

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
ROSE-ANN FLYNN PRESIDING
JULY 16, 2009
9:00 A.M. –1:51 P.M.**

Staff Present:

Mary Allman, Secretary Special Magistrate
Susanne Manning, Secretary, Special Magistrate
Lori Grossfeld, Clerk III
Brian McKelligett, Clerk of Special Magistrate Supervisor
Ginger Wald, Assistant City Attorney
Lindwell Bradley, Code Enforcement Supervisor
John Gossman, Code Enforcement Supervisor
Deborah Hernandez, Code Enforcement Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
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 Del Rio, Code Enforcement Officer
Dick Eaton, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer,
Ingrid Gottlieb, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Maria Roque, Business Tax Inspector
Wanda Sappington, Code Enforcement Officer,
Bill Snow, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Barbara Urow, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer

Respondents and Witnesses

CT09050738: Jody Oberholtzer, owner
CE09010538: Sloan Carr, operator's attorney
CT09020478; CE09020396: Ronald Pasquarelli, executor of estate
CE09010524: Joel Gustafson, neighbor; Courtney Crush, attorney; Kimberly Barbar, neighbor; Aiton Yarri, owner
CE09010539: Courtney Crush, attorney; Claudia Guerios, tenant; Kevin Kulik, attorney
CE09010541: Courtney Crush, attorney; Aiton Yarri, owner
CE09010535: Leo Savola, attorney

CE08121415: Karen Black-Barron, attorney
CE09021273: Ed Nicholas, management company representative
CE09021298: Robert Meyers, owner
CE09040604: Courtney Crush, attorney
CE08060315: Harry Singh, power of attorney
CE08011235: David Murray, owner
CT09050302: Bruce Deibel, property manager
CE08050832: Joy Ganaishlal, owner
CE09021246: Edward Sprague, owner
CT09031913: Narain Shankardar, owner; Monty Narain Lalwani, owner's son
CT09050716: Gary Davidson, former owner
CE09041327: Robert Atanason, owner
CE08110668: Jennifer Chapkin, attorney
CE08072186: Courtney Crush, attorney
CE09050636: Anita Xu-Li Cheung, owner
CE09050656; CE09050659: Ted Bujalski, owner
CE08110882: Martin Davis, owner
CE09050714: William Struzenberg, power of attorney
CE08101556: Phillip Carhart, tenant
CE09040884: Byron Bartley, owner
CE09040461: Sydney Brown, owner
CE08120595: Dag Schmallhaus, owner [no ID]; Greg McCormack, friend
CE09050435; CT09050434: Steven Leeds, owner
CT09030663: Daphne Richardson, owner
CE08010265: Charles Parke, owner
CE09050845: Daria Bihus, condo representative
CT09050654; CT09050662: Elizabeth Robeson, 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: CE08101556

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 and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,350 fine.

Mr. Phillip Carhart, tenant, said he had worked diligently to comply the property with no help from the property owner. The owner had informed him that his rent would be used to pay any fines, so Mr. Carhart requested that no fines be imposed.

Mr. Andre Cross, Code Enforcement Officer, concurred that the owner had made Mr. Carhart responsible for compliance. He did not feel Mr. Carhart had worked diligently though, and recommended that not all fines be abated.

Ms. Flynn imposed a \$750 fine.

Case: CE08072186

J & E Investments LLC
1650 Northwest 23 Avenue

This case was first heard on 12/4/08 to comply by 3/4/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$15,600 and the City was requesting imposition of \$500 for administrative costs.

Ms. Courtney Crush, attorney, said they had worked with City staff and entered into a parking agreement. She requested waiver of the fines,

Ms. Cheryl Pingitore, Code Enforcement Supervisor, said the owner had been diligent to comply, and recommended administrative costs be imposed.

Ms. Flynn imposed \$500 for administrative costs.

Case: CE09050659

Theodore E Bujalski Revocable Trust
Theodore E Bujalski, Trustee
1741 Northeast 56 Street

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

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 reported the owner had applied for a permit, which should be issued shortly, and recommended ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE09050656

Theodore E Bujalski Revocable Trust
Theodore E Bujalski, Trustee
1731 Northeast 56 Street

Certified mail sent to the owner was accepted on 6/11/09.

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 42 days or a fine of \$250 per day.

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

Case: CE09050714

Solfa Compra Inc
1941 Northeast 56 Street

Certified mail sent to the owner was accepted on 6/12/09.

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 stated the owner had experience financial and contractor issues and recommended ordering compliance within 42 days.

Mr. William Struzenberg, power of attorney, agreed to comply in 42 days.

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

Case: CT09020478

Arthur Leonhard
213 Southwest 6 Street

This case was first heard on 4/16/09 to comply by 4/30/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of \$1,118.27 for cleanup costs and a \$200 civil penalty only [no fine].

Mr. Ronald Pasquarelli, executor of the estate, reported that the woman who had owned the property had been in a nursing home and the property had been abandoned and inhabited by vagrants.

Mr. William Snow, Code Enforcement Officer, explained that Mr. Pasquarelli had visited the property as soon as he became aware of the violations and had helped complete the cleanup. Officer Snow recommended only the cleanup costs and civil penalty be imposed.

Ms. Flynn imposed the \$1,118.27 for cleanup costs and a \$200 civil penalty.

Case: CE09020396

Arthur Leonhard
213 Southwest 6 Street

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 the City was requesting imposition of a \$6,100 fine, which would continue to accrue until the property complied.

Mr. William Snow, Code Enforcement Officer, explained that he had cited the property under 47-19.9.A.2.b. for outside storage, but Mr. Ronald Pasquarelli, executor of the estate, had removed all items on the property as waste. Officer Snow therefore recommended the \$600 fine not be imposed for 47-19.9.A.2.b. The board-up violation remained, and he requested the \$5,500 fine for 9-328(b) be imposed continue to accrue until the property complied.

Mr. Pasquarelli explained the property had not come out of probate until May, so notices had been sent to the nursing home where the owner had lived until her death. He was selling the property, and the new owner intended to demolish it. He requested a four to six-week extension.

Ms. Flynn waived the \$600 fine for 47-19.9.A.2.b. and granted a 49-day extension for 9-328(b), during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE09040604

Steele Oceanside Property Inc
C/O Sophia Enterprises Inc
441 South Fort Lauderdale Beach Boulevard

This case was first heard on 5/21/09 to comply by 5/31/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$150 fine.

Ms. Courtney Crush, attorney, explained that the tables had actually been moved by the customers, and agreed her client would pay the fine.

Ms. Flynn imposed the \$150 fine.

Case: CE08050832
Premnath Ganaishlal
710 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 not complied fines had accrued to \$2,700.

Ms. Joy Ganaishlal, owner, said she had worked diligently to comply. She was still awaiting one permit, and was working with the City engineer to resolve an issue with the plans regarding the striping.

Mr. Alejandro DelRio, Code Enforcement Officer, recommended a 21-day extension.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

Case: CE09010535
Stanley B Richard Trust
241 South Fort Lauderdale Beach Boulevard
Tenant: The Elbow Room

Certified mail sent to the owner was accepted on 6/29/09.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation:
5-34.

THIS ESTABLISHMENT HAS MUSIC AND ENTERTAINMENT
BEYOND 11 P.M. WHICH IS NOT IN A SOUNDPROOFED ROOM
AND CAN BE CLEARLY HEARD BEYOND THE PROPERTY LINE.
DUE TO THE RECURRING NATURE OF THIS VIOLATION,
THIS CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE WHETHER IT COMPLIES BEFORE THE HEARING OR NOT.

Officer Feldman said there was no beach development permit or site plan approval to allow after-11 p.m. music at this establishment. He said the City had received complaints for years regarding such establishments in this area. City staff had been unaware until beginning their noise enforcement action plan in January 2009 that Chapter 5 of the Code of Ordinances regulated hours for music and entertainment for these establishments.

The property had been inspected each Friday and Saturday night between 11 p.m. and 1 a.m. from January through May 2009 and the establishment was found to be in violation on every inspection. The owner had been sent notification of the violation. Due to the recurring nature of the violation, Officer Feldman requested a finding of fact and recommended ordering that any future violation of this provision within 5 years would result in a repeat violation citation, with a fine of \$1,000 per day. Officer Feldman presented the case file into evidence, including a GIS map depicting the nearby residential uses.

Mr. Leo Savola, attorney, explained that The Elbow Room had doors that opened in the direction of the beach, not to the residential area. He pointed out that there had never been a noise violation at the property before. Mr. Savola stated enforcement of this ordinance would make an undo hardship to this business because music would have to end at 11:00 p.m., even though they had a business license to operate until 2 a.m. during the week and 3 a.m. on the weekend. He intended to appeal to the City Commission for an exemption or variance, and requested an extension until this could be heard by the City Commission.

Ms. Flynn found in favor of the City, and wanted to grant a 63-day extension and order the respondent to reappear at that hearing.

Ms. Wald stated Ms. Flynn need only find the violation had existed, and if it recurred, Code Enforcement would bring another case as a recurring violation. An extension was not required.

Mr. Savola requested a stay of enforcement of the ordinance for 63 days to have his request heard by the City Commission.

Ms. Wald objected to this, and stated Ms. Flynn did not have the authority to stay the enforcement; she should only find whether or not the violation had existed.

Ms. Flynn found the violation had existed as cited.

Case: CE09010541

237 South Fort Lauderdale Beach LLC
239 South Fort Lauderdale Beach Boulevard

Certified mail sent to the owner was accepted on 6/25/09 and certified mail sent to the registered agent was accepted on 6/25/09.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violation:
5-34.

THIS ESTABLISHMENT HAS MUSIC AND ENTERTAINMENT
BEYOND 11 PM, WHICH IS NOT IN A SOUNDPROOFED ROOM
AND CAN BE PLAINLY HEARD BEYOND THE PROPERTY LINE.

DUE TO THE RECURRING NATURE OF THIS VIOLATION,
THIS CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE WHETHER IT COMPLIES BEFORE THE HEARING
OR NOT.

Withdrawn:
47-34.1.A.1.

Officer Gottlieb explained said there was no beach development permit or site plan approval to allow after-11 p.m. music at the establishment. She said the City had received complaints for years regarding such establishments in this area. City staff had been unaware until beginning their noise enforcement action plan in January 2009 that Chapter 5 of the Code of Ordinances regulated hours for music and entertainment for these establishments.

Officer Gottlieb stated the property had been inspected several times between January and May 2009 and the violation had been discovered on 12 occasions. The owner had been sent notification of the violation. Officer Gottlieb requested a finding of fact and recommended ordering that any future violation of 5-34 within 5 years would result in a repeat violation citation, with a fine of \$1,000 per day. She presented the case file into evidence, including a GIS map depicting the nearby residential uses.

Ms. Wald clarified that as with the previous case, Ms. Flynn should make a finding of fact only regarding 5-34.

Ms. Courtney Crush, attorney, said her client would immediately comply.

Mr. Aiton Yarri, owner, said he would alert the managers to stop music at 10:45 p.m.

Ms. Flynn found the violation had existed as cited.

Case: CE09010539

235 S South Fort Lauderdale Beach LLC
235 South Fort Lauderdale Beach Boulevard
Tenant: Pirates' Republic

Certified mail sent to the owner was accepted on 6/29/09 and certified mail sent to the registered agent was accepted [no date].

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation:
5-34.

THIS ESTABLISHMENT HAS MUSIC AND ENTERTAINMENT
BEYOND 11 P.M. WHICH IS NOT IN A SOUNDPROOFED ROOM
AND CAN BE CLEARLY HEARD BEYOND THE PROPERTY LINE.
DUE TO THE RECURRING NATURE OF THIS VIOLATION,
THIS CASE WILL BE PRESENTED TO THE SPECIAL

MAGISTRATE WHETHER IT COMPLIES BEFORE THE HEARING,
OR NOT.

Officer Feldman explained said there was no beach development permit or site plan approval to allow after-11 p.m. music at the establishment. He said the City had received complaints for years regarding such establishments in this area. City staff had been unaware until beginning their noise enforcement action plan in January 2009 that Chapter 5 of the Code of Ordinances regulated hours for music and entertainment for these establishments.

Officer Feldman stated the property had been inspected several times between January and May 2009 and the violation had been discovered on 19 occasions. The owner had been sent notification of the violation. Officer Feldman requested a finding of fact and recommended ordering that any future violation within 5 years would result in a repeat violation citation, with a fine of \$1,000 per day. He presented the case file into evidence, including a GIS map depicting the nearby residential uses.

Mr. Kevin Kulik, attorney, said his client was in the same position as the previous businesses.

Ms. Flynn found the violation had existed as cited.

Ms. Claudia Guerios, tenant, noted that her business was located in an alley, and said closing her doors would mean they would "close forever." She said they had been working diligently with inspectors to lower the volume of music on the property. Ms. Flynn advised Ms. Guerios to seek a variance, reduce the volume of the music or stop the music after 11 p.m.

Case: CE09010524

El-Ad FI Beach LLC
219 South Fort Lauderdale Beach Boulevard

Certified mail sent to the owner was accepted on 6/26/09 and certified mail sent to the registered agent was accepted on 6/26/09.

Mr. Adam Feldman, Code Enforcement Officer, testified to the following violation:
47-34.2.D.

THIS PROPERTY IS BEING USED IN VIOLATION OF SITE
CONDITIONS AS ORDERED BY THE PLANNING AND ZONING
BOARD (CASE# 6-R-93), IN THAT THEY ARE PROVIDING
OUTDOOR ENTERTAINMENT PAST SUNSET, THEY ARE NOT
CLOSING ALL DOORS AND WINDOWS WHEN INDOOR
ENTERTAINMENT IS PROVIDED, AND THEY ARE USING
OUTDOOR PUBLIC ADDRESS SYSTEMS.
DUE TO THE RECURRING NATURE OF THIS VIOLATION,

THIS CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE WHETHER IT COMPLIES BEFORE THE HEARING,
OR NOT.

Officer Feldman stated the property no longer used a public address system, so that portion of the citation had been withdrawn. He explained that in 1993, the property had requested amended site plan approval to allow outdoor food service and entertainment, and this had been approved by the City Commission with the following conditions: outdoor entertainment would cease at sunset; entertainment after sunset must take place indoors with the doors and windows closed. In 1994, the property owner had applied for and received designation as an entertainment district, including the conditions already in effect. The property had since changed hands, but the site plan approval had traveled with the property.

Officer Feldman said the City had received complaints for years regarding such establishments in this area. City staff had been unaware until beginning their noise enforcement action plan in January 2009 that Chapter 5 of the Code of Ordinances regulated hours for music and entertainment for these establishments.

Staff had tried to work with business representatives to gain compliance without success and moved for enforcement. Officer Feldman stated the property had been inspected several times between January and May 2009 and the violation had been discovered on 20 occasions.

Officer Feldman requested a finding of fact and recommended ordering that any future violation within 5 years would result in a repeat violation citation, with a fine of \$1,000 per day. He presented the case file into evidence, including a GIS map depicting the nearby residential uses and documents regarding the site plan approval and entertainment district designation.

Ms. Courtney Crush, attorney, explained that in 1993, the property was approved as a special entertainment district, which permitted open containers outdoors and the service of alcohol until 4 a.m. The special entertainment district license required three things: entertainment after sunset must take place indoors with the doors and windows closed; public address systems were prohibited, and outdoor entertainment would cease at sunset. She said it appeared the doors had been left open after sunset, but her client understood the rules and agreed to comply.

Mr. Aiton Yarri, owner, pointed out that this building had existed with its approvals prior to newer residential buildings in the area.

Mr. Joel Gustafson, neighbor, said the City was "backing off" from the agreement to which Officer Feldman referred, that the previous owner had entered into. Mr. Gustafson believed the "public address system" prohibition included "amplification of sound, be it electric guitar, a drum, whatever..." Mr. Gustafson said the noise from the

business had “made our properties untenable...” and that a public address system was operating “before and after” sunset.

Deborah Hernandez, Code Enforcement Supervisor, reminded Ms. Flynn that the City was asking for a finding of fact regarding noise occurring after sunset only. She explained that the City had visited the property on two occasions to measure the noise level, and the property had been found to be in compliance. They had also never found that a public address system was in use.

Ms. Kimberly Barbar, neighbor, said she had lived in the area for eight years, but the noise level had not reached this level until this business, Exit 66, opened. She said the noise was “beyond what I can even explain to you; it is that loud.” She could not believe the noise was within allowable levels. Ms. Flynn assured Ms. Barbar that the inspectors were aware of the situation and would keep on top of it.

Ms. Flynn found the violation had existed as cited.

Case: CE09010538

Miniaci Enterprises
213 South Fort Lauderdale Beach Boulevard

Certified mail sent to the owner was accepted on 6/24/09 and certified mail sent to the registered agent was accepted on 6/24/09.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:
5-34.

THIS ESTABLISHMENT HAS MUSIC AND ENTERTAINMENT
BEYOND 11 PM, WHICH IS NOT IN A SOUNDPROOFED ROOM
AND CAN BE PLAINLY HEARD BEYOND THE PROPERTY LINE.
DUE TO THE RECURRING NATURE OF THIS VIOLATION,
THIS CASE WILL BE PRESENTED TO THE SPECIAL
MAGISTRATE WHETHER IT COMPLIES BEFORE THE HEARING
OR NOT.

Withdrawn:
47-34.1.A.1.

Officer Gottlieb explained said there was no beach development permit or site plan approval to allow after-11 p.m. entertainment at the establishment. She the City had received complaints for years regarding such establishments in this area. City staff had been unaware until beginning their noise enforcement action plan in January 2009 that Chapter 5 of the Code of Ordinances regulated hours for music and entertainment for these establishments.

Officer Gottlieb stated the property had been inspected several times between January and May 2009 and the violation had been discovered on 16 occasions. The owner had

been sent notification of the violation. Officer Gottlieb requested a finding of fact and recommended ordering that any future violation of 5-34 within 5 years would result in a repeat violation citation, with a fine of \$1,000 per day. She presented the case file into evidence, including a GIS map depicting the nearby residential uses.

Mr. Sloan Carr, operator's attorney, remarked that the times for which the property had been cited on three occasions were within three minutes of 11 p.m. and 13 other instances had been noted without specific times. Both owners were out of the country, and Mr. Carr requested a continuance until both owners could be present.

Officer Gottlieb stated she could cite the specific times the other 13 violations had been noted.

Ms. Flynn denied Mr. Carr's motion for a continuance. She read from Officer Gottlieb's notes, which indicated the property had been found in violation at different times after 11 p.m.

Ms. Flynn found the violation had existed as cited.

Case: CE08011235

Request for extension

David A & June M Murray
612 Southwest 6 Avenue

This case was first heard on 10/2/08 to comply by 1/8/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,425 fine, which would continue to accrue until the property complied.

Mr. William Snow, Code Enforcement Officer, stated the owner had pulled a roof permit and begun the work. He recommended a reasonable extension.

Mr. David Murray, owner, requested a 63-day extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE09050845

Imperial Village Condo Assn
6200 Northeast 22 Way

Certified mail sent to the owner was accepted on 6/23/09.

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 said the owner had a permit application and had hired a contractor.

Mr. Lester Du Puis, property manager, expected to have the work complete within 42 days.

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

Case: CT09050662

Anita & W.R. & R Blackmon
6721 Northwest 29 Terrace

Certified mail sent to the owner was accepted on 6/17/09. Service was also via posting at City Hall on 7/2/09.

9-281(b) Complied - not paid

Pursuant to Section 11-19, a Citation Violation Notice dated 5/26/09 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 6/12/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a civil penalty in the amount of \$150.

Ms. Elizabeth Robeson, owner, said she was a single mother, trying to keep the property up on her own. Ms. Flynn said she had no discretion to waive the penalty.

Ms. Flynn imposed the \$150 civil penalty.

Case: CT09050654

Anita & W.R. & R Blackmon
6721 Northwest 29 Terrace

Certified mail sent to the owner was accepted on 6/17/09. Service was also via posting at City Hall on 7/2/09.

18-27(a)

THERE IS LAWN/WEED OVERGROWTH PRESENT ON THIS
PROPERTY, SURROUNDING SWALE AREAS AND REAR UTILITY
EASEMENT AND THE PROPERTY IS LITTERED WITH
TRASH/RUBBISH/DEBRIS.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/26/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal

the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty.

Officer Viscusi said the owner must mow the utility easement. He presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day, with the right to mow the property.

Ms. Elizabeth Robeson, owner, agreed to comply within 14 days.

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

Case: CE09021246

Edward Sprague
735 Northeast 15 Street

This case was first heard on 3/19/09 to comply by 5/21/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$700 fine.

Mr. Edward Sprague, owner, explained that the Memorial Day weekend had been included in his compliance deadline, and he had been unable to contact an electrician or an inspector. He requested a reduction of the fine accordingly.

Ms. Tammy Arana, Fire Inspector, did not object to a reduction of the fine.

Ms. Flynn imposed a \$300 fine.

Case: CE08110882

Lauderdale Manor LLC
1923 Northwest 9 Avenue

This case was first heard on 4/30/09 to comply by 6/4/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,750 fine.

Ms. Wanda Sappington, Code Enforcement Officer, did not object to a reduction of the fines because the owner had worked diligently to comply.

Mr. Martin Davis, owner, said just one item had resulted in fines, and this item had been "vague" in the citation.

Ms. Flynn imposed a \$400 fine.

Case: CE08121415

Ordered to reappear

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 and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,700 fine.

Ms. Karen Black-Barron, attorney, said the bank had been dealing with an eviction when the fines had accrued. She requested abatement of the fine.

Ms. Tammy Arana, Fire Inspector, agreed to reduce the fines to \$520 for administrative costs.

Ms. Flynn imposed \$520 for administrative costs.

Case: CT09050719

Park Lane Developers LLC
705 Southeast 21 Street

Certified mail sent to the owner was accepted on 6/13/09 and certified mail sent to the registered agent was accepted on 6/15/09.

18-27(a)

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

Pursuant to Section 11-19, a Citation Violation Notice dated 5/20/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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 mow and clean the property.

Ms. Flynn 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: CT09051728

Park Lane Developers LLC
605 Southeast 21 Street

Certified mail sent to the owner was accepted on 6/24/09 and certified mail sent to the registered agent was accepted on 6/24/09.

18-27(a)

THIS VACANT LOT HAS OVERGROWTH, TRASH AND DEBRIS
THROUGHOUT AND IS NOT BEING MAINTAINED ON A REGULAR BASIS.

Pursuant to Section 11-19, a Citation Violation Notice dated 6/3/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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 mow and clean the property.

Ms. Flynn 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: CE09040884

Repeat violation

Bryon & Deatrice Bartley
2210 Northwest 31 Avenue

Certified mail sent to the owner was accepted on 6/16/09.

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

THERE IS A BLACK HONDA ACCORD WITH AN EXPIRED TAG
PARKED IN THE DRIVEWAY OF THIS SINGLE FAMILY HOME,
PER THE ORDER OF SPECIAL MAGISTRATE TELL, CASE #
CT09010139 DATED 3-19-09. THIS IS A REPEAT
VIOLATION.

Officer Gottlieb stated the owner had been previously cited and complied, and the violation had recurred approximately two weeks later. The unlicensed vehicle had remained for 26 days. She presented photos of the property and the case file into evidence, requested a finding of fact and that a fine of \$13,000 be imposed.

Mr. Byron Bartley, owner, said he was unaware of the violation; he had received no citation. He said he had paid to have the car towed. Officer Gottlieb said Mr. Bartley had an automotive repair business and neighbors had complained about the vehicles on his property. Mr. Bartley said he only worked on his own vehicles on the property. Officer Gottlieb explained that on a repeat violation, they were not required to provide notice of the violation; Mr. Bartley had received notice of the hearing, and she presented a copy of it.

Ms. Flynn found for the City and imposed a \$2,000 fine.

Case: CT09030663

Daphane B Richardson
2861 Northwest 24 Court

Service was via posting on the property on 6/11/09 and at City Hall on 7/2/09.

18-27(a)

THERE IS TRASH AND DEBRIS ON THE PROPERTY,
INCLUDING BUT NOT LIMITED TO, PILES OF BUILDING
MATERIALS.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/18/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Gottlieb presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day.

Ms. Daphne Richardson, owner, said the photos were no longer representative of the condition of the property. She explained that the building materials had been removed.

Officer Gottlieb agreed that significant progress had been made, but the case was the result of a complaint.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CT09050716

Gary Davidson
1400 Southwest 28 Street

Service was via posting on the property on 6/29/09 and at City Hall on 7/2/09.

Violation: 18-1 Complied - not paid

Pursuant to Section 11-19, a Citation Violation Notice dated 6/1/09 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 7/24/09, but 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 and requested imposition of a civil penalty in the amount of \$200.

Mr. Gary Davidson stated he was not the current property owner, and did not understand why he should be responsible for it. He explained his bankruptcy had been discharged in April.

Ms. Wald explained that the City must wait for a certificate of title to be issued to change the ownership on the property. Upon learning that this property had been involved in a bankruptcy case, Ms. Wald recommended withdrawal of the case.

The City withdrew the case.

Case: CE08010265
Charles S & Cynthia Parke
2980 Northwest 21 Court

Ordered to reappear

This case was first heard on 9/18/08 to comply by 12/18/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property complied.

Ms. Wanda Sappington, Code Enforcement Officer, said the owner had a very difficult time with his mortgage and insurance companies after the hurricane. She would not object to an extension.

Mr. Charles Parke, owner, requested a 91-day extension to complete work.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE09021273
The Victorian Condo Assn Inc
401 Northeast 16 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 not complied and the City was requesting imposition of a \$30,400 fine, which would continue to accrue until the property complied.

Mr. Ed Nicholas, management company representative, remarked that the condo association's "mismanagement has been astonishing." Notice had been sent to the developer long after the developer was no longer responsible for the property. The previous management company had set themselves up as the registered agent, so no board members were aware of the violations. Since he had become involved in late April, Mr. Nicholas had replaced the stolen fire extinguishers and the electrician had applied for the permits. He believed the work could be done in one day.

Ms. Tammy Arana, Fire Inspector, did not object to the request for an extension, and recommended at least 40 days.

Ms. Flynn granted a 49-day extension to 9/3/09, during which time no fines would accrue.

Case: CE08120595

Dagobert Schmalhaus & Andree Beaulac
2488 Southwest 6 Court

This case was first heard on 5/21/09 to comply by 6/4/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,150 fine, which would continue to accrue until the property complied.

Ms. Aretha Davis, Code Enforcement Officer, reported 9-280(g) was now complied.

Mr. Greg McCormack, friend, said contractors had been hired and they had permits. He explained there had been problems with a tenant, who refused to allow anyone in to perform work or inspections. He requested a 45-day extension.

Ms. Flynn granted a 42-day extension to 8/27/09, during which time no fines would accrue.

Case: CE09050435

Steven A Leeds
2617 Northeast 27 Way

Service was via posting on the property on 6/10/09 and at City Hall on 7/2/09.

Ms. Mary Rich, Code Enforcement Officer, testified to the following violations:
47-34.1.A.1.

THE PROPERTY IS BEING USED TO STORE ITEMS AND CONSTRUCTION MATERIALS OUTSIDE IN THE OPEN. THE MATERIALS BEING STORED CONSIST OF, BUT ARE NOT LIMITED TO, CONSTRUCTION MATERIALS, PLYWOOD, CONCRETE BLOCK, PAVERS AND ROOF TILES. OUTSIDE STORAGE IN THE OPEN IS NOT A PERMITTED USE OF THIS RS-4.4 ZONED PROPERTY PER THE ULDR 47-5.10.

9-328(a)

THE BUILDING IS VACANT WITH DOORS, WINDOWS OR OTHER OPENINGS BROKEN OR MISSING THAT ALLOW UNAUTHORIZED ACCESS TO THE INTERIOR.

Officer Rich presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance with 47-34.1.A.1. within 10 days or a fine of \$100 per day and with 9-328(a) within 10 days or a fine of \$100 per day with the tight to board the property.

Mr. Steven Leeds, owner, said he had been trying to get the board up permit since May, and it had finally been issued the previous Friday. He requested another 30 days to finish the work.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 35 days or a fine of \$50 per day and with 9-328(a) within 35 days or a fine of \$100 per day with the right to board the property.

Case: CT09050434

Steven A Leeds
2617 Northeast 27 Way

Service was via posting on the property on 6/15/09 and at City Hall on 7/2/09.

18-1 Complied - not paid

Rich presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence.

Mr. Steven Leeds, owner, said he had never been noticed properly of the violation. He explained that the neighbor who kept calling in complaints to Code Enforcement also stole the water pump whenever one was brought to the property to drain the pool. Two of the pumps had been discovered in the neighbor's garage. Mr. Leeds requested abatement of the fines because he had received no notice. Mr. McKelligett said the property had been posted properly, pursuant to the ordinance.

Ms. Flynn imposed the \$200 civil penalty.

Case: CE09041327

TKB Investments Inc
1420 Northwest 23 Avenue

Certified mail sent to the owner was accepted on 6/25/09 and certified mail sent to the registered agent was accepted on 6/25/09.

Ms. Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:
47-18.4 E.

THERE IS VEHICLE REPAIR WORK BEING DONE ON THIS
PROPERTY, OUTSIDE OF AN ENCLOSED BUILDING.

47-34.1.A.1.

THIS PROPERTY IS BEING USED FOR AUTOMOTIVE SALES
AND REPAIRS WITHIN 100 FEET OF RESIDENTIALLY ZONED
PROPERTY.

Officer Gottlieb remarked that auto repair was permitted on this property with the proper approval. This property held a business tax for office use and ebay sales. Zoning had denied the owner's request for approval of the vehicle repair service, because DRC approval was required. The owner was going through the DRC process now.

Mr. Robert Atanason, owner, requested a 90-day extension.

Officer Gottlieb recommended ordering the owner to reappear after 91 days if the property was not complied.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day, per violation, and ordered the respondent to reappear at that hearing if the case was not resolved.

Case: CT09031913

Administrative Hearing

Jamna S & Shankarda Lalwani
853 North Fort Lauderdale Beach Boulevard

The property owner had requested an administrative hearing to appeal the violation.

47-19.9.A. Not complied or paid

THERE IS OUTDOOR DISPLAY OF GOODS AND MERCHANDISE
ON THE PROPERTY. THERE ARE MANNEQUINS HANGING ON
THE EXTERIOR FACE OF THE STORE FRONT.

Mr. Mario Sotolongo, Code Enforcement Officer, said when he notified the owner of the violation, he had insisted that the issue had been heard by a Special Magistrate and the resolved in his favor, so he was now permitted to display merchandise outside. Officer Sotolongo presented a copy of the previous case to Ms. Flynn. On 6/15/06, the Special Magistrate had found in favor of the City, and when Officer Sotolongo informed the owner of this, he had requested that his case be heard again. After citing the property again, the owner had sent Officer Sotolongo a letter indicating his intent to dispute the citation and requesting an administrative hearing.

Officer Sotolongo 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 requested imposition of a civil penalty in the amount of \$225.

Mr. Narain Shankardar, the owner's son, explained that his door used to be located at the property line, but he had moved it back when the City requested it during sidewalk remodeling. The former inspector had agreed that Mr. Shankardar's outside displays were compliant.

Officer Sotolongo said some businesses in the area believed that as long as their merchandise was kept behind the property line, they were compliant, but the ordinance stated all displays must be within four walls.

Mr. Shankardar wanted permission to move his door back to its former position. Ms. Flynn said she could not grant this permission.

Officer Sotolongo agreed that in the past, some inspectors had interpreted that as long as merchandise was behind the property line, it was permitted, but this property's case had been ruled upon by a Special Magistrate who determined the displays must be kept inside. Ms. Flynn advised Mr. Shankardar to seek a variance.

Mr. Monty Narain Lalwani, the owner's son, said past inspectors and a Magistrate had permitted the displays. He said they would comply the property in the future. Ms. Flynn stated the Magistrate had not ruled in Mr. Shankardar's favor. Mr. Lalwani asked that given the economic climate, Ms. Flynn impose no fine. Ms. Flynn stated under this ordinance, she had no discretion, the only thing she was permitted to do was impose the fine.

Ms. Wald stated if Ms. Flynn found that the violations existed, she should impose the fine for the contested amount, and she could also set a compliance date.

Ms. Flynn imposed the \$225 civil penalty and ordered compliance within 7 days.

Case: CE09040461

Sydney Brown
2408 Northwest 19 Street

Service was via posting on the property on 6/15/09 and at City Hall on 7/2/09.

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

THERE ARE DOORS AND FRAMES ON THIS COMMERCIAL
PROPERTY, THAT DO NOT FIT OR ARE NOT FINISHED
PROPERLY, LEAVING THEM EXPOSED TO THE ELEMENTS,
AND ALLOWING FOR ACCESS OF PESTS.

Officer Gottlieb presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 30 days or a fine of \$50 per day.

Mr. Sydney Brown, owner, explained the store had been vandalized and robbed. He agreed to do the work within 35 days. Officer Gottlieb noted that the owner must pull a permit to do the work.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE09050636

Wingfal & Anita Xu-Li Cheung
1661 Northeast 56 Street

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

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 stated the permit had been issued, and recommended ordering compliance within 35 days or a fine of \$100 per day.

Ms. Anita Cheung, owner, agreed to comply within 35 days.

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

Case: CT09050738

15 Davie Boulevard LLC
15 Southeast 12 Street

Service was via posting on the property on 6/23/09 and at City Hall on 7/2/09.

18-27(a) Complied - not paid

Pursuant to Section 11-19, a Citation Violation Notice dated 5/22/09 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 7/15/09, but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Snow 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.

Officer Snow reported the owner had signed in earlier, but had left the meeting when he realized he could not contest the \$200 civil penalty.

Ms. Flynn imposed the \$200 civil penalty.

Case: CE08110668

John W Walker
1516 Northwest 10 Avenue

This case was first heard on 1/15/09 to comply by 1/29/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$100 fine plus \$320.39 in board-up costs.

Ms. Flynn imposed the \$100 fine plus \$320.39 in board-up costs.

Case: CE09021298

Robert Myers
420 Northeast 14 Street

This case was first heard on 3/19/09 to comply by 5/21/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,500 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, explained that the Electrical Department had signed off on the work, but the Fire Department had not.

Mr. Robert Meyers, owner, said he had unsuccessfully tried to request another extension and fines had accrued.

Ms. Flynn granted a 10-day extension, during which time no fines would accrue.

Case: CT09050302

12 Court LLC
636 Northeast 2 Avenue

Certified mail sent to the owner was accepted on 6/24/09, certified mail sent to the registered agent was accepted on 6/24/09 and notice was hand delivered to Bruce Deibel on 6/24/09.

18-27(a) Complied - not paid

Pursuant to Section 11-19, a Citation Violation Notice dated 6/1/09 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 7/8/09, but 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 and requested imposition of a civil penalty in the amount of \$200.

Mr. Bruce Deibel, property manager, confirmed the property was complied.

Ms. Flynn imposed the \$200 civil penalty.

Case: CE08060315

Ramnarine Singh
528 Northeast 14 Place

This case was first heard on 10/2/08 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 a \$2,400 fine.

Ms. Ingrid Gottlieb, Code Enforcement Officer, admitted the repairs had been a lengthy process.

Mr. Harry Singh, power of attorney, confirmed work was complete. He said he had experienced difficulty pulling the owner/builder permit and had difficulty performing the work around his work schedule. He requested a reduction of the fine.

Ms. Flynn imposed a \$400 fine.

Case: CT09050131

Fabio Galo
1103 Southwest 15 Terrace

Service was via posting on the property on 6/11/09 and at City Hall on 7/2/09.

9-281(b) Complied - not paid

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

Ms. Flynn imposed the \$150 civil penalty.

Case: CT09050551

Administrative Hearing

Florida Medical Providers Inc
614 Northwest 8 Avenue

Certified mail sent to the owner was accepted on 6/15/09 and certified mail sent to the registered agent was accepted on 6/15/09.

18-27(a) Complied - not paid

The property owner had requested an administrative hearing to appeal the violation but was not present.

The City requested a contested civil penalty of \$275.

Ms. Flynn imposed the \$275 civil penalty.

Case: CT09041563

Michael Pubien
1501 Northwest 8 Avenue

Service was via posting on the property on 6/10/09 and at City Hall on 7/2/09.

18-27(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS PRESENT ON THIS VACANT PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/11/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer DelRio 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. Flynn 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: CT09050363

Archie Hamilton
2121 Northwest 6 Place

Service was via posting on the property on 6/17/09 and at City Hall on 7/2/09.

15-28. Complied not paid

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

Ms. Flynn imposed the \$150 civil penalty.

Case: CT09050048

Grand Terramar LLC
553 Antioch Avenue

Certified mail sent to the owner was accepted on 6/12/09 and certified mail sent to the registered agent was accepted on 6/12/09.

18-27(a)

THERE IS ACCUMULATION OF RUBBISH, TRASH AND YARD DEBRIS ON THIS VACANT LOT.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/27/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sotolongo 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.

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

Case: CT09050900

Carmelo Siri
1709 Northwest 7 Street

Certified mail sent to the owner was accepted on 6/26/09. Service was also via posting at City Hall on 7/2/09.

18-27(a)

THERE IS OVERGROWTH AS WELL AS TRASH AND DEBRIS
SCATTERED ABOUT THE PROPERTY AND SWALE AREA.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/25/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Feldman presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT09050901

Carmelo Siri
1707 Northwest 7 Street

Certified mail sent to the owner was accepted on 6/26/09. Service was also via posting at City Hall on 7/2/09.

18-27(a)

THERE IS OVERGROWTH AS WELL AS TRASH AND DEBRIS
SCATTERED ABOUT THE PROPERTY AND SWALE AREA.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/26/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Feldman presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow the property.

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

Case: CT09051075

Repeat violation

Benjamin O & Rosalinda Bugarin
501 Southeast 22 Street

Service was via posting on the property on 6/9/09 and at City Hall on 7/2/09.

9-281(b) Complied - not paid

The City requested imposition of a civil penalty in the amount of \$300.

Case: CT09050300

12 Court LLC
210 Northeast 7 Street

Certified mail sent to the registered agent was accepted on 6/24/09 and notice was hand delivered to Bruce Deibel on 6/24/09.

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09050516

Max LLC
410 Northwest 14 Avenue

Certified mail sent to the owner was accepted on 6/15/09 and certified mail sent to the registered agent was accepted on 6/15/09.

18-27(a) Complied - not paid

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

Ms. Tell imposed the \$200 civil penalty.

Case: CT09042085

John Peter Dowdell
2801 Northeast 24 Street

Service was via posting on the property on 6/15/09 and at City Hall on 7/2/09.

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 5/12/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day.

Case: CT09050921

Anouse Senatus-Verdine
1132 Northeast 10 Avenue

Service was via posting on the property on 6/18/09 and at City Hall on 7/2/09.

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 5/27/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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. Flynn 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: CT09020622

Jessie Walden
2336 Northwest 15 Street

Certified mail sent to the owner was accepted on 6/12/09. Service was also via posting at City Hall on 7/2/09.

9-281(b) Complied - not paid

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

Ms. Flynn imposed the \$150 civil penalty.

Case: CT09050235

Paulette Archer & Cavel Miller
2325 Northwest 14 Court

Service was via posting on the property on 6/9/09 and at City Hall on 7/2/09.

9-281(b)

THERE IS AN UNLICENSED LINCOLN TOWN CAR AND AN
UNLICENSED CADILLAC PARKED ON THIS PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/18/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Gottlieb presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day with the right to tow the Lincoln Town car and Cadillac.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day with the right to tow the Lincoln Town car and Cadillac.

Case: CT09041898

Investors Solutions LLC
2418 Andros Lane

Service was via posting on the property on 6/29/09 and at City Hall on 7/2/09.

18-27(a)

THERE IS TRASH, RUBBISH & DEBRIS SCATTERED ABOUT
THE PROPERTY INCLUDING BUT NOT LIMITED TO

LANDSCAPE DEBRIS. THE PROPERTY HAS BECOME
OVERGROWN AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/14/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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 14 days or a fine of \$25 per day, with the right to mow and clean the property.

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

Case: CT09041901

Julienne Cherilus-Jean
2401 Andros Lane

Service was via posting on the property on 6/29/09 and at City Hall on 7/2/09.

18-27(a)

THERE IS TRASH, RUBBISH & DEBRIS SCATTERED ABOUT
THE PROPERTY INCLUDING BUT NOT LIMITED TO
LANDSCAPE DEBRIS. THE PROPERTY HAS BECOME
OVERGROWN (INCLUDING SWALE) AND HAS NOT BEEN
MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/14/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT09050453

Elda Nohemi Calderon
2875 Southwest 18 Terrace

Service was via posting on the property on 6/29/09 and at City Hall on 7/2/09.

18-27(a)

THERE IS TRASH, RUBBISH & DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT NOT LIMITED TO WOOD, FURNITURE, AND LANDSCAPE DEBRIS. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/14/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT09041973

Guy Fortin & Dominic Cote
5311 Bayview Drive

Certified mail sent to the owner was accepted on 6/12/09. Service was also via posting at City Hall on 7/2/09.

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09050129

Laura R Riccetto
2173 Northeast 61 Court

Service was via posting on the property on 6/22/09 and at City Hall on 7/2/09.

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

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Case: CT09050657

Norwig Hernandez
2070 Northeast 62 Street

Service was via posting on the property on 6/22/09 and at City Hall on 7/2/09.

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 5/22/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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 \$100 per day.

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

Case: CT09050663

Norwig Hernandez
2070 Northeast 62 Street

Service was via posting on the property on 6/22/09 and at City Hall on 7/2/09.

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED. THERE IS TRASH, RUBBISH AND DEBRIS INCLUDING BUT NOT LIMITED TO OLD FURNITURE SCATTERED ABOUT THE PROPERTY.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/27/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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 \$100 per day with the right to mow and clean the property.

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

Case: CT09050282

Katherine Gettys & Bruce Salituri
2820 Northeast 57 Street

Service was via posting on the property on 6/22/09 and at City Hall on 7/2/09.

18-1 Complied not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09050593

Vera H Olsson Estate
1213 West Las Olas Boulevard

Service was via posting on the property on 6/18/09 and at City Hall on 7/2/09.

18-27(a)

THE PROPERTY IS OVERGROWN WITH GRASS AND WEEDS.
THERE IS AN ACCUMULATION OF TRASH AND RUBBISH ON
THE PROPERTY. THE TRASH AND RUBBISH CONSISTS OF
BUT IS NOT LIMITED TO YARD WASTE, CLOTHING, PAPER
AND BOXES.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/29/09 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 not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Snow presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT09050750

Sunny River Holdings LLC
609 Southwest 6 Street

Certified mail sent to the registered agent was accepted on 6/26/09. Service was also via posting at City Hall on 7/2/09.

18-27(a)

THE PROPERTY IS OVERGROWN WITH GRASS, WEEDS AND OTHER PLANT LIFE. THERE IS AN ACCUMULATION OF TRASH, RUBBISH AND SOLID WASTE ON THE PROPERTY. THE TRASH, RUBBISH AND SOLID WASTE CONSISTS OF BUT IS NOT LIMITED TO YARD WASTE, CONSTRUCTION DEBRIS, CANS, BOTTLES AND OTHER ASSORTED TRASH AND RUBBISH.

Pursuant to Section 11-19, a Citation Violation Notice dated 6/2/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Snow presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT09050534

John R McCann
1205 Southeast 6 Street

Service was via posting on the property on 6/24/09 and at City Hall on 7/2/09.

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09041564

Richard B & Carole A Marks
1624 Northwest 7 Street

Certified mail sent to the owner was accepted on 6/3/09 and certified mail sent to the registered agent was accepted on 7/2/09.

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09041918

We Buy Real Estate Trust 746
David Bromley Trustee
746 Northwest 19 Terrace

Certified mail sent to the owner was accepted on 7/1/09. Service was also via posting at City Hall on 7/2/09.

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED. THERE IS TRASH AND DEBRIS SCATTERED ABOUT.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/28/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sappington presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fie of \$25 per day with the right to mow and clean the property.

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

Case: CT09050334

Deborah A Campion
1576 Northwest 15 Terrace

Certified mail sent to the owner was accepted on 6/12/09. Service was also via posting at City Hall on 7/2/09.

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED.
THERE IS TRASH AND DEBRIS SCATTERED ABOUT.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/20/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sappington presented a copy of the affidavit of non-compliance, photos

of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT09050441

IB Property Holdings LLC
1630 Northwest 16 Court

Certified mail sent to the owner was accepted on 6/29/09 and certified mail sent to the registered agent was accepted on 6/29/09.

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09050744

Anita Tennant
1530 Northwest 12 Avenue

Service was via posting on the property on 6/25/09 and at City Hall on 7/2/09.

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09050872

Rosalia C De Camargo
1063 Northwest 13 Street

Service was via posting on the property on 6/25/09 and at City Hall on 7/2/09.

18-27(a)

THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING
MAINTAINED.
THERE IS TRASH AND DEBRIS SCATTERED ABOUT.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/29/09 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 not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Sappington presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to clean and mow the property.

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

Case: CT09050011

Thiago M Evangelista
604 Northeast 10 Avenue

Service was via posting on the property on 6/11/09 and at City Hall on 7/2/09.

9-281(b) Complied - not paid

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

Ms. Flynn imposed the \$150 civil penalty.

Case: CT09041891

Douglas A & Debra C Wallace
815 Northeast 4 Street

Service was via posting on the property on 6/3/09 and at City Hall on 7/2/09.

18-27(a)

THERE IS RUBBISH TRASH AND DEBRIS SCATTERED ABOUT THIS PROPERTY, INCLUDING BUT NOT LIMITED TO DEAD PALM FRONDS, EMPTY PLASTIC CONTAINERS, A VACUUM CLEANER, BUCKETS, ETC. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/12/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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, 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. Flynn 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: CT09041892

Douglas A & Debra C Wallace
815 Northeast 4 Street

Service was via posting on the property on 6/3/09 and at City Hall on 7/2/09.

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 5/12/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

Case: CT09050010

Thiago M Evangelista
604 Northeast 10 Avenue

Service was via posting on the property on 6/11/09 and at City Hall on 7/2/09.

18-27(a)

THERE IS RUBBISH TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY, INCLUDING PILES OF DEAD PALM FRONDS, AUTO PARTS, BUCKETS, METAL PIECES, ETC. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/18/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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, 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. Flynn 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: CT09050057

Galleria Development LLC
1312 Northeast 2 Street

Service was via posting on the property on 6/3/09 and at City Hall on 7/2/09.
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 5/12/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

Case: CT09050171

Andrew Travers
1212 Northeast 2 Street

Service was via posting on the property on 6/9/09 and at City Hall on 7/2/09.

9-281(b) Complied not paid

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

Ms. Flynn imposed the \$150 civil penalty.

Case: CT09041640

David R Apodaca
4411 Northwest 12 Terrace

Service was via posting on the property on 6/4/09 and at City Hall on 7/2/09.

18-27(a)

THERE IS LAWN/WEED/PLANT/TREE OVERGROWTH PRESENT
ON THIS PROPERTY AND THE PROPERTY IS LITTERED WITH
TRASH/RUBBISH/DEBRIS.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/11/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day with the right to mow and clean the property.

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

Case: CT09050278

Robert J & Kathleen S Manza
3121 Northwest 69 Street

Service was via posting on the property on 6/10/09 and at City Hall on 7/2/09.

18-27(a) Complied not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09041708

EJC Investments LLC
1101 West Prospect Road

Certified mail sent to the owner was accepted on 6/12/09 and certified mail sent to the registered agent was accepted on 6/12/09.

18-27(a)

THERE IS LAWN OVERGROWTH PRESENT ON THIS PROPERTY
AND THE PROPERTY IS LITTERED WITH
TRASH/RUBBISH/DEBRIS.

Pursuant to Section 11-19, a Citation Violation Notice dated 5/12/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal

the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day with the right to mow and clean the property.

Ms. Flynn 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: CT09050699

Linda M Polizzi
4881 Northwest 9 Terrace

Service was via posting on the property on 6/16/09 and at City Hall on 7/2/09.

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09050704

Linda M Polizzi
4881 Northwest 9 Terrace

Service was via posting on the property on 6/16/09 and at City Hall on 7/2/09.

18-1 Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09050723

Jorge Popovitch
6720 Northwest 29 Lane

Service was via posting on the property on 6/16/09 and at City Hall on 7/2/09.

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09061823

Shelia A Williams
1145 Northeast 15 Avenue

Service was via posting on the property on 7/2/09 and at City Hall on 7/2/09.

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 6/30/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not 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. Flynn 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: CE09041559

Riverbend Rentals LLC
401 Southwest 25 Terrace

Certified mail sent to the owner was accepted on 6/24/09 and certified mail sent to the registered agent was accepted on 6/24/09.

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

THE FASCIA AND SOFFIT ARE IN DISREPAIR.

9-306

EXTERIOR WALLS ARE DIRTY AND HAVE CHIPPING/PEELING
PAINT.

Officer Davis presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE09051847

Vera H Olsson Estate
1213 West Las Olas Boulevard

Service was via posting on the property on 6/16/09 and at City Hall on 7/2/09.

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

THE BUILDING ON THIS PROPERTY IS UNOCCUPIED AND ONE OR MORE DOORS, WINDOWS OR OTHER OPENINGS ARE BROKEN, MISSING OR UNSECURED WHICH ALLOWS UNAUTHORIZED ENTRY TO THE INTERIOR OF THE BUILDING. 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 Snow 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. Flynn 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: CE09051260

Continental Investments & Associate LLC
1133 Northeast 10 Avenue

Certified mail sent to the owner was accepted on 7/1/09. Service was also via posting on the property on 7/2/09.

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

THE BUILDING IS VACANT WITH DOORS, WINDOWS OR OTHER OPENINGS BROKEN OR MISSING THAT ALLOW 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 Rich 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. Flynn 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: CE09060496

Steven & Joshua Margolis
2019 Southwest 29 Avenue

Service was via posting on the property on 7/1/09 and at City Hall on 7/2/09.

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

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

Officer Cross 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. Flynn 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: CE09060844

Miseline Fabre
1122 Northwest 8 Avenue

Service was via posting on the property on 6/12/09 and at City Hall on 7/2/09.

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

THE REAR UNIT ON THIS MULTI-FAMILY PROPERTY IS
VACANT WITH BROKEN, MISSING OR UNSECURED 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.

Officer DelRio 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. Flynn 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: CE09041445

Nicole Ippolito
1705 Southeast 7 Street

Service was via posting on the property on 6/24/09 and at City Hall on 7/2/09.

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

THE WOOD STRUCTURE THAT COVERS THE POOL IS IN
DISREPAIR, IN THAT THE BOARDS ARE ROTTED AND
STARTING TO WARP IN SOME AREAS.

Officer Feldman 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.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE09021112

Continued from-6/4/09

Arch James & Kay C Oliver
651 North Andrews Avenue

Leonard Champagne, Code Enforcement Officer, testified to the following violation:
47-21.6 L.

THIS UNDEVELOPED PARCEL OF LAND HAS EXPOSED SOIL.

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 \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE08121210

Ronnie Lee Rolax & Patricia A R Howard, et al
427 Northwest 20 Avenue

Certified mail sent to the owner was accepted on 6/16/09.

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

THERE ARE WINDOWS IN DISREPAIR IN THE FRONT AND
SOUTH SIDE OF THIS PROPERTY, INCLUDING BUT NOT
LIMITED TO MISSING GLASS, FRAME STRUCTURE
SEPARATED FROM THE WINDOW OPENINGS.

47-19.9

THERE IS OUTDOOR STORAGE THAT DOES NOT MEET CODE
REQUIREMENTS ON THIS PROPERTY, INCLUDING BUT NOT

LIMITED TO MULTIPLE TILE PIECES AT THE NORTH SIDE
INSIDE THE CHAIN-LINK FENCE, PAINT BUCKETS,
CRATES, FURNITURE CHAIRS AND TABLE IN FRONT OF THE
MAIN ENTRANCE OF THE PROPERTY

Officer Champagne 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 \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE09041461

Jeffrey Darby Bradshaw
2502 Northeast 29 Street

Service was via posting on the property on 6/9/09 and at City Hall on 7/2/09.

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.

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

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

Case: CE09050108

John & Dorothy Bynes
830 Northwest 3 Street

Service was via posting on the property on 6/9/09 and at City Hall on 7/2/09.

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.

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

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

Case: CE09050139

Noel Adarme
2307 North Ocean Boulevard

Certified mail sent to the owner was accepted on 6/15/09.

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.

Officer Arana said the permit application had been submitted. She recommended ordering compliance within 35 days or a fine of \$250 per day.

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

Case: CE09050141

Dove LLC
2900 North Ocean Boulevard

Certified mail sent to the owner was accepted on 6/15/09.

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.

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

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

Case: CE09050633

Luxury Home Developers LLC
1849 Northeast 26 Avenue # 1

Certified mail sent to the owner was accepted on 6/18/09.

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.

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

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

Case: CE09050679

Hampton East Condo Association
1308 Bayview Drive

Certified mail sent to the owner was accepted on 6/12/09 and certified mail sent to the registered agent was accepted on 6/12/09.

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.

Officer Arana said a permit application had been submitted. She recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE09050705

Helena B McCall
Helena B McCall Living Trust
1416 Northeast 26 Avenue

Certified mail sent to the owner was accepted on 6/10/09.

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.

Officer Arana said a permit application had been submitted. She recommended ordering compliance within 28 days or a fine of \$250 per day.

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

Case: CE09050709

Salvatore & Anthony Scarfogliero
1808 Coral Ridge Drive

Certified mail sent to the owner was accepted on 6/13/09.

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.

Officer Arana said a permit had been issued and final inspection had been scheduled for 7/14/09. She recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE09050710

P K 's Creative Workshop Inc
1820 Northeast 26 Avenue

Certified mail sent to the owner was accepted on 6/11/09.

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.

Officer Arana said the work had been done without a permit and the owner needed a permit to pass final inspection. This was scheduled for 7/24/09. She recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE09050711

Teresita A Medina
1931 Northeast 56 Street

Certified mail sent to the owner was accepted on 6/13/09.

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.

Officer Arana said the owner was awaiting final inspection. She recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

Case: CE09050833

Claude Vlandis
1960 Northeast 56 Street

Service was via posting on the property on 6/29/09 and at City Hall on 7/2/09.

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.

Officer Arana said the owner had sent a letter requesting additional time. She recommended ordering compliance within 35 days or a fine of \$250 per day.

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

Case: CE09050838

Edward F Hobel
2001 Northeast 56 Street

Certified mail sent to the owner was accepted on 6/15/09.

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.

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

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

Case: CE09011409

Bank Of New York Trustee
1682 Northeast 56 Court

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 complied and the City was requesting imposition of a \$350 fine.

Ms. Flynn imposed the \$350 fine.

Case: CT09030040

Patricio Teran & Cecilia Castro
6801 Northwest 22 Terrace

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 \$650 fine and a \$200 civil penalty.

Ms. Flynn imposed the \$650 fine and the \$200 civil penalty.

Case: CT09030127

Delta Asset Management LLC
Amy Lalonde
1335 Seminole Drive

18-27(a) Complied – Not paid

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

Ms. Tell imposed the \$200 civil penalty.

Case: CT09030833

Frankie Nageer Sr
2120 Northwest 8 Street

Mr. Leonard Champagne, Code Enforcement Officer

This case was first heard on 5/21/09 to comply by 5/31/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$200 fine, \$375.31 in cleanup costs and a \$200 civil penalty.

Ms. Flynn imposed the \$200 fine, \$375.31 in cleanup costs and \$200 civil penalty.

Case: CT09032129

Carol Valentine
1749 Southwest 30 Street

This case was first heard on 5/21/09 to comply by 5/31/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$175 fine, \$328.96 in cleanup costs and a \$200 civil penalty.

Ms. Flynn imposed the \$175 fine, \$328.96 in cleanup costs and \$200 civil penalty.

Case: CE09031838

Richard N & Deborah P Dorin
1751 Northwest 27 Avenue

This case was first heard on 5/21/09 to comply by 5/31/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,500 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$4,500 fine, which would continue to accrue until the property complied.

Case: CE08070897

Jason R Foisy
3308 Northeast 40 Street

This case was first heard on 10/2/08 to comply by 10/12/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$35,250 fine.

Ms. Flynn imposed the \$35,250 fine.

Case: CE09010003

Danny Lee
215 Southwest 17 Street

This case was first heard on 2/5/09 to comply by 2/15/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$200 fine.

Ms. Flynn imposed the \$200 fine.

Case: CE08101005

Danny Lee
215 Southwest 17 Street

This case was first heard on 1/15/09 to comply by 2/5/09. Violations and extensions 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.

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

Case: CT09031484

Alex Arreaza
717 Southeast 14 Court

18-27(a) Complied - not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CT09011401

Luis A Solano
1450 Southwest 18 Terrace

9-281(b) Complied – not paid

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

Ms. Flynn imposed the \$150 civil penalty.

Case: CE08102292

Robert L, Kenneth J & Sara E Vathauer
801 Northwest 1 Street

This case was first heard on 3/19/09 to comply by 5/21/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,700 fine [reduced from \$3,400].

Ms. Flynn imposed the \$1,700 fine.

Case: CT09011833

Calvin & Lucille K Sapp
131 Florida Avenue

9-281(b) Complied – not paid

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

Ms. Flynn imposed the \$150 civil penalty.

Case: CT09011835

Calvin & Lucille K Sapp
131 Florida Avenue

18-27(a) Complied – not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CE08121094

Citimortgage Inc
C/O Citifinancial Mortgage
1700 Northwest 13 Court

This case was first heard on 3/19/09 to comply by 4/23/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$175 and the City was recommending no fine be imposed.

Ms. Flynn imposed no fine.

Case: CT09010822

Clonise C & Dubuisson Francois
3924 Southwest 14 Street

18-27(a) Complied – not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CE09010317

Dirk Rahim
3811 Southwest 12 Court

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 \$3,000 fine plus \$1,216.85 in board-up costs.

Ms. Flynn imposed the \$3,000 fine plus \$1,216.85 in board-up costs.

Case: CT09030624

Jemma S Romain
3555 Southwest 14 Street

18-27(a) Complied – not paid

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

Ms. Flynn imposed the \$200 civil penalty.

Case: CE09021499

Wisteria Court Condo Assn Inc
1470 North Dixie Highway

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 not complied and the City was requesting imposition of a \$22,800 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$22,800 fine, which would continue to accrue until the property complied.

Case: CE09021561

Daniel T & Carmen Caamano
17 Northeast 9 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 not complied and the City was requesting imposition of a \$30,400 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$30,400 fine, which would continue to accrue until the property complied.

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:

CT09050486	CT09050532	CT09050237	CT09050259
CT09030575	CT09030585	CT09030646	CT09050063
CT09050255	CE09041009	CE09031110	CE09050268
CE09032276	CE09051791	CE09060968	CE09051493
CE09040618	CE09041378	CE09032138	CE09050142
CE09051732	CE09041457	CE09050115	CE09041509
CE09042080	CE09042081	CE09050180	CE09050634
CE09050653	CE09050661	CE09050664	CE09050666
CE09050672	CE09050674	CE09050676	CE09050678
CE09050680	CE09050681	CE09050683	CE09050715
CE09050829	CE09050842	CE09050956	

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:

CE09041329	CE09050156	CE09050140	CE09050646
CE09050647	CE09050667	CE09050707	

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:

CE09060276	CE09060282	CE09060287	CE09060288
CE09031994	CE09021260	CE08041649	CE09020592

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:

CE08102320	CE08102321
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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:


CE09031920	CE09061594
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There being no further business, the hearing was adjourned at **1:51 p.m.**



Special Magistrate

ATTEST:



Clerk, Special Magistrate