell 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: CE09051100**

Gus Arthur Neal Jr  
1200 Northwest 3 Avenue

Service was via posting on the property on 6/1/09 and at City Hall on 6/4/09.

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

THE BUILDING ON THIS PROPERTY IS VACANT WITH  
BROKEN OR MISSING DOORS, WINDOWS, OR OTHER  
OPENINGS ALLOWING UNAUTHORIZED ACCESS TO THE  
INTERIOR. THE CITY REQUESTS THE RIGHT TO BOARD-UP  
THE BUILDING AS IT POSES A THREAT TO THE HEALTH,  
SAFETY, AND WELFARE OF THE COMMUNITY.

9-328(b)

THIS PROPERTY HAS BEEN PARTIALLY 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 with 9-328(a) within 10 days or a fine of \$100 per day with the right to board the property and with 9-328(b) within 35 days or a fine of \$100 per day.

Ms. Tell found in favor of the City and ordered compliance with 9-328(a) within 10 days or a fine of \$100 per day with the right to board the property and with 9-328(b) within 35 days or a fine of \$100 per day.

**Case: CE09030489**

Stephen Sparks  
1009 Northwest 5 Street

This case was first heard on 4/30/09 to comply by 5/10/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of \$1,614.53 in board-up costs and a \$950 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$1,614.53 in board-up costs and a \$950 fine, which would continue to accrue until the property complied.

**Case: CT09011919**

Alexandra Susan Volkmann  
1106 Northwest 10 Terrace

This case was first heard on 4/2/09 to comply by 4/16/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$475 fine, a \$200 civil penalty plus \$501.73 in clean-up costs for a total of \$1,176.73.

Ms. Tell imposed the \$1,176.73 in fines and other costs.

**Case: CE09020894**

U S Bank National Association  
C/O America Servicing Company  
1619 Northwest 6 Place

This case was first heard on 3/19/09 to comply by 3/29/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$400 fine plus \$915.93 in board-up costs for a total of \$1,315.93.

Ms. Tell imposed the \$1,315.93 in fines and other costs.

**Case: CE08121343**

Betty Dowling  
2811 Northwest 21 Court

This case was first heard on 3/19/09 to comply by 4/16/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,300 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$9,300 fine, which would continue to accrue until the property complied.

**Case: CT09012041**

S A & Emma J Cowart  
2821 Northwest 21 Court

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 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 requested imposition of a civil penalty in the amount of \$150.

Ms. Tell imposed the \$150 civil penalty.

**Case: CT09021827**

Theresa Williams  
3051 Northwest 23 Street

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 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 requested imposition of a civil penalty in the amount of \$150.

Ms. Tell imposed the \$150 civil penalty.

**Case: CT09021894**

Antonio Davis & James McClam  
2440 Northwest 31 Avenue

This case was first heard on 4/30/09 to comply by 5/14/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$300 fine plus clean-up costs of \$399.15 and a \$200 civil penalty, for a total of \$899.15.

Ms. Tell imposed the \$899.15 in fines and other costs.

**Case: CE08120175**

Vanco  
1681 Southwest 27 Terrace

This case was first heard on 4/2/09 to comply by 5/14/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

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

**Case: CE09011764**

Vanco  
1681 Southwest 27 Terrace

This case was first heard on 4/2/09 to comply by 5/14/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

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

**Case: CT09021516**

Hudson Investments & Association Inc  
1125 West Prospect Road

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 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 requested imposition of a civil penalty in the amount of \$150.

Ms. Tell imposed the \$150 civil penalty.

**Case: CE08041380**

Markatia Equities Inc  
3031 Davie Boulevard

Rescheduled from 4/30/09

This case was first heard on 9/18/08 to comply by 10/30/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,400 fine.

Ms. Tell imposed the \$3,400 fine.

**Case: CE08052113**  
Markatia Equities Inc  
3027 Davie Boulevard

Rescheduled from 4/30/09

This case was first heard on 9/18/08 to comply by 10/30/08. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$6,800 fine.

Ms. Tell imposed the \$6,800 fine.

**Case: CE09021693**  
Angelina Desir  
3470 Berkeley Boulevard

This case was first heard on 4/2/09 to comply by 4/22/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of an \$800 fine plus \$499.50 in board-up costs for a total of \$1,299.50.

Ms. Tell imposed the \$1,299.50 in fines and other costs.

**Case: CE09012113**  
Kenneth Synfelt  
1625 Northwest 4 Avenue

This case was first heard on 3/5/09 to comply by 3/15/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,400 fine plus \$274.79 in board up costs for a total of \$1,674.79.

Ms. Tell imposed the \$1,674.79 in fines and other costs.

**Case: CT09020190**  
Kenneth Synfelt  
1625 Northwest 4 Avenue

This case was first heard on 4/2/09 to comply by 4/16/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$900 fine, plus \$790.99 in clean-up costs and a \$200 civil penalty for a total of \$1,890.99.

Ms. Tell imposed the \$1,890.99 in fines and other costs.

**Case: CE08051745**

Ordered to reappear

Agape Church Of God Inc  
1317 Northeast 4 Avenue

This case was first heard on 10/2/09 to comply by 1/15/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of \$260 in administrative costs [reduced from \$3,100].

Ms. Tell imposed the \$260 fine.

**Case: CE09011128**

LaSalle Bank NA Trustee  
C/O Fidelity/EMC Mortgage Corp  
1107 Northeast 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 complied and the City was requesting imposition of a \$400 fine plus \$1,294.54 in board-up costs for a total of \$1,694.54.

Ms. Tell imposed the \$1,694.54 in fines and other costs.

**Case: CE08120182**

Deutsche Bank National Trust Company Trustee  
1106 Northeast 1 Avenue

This case was first heard on 3/19/09 to comply by 4/23/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,500 fine.

Ms. Tell imposed the \$2,500 fine.

**Case: CE09020114**

American One Rentals Inc  
3780 Southwest 14 Street

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 \$6,600 fine, which would continue to accrue until the property complied.

Ms. Tell imposed the \$6,600 fine, which would continue to accrue until the property complied.

**Case: CE08091750**

Charania Properties LLC  
3424 Davie Boulevard

This case was first heard on 2/5/09 to comply by 3/12/09. Violations and extensions were as noted in the agenda. The property was complied, and the City was recommending no fine be imposed [reduced from \$1,700].

Ms. Tell imposed no fine.

**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:

CT09041094	CT09041678	CT09041639	CT09040356
CT09031734	CT09040466	CT09040768	CT09040970
CT09041684	CT09040309	CT09041241	CE09031959
CE09030637	CE09032034	CE09050358	CE09021504
CE09050239	CE09040131	CE09040481	CE09032332
CE09032346	CE09041330	CE08040335	

**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:

CE09041445

**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:

CE09041310      CE08040362      CE08102040

There being no further business, the hearing was adjourned at 12:14 p.m.

  
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SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services