

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
JUDGE MARK PURDY PRESIDING
SEPTEMBER 3, 2009
9:00 A.M. –12:21 P.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Susanne Manning, Secretary, Special Magistrate
Brian McKelligett, Clerk of Special Magistrate Supervisor
Ginger Wald, Assistant City Attorney
Lori Grossfeld, Clerk III
Peggy Burks, Code Enforcement Supervisor
Cheryl Pingitore, Code Enforcement Supervisor
Detective Jorge Maura
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
Ingrid Gottlieb, Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Karl Lauridsen, Landscape Inspector
Wilson Quintero, Code Enforcement Officer,
Mary Rich, Code Enforcement Officer
Bill Snow, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer

Respondents and Witnesses

CE09020396: Ronald Pasquarelli, executor of estate; Robin Wolfer, new owner
CE09070253: Christopher Whitelock, owner
CE09080342: George Louis Link, owner
CE09041518; CE09041505: Robert White, owner
CE09021298: Robert Meyers, owner
CE09072345: Rovelton Miller, owner
CE09072332: Wilner Jerome Wilson, owner
CE08050832: Joy Ganaishlal, owner
CE09072287: Lalwani Narain Shankardas, owner
CE08061424: Beverly Sheron Allison, representative
CE09072675: Charles Hodges, owner's stepson

CE09072688: Scott Mitchell Bender, attorney; France Veilleux, owner; Joanne Galipault, attorney
CE09080332: Scott Mitchell Bender, attorney; France Veilleux, owner
CE09080225: Gaffel Grant, owner
CE09071242: Clarence Edewaard, general contractor/owner
CE09080345: Courtney Crush, attorney
CE09051035: Norm Kent, attorney; Victor Zepka, owner; Hestop Daley, City representative
CT09062417: Thomas Deakman, owner
CE09060964; CE09060967: Sidney Royal, owner
CE09050117: Paul Chouinmed, owner/representative
CE08071702: Eric Carbonell, architect's representative
CT09010626: Krzystofr Tylinski, owner
CE08042005: Ronald Rosenthal, managing agent
CE09030454: Jose Torres, owner
CE09050141: Benjamin Olive, owner
CE09020592: Karen Black, attorney

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: CE09050141

Request for extension

Dove LLC
2900 North Ocean Boulevard

This case was first heard on 7/16/09 to comply by 8/13/09. Violations were as noted in the agenda. The property was not complied.

Ms. Tammy Arana, Fire Inspector, reported the property was complied and there had been a mistake regarding the property address. As soon as the owner was aware of the violation, he had addressed it. She recommended abatement of the entire fine.

Mr. Benjamin Olive, owner, waived the right to notice of a Massey hearing, and confirmed he had not received notice of the violations.

Judge Purdy abated the fine.

Case: CE09072345

Rovelton & Tomika Miller
616 Northwest 14 Avenue

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

Ms. Tammy Arana, Fire Inspector, testified to the following violations:

NFPA 1:13.6.6.8.3.1

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

NFPA 101:31.3.4.5.1

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

Inspector Arana reported the property was now complied.

Case: CE09020396

Ordered to reappear from 7/16/09

Lois A R Leonhard Estate
213 Southwest 6 Street

This case was first heard on 4/16/09 to comply by 5/21/09. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$5,500 fine.

Mr. William Snow, Code Enforcement Officer, confirmed the property had changed ownership three weeks ago. He did not object to a reduction of the fines.

Mr. Ronald Pasquarelli, executor of the estate, explained that the property had come out of probate in May, and notices had been sent to the nursing home where the previous owner had lived until she died. Mr. Pasquarelli said he had boarded the property to keep the property safe and to deter transients.

Officer Snow remarked that it would have taken longer to obtain the board-up certificate than it had taken to sell the property. He requested imposition of administrative costs of \$400.

Ms. Robin Wolfer, the new owner, said her company planned to redevelop the property.

Judge Purdy imposed a \$400 fine for administrative costs.

Case: CE09080345

J & E Investments LLC
1650 Northwest 23 Avenue

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

Ms. Tammy Arana, Fire Inspector, testified to the following violations:

NFPA 101:7.2.1.5.2

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

NFPA 101:7.2.1.8.1

SELF-CLOSING OR AUTOMATIC-CLOSING DOOR(S) DON'T SELF CLOSE AND LATCH.

NFPA 13:8.5.6.1

STORAGE IS WITHIN 18 INCHES (457 mm) OF THE SPRINKLER HEAD DEFLECTOR.

Complied:

NFPA 1:14.4.1

NFPA 101

NFPA 101:7.9.2.1

NFPA 1:1.7.6.2

NFPA 1:13.3.2.1

Inspector Arana felt the three remaining violations would take only days to correct. She recommended ordering compliance with NFPA 101:7.2.1.5.2, NFPA 101:7.2.1.8.1 and NFPA 13:8.5.6.1 within 42 days or a fine of \$250 per day, per violation.

Ms. Courtney Crush, attorney, agreed the property would comply within the time Inspector Arana specified.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101:7.2.1.5.2, NFPA 101:7.2.1.8.1 and NFPA 13:8.5.6.1 within 42 days or a fine of \$250 per day, per violation.

Case: CE09072332

Jerome Wilson

633 Northwest 11 Avenue

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

Ms. Tammy Arana, Fire Inspector, testified to the following violations:

NFPA 101:31.3.4.5.1

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

NFPA 1:13.6.6.8.3.1

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

Mr. Wilner Jerome Wilson, owner, said he had experienced extreme financial hardship. He had been unemployed for two years and the house was in foreclosure. Mr. Wilson said he was trying to restructure the mortgage with the lender.

Inspector Arana said there were tenants in the building and noted it would cost only \$50 to address the fire extinguisher issue. The smoke detectors averaged from \$125 to \$175 per unit. Inspector Arana said if the owner had stopped paying the mortgage but was still collecting rent, he should be able to afford the smoke detectors.

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

Case: CE09050117

Michael Organ
C/O Bell Grae Inn
2033 Northeast 33 Avenue

This case was first heard on 6/4/09 to comply by 7/9/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a 6,000 fine.

Ms. Tammy Arana, Fire Inspector, confirmed the property was complied.

Mr. Paul Chouinmed, owner/representative, explained that the electrician hired to make repairs had not pulled a permit.

Inspector Arana recommended imposing only administrative costs.

Judge Purdy imposed a \$400 fine for administrative costs.

Case: CE08050832

Request for extension

Premnath Ganaishlal
710 Northwest 5 Avenue

This case was first heard on 9/18/08 to comply by 11/13/08. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$5,400 and the owner was requesting an extension.

Mr. Alejandro DelRio, Code Enforcement Officer, said the parking lot was still not complied.

Ms. Joy Ganaishlal, owner, explained this was a warehouse business. She stated she was working with the City on the parking. She had recently received a new set of plans to submit to the City.

Officer DelRio remarked that the repair shops on the property were causing the problem; there was insufficient parking for them. He opposed any further extension.

Ms. Ganaishlal stated she needed to have the plans approved by the City; she had previously submitted at least four sets of plans that the City would not approved. She believed the work would not take long to do.

Judge Purdy granted a 42-day extension to 10/15/09, during which time no fines would accrue.

Mr. McKelligett stated the City would schedule this case as a hearing to impose fines at the 10/15/09 hearing.

Case: CE09051035

Betty J Reid & Billy G Bretz Revocable Trust
1721 North Andrews Avenue

Certified mail sent to the owner was accepted on 8/18/09 and certified mail sent to the registered agent was accepted on 8/26/09.

Mr. Todd Hull, Code Enforcement Officer, testified to the following violation:
47-22.3.E.

THE FREESTANDING STATIONARY SIGN AT THIS LOCATION IS
LOCATED IN THE SIGHT TRIANGLE. THE SIGN OBSTRUCTS THE
VISIBILITY OF MOTORISTS EASTBOUND ON NE17 COURT TO
ANDREWS AVENUE.

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

Mr. Norm Kent, attorney for the tenant, the Boardwalk Bar, stated the allegation was defective. He felt the City should present a better explanation for the violation of the sight triangle than the testimony of the Code Enforcement Officer. Mr. McKelligett stated a City engineer would testify.

Mr. Hestop Daley, City traffic engineer, testified that the sign was located in the sight triangle, which the ULDR defined as 25 feet from the property line. This was also a violation of federal sight distance requirements.

Mr. Daley explained the concept of a sight triangle to Mr. Kent and indicated the obstruction blocked the view of a motorist. Mr. Kent stated the City had permitted and allowed the sign to exist for 25 years.

Mr. Kent presented photos of the property and the sign and explained that prior to his client's ownership of the club, the sign had existed on the property. When his client applied for a change to the copy on the sign, the City had informed him the sign was too large and violated the sight triangle. Mr. Kent's client had then revised the sign height

and the City permitted the sign. Mr. Kent believed that because the City had permitted the sign, it was now estopped from citing the property for it.

Ms. Wald stated she could not address Mr. Kent's estoppel argument because she did not have all of the documents to review. She stated the City engineer had testified the sign violated the sight triangle and this was the violation for which the property had been cited.

Mr. Daley described how the sign obstructed a motorist's view. He was not aware of the sign's permit history.

Officer Hull referred to a permit dated March 2009 and read the Zoning comments, which indicated the sign was non-conforming to the ULDR because it was located within the sight visibility triangle. The Zoning examiner had stated the sign should be changed to conform to the ULDR or removed.

Mr. Victor Zepka, owner of the bar, confirmed they had been informed by the City that the sign must be lowered two or three feet. He had done this at a cost of approximately \$2,000.

Judge Purdy said the photos indicated to him that the violation existed and posed a significant safety issue.

Officer Hull requested a finding of fact and recommended ordering compliance within 35 days.

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

Case: CE09080342

George Link
300 Southwest 20 Street

Certified mail sent to the owner was accepted on 8/14/09.

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 begun the permit process and recommended ordering compliance within 28 days or a fine of \$250 per day.

Mr. George Louis Link, owner, agreed to comply within 28 days.

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

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

Case: CE09041505

Amera Flagler 46 Ltd
416 Northeast 1 Avenue

This case was first heard on 6/4/09 to comply by 7/16/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$16,800 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, confirmed that NFPA 1:13.6.6.8.3.1 was now complied. She explained the new owner had taken over the properties and she recommended allowing him additional time to comply.

Mr. Robert White, owner, explained the property had been deeded back to him as a mortgagee on August 16. Inspector Arana stated the property only needed final inspection from Fire to comply. She recommended a 28-day extension for both properties.

Judge Purdy granted a 28-day extension to 10/1/09, during which time no fines would accrue and ordered property owner to reappear at the 10/1/09 SM Hearing.

Case: CE09041518

Amera Flagler 46 Ltd
415 Northeast 2 Avenue

This case was first heard on 6/4/09 to comply by 7/16/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,000 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, said there was a mistake in the City's records regarding the folio number and the permit had actually been pulled for this property.

Judge Purdy granted a 28-day extension to 10/1/09, during which time no fines would accrue and ordered property owner to reappear at the 10/1/09 SM Hearing.

Case: CE09071242

Edewaard Development Company LLC
1625 Northeast 1 Street

Service was via posting on the property on 8/17/09 and at City Hall on 8/20/09.

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

VACANT LOT HAS AREAS OF BARE SAND WHICH HAVE
MISSING LIVING GROUND COVER.

Officer Thime presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 28 days or a fine of \$25 per day.

Mr. Clarence Edewaard, general contractor/owner, explained the property had been damaged in hurricane Wilma. They had demolished the property and intended to redevelop it. He promised the property would be in compliance shortly. Officer Thime stated the owner intended to seed the bare spots on the property.

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

Case: CE09041804

US Bank National Association Trustee
C/O America Servicing Company
3732 Southwest 12 Court

This case was first heard on 6/4/09 to comply by 6/14/09. Violations were as noted in the agenda. The property was complied, fines had accrued to \$4,500 and board-up costs were \$1,514.10. The City was requesting imposition of a \$488 fine plus \$1,514.10 for board-up costs.

Ms. Karen Black, attorney, stated they had no objection to the adjusted fine amount.

Judge Purdy imposed the \$488 fine plus \$1,514.10 for board-up costs.

Case: CE08071702

Poinciana Group 22 LLC
2221 Southeast 4 Avenue

This case was first heard on 10/2/08 to comply by 10/30/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,800 fine, which would continue to accrue until the property complied.

Mr. Dick Eaton, Code Enforcement Officer, stated the new owner was working to correct the situation. Since the last hearing, the permit had been issued. He had spoken with Mr. Carbonell before the hearing and agreed to recommend a 63-day extension.

Mr. Eric Carbonell, architect's representative, confirmed that the permit had been pulled and they were ready to begin work.

Judge Purdy granted a 63-day extension to 11/5/09, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CT09062417
Thomas R Deakman
1750 Southwest 2 Street

Administrative Hearing
Rescheduled from 8/20/09

9-304(b) - Complied not paid

Pursuant to Section 11-19, a Citation Violation Notice dated 7/7/09 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 but the owner had requested an administrative hearing to appeal the citation. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence and requested imposition of a contested civil penalty in the amount of \$225.

Mr. Thomas Deakman, owner, said he had notified Officer Cross that he would be out of town, and he had taken care of all violations except grass. Mr. Deakman said he had believed he would have 10 business days to correct the last violation. He requested that the fine be eliminated or reduced to the original \$150 since he had corrected the violation so quickly. Officer Cross noted that Mr. Deakman had first been notified of the violation in mid-June and had received the first citation on 7/7/09. Officer Cross said he had explained the citation process to Mr. Deakman.

Judge Purdy imposed the \$225 contested civil penalty.

Case: CE09030454
Jose A Torres
2765 Northwest 19 Street

This case was first heard on 6/4/09 to comply by 7/19/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,125 fine, which would continue to accrue until the property complied.

Mr. Karl Lauridsen, Landscape Inspector, said the owner just needed to pay for the permit and provide the tree replacement. He presented a pre-demolition survey of the property and explained that a permit was required for the removal of the trees.

Mr. Jose Torres, owner, said he had taken photos before cutting the trees and he did not believe there had been 20 trees, as Inspector Lauridsen claimed. He stated he had cleaned the property in preparation of redeveloping it.

Ms. Wald explained that a permit had been required to remove some of the trees. This should have been done as part of the demolition process, but Mr. Torres was doing it

now after-the-fact. She stated Mr. Torres must consult with Inspector Lauridsen to determine what trees must be replaced on the property.

Inspector Lauridsen recommended a 28-day extension.

Judge Purdy granted a 42-day extension to 10/15/09, during which time no fines would accrue and ordered property owner to reappear at the 10/15/09 SM Hearing.

Case: CE08061424

New Mount Olive Missionary Baptist Church Inc
915 Northwest 9 Avenue

This case was first heard on 10/2/08 to comply by 12/25/08. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,300 fine, which would continue to accrue until the property complied.

Ms. Beverly Sheron Allison, church representative, said there had been a verbal agreement with two men to clean the property in return for parking their vehicles on there, but the men had used the lot as a dumping ground. It had taken the church months to remove the men from the property. Ms. Allison said they had signed a contract for \$45,000 to have the property cleaned in March, but work had stopped after one week. She was working on a new contract, and work was scheduled to begin at the end of the week. She requested an extension until the end of September.

Mr. Wilson Quintero, Code Enforcement Officer, did not object to the request for an extension.

Judge Purdy granted a 28-day extension to 10/1/09, during which time no fines would accrue and ordered property owner to reappear at the 10/1/09 SM Hearing.

Case: CE08042005

La Segunda Realty Corp
2758 Davie Boulevard

This case was first heard on 2/5/09 to comply by 3/5 and 7/16/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$68,700 fine, which would continue to accrue until the property complied.

Mr. Ronald Rosenthal, managing agent, explained that one of the tenants had purchased the property in 2007 and had hooked up the sewers, and contracted to have the property re-roofed and to replace the parking lot and building facades. The renovation work would total over \$2 million.

Mr. Andre Cross, Code Enforcement Officer, presented photos of the property and noted that the building needed paint, the parking needed to be re-stripped and sealed and the landscape areas needed work. He was aware that the owner intended to re-pave the parking area.

Mr. Rosenthal stated the site plan modification would take quite a while. Ms. Wald said if the owner intended to renovate the entire complex, the property must first go through the DRC process. Once the property went through DRC, this would become a construction site and the violations would no longer exist. Ms. Wald stated Officer Cross did not object to an extension for Mr. Rosenthal to return to the Special Magistrate to explain where the owner was in the process and how long the rehabilitation would take. She recommended a brief extension.

Judge Purdy granted a 42-day extension to 10/15/09, during which time no fines would accrue and ordered property owner to reappear at the 10/15/09 SM Hearing.

Case: CE09080225

Gaffel F Grant

1461 Northwest 20 Street

Certified mail sent to the owner was accepted on 8/26/09.

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.

Mr. Gaffel Grant, owner, explained that his contractor had not pulled a permit. The contractor was due to return to Florida the following day and Mr. Grant would speak to him about pulling the permit.

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

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

Case: CE09072675

Parc Victoria Inc

1109 Northeast 16 Terrace

Certified mail sent to the owner was accepted on 8/24/09.

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.

Mr. Charles Hodges, the owner's stepson, said he had been unaware of the violations and requested 60 days to have the work done.

Inspector Arana recommended ordering compliance within 56 days or a fine of \$250 per day.

Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$250 per day.

Case: CT09010626

Alba G Tylinski
2319 Northeast 35 Drive

This case was first heard on 3/5/09 to comply by 3/19/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of lot clearing costs of \$419.76, a civil penalty of \$200 and a \$2,250 fine.

Mr. Krzystofr Tylinski, owner, said he was not aware of City crews cleaning the property and asked for proof the property was overgrown. He stated he had cleaned the property after the first hearing and did so every three weeks.

Ms. Stephanie Bass, Code Enforcement Officer, said at the 3/5/09 hearing, Mr. Tylinski had been ordered to clean the property within 14 days. She had reinspected on 3/23 and the property was still not clean, but Mr. Tylinski stated he would clean the property. On 4/13, Officer Bass had reinspected and the property the overgrowth was still not cut. She presented photos of the property taken on different dates into evidence.

Mr. Tylinski insisted that he maintained the property, and Mr. McKelligett produced the receipt from the maintenance crew indicating that 6 yards of grass cuttings had been removed from the property. Officer Bass stated she had monitored the property for some time and the property was not maintained. Mr. Tylinski said he had been the victim of an unscrupulous contractor.

Judge Purdy imposed lot clearing costs of \$419.76, a civil penalty of \$200 and a \$2,250 fine.

Case: CE09072287

Jamna S & Shankarda Lalwani
853 North Fort Lauderdale Beach Boulevard

Service was via posting on the property on 8/12/09 and at City Hall on 8/20/09.

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

THERE IS OUTDOOR DISPLAY OF GOODS AND MERCHANDISE ON THE PROPERTY. THIS IS A REPEAT VIOLATION PREVIOUSLY CITED UNDER CASE CT09031913. THE PROPERTY WAS FOUND TO BE IN VIOLATION OF CODE SECTION 47-19.9.A. BY SPECIAL MAGISTRATE ROSE-ANN FLYNN ON 07/16/09. THIS CASE WILL BE HEARD EVEN IF THE PROPERTY IS BROUGHT INTO COMPLIANCE BEFORE THE HEARING.

Officer Sotolongo stated the property had been out of compliance for 12 days. He presented photos of the property and the case file into evidence, requested a finding of fact and recommended imposing a fine of \$100 per day for every day the property had been out of compliance.

Mr. Lalwani Narain Shankardas, owner, said after he paid the fine on 8/27, he had never put the goods back outside.

Officer Sotolongo referred to his notes, which indicated the merchandise had been outside every day. He stated the only reason the merchandise had been put back in the store was that a Police Officer had informed the owner he must comply.

Judge Purdy imposed a fine of \$100 for each of the 12 days to property was out of compliance.

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

Case: CE09060964

Dorantes Inc
1808 Northeast 11 Avenue

Service was via posting on the property on 8/11/09 and at City Hall on 8/20/09.

Ms. Tammy Arana, Fire Inspector, testified to the following violations:

NFPA 1:1.7.6.2

THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

NFPA 1:13.6.6.8.3.1

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

NFPA 101:31.3.4.5.1

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

Inspector Arana said the electrical room was still used for storage and there was no record of hard-wired smoke detectors.

Mr. Sidney Royal, owner, stated the electrical room doors were not always locked, and tenants use the room for storage. Regarding the smoke detectors, Mr. Royal said he was trying to get a line of credit to pay for the smoke detectors. Inspector Arana remarked that some of the fire extinguishers were reading empty and must be serviced.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101:31.3.4.5.1 within 42 days or a fine of \$250 per day, and with NFPA 1:1.7.6.2 and NFPA 1:13.6.6.8.3.1 within 7 days or a fine of \$250 per day, per violation.

Case: CE09060967

Dorantes Inc
1812 Northeast 11 Avenue

Service was via posting on the property on 8/11/09 and at City Hall on 8/20/09.

Ms. Tammy Arana, Fire Inspector, testified to the following violations:

NFPA 101:31.3.4.5.1

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

NFPA 1:1.7.6.2

THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

NFPA 1:13.6.6.8.3.1

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

Judge Purdy found in favor of the City and ordered compliance with NFPA 101:31.3.4.5.1 within 42 days or a fine of \$250 per day, and with NFPA 1:1.7.6.2 and NFPA 1:13.6.6.8.3.1 within 7 days or a fine of \$250 per day, per violation.

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 complied and the City was requesting imposition of a \$5,500 fine.

Mr. Robert Meyers, owner, said he had returned from Cincinnati to attend the May hearing and request an extension but had arrived on the wrong date and missed the hearing. He confirmed the property was now complied.

Ms. Tammy Arana, Fire Inspector, recommended lowering the fine to cover administrative costs of \$512.

Judge Purdy imposed a \$512 fine for administrative costs.

Case: CT09062760

BAC Home Loans Servicing LP
C/O Butler & Hosch PA
2401 Northeast 27 Avenue

Certified mail sent to the owner was accepted on 8/17/09.

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 7/13/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The 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.

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

Case: CT09062093

CTS 2005 LLC
619 Southwest 10 Street

Certified mail sent to the owner was accepted on 8/17/09 and certified mail sent to the registered agent was accepted on 8/17/09.

18-27(a)

THE PROPERTY IS OVERGROWN WITH GRASS AND WEEDS.

Pursuant to Section 11-19, a Citation Violation Notice dated 7/10/09 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 cut the overgrowth.

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

Case: CT09070412

Richard T & I Gabriel Schmid
2200 Northeast 32 Avenue

Certified mail sent to the owner was accepted on 8/15/09.

18-1

THE WATER IN THE POOL IS GREEN AND STAGNANT, AND IS OR MAY REASONABLY BECOME INFESTED WITH MOSQUITOES AND IS ENDANGERING THE HEALTH, SAFETY, AND WELFARE OF SURROUNDING NEIGHBORS.

Pursuant to Section 11-19, a Citation Violation Notice dated 7/17/09 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 \$100 per day.

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

Case: CT09062372

Beverly A Zoeller, 1/2 Interest
Erica Weber
6721 Northwest 26 Way

Service was via posting on the property on 7/29/09 and at City Hall on 8/20/09.

9-281(b)

THERE ARE 2 DERELICT/INOPERABLE VEHICLES PRESENTLY BEING PARKED/STORED ON THIS PROPERTY. THE FIRST VEHICLE IS A LIGHT BLUE CADILLAC WITH AN EXPIRED FL TAG ON IT T14-9ZJ 05/07 ON THE LEFT SIDE YARD AND THE SECOND VEHICLE IS A GREY 2-DOOR MITSUBISHI ECLIPSE WITH AN EXPIRED FL TAG ON IT X97-2VI 02/09 ON THE DRIVEWAY. IN THEIR CURRENT CONDITION, THESE VEHICLES POSE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

Pursuant to Section 11-19, a Citation Violation Notice dated 7/13/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day, with the right to tow the light blue Cadillac and the grey Mitsubishi Eclipse.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$100 per day, with the right to tow the light blue Cadillac and the grey Mitsubishi Eclipse.

Case: CT09062374

Beverly A Zoeller, 1/2 Interest
Erica Weber
6721 Northwest 26 Way

Service was via posting on the property on 7/29/09 and at City Hall on 8/20/09.

9-304(b)

THERE IS A LIGHT BLUE CADILLAC BEING PARKED/STORED ON THE LEFT SIDE YARD ON THIS PROPERTY ON A GRASS-COVERED SURFACE.

Pursuant to Section 11-19, a Citation Violation Notice dated 7/13/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Viscusi presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$25 per day.

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

Case: CE09030986

DBR Lease Exchange
4400 North Federal Highway

Service was via posting on the property on 8/19/09 and at City Hall on 8/20/09.

Ms. Stephanie Bass, Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE IS A SIGN ON THE PROPERTY READING "LIBERTY"

THAT HAS BEEN INSTALLED WITHOUT THE REQUIRED PERMIT.

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

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

Case: CE09030946

Rosalyn Development Inc &
David W Grego
1354 Southwest 26 Avenue

Certified mail sent to the owner was accepted on 8/14/09.

Mr. Andre Cross, Code Enforcement Office, testified to the following violation:
47-20.20.H.

THE DRIVEWAY IS IN DISREPAIR, NOT IN A HARD DUST-FREE CONDITION. THE DRIVEWAY IS ONLY GRASS, DIRT, AND WEEDS.

Officer Cross had found out that the owner had died just three weeks ago. He presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$50 per day.

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

Case: CE09050615

LaSalle Bank
1949 Southwest 28 Way

Certified mail sent to the owner was accepted on 8/17/09.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:
9-308(b)

THE ROOF IS DIRTY AND MILDEW STAINED.

Officer Cross presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 63 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day.

Case: CE09070253

Whitelock Holdings LLC
300 Southeast 13 Street

Certified mail sent to the owner was accepted on 8/17/09 and certified mail sent to the registered agent was accepted on 8/17/09.

Violation:

47-21.12 A.1.

ONE PONGAM TREE REMOVED WITHOUT PERMIT (48 INCH
TRUNK DIAMETER)

The City had a stipulated agreement with the owner to comply within 45 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 45 days or a fine of \$25 per day.

Case: CE09061666

Wira Krot
2034 Northeast 32 Avenue

Service was via posting on the property on 8/10/09 and at City Hall on 8/20/09.

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

ELECTRICAL ACCESSORIES ON THE PROPERTY ARE NOT
BEING MAINTAINED. THE CENTRAL AIR CONDITIONING
UNIT IS NOT WORKING PROPERLY.

Officer Sotolongo stated a complaint had been filed by a tenant. He had learned that after the tenant contacted the owner, the owner had begun evictions proceedings against the tenant. Officer Sotolongo explained that the service invoice indicated the air conditioning must be replaced. The realtor and owner had both informed him that the air conditioner would be replaced, but no work had been done. Officer Sotolongo presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE09050137

Williamson Properties Inc, Lisa Torelli
628 Northeast 8 Avenue

Certified mail sent to the owner was accepted on 8/14/09.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violations:

9-278(g)

SOME WINDOWS AT THIS PROPERTY DO NOT HAVE SCREENS.

9-307(a)

SOME WINDOWS ON THIS PROPERTY CAN'T BE OPEN OR CLOSED PROPERLY. THEY HAVE BROKEN CRANKS AND/OR BROKEN JOINTS.

Complied:

9-306

Officer Thime said the management company was working to maintain the property, but the window cranks and screens must be custom-made. They had requested an additional 45 days for the owner to have the parts and screens made. Officer Thime presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE09061818

Pedro O Padron

730 Northeast 19 Avenue

Certified mail sent to the owner was accepted on 8/21/09.

Ms. Ursula Thime, Code Enforcement Officer, testified to the following violations:

9-308(b)

FOR MONTHS, THE ROOF AT THIS HOME HAS BEEN COVERED BY AN OLD TORN TARP WHICH IS HANGING PARTIALLY DOWN IN PIECES AND PARTIALLY BY A NEW BLUE TARP.

9-308(a)

THE ROOF AT THIS HOUSE IS NOT WATERTIGHT.

Officer Thime had been informed by the owner that the property was in foreclosure. She presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 49 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day, per violation.

Case: CE09060598

Funahashi Consulting Inc

5610 Northeast 18 Avenue

Service was via posting on the property on 8/11/09 and at City Hall on 8/20/09.

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 a permit had been issued on 8/25/09 and recommended ordering compliance within 35 days or a fine of \$250 per day.

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

Case: CE09071859

Fort Lauderdale Properties II Inc
1030 Northeast 7 Avenue

Certified mail sent to the owner was accepted on 8/14/09 and certified mail sent to the registered agent was accepted on 8/14/09.

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 property was complied. She had received proof that the permit had been issued and the work done in September 2008, but the folio number had been incorrect.

Case: CE09072664

Fort Lauderdale Properties II Inc
1050 Northeast 7 Avenue

Certified mail sent to the owner was accepted on 8/14/09 and certified mail sent to the registered agent was accepted on 8/14/09.

Ms. Tammy Arana, Fire Inspector, testified to the following violations:

NFPA 101:31.3.4.1.1

A FIRE ALARM SYSTEM IS NOT PROVIDED IN ACCORDANCE WITH
NFPA 101:31.3.4.1.1.

Complied:

NFPA 101:31.3.4.5.1

Inspector Arana recommended ordering compliance with NFPA 101:31.3.4.1.1 within 91 days or a fine of \$500 per day.

Judge Purdy found in favor of the City and ordered compliance with NFPA 101:31.3.4.1.1 within 91 days or a fine of \$500 per day.

Case: CE09072293

Federal Loan Home Mortgage Corp
1033 Northeast 16 Terrace

Certified mail sent to the owner was accepted on 8/17/09.

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

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

Case: CE09072302

Marie G Dowd
1041 Northeast 16 Terrace

Certified mail sent to the owner was accepted on 8/12/09.

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 had spoken with the owner and agreed to recommended ordering compliance within 63 days or a fine of \$250 per day.

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

Case: CE09072339

Flagler Village Apartments LLC
150 Northeast 7 Street

Certified mail sent to the owner was accepted on 8/14/09 and certified mail sent to the registered agent was accepted on 8/14/09.

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

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

Case: CE09072576

John Nash, Scott Kraver & Mike Martos
1045 Northeast 17 Avenue

Certified mail sent to the owner was accepted on 8/17/09.

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.

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

Case: CE09072671

Peter S Nechay & John Rolling
1107 North Victoria Park Road

Certified mail sent to the owner was accepted on 8/15/09.

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.

Inspector Arana reported the permit had been issued on 9/1/09. She recommended ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE09072687

Gary R Blanchette
1112 Northeast 17 Terrace

Certified mail sent to the owner was accepted on 8/18/09.

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.

Inspector Arana said the owner had applied for a permit on 8/28/09. She recommended ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE09072688

Bouchard-Veilleux Inc
1120 North Victoria Park Rd

Certified mail sent to the registered agent was accepted on 8/15/09.

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.

Inspector Arana reported a permit had been issued on 9/1/09. She recommended ordering compliance within 35 days or a fine of \$250 per day.

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

Case: CE09072695

Victoria Park Lane LLC
1827 Park Lane

Certified mail sent to the owner was accepted on 8/15/09.

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.

Inspector Arana said the owner had applied for a permit on 8/27/09. She recommended ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE09072696

Brooke Properties Inc
1831 Park Lane

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

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 applied for a permit on 8/27/09. She recommended ordering compliance within 42 days or a fine of \$250 per day.

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

Case: CE09031157

Casa Investments & Const Co Inc
2130 Northwest 6 Place

This case was first heard on 5/21/09 to comply by 7/30/09. Violations were as noted in the agenda. The property was complied, and the City was requesting imposition of a \$1,600 fine.

Judge Purdy imposed the \$1,600 fine.

Case: CT09040419

Charles W Walker Estate
C/O Mary Lene Walker
2345 Northwest 14 Street

This case was first heard on 6/4/09 to comply by 6/18/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,500 fine plus lot clearing costs of \$441.39 and a civil penalty of \$200.

Judge Purdy imposed a \$2,500 fine plus lot clearing costs of \$441.39 and a civil penalty of \$200.

Case: CE08100259

Carlos P Fermin
1713 Northeast 15 Avenue

This case was first heard on 2/19/09 to comply by 4/23/09. Violations were as noted in the agenda. The City was requesting imposition of a \$6,600 fine, which would continue to accrue until the property complied.

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

Case: CE09050939

Miriam V Caro
1331 Northwest 7 Street

This case was first heard on 6/18/09 to comply by 6/28/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$300 fine plus board-up costs of \$1,199.66.

Judge Purdy imposed the \$300 fine plus board-up costs of \$1,199.66.

Case: CT09030443

David A & Soraya Burstein
4601 Northeast 18 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 \$3,100 fine plus a \$200 civil penalty.

Judge Purdy imposed the \$3,100 fine plus a \$200 civil penalty.

Case: CT09030444

David A & Soraya Burstein
4601 Northeast 18 Terrace

This case was first heard on 4/30/09 to comply by 5/10/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,500 fine plus a \$200 civil penalty.

Judge Purdy imposed the \$3,500 fine plus a \$200 civil penalty.

Case: CT09020842

Joseph Duperoux
661 East Melrose Circle

This case was first heard on 4/16/09 to comply by 4/26/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$200 civil penalty plus a \$3,225 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$200 civil penalty plus a \$3,225 fine, which would continue to accrue until the property complied.

Case: CT09020843

Joseph Duperoux
661 East Melrose Circle

This case was first heard on 4/16/09 to comply by 4/26/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$150 civil penalty plus a \$3,225 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$150 civil penalty plus a \$3,225 fine, which would continue to accrue until the property complied.

Case: CE09020844

Joseph Duperoux
661 East Melrose Circle

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 not complied and the City was requesting imposition of a \$3,125 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,125 fine, which would continue to accrue until the property complied.

Case: CE09040531

Indymac Bank FSB
1391 Southwest 33 Terrace

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 board-up costs of \$359.60 plus a \$300 fine.

Judge Purdy imposed the board-up costs of \$359.60 plus a \$300 fine.

Case: CE09040646

Blair International Inc
1501 Southwest 23 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 \$6,600 fine plus board-up costs of \$1,893.60.

Judge Purdy imposed the \$6,600 fine plus board-up costs of \$1,893.60.

Case: CE09040648

Blair International Inc
1505 Southwest 23 Street

This was a request to vacate the Final Order dated 5/21/09.

Judge Purdy vacated the final Order dated 5/21/09.

Case: CE09020592

American One Rentals Inc
3400 Southwest 12 Place

This case was first heard on 4/16/09 to comply by 5/21/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,600 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$9,600 fine, which would continue to accrue until the property complied.

Case: CE09051091

Wells Fargo Bank Trustee
532 Northwest 15 Terrace

This case was first heard on 6/18/09 to comply by 6/28/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$6,000 fine plus board-up costs of \$347.70.

Judge Purdy imposed the \$6,000 fine plus board-up costs of \$347.70.

Case: CT09030642

Stephen Sparks
1009 Northwest 5 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 \$975 fine, lot clearing costs of \$545.39 and a civil penalty of \$200.

Judge Purdy imposed the \$975 fine, lot clearing costs of \$545.39 and a civil penalty of \$200.

Case: CE08052084

Thomas & Angela Pinkney
908 Southwest 15 Terrace

This case was first heard on 10/2/08 to comply by 10/16 and 11/6/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$182,100 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$182,100 fine, which would continue to accrue until the property complied.

Case: CE08091779

Thomas & Angela Pinkney
908 Southwest 15 Terrace

This case was first heard on 12/4/08 to comply by 12/18/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$6,300 fine.

Judge Purdy imposed the \$6,300 fine.

Case: CE09010498

Thomas & Angela Pinkney
908 Southwest 15 Terrace

This case was first heard on 3/5/09 to comply by 3/19/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,100 fine plus \$344.01 in board-up costs.

Judge Purdy imposed the \$3,100 fine plus \$344.01 in board-up costs.

Case: CE08040055

Mark Hirsch
2060 Southwest Starlight Land

This was a request to vacate the order dated 6/19/08.

Judge Purdy vacated the order dated 6/19/08.

Case: CE07120631

2600 Northwest 20th Court Trust

2600 Northwest 20 Court

This case was first heard on 3/20/08 to comply by 4/17/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$50,300 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$50,300 fine, which would continue to accrue until the property complied.

Case: CE08010521

Church of Christ Holiness Unto the Lord Inc
2301 Northwest 22 Street

This case was first heard on 7/17/08 to comply by 9/4/08. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,000 and the City was requesting imposition of a \$1,000 fine.

Judge Purdy imposed a \$1,000 fine.

Case: CE09051100

Gus Arthur Neal Jr Trust
1200 Northwest 3 Avenue

This case was first heard on 6/18/09 to comply by 6/28/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of an \$800 fine plus board-up costs of \$1,999.70.

Judge Purdy imposed the \$800 fine plus board-up costs of \$1,999.70.

Case: CE08030185

David Loc Dang & Bau Thi Nguyen
1544 Northwest 5 Avenue

This case was first heard on 6/19/08 to comply by 7/3/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,050 fine.

Judge Purdy imposed the \$3,050 fine.

Case: CE08101675

David Loc Dang & Bau Thi Nguyen
1544 Northwest 5 Avenue

This case was first heard on 2/5/09 to comply by 3/12/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$17,400 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$17,400 fine, which would continue to accrue until the property complied.

Case: CE08070062

Steven Decker
1040 Northwest 2 Avenue

This case was first heard on 10/2/08 to comply by 11/6/08. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$5,000 fine plus board-up costs of \$320.39.

Judge Purdy imposed the \$5,000 fine plus board-up costs of \$320.39.

Case: CE09011159

Steven Decker
1040 Northwest 2 Avenue

This case was first heard on 4/2/09 to comply by 5/7/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,800 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$11,800 fine, which would continue to accrue until the property complied.

Case: CT09030572

Richard N Clark & Gail S Metzler
1038 Northwest 7 Terrace

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 complied and the City was requesting imposition of a \$1,650 fine plus lot clearing costs of \$549.29 and a \$200 civil penalty.

Judge Purdy imposed the \$1,650 fine plus lot clearing costs of \$549.29 and a \$200 civil penalty.

Case: CT09040083

Roy E Hayes Jr
1115 Northwest 3 Avenue

This case was first heard on 6/4/09 to comply by 6/18/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,200 fine plus lot clearing costs of \$547.55 and a \$200 civil penalty.

Judge Purdy imposed the \$1,200 fine plus lot clearing costs of \$547.55 and a \$200 civil penalty.

Case: CT09040092

Edith L Garland Estate
1536 Northwest 7 Avenue

This case was first heard on 6/4/09 to comply by 6/18/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,000 fine plus lot clearing costs of \$511.36 and a \$200 civil penalty.

Judge Purdy imposed the \$1,000 fine plus lot clearing costs of \$511.36 and a \$200 civil penalty.

Case: CT09041048

Robert James Kendall
1121 Northwest 7 Terrace

This case was first heard on 6/18/09 to comply by 7/2/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,050 fine plus lot clearing costs of \$390.72 and a \$200 civil penalty.

Judge Purdy imposed a \$488.00 fine, \$390.72 for lot clearing costs and a \$200 civil penalty.

Case: CE09021267

David F Darwent
1625 Northeast 3 Court

This case was first heard on 4/30/09 to comply by 7/2/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$15,500 fine, which would continue to accrue until the property complied.

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

Case: CE09030790

KK Partners LLC
1492 Holly Heights Drive

This was a request to vacate the Final Order dated 8/6/09.

Judge Purdy vacated the Final Order dated 8/6/09.

Case: CE09041529

Church of God Temple Trust
211 Northwest 5 Avenue

This case was first heard on 6/4/09 to comply by 7/9/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$16,500 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, said the owner had left a message that the work was done, but she had not been able to contact him. She recommended granting a 21-day extension.

Judge Purdy granted a 21-day extension to 9/24/09, during which time no fines would accrue.

Case: CE09041556

Scott T & Celia Taylor
443 Northeast 1 Avenue

This case was first heard on 6/4/09 to comply by 7/9/09. Violations were as noted in the agenda. The property was complied and fines had accrued to \$12,250.

Ms. Tammy Arana, Fire Inspector, recommended imposing a \$520 fine for administrative costs.

Judge Purdy imposed the \$520 fine.

Case: CE09050107

Las Olas Properties Inc
408 Northeast 2 Avenue

This case was first heard on 6/4/09 to comply by 7/9/09. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$13,750.

Ms. Tammy Arana, Fire Inspector, said Inspector Clements had visited the property and the work was done, but they were waiting for electrical sign-off. She recommended a 21-day extension.

Judge Purdy granted a 21-day extension to 9/24/09, during which time no fines would accrue.

Case: CE09050119

Twenty-one Twenty-one Condo
2121 North Ocean Boulevard

This was a request to vacate the Final Order dated 6/4/09.

Judge Purdy vacated the Final Order dated 6/4/09.

Case: CE09050123

Twenty-one Twenty-one Condo
2131 North Ocean Boulevard

This was a request to vacate the Final Order dated 6/4/09.

Judge Purdy vacated the Final Order dated 6/4/09.

Case: CE09050114

Amera Flagler 46 Ltd
420 Northeast 1 Avenue

This case was first heard on 6/4/09 to comply by 7/16/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, said Inspector Clements had visited the property and the work was done, but they were waiting for electrical sign-off. She recommended a 14-day extension.

Judge Purdy granted a 14-day extension to 9/17/09, during which time no fines would accrue.

Case: CE09050105

Amera Flagler 46 Ltd
517 Northeast 2 Avenue

This case was first heard on 6/4/09 to comply by 7/16/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,000 fine, which would continue to accrue until the property complied. .

Judge Purdy imposed the \$12,000 fine, which would continue to accrue until the property complied.

Case: CE09050113

Amera Flagler 46 Ltd
523 Northeast 2 Avenue

This case was first heard on 6/4/09 to comply by 7/16/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, said the work was done, but they were waiting for electrical sign-off. She recommended a 14-day extension.

Judge Purdy granted a 14-day extension to 9/17/09, during which time no fines would accrue.

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:

CT09071506	CE09040349	CE09062603	CE09062447
CE09060992	CE09072300	CE09072335	CE09072337
CE09072562	CE09072578	CE09072674	CE09072684
CE09072690	CE09072692	CE09072694	CE09080226
CE09080338	CT09031713		

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:

CE09061146	CE09072292	CE09072301	CE09072303
CE09072331	CE09072342	CE09080334	CE09080335
CE09080336	CE09080341	CE09080343	

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:

CT09062403	CT09062074	CT09062369	CE09070133
CE09080332	CT09030450	CE08101181	

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:


CE09031991

There being no further business, the hearing was adjourned at **12:21 p.m.**



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services