

**SPECIAL MAGISTRATE HEARING  
CITY COMMISSION MEETING ROOM  
ROSE-ANN FLYNN PRESIDING  
NOVEMBER 5, 2009  
9:00 A.M. –11:24 A.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  
John Gossman, Code Enforcement Supervisor  
Cheryl Pingitore, Code Enforcement Supervisor  
Tammy Arana, Fire Inspector  
Stephanie Bass, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Aretha Davis, Code Enforcement Officer  
Alejandro Del Rio, Code Enforcement Officer  
Dick Eaton, Sr. Code Enforcement Officer  
Adam Feldman, Sr. Code Enforcement Officer  
Ingrid Gottlieb, Sr. Code Enforcement Officer  
Todd Hull, Code Enforcement Officer  
Wanda Sappington, Code Enforcement Officer  
Bill Snow, Code Enforcement Officer  
Mario Sotolongo, Code Enforcement Officer  
Ron Tetreault, Fire Inspector  
Ursula Thime, Sr. Code Enforcement Officer  
Barbara Urow, Code Enforcement Officer,  
Salvatore Viscusi, Code Enforcement Officer

**Respondents and Witnesses**

CE09090724: Brad Shepard, manager  
CE09062637: Ralph Lynch, owner  
CE09090863; CE09090817: Gordan Dragoslavic, owner  
CT09080859: William Waid, owner  
CE09032314: Jennifer Castro Miller, attorney; Francisco Campos, owner  
CE09040395: Nalini Singh, attorney  
CE09090749: Joseph Maiuro, owner  
CE09031920: Alfred Joseph, owner  
CE09041321: Lexius Petit Frere, owner; Johnny  
Frere, owner's son  
CE09090940: Thomas Lanigan, owner  
CE09092129: Bruce Hultquist, property manager

CE09090956: Joseph Sindaco, owner  
CE09092144: Gustav Hosbach, owner  
CE08071702: Eric Carbonell, agent  
Ce09040461: Sydney Brown, owner  
CE09050526: Johnnie Rhodes, owner  
CT09082388: Shaun Sands, owner  
CE08120946; CE09030161; CE09060985: Bryan Cohen, manager; Maria Nieves, management team  
CE09081128: Marceline Jean, owner  
CE08081559: Bharat Shan, engineer; Gail Brown, owner's agent

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.

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

**Case: CE09090863**

Max LLC  
700 Northwest 10 Terrace

Certified mail sent to the owner was accepted on 10/1/09 and certified mail sent to the registered agent was accepted on 10/1/09.

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

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

**Case: CE09090817**

800 Northwest 11 Avenue LLC  
800 Northwest 11 Avenue

Certified mail sent to the owner was accepted on 10/1/09 and certified mail sent to the registered agent was accepted on 10/1/09.

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.

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

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

**Case: CE08120946**

Forage Realty Corp  
619 Breakers Avenue

This case was first heard on 1/15/09 to comply by 4/2/09. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$228,000 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, explained that the new owner had been unaware of the violations on the property and of the City's case against it. The owner had acted quickly to address the situation and kept in touch with Inspector Arana, and she recommended a 63-day extension.

Mr. Bryan Cohen, manager, presented a copy of the permit, and agreed the work should be complete in 63 days.

Ms. Flynn granted a 63-day extension to 1/7/10, during which time no fines would accrue.

**Case: CE09060985**

Cortez Property Dev LLC  
2933 Poinsettia Street

This case was first heard on 8/6/09 to comply by 9/3/09. Violations were as noted in the agenda. The property was not complied, and the City was requesting imposition of a \$31,000 fine, which would continue to accrue until the property complied.

Ms. Tammy Arana, Fire Inspector, reported this building was scheduled for demolition.

Mr. Bryan Cohen, manager, requested 120 days to submit the plans. Inspector Arana did not object to this request.

Ms. Flynn granted a 175-day extension to 4/29/10, during which time no fines would accrue.

**Case: CE09030161**

Cortez Property Development LLC  
2933 Poinsettia Street

This case was first heard on 8/6/09 to comply by 9/17/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,200 fine, which would continue to accrue until the property complied.

Mr. Mario Sotolongo, Code Enforcement Officer, said he had been in contact with the new management, and noted that just one item remained.

Mr. Bryan Cohen, manager, requested 120 days to comply 9-306. Officer Sotolongo did not object to this request.

Ms. Flynn granted a 91-day extension to 2/4/10, during which time no fines would accrue.

**Case: CE09090749**

Joseph K Maiuro  
1025 Northeast 17 Avenue

Certified mail sent to the owner was accepted on 10/1/09.

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 detectors had been installed without a permit. 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: CE08081559**

Mars Powerline L P  
% EJ Plesko  
5300 Northwest 9 Ave, Bldg A

Request for extension

This case was first heard on 10/16/08 to comply by 4/16/09. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,075.

Mr. Sal Viscusi, Code Enforcement Officer, explained the owner's agent had been working with the City to address the parking lot issues. He recommended a 182-day extension to resolve the issues and have the work done.

Ms. Gail Brown, owner's agent, agreed to the 182-day extension.

Ms. Flynn granted a 182-day extension to 5/6/10, during which time no fines would accrue.

**Case: CE09040395**

Wells Fargo Bank  
C/O Marshall C. Watson, P.A.  
1010 Northwest 3 Avenue

This case was first heard on 8/6/09 to comply by 9/10/09. 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.

Mr. Todd Hull, Code Enforcement Officer, said he had spoken with the representative and agreed that 42 days should be sufficient to bring the property into compliance.

Ms. Nalini Singh, attorney, agreed 42 days should be sufficient to bring the property into compliance.

Ms. Flynn granted a 42-day extension to 12/17/09, during which time no fines would accrue.

**Case: CT09082388**

Shaun Sands  
2781 Northwest 19 Street

Service was via posting on the property on 9/29/09 and at City Hall on 10/22/09.

18-1.

THIS VACANT LOT AND SWALE ARE OVERGROWN WITH TALL WEEDS AND LITTERED WITH TRASH AND DEBRIS. THIS IS A REPEAT VIOLATION OF CASE # CT09031000.

Pursuant to Section 11-19, a Citation Violation Notice dated 8/29/09 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 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 that the civil penalty of \$400 for a repeat violation be imposed, as well as a fine of \$100 per day to begin on the day the violation was cited [8/29/09] and to continue to accrue until the property complied.

Mr. Shaun Sands, owner, said people continued to dump trash on the property. He agreed to have the grass cut and existing trash removed the following day. Officer Gottlieb said the homeowners association complained about this property because it was not maintained on a regular basis.

Ms. Wald advised Ms. Flynn that the amount of the fine was at her discretion. At a Massey hearing, the Special Magistrate would determine a fine amount to impose.

Ms. Flynn found in favor of the City and determined that a fine of \$100 per day, to begin on the day the violation was cited [8/29/09], would continue to accrue until the property complied.

**Case: CE09090940**

1223 Northeast 15<sup>th</sup> Avenue LLC  
1223 Northeast 15 Ave

Certified mail sent to the registered agent was accepted on 10/5/09.

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

NFPA 1:10.12.1.2

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

NFPA 101:31.3.4.5.1

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

Inspector Arana recommended ordering compliance with NFPA 1:10.12.1.2 within 10 days or a fine of \$50 per day and with NFPA 101:31.3.4.5.1 within 42 days or a fine of \$250 per day.

Mr. Thomas Lanigan, owner, stated he first received notice of the violations on October 5, 2009 and he had immediately contacted Inspector Arana. He was in the process of obtaining bids from electricians and requested 60 days. Inspector Arana noted that the property had been originally cited on 4/24/08 and the owner had been notified three additional times. She noted that the unit numbers should not take long to remedy and the hardwired detectors should be done in less than 28 days.

Ms. Flynn found in favor of the City and ordered compliance with NFPA 1:10.12.1.2 within 10 days, by 11/15/09, or a fine of \$50 per day and with NFPA 101:31.3.4.5.1 within 49 days or a fine of \$250 per day.

**Case: CE09090724**

Doran Florida LLC  
100 Southwest 9 Street

Service was via posting on the property on 10/14/09 and at City Hall on 10/22/09.

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 101:31.3.4.1.1

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

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 101:7.10.5.2.1

THE EXIT SIGN DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:14.4.1

THE PATH OF EGRESS IS OBSTRUCTED/BLOCKED.

Inspector Arana recommended ordering compliance with NFPA 101:31.3.4.5.1, NFPA 101:7.9.2.1, NFPA 101:7.10.5.2.1 and NFPA 1:14.4.1 within 7 days or a fine of \$50 per day, per violation, and with NFPA 101:31.3.4.1.1, within 175 days or a fine of \$250 per day.

Mr. Brad Shepard, manager, agreed to Inspector Arana's terms.

Ms. Flynn found in favor of the City and ordered compliance with NFPA 101:31.3.4.5.1, NFPA 101:7.9.2.1, NFPA 101:7.10.5.2.1 and NFPA 1:14.4.1 within 7 days or a fine of \$50 per day, per violation, and with NFPA 101:31.3.4.1.1, within 175 days or a fine of \$250 per day.

**Case: CE09032314**

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

This case was first heard on 5/21/09 to comply by 6/25/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$66,000 fine, which would continue to accrue until the property complied.

Ms. Jennifer Castro Miller, attorney, explained the tenants on the property were not allowing anyone to enter the property to repair the violations. She requested 60 to 90 days to complete the eviction action.

Ms. Tammy Arana, Fire Inspector, recommended 91 days to evict the tenant and do the work.

Ms. Flynn granted a 91-day extension to 2/4/10, during which time no fines would accrue.

**Case: CE09092144**

Gus Hosbach  
2122 Northwest 7 Court

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

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

NFPA 1:13.6.6.8.3.1

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

Complied:

NFPA 101:31.3.4.5.1

Mr. Ron Tetreault, Fire Inspector, confirmed that NFPA 101:31.3.4.5.1 was now complied and the owner had agreed to install individual extinguishers in every unit to prevent theft

Mr. Gus Hosbach, owner, explained that the fire extinguishers were often stolen and he would provide extinguishers for individual units.

Inspector Arana recommended ordering compliance within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with NFPA 1:13.6.6.8.3.1 within 28 days or a fine of \$50 per day.

**Case: CE09041321**

Lexius Petit-Frere  
1213 Northeast 5 Avenue

This case was first heard on 5/21/09 to comply by 6/25/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$62,500 fine.



Ms. Tammy Arana, Fire Inspector, said the owner might not have realized that he needed fire inspection as well as electrical inspection.

Mr. Johnny Frere, the owner's son, asked Ms. Flynn to waive the fines because his father did not read or understand English.

Mr. McKelligett stated administrative costs were \$520.

Ms. Flynn imposed a \$300 fine.

**Case: CE09050526**

Request for extension

Johnnie L Rhodes LE &  
Dana Rhodes-Hurley, et al  
2700 Northwest 16 Street

This case was first heard on 8/6/09 to comply by 9/10/09. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,450.

Ms. Ingrid Gottlieb, Code Enforcement Officer, stated work was progressing but the owner was experiencing financial difficulty, so she would not object to an extension.

Mr. Johnnie Rhodes, owner, explained the roof had been successfully patched. Officer Gottlieb recommended a 28-day extension.

Ms. Flynn granted a 28-day extension to 12/3/09, during which time no fines would accrue.

**Case: CE09090956**

M C J Holdings  
1708 Northeast 20 Avenue

Certified mail sent to the owner was accepted on 10/1/09.

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 a contractor had been hired. She recommended ordering compliance within 42 days or a fine of \$250 per day.

Mr. Joseph Sindaco, owner, agreed to comply within 42 days.

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

**Case: CE09040461**

Sydney Brown  
2408 Northwest 19 Street

This case was first heard on 7/16/09 to comply by 9/17/09. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,750 and the City was recommending reducing the fine to \$500.

Ms. Ingrid Gottlieb, Code Enforcement Officer, explained the owner had been diligent in complying, so the City recommended a reduction of the fine to cover administrative costs.

Mr. Sydney Brown, owner, said Floridian Bank had promised him a loan for repairing the property, but had delayed. It had taken Mr. Brown some time to find a contractor to do the work on credit. He requested further reduction of the fine.

Ms. Flynn imposed a \$400 fine.

**Case: CE08071702**

Poinciana Group 22 LLC  
2221 Southeast 4 Avenue

Ordered to reappear from 9/3/09

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 complied and the City was requesting imposition of a \$10,800 fine.

Mr. Dick Eaton, Code Enforcement Officer, said the case had gone on for 16 months. He noted the Poinciana Group had purchased the property with the violations and fines running. They had acted to repair the property, and Officer Eaton recommended imposing administrative fees of \$1,427.

Mr. Eric Carbonell, owner's agent, agreed to the \$1,427 fine.

Ms. Flynn imposed a \$1,427 fine.

**Case: CE09062637**

Ralph L Lynch  
425 Northeast 8 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.

Complied:  
NFPA 1:13.6.6.8.3.1

Inspector Arana reported the owner had an electrician applying for the permit. She recommended ordering compliance with NFPA 101:31.3.4.5.1 within 63 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance with NFPA 101:31.3.4.5.1 within 63 days or a fine of \$250 per day.

**Case: CT09080859**

William Waid  
709 Southwest 15 Avenue

Complied-not paid  
18-1.

Pursuant to Section 11-19, a Citation Violation Notice dated 8/27/09 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 complied but the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty.

Mr. William Waid, owner, said he believed he could appeal the citation today. Mr. Waid claimed the problem originated not from his property, but from the property next door: 711 Southwest 15<sup>th</sup> Avenue, which was an ongoing problem. Mr. Waid said he and his neighbor had called inspectors to report this property. Mr. Waid produced receipts that the property was mowed every other week and requested the fine be waived.

Officer Cross referred to photos of the property and noted that the problems did exist at 809 Southwest 15 Avenue, not 711 Southwest 15 Avenue. He said it was Mr. Waid's responsibility to maintain his property, which the City had mowed and cleaned. Officer Cross said he had explained the citation violation process to Mr. Waid. Mr. Waid said he had intended to refute the violation, and this was why he had appeared today.

Ms. Flynn imposed a \$275 fine.

**Case: CE09081128**

Marceline Jean 1/2 Interest  
Claude Firmin  
2941 Southwest 5 Court

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

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

PLUMBING FIXTURES FOR THE SEPTIC TANK ARE IN  
DISREPAIR AS THERE IS SEWAGE SEEPING ABOVE GROUND  
AND DRAINING OUT ONTO THE PUBLIC SIDEWALK.

Officer Davis said she had met with the owner regarding the violations and the owner was in a catch-22 situation. She explained that Broward County was requiring the owner to work at a pace that was faster than was reasonable.

Ms. Marceline Jean, owner, presented receipts and confirmed that she was having the septic tank pumped out so it would not overflow.

Ms. Wald requested a finding of fact and recommended time be allowed for the City to inspect and confirm that the violation was complied. Ms. Flynn stated they should allow the owner time to connect to the City sewer if the problem was not corrected.

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

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

**Case: CE09031920**

Alfred Joseph  
1201 Northwest 5 Avenue

This case was first heard on 8/6/09 to comply by 10/1/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,700 fine, which would continue to accrue until the property complied.

Mr. Todd Hull, Code Enforcement Officer, said the owner's insurance adjuster had stated the money to repair the roof was on the way. Officer Hull said he would not object to a 63-day extension.

Mr. Alfred Joseph, owner, confirmed the adjuster had informed him the money would be sent within the month. He agreed to make the repairs within 63 days.

Ms. Flynn granted a 63-day extension to 1/7/10, during which time no fines would accrue.

**Case: CE09091938**

Lewis B Tunnage  
526 Northwest 15 Way

Stipulated agreement

Violations:  
9-280(b)

THERE ARE BUILDING COMPONENTS NOT MAINTAINED ON

THIS BOARDING HOUSE INCLUDING, BUT NOT LIMITED TO, WINDOWS NOT WATERTIGHT AND WATERPROOF COVERED WITH WOOD BOARDS, CEILINGS WITH UNPAINTED PATCHES, WALLS INSIDE OF ROOM #10 WITH HOLES AND MOLD.

9-280(f)

THE PLUMBING ON THIS BOARDING HOUSE IS NOT MAINTAINED IN A GOOD SANITARY WORKING CONDITION INCLUDING, BUT NOT LIMITED TO, SINK IN ROOM #10 WITH NO WATER FLOW. THIS IS A REPEAT VIOLATION FROM CASE # CE06072188 OF 10/05/06 WHERE SPECIAL MAGISTRATE HULL FOUND FOR THE CITY.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION INCLUDING, BUT NOT LIMITED TO, WIRES EXPOSED FROM A WALL OUTLET IN ROOM # 10. THIS IS A REPEAT VIOLATION FROM CASE # CE06072188 OF 10/05/06 WHERE THE SPECIAL MAGISTRATE HULL FOUND FOR THE CITY.

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 35 days, by 12/10/09, or a fine of \$50 per day, per violation.

**Case: CE09090308**

Helen & Michael Seligman  
637 Northeast 18 Avenue

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

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

18-11(a)

THE POOL AT THIS LOCATION IS FILLED WITH GREEN, STAGNANT WATER. WOOD STRUCTURE AND PLASTIC COVER ON TOP OF THE POOL IS OPEN. THE POOL IN THIS CONDITION IS A BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

Officer Thime said the property was in foreclosure. She stated someone had covered the pool with a wooden structure that had moved and she had placed mosquito dunks in the pool several times. Officer Thime presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 11/15/09, or a fine of \$100 per day.

**Case: CE09091381**

Tasha Rivera & John Smoak  
1483 Southwest 18 Terrace

Service was via posting on the property on 10/13/09 and at City Hall on 10/22/09.

Mr. Andre Cross, Code Enforcement Officer, testified to the following violation:  
18-11(b)

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.

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.

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 11/15/09, or a fine of \$100 per day.

**Case: CE09081595**

Carol E & Jeanne M Akerblom  
2630 Southwest 15 Street

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

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

THERE ARE PILES OF DIRT STORED ON THE VACANT LOT.

Complied:  
47-19.5.E.7.

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.

Ms. Flynn found in favor of the City and ordered compliance within 63 days, by 1/7/10, or a fine of \$100 per day.

**Case: CE09080319**

Carlos E Verdugo  
1736 Southeast 14 Street

Service was via posting on the property on 10/9/09 and at City Hall on 10/22/09.

Mr. William Snow, Code Enforcement Officer, testified to the following violation:  
8-91(b)

THE BOAT DOCK LOCATED AT THE REAR OF THE PROPERTY IS NOT BEING MAINTAINED IN A SAFE CONDITION. ONE SECTION OF THE BOAT DOCK IS HANGING FROM THE SEAWALL AND PILINGS. AN ADDITIONAL SECTION OF DOCK HAS BROKEN AWAY FROM THE SEAWALL AND PILINGS AND IS SUBMERGED IN THE WATERWAY. THE DEFECTIVE BOAT DOCK IS A HAZARD TO NAVIGATION, ADJACENT BOATS, AND DOCKS.

Officer Snow 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.

Ms. Flynn found in favor of the City and ordered compliance within 35 days, by 12/10/09, or a fine of \$50 per day.

The following two cases at the same address were heard together:

**Case: CE09081902**

Isles At Coral Ridge Development  
1400 Northeast 56 Street # 212

Certified mail sent to the owner was accepted on 10/9/09.

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

THE CONCRETE BUFFER WALL ON THE PROPERTY IS IN DISREPAIR IN THAT THERE ARE BROKEN/MISSING SLATS AND ALSO LARGE SECTIONS OF WALL ON THE SOUTH SIDE OF THE PROPERTY THAT ARE MISSING AND NEED TO BE REPLACED.

Officer Feldman explained there had been a case on the property in July 2007 but the case had been closed because a lien could not be recorded. A new case had been opened in August 2009 and he had heard nothing from the owner. Officer Feldman presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 11/15/09, or a fine of \$250 per day.

**Case: CE09081910**

Isles At Coral Ridge Development  
1400 Northeast 56 Street # 213

Certified mail sent to the owner was accepted on 10/9/09.

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

THE CONCRETE BUFFER WALL ON THE PROPERTY IS IN  
DISREPAIR IN THAT THERE ARE BROKEN/MISSING SLATS  
AND ALSO LARGE SECTIONS OF WALL ON THE SOUTH SIDE  
OF THE PROPERTY THAT ARE FALLING DOWN/MISSING AND  
NEED TO BE REPLACED.

Officer Feldman presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 11/15/09, or a fine of \$250 per day.

**Case: CE09090610**

Nettie Dwight  
1030 Northwest 25 Avenue

Service was via posting on the property on 10/8/09 and at City Hall on 10/22/09.

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

THE STRUCTURE ON THIS PROPERTY HAS BEEN DEMOLISHED,  
LEAVING MOSTLY BARE DIRT, AND IS MISSING THE REQUIRED  
LIVING GROUND COVER.

Officer Gottlieb explained the house had burned down and the City had cleared the debris. She presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$25 per day.



**Case: CE09081936**

Stipulated agreement

Donna Wilson  
3124 Northeast 42 Court

Violations:

47-19.2.II.4.a.

THE PORTABLE STORAGE UNIT CURRENTLY ON THE PROPERTY  
HAS BEEN STORED IN THE DRIVEWAY FOR OVER FOURTEEN DAYS.

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days, by 12/17/09, or a fine of \$25 per day.

**Case: CE09091490**

Jason R Foisy  
3308 Northeast 40 Street

Service was via posting on the property on 10/8/09 and at City Hall on 10/22/09.

Mr. Mario Sotolongo, Code Enforcement Officer, testified to the following violation:  
18-11(a)

THE WATER IN THE POOL IS GREEN AND STAGNANT AND  
HAS BECOME A BREEDING GROUND FOR MOSQUITOES WHICH  
IS ENDANGERING THE HEALTH, SAFETY, AND WELFARE OF  
NEIGHBORING RESIDENTS.

Officer Sotolongo reported the property was in foreclosure. He had spoken with the service company, who informed him there was an offer on the house and they were not willing to spend money to repair the violations. Officer Viscusi presented photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 10 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 11/15/09, or a fine of \$100 per day.

**Case: CE09090941**

Arelys Perez, 1/2 Interest  
Francisco Hernandez  
1427 Southwest 30 Street

Service was via posting on the property on 10/12/09 and at City Hall on 10/22/09.

Ms. Barbara Urow, Code Enforcement Officer, testified to the following violation:  
18-11(b)

THE POOL AT THIS VACANT, SINGLE-FAMILY RESIDENCE 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.

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

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 11/15/09, or a fine of \$100 per day.

**Case: CE09061014**

Stipulated agreement

Ari Limited Partnership  
3305 Southwest 9 Avenue

Violations:

9-280(b)

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

9-328(b)

THE DOORS AND WINDOWS AND/OR OTHER OPENINGS OF THIS BUILDING HAVE BEEN BOARDED WITHOUT OBTAINING A CURRENT AND VALID CITY ISSUED BOARD-UP CERTIFICATE.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$25 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 28 days, by 12/3/09, or a fine of \$25 per day, per violation.

**Case: CE09072131**

James J Peoni  
537 Southwest 22 Terrace

Certified mail sent to the owner was accepted on 10/19/09.

Ms. Aretha Davis, Code Enforcement Officer, testified to the following violation:  
18-11(a)

THIS VACANT PROPERTY HAS A POOL WHICH CONTAINS DIRTY, STAGNANT WATER CREATING A BREEDING GROUND FOR MOSQUITOES. THE CITY OF FORT LAUDERDALE CONSIDERS THIS VIOLATION TO BE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.

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

Ms. Flynn found in favor of the City and ordered compliance within 10 days, by 11/15/09, or a fine of \$100 per day.

**Case: CE09081632**

James E Kelly & Stephen T & Roulund R Rinehart  
2760 Southwest 2 Street

Service was via posting on the property on 10/13/09 and at City Hall on 10/22/09.

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

EXTERIOR DOORS ARE IN DISREPAIR AS THE FRAMING HAS BEEN IMPROPERLY REPLACED ON MULTIPLE UNITS. THE EXTERIOR WALLS AROUND SEVERAL OF THE DOORS ARE DETERIORATING AND HAVE CHIPPED AWAY LEAVING GAPS BETWEEN THE DOOR AND THE WALL; THEREFORE, EXTERIOR DOORS ARE NOT WATER OR WEATHER TIGHT. THE SLIDING GLASS DOORS DOWNSTAIRS ARE IN DISREPAIR AS THEY ARE UNABLE TO BE SECURED SINCE THERE ARE NO LOCKING MECHANISMS. THE SOUTH END RAILINGS LEADING UPSTAIRS ARE IN DISREPAIR AS A SECTION IS NO LONGER ANCHORED AND WOBBLER; ANOTHER SECTION OF THE RAILING IS IN TWO SEPARATE PARTS AS IF CUT MAKING IT IMPOSSIBLE TO PROPERLY SUPPORT INDIVIDUALS TRAVELING UP AND DOWN THE STAIRS.

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

Ms. Flynn found in favor of the City and ordered compliance within 21 days, by 11/26/09, or a fine of \$25 per day.

**Case: CE09090937**

PJRM Building LLC  
1222 North Flagler Drive

Certified mail sent to the owner was accepted on 10/1/09 and certified mail sent to the registered agent was accepted on 10/1/09.

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 was working to comply and 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, by 12/3/09, or a fine of \$250 per day.

**Case: CE09090747**

American One Rentals Inc  
2201 North Ocean Boulevard

Certified mail sent to the registered agent was accepted on 10/5/09.

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 electrician was pulling the permits. 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, by 12/17/09, or a fine of \$50 per day.

**Case: CE09062640**

Entity Development Group LLC  
1623 Northeast 8 Avenue

Certified mail sent to the owner was accepted on 10/2/09 and certified mail sent to the registered agent was accepted on 10/2/09.

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

NFPA 1:13.6.1.2

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

THE CODE.  
NFPA 101:31.3.4.5.1  
HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN  
ACCORDANCE WITH NFPA 31.3.4.5.1.

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

Ms. Flynn found in favor of the City and ordered compliance within 28 days, by 12/3/09, or a fine of \$250 per day, per violation.

**Case: CE09090757**

Marcus Mars  
1177 Northeast 11 Street

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

Ms. Tammy Arana, Fire Inspector, testified to the following violation:  
NFPA 1:1.7.6.2

THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

Complied:  
NFPA 1:13.6.6.8.3.1

Inspector Arana recommended ordering compliance with NFPA 1:1.7.6.2 within 28 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with NFPA 1:1.7.6.2 within 28 days, by 12/3/09, or a fine of \$50 per day.

**Case: CE09090865**

Gerald F Seidel  
831 Northeast 14 Court

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

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 1:1.7.6.2

THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

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 was serving in Iraq but was trying to comply. The owner was in the process of suing the second contractor for not completing the work. Inspector Arana recommended ordering compliance with NFPA 1:13.6.6.8.3.1 and NFPA 1:1.7.6.2 within 91 days or a fine of \$50 per day, per violation and with NFPA 101:31.3.4.5.1 within 91 days or a fine of \$100 per day. Ms. Flynn was unsure whether it was proper to proceed against an active member of the military and Mr. McKelligett recommended withdrawing the case.

The City withdrew the case.

**Case: CE09090952**

Jennifer S Ellen, 1/2 Interest  
Beth M Ellis  
1224 Northeast 15 Avenue

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

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 owner had applied for the permit. 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, by 12/17/09, or a fine of \$250 per day.

**Case: CE09090746**

Benjie Sperling  
1021 Northeast 17 Avenue

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 reported the permit had been issued but the work had failed inspection. 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, by 12/3/09, or a fine of \$250 per day.

**Case: CE09090955**

Evelyn Snyder  
1652 Northeast 56 Court

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 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, by 12/3/09, or a fine of \$250 per day.

**Case: CE09090818**

Stephenson & Mary Judith Stephen  
623 Northwest 9 Avenue

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

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.

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

Ms. Flynn found in favor of the City and ordered compliance within 28 days, by 12/3/09, or a fine of \$250 per day, per violation.

**Case: CE09090819**

Alice M & Moojed O Salami  
620 Northwest 10 Terrace

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

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

NFPA 1:13.6.6.8.3.1

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

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, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days, by 12/3/09, or a fine of \$250 per day, per violation.

**Case: CT09090373**

Barbara Baker  
5261 Northeast 19 Avenue

Certified mail sent to the owner was accepted on 10/20/09.

18-1.

THE POOL AT THE PROPERTY IS GREEN WITH STAGNANT WATER AND ENDANGERS THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY.  
THE PROPERTY HAS BECOME OVERGROWN AND IS NOT BEING MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 9/14/09 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 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, by 11/15/08, or a fine of \$100 per day.

**Case: CT09071655**

Peter Mehas  
1440 Northeast 3 Avenue

Service was via posting on the property on 10/5/09 and at City Hall on 10/22/09.

18-27(a)



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

Pursuant to Section 11-19, a Citation Violation Notice dated 7/31/09 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 Hull presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$50 per day would be imposed, with the right to mow the property.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$50 per day, with the right to mow the property.

**Case: CT09082544**

CLA Strada Unit Owner LLC  
C/O Related Group  
315 Northeast 3 Avenue # 1001

Certified mail sent to the owner was accepted on 10/8/09. Service was also via personal service to the property manager on 10/14/09.

17-7.(e)(3)

THE SOUND EMISSION FROM THE GENERATOR DURING  
TESTING EXCEEDS THE ALLOWABLE LIMIT OF 68 DBA  
WHEN MEASURED AT THE REQUIRED DISTANCE OF 23 FEET.  
THE THREE TESTS CONDUCTED WITHIN THE REQUIRED ONE  
(1) HOUR TIME FRAME EXCEEDED THIS ALLOWABLE LIMIT.

Pursuant to Section 11-19, a Citation Violation Notice dated 9/11/09 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 Thime described noise tests results and contact she had made with property representatives, 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 would be imposed.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$50 per day.

**Case: CT09082283**

Tyler Tuchow  
2400 Northwest 21 Street

Certified mail sent to the owner was accepted on 10/9/09.

18-1.

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

Pursuant to Section 11-19, a Citation Violation Notice dated 9/11/09 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 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, by 11/19/09, or a fine of \$50 per day would be imposed.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$50 per day.

**Case: CT09090231**

US Bank National Association  
C/O Florida Default Law Group  
3040 Southwest 13 Court

Certified mail sent to the owner was accepted on 10/19/09.

18-1.

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN  
MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 9/21/09 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 Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day would be imposed.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$100 per day.

**Case: CT09090559**

Jessica Heimbaugh  
2460 Southwest 15 Court

Service was via posting on the property on 10/14/09 and at City Hall on 10/22/09.

18-1.

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 9/21/09 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 Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day would be imposed.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$100 per day.

**Case: CT09090219**

Paid-not complied

Matthew A Miller, 1/2 Interest each  
Meredith Christin Tinkle  
1877 Southwest 24 Avenue

Certified mail sent to the owner was accepted on 10/13/09.

18-1.

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 9/15/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation but had paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days, by, or a fine of \$100 per day would be imposed.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$100 per day.

**Case: CT09090242**

Glyn Higginbotham Estate  
1310 Southwest 28 Road

Service was via posting on the property on 10/13/09 and at City Hall on 10/22/09.

18-1.

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 9/15/09 had informed the owner that he must comply the violation(s), request an administrative hearing to appeal the citation and/or pay a civil penalty. The property was not complied and the owner had not requested an administrative hearing to appeal the citation or paid the civil penalty. Officer Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day would be imposed.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$100 per day.

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

**Case: CT09090367**

Riverland Holdings LLC  
1769 Southwest 29 Avenue

Service was via posting on the property on 10/13/09 and at City Hall on 10/22/09.

18-1.

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

Pursuant to Section 11-19, a Citation Violation Notice dated 9/18/09 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 Cross presented a copy of the affidavit of non-compliance, photos of the property and the case file into evidence, requested a finding of fact and recommended ordering compliance within 14 days or a fine of \$100 per day would be imposed.

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$100 per day.

**Case: CT09082392**

Riverland Holdings LLC  
2061 Southwest 29 Ave

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

18-1.

THE PROPERTY HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

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

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$100 per day.

**Case: CT09082396**

Riverland Holdings LLC  
2071 Southwest 29 Ave

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

18-1.

THE LAWN HAS BECOME OVERGROWN (INCLUDING THE SWALE) AND HAS NOT BEEN MAINTAINED.

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

Ms. Flynn found in favor of the City and ordered compliance within 14 days, by 11/19/09, or a fine of \$100 per day.

**Case: CT09060742**

David A Weinsbank  
1472 Northeast 53 Court

This case was first heard on 8/6/09 to comply by 8/16/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$2,200 fine plus a \$200 civil penalty.

Ms. Flynn imposed the \$2,200 fine plus a \$200 civil penalty.

**Case: CE08062547**

Zoltan Futaki / Mariann Gyorgy  
3420 Southwest 16 Street

This case was first heard on 11/6/08 to comply by 11/16 and 11/20/08. Violations were as noted in the agenda. The property was not complied, and the City was requesting imposition of an \$87,650 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the 87,650 fine, which would continue to accrue until the property complied.

**Case: CE09060768**

Rony R Alvarado Orellana / Ruth Pineda, et al  
2206 Southwest 5 Street

This case was first heard on 8/20/09 to comply by 9/17/09. 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. Flynn imposed the \$1,200 fine, which would continue to accrue until the property complied.

**Case: CE09041050**

1325 North Dixie LLC  
1301 Northeast 7 Avenue

This case was first heard on 8/6/08 to comply by 9/10/08. 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. Flynn imposed the \$5,500 fine, which would continue to accrue until the property complied.

**Case: CE08052149**

Minnie L Davis, 1/2 Interest each  
Thomas Harden  
1531 Northwest 7 Avenue

This case was first heard on 11/20/08 to comply by 5/21/09. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$325 and the City was recommending no fines be imposed.

Ms. Flynn imposed no fine.

**Case: CE08011235**

David Murray, 1/2 Interest  
June Murray  
612 Southwest 6 Avenue

This case was first heard on 10/2/08 to comply by 1/8/09. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,425, and the City was recommending no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE09061902**

Blair International Inc  
503 Southwest 16 Street

This case was first heard on 9/17/09 to comply by 10/1/09. Violations were as noted in the agenda. The property was not complied, and the City was requesting imposition of an \$850 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$850 fine, which would continue to accrue until the property complied.

**Case: CT09050344**

Guy Tenebaum  
1223 Northwest 23 Avenue

This case was first heard on 8/6/09 to comply by 8/16/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,300 fine plus \$563.02 in lot clearing costs and a \$200 civil penalty.

Ms. Flynn imposed the \$3,300 fine plus \$563.02 in lot clearing costs and a \$200 civil penalty.

**Case: CE09072185**

HSBC Bank USA  
C/O Owen Loan  
1712 Northwest 8 Place

This case was first heard on 8/20/09 to comply by 8/30/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$900 fine plus \$1,101.50 in board-up costs.

Ms. Flynn imposed the \$900 fine plus \$1,101.50 in board-up costs.

**Case: CT09060351**

Alvin L Goodwin  
1206 Northwest 19 Street

This case was first heard on 8/6/09 to comply by 8/20/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$725 fine plus \$351.57 lot clearing costs and a \$200 civil penalty.

Ms. Flynn imposed the \$725 fine plus \$351.57 lot clearing costs and a \$200 civil penalty.

**Case: CE08080369**

William J Flowers Estate  
505 Northeast 15 Avenue

This case was first heard on 11/20/08 to comply by 12/4/08. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,375 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$8,375 fine, which would continue to accrue until the property complied.

**Case: CT08120397**

William J Flowers Estate  
505 Northeast 15 Avenue

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, fines had accrued to \$21,700 and the City was recommending imposition of a \$2,170 fine plus a \$200 civil penalty.

Ms. Flynn imposed the \$2,170 fine plus a \$200 civil penalty.

**Case: CT09070412**

Richard T & I Gabriel Schmid  
2200 Northeast 32 Avenue

This case was first heard on 9/3/09 to comply by 9/13/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a



\$200 civil penalty and a \$5,200 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$200 civil penalty and a \$5,200 fine, which would continue to accrue until the property complied.

**Case: CE09031099**

Countrywide Home Loans Servicing LP  
3303 Northeast 15 Court

This case was first heard on 8/20/09 to comply by 9/17/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property complied.

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

**Case: CT09062372**

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

This case was first heard on 9/3/09 to comply by 9/13/09. 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 \$5,200 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$150 civil penalty plus a \$5,200 fine, which would continue to accrue until the property complied.

**Case: CT09062374**

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

This case was first heard on 9/3/09 to comply by 9/13/09. 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 \$1,300 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$150 civil penalty plus a \$1,300 fine, which would continue to accrue until the property complied.

**Case: CE09061054**

John B Dorenkott  
304 Southeast 21 Street

This case was first heard on 8/20/09 to comply by 9/24/09. Violations were as noted in the agenda. The property was complied and fines had accrued to \$9,750.

Ms. Tammy Arana, Fire Inspector, explained the owner had a small restaurant 7 hours away and if he had left the restaurant to attend this hearing, his employees would have missed a day of work. She had informed the owner she would recommend the fines be reduced to administrative costs.

Ms. Flynn imposed a \$520 fine.

**Case: CT09051774**

The Southeast Builder Group LLC  
6991 Northwest 30 Terrace

This case was first heard on 8/6/09 to comply by 8/20/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$200 civil penalty, lot clearing costs of \$568.11 and a \$3,300 fine.

Ms. Flynn imposed the \$200 civil penalty, lot clearing costs of \$568.11 and a \$3,300 fine.

**Case: CT09060292**

Park Lane Developers LLC  
704 Southeast 20 Street

This case was first heard on 8/6/09 to comply by 8/20/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$200 civil penalty, lot clearing costs of \$311.50 and a \$1,350 fine.

Ms. Flynn imposed the \$200 civil penalty, lot clearing costs of \$311.50 and a \$1,350 fine.

**Case: CT09060290**

Park Lane Developers LLC  
708 Southeast 20 Street

This case was first heard on 8/6/09 to comply by 8/20/09. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$200 civil penalty, a \$1,350 fine and \$311.50 lot clearing costs.

Ms. Flynn imposed the \$200 civil penalty, a \$1,350 fine and \$311.50 lot clearing costs.

**Case: CT09071081**

Alexander L Domb Trust  
1430 South Ocean Drive

This case was first heard on 9/17/09 to comply by 10/1/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$200 civil penalty and a \$1,700 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$200 civil penalty and a \$1,700 fine, which would continue to accrue until the property complied.

**Case: CE08091071**

James G Eagan  
1400 Northwest 1 Avenue

This was a request to vacate the final orders dated 4/16/09 and 8/6/09.

Ms. Flynn vacated the final orders dated 4/16/09 and 8/6/09.

**Case: CE08091073**

James G Eagan  
1401 North Andrews Avenue

This was a request to vacate the final orders dated 4/16/09 and 8/6/09.

Ms. Flynn vacated the final orders dated 4/16/09 and 8/6/09.

**Case: CE09051440**

Carmelo Siri  
1707 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 an \$800 fine plus \$310.54 in board-up costs.

Ms. Flynn imposed the \$800 fine plus \$310.54 in board-up costs.

**Case: CT09050901**

Carmelo Siri  
1707 Northwest 7 Street

This case was first heard on 7/16/09 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 \$1,150 fine, \$690.96 in lot clearing costs and a \$200 civil penalty.

Ms. Flynn imposed the \$1,150 fine, \$690.96 in lot clearing costs and a \$200 civil penalty.

**Case: CE09051439**

Carmelo Siri  
1709 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 an \$800 fine plus \$714.74 in board-up costs.

Ms. Flynn imposed the \$800 fine plus \$714.74 in board-up costs.

**Case: CT09050900**

Carmelo Siri  
1709 Northwest 7 Street

This case was first heard on 7/16/09 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 \$1,175 fine, \$920.44 lot clearing costs and a \$200 civil penalty.

Ms. Flynn imposed the \$1,175 fine, \$920.44 lot clearing costs and a \$200 civil penalty.

**Case: CE08111015**

Three Musketeers Of Fort Lauderdale Inc  
1931 South Federal Hwy

This case was first heard on 8/6/09 to comply by 9/17/09. Violations were as noted in the agenda. The property was complied, fines had accrued to \$200 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

**Case: CE09030064**

Pablo G Munoz  
121 Hendricks Isle

This case was first heard on 5/21/09 to comply by 6/25/09. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$66,000 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$66,000 fine, which would continue to accrue until the property complied.

**Case: CE09031799**

Hatice & Ercan Aydin  
842 Southwest 2 Street

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 \$59,000 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$59,000 fine, which would continue to accrue until the property complied.

**Case: CE09021278**

James Wormuth  
1400 Northeast 4 Street

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 \$31,250 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$31,250 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:

CE09080622	CE09091091	CE09080639	CE09090766
CE09092141	CE09092131	CE09090744	CE09092125
CE09090815	CE09090816	CE09090936	CE09090743
CE09092136	CE09090750	CE09090934	CE09090933
CE09090813	CE09090953	CE09090878	CE09092129
CE09090806	CT09081694	CE09090814	

**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:

CE09072079	CE09091008	CE09092214	CE09090748
CE09090935	CE09090888	CE09092143	

**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:

CE09080531      CT09091852      CT09090378      CE09061053  
CT09072715

**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:

CE09092142

There being no further business, the hearing was adjourned at **11:24 a.m.**

  
\_\_\_\_\_  
Special Magistrate

ATTEST:

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

Minutes prepared by: J. Opperlee, Prototype Services