

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
H. MARK PURDY PRESIDING
JULY 21, 2011
9:00 A.M. –10:56 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Sue Manning, Secretary, Special Magistrate
Brian McKelligett, Clerk of Special Magistrate - Supervisor
Gail Jagessar, Administrative Aide
Erin Peck, Clerk III
Cheryl Pingitore, Code Enforcement Supervisor
Ginger Wald, Assistant City Attorney
Frank Arrigoni, Building Inspector
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Dick Eaton, Senior Code Enforcement Officer
Adam Feldman, Senior Code Enforcement Officer
Ingrid Gottlieb, Senior Code Enforcement Officer
Todd Hull, Code Enforcement Officer
Wilson Quintero, Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Steve Rogers, Fire Inspector
Wanda Sappington, Code Enforcement Officer
Mario Sotolongo, Code Enforcement Officer
Ursula Thime, Senior Code Enforcement Officer
Richard Thompson, Building Inspector
Salvatore Viscusi, Code Enforcement Officer
Aretha Wimberly, Code Enforcement Officer
Robin McIntosh, Service Clerk

Respondents and Witnesses

CE10120105: Brian Kopelowitz, owner
CE11051948: Pierre Apollon, owner
CT10032564: Dwayne Dickerson, attorney
CE11030544: Heiko TW Dobrikow, General Manager; Daniel Spates, Chief Engineer
CE11050595: Stuart Smith, bank attorney
CE10101637: John Hansen, owner
CE11051476: Oliver Tenenbaum, owner
CE09060712: Thomas Tejada, owner
CE11032870: Daniel Hunt, real estate agent
CE11042397: Lane Birnbaum, owner
CE11021729: Gregory Homsey, bank representative; John Russell, realtor

CE11040720: Mariela Bloom, bank attorney
CE11021506: Rosemary Richardson, owner
CE11042120: Clifton Martin, owner
CE11051874: Ryan Emmer, owner
CE11051916: Peter Pekic, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE11030544

Request for extension

620 East Las Olas Boulevard
THE LAS OLAS HOLDING CO INC
RIVERSIDE HOTEL

This case was first heard on 4/7/11 to comply by 7/7/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$3,500.

Richard Thompson, Building Inspector, recommended an extension of 42 days.

Mr. Heiko Dobrikow, General Manager, agreed to Inspector Thompson's recommendation.

Judge Purdy granted a 42-day extension during which time no fines would accrue.

Case: CE11042397

Request for extension

2124 Southeast 19 Street
BIRNBAUM, LANE

This case was first heard on 6/16/11 to comply by 7/7/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$1,400.

Mr. Lane Birnbaum, owner, requested a 60-day extension. He said he was still disputing a water bill with the City and the property had no water service. Once service was restored, he said he would repair the pool issue.

Aretha Wimberly, Code Enforcement Officer, suggested Mr. Birnbaum treat the pool until water service was restored.

Judge Purdy granted a 42-day extension during which time no fines would accrue.

Case: CE09060712

1225 Northwest 2 Street
TEJADA, THOMAS

Request for extension

This case was first heard on 9/17/09 to comply by 3/18/10. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,650.

Mr. Thomas Tejada, owner, said he had paid for the permits and they had been approved. The contractor had not started the work yet.

Andre Cross, Code Enforcement Officer, recommended a 42-day extension. Mr. Tejada requested 90 days.

Judge Purdy granted a 91-day extension during which time no fines would accrue.

The following two cases were heard together:

Case: CE11050595

623 Northwest 9 Avenue
CITIMORTGAGE INC
C/O LAW OFFICES OF DAVID J STERN, P.A.

Certified mail sent to the owner was accepted on 6/27/11 and certified mail sent to the registered agent was accepted on 6/27/11.

Wanda Sappington, Code Enforcement Officer, testified to the following violation:
18-12(a)

THIS PROPERTY IS NOT BEING MAINTAINED. THE PROPERTY IS OVERGROWN WITH GRASS, WEEDS, AND OTHER PLANT LIFE. THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING, BUT NOT LIMITED TO, LANDSCAPE DEBRIS. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Officer Sappington presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$25 per day.

Mr. Stuart Smith, bank attorney, said the property was controlled by HUD and the FHA, which required HUD to be responsible to clean the property. He said he had been told that a team would clean the property.

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

Case: CE11050598

623 Northwest 9 Ave
CITIMORTGAGE INC
C/O LAW OFFICES OF DAVID J STERN, P.A.

Certified mail sent to the owner was accepted on 6/27/11 and certified mail sent to the registered agent was accepted on 6/27/11.

Wanda Sappington, Code Enforcement Officer, testified to the following violation:
47-19.4.D.8.

THE DUMPSTER ENCLOSURE LOCATED ON THIS PROPERTY IS
NOT BEING MAINTAINED. THERE IS TRASH, RUBBISH, AND
DEBRIS WITHIN THE ENCLOSURE AND SURROUNDING AREA.

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

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

Case: CE11021506

2370 Northwest 26 Street
26-237 LAUDERDALE TR
STOUTE, D TRSTEE

Service was via posting on the property on 6/30/11 and at City Hall on 7/8/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THERE IS A 4-FT CHAIN LINK FENCE THAT SURROUNDS
THIS VACANT, UNOCCUPIED PROPERTY THAT IS DAMAGED,
IN DISREPAIR, DOWN IN SOME SECTIONS, AND IS LEANING.

Officer Viscusi presented photos of the property and the case file into evidence, and said the owner was working with the insurance company to get the fence repaired. He recommended ordering compliance within 91 days or a fine of \$25 per day.

Ms. Rosemary Richardson, owner, agreed to Officer Viscusi's terms.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day would begin to accrue.

Case: CE11051948
220 Southwest 38 Avenue
CALI GROUP LLC

Request for extension

This case was first heard on 6/16/11 to comply by 7/7/11. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$3,500.

Richard Thompson, Building Inspector, said there was a new owner, and recommended a 56-day extension.

Mr. Pierre Apollon, owner, agreed to the extension.

Judge Purdy granted a 77-day extension during which time no fines would accrue.

Case: CE11051916
3311 Northeast 59 Street
COM CAPITAL LLC

Certified mail sent to the owner was accepted on 6/23/11 and certified mail sent to the registered agent was accepted on 6/23/11.

Mary Rich, Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS GRASS/PLANT/WEED OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON PROPERTY. THIS VIOLATION HAS BEEN CITED PREVIOUSLY UNDER CASE CE10100871 AND HAS RECURRED. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE WHETHER IT IS FOUND IN COMPLIANCE PRIOR TO THE HEARING OR NOT.

Officer Rich presented photos of the property and the case file into evidence, stated the property was now in compliance and requested a finding of fact that the violation had existed as cited.

Mr. Peter Pekic, owner, said someone was maintaining the property monthly. He produced his own photos of the property. He said trucks working on a neighboring property were riding on the property.

Officer Rich said the property was never excessively overgrown, but complaints had been made.

Judge Purdy found the violation did **not** exist as cited.

Case: CE10120105

1 West Las Olas Boulevard
LAS OLAS & ANDREWS LLC
C/O JEFFREY OSTROW, ESQ

This case was first heard on 3/17/11 to comply by 4/7/11. Violations and extensions were as noted in the agenda. The property was complied and the City was requesting imposition of a \$3,700 fine.

Todd Hull, Code Enforcement Officer, stated the case had been ongoing since December 2010; there had been 13 reinspections and three hearings.

Mr. Brian Kopelowitz, owner, said the reason this had been an ongoing problem was because there had been a proposal from the downtown Development Authority that had recently fallen through. Mr. Kopelowitz had taken care of this situation as soon as the deal fell through.

Mr. McKelligett said the City's costs were \$850.

Judge Purdy imposed an \$850 fine.

Case: CE11021729

2301 N Atlantic Blvd
BANK OF AMERICA N A
C/O MICULITZKI, YANINA

This case was first heard on 4/7/11 to comply by 5/19/11. Violations and extensions 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.

Mario Sotolongo, Code Enforcement Officer, recommended imposition of the fines.

Mr. Gregory Homsey, bank representative, said they had taken possession of the property from the former owner. They had treated the pool and would repair it by the following week. He requested another week.

Judge Purdy granted a 10-day extension during which time no fines would accrue.

Case: CE11032870

1430 S Ocean Drive
ALEXANDER L DOMB TR
DOMB, ALEXANDER L TRSTEE

This case was first heard on 6/2/11 to comply by 6/12/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Mr. Daniel Hunt, real estate agent, said the first mortgage holder was foreclosing and had hired someone to work on the property. Mr. Hunt said this company was not doing a sufficient job and they would hire a new one. He requested a 21 or 35-day extension.

Aretha Wimberly, Code Enforcement Officer, confirmed the pool was in compliance but the pond was not. She said the lien holder had worked diligently to comply.

Jude Purdy granted a 28-day extension during which time no fines would accrue.

Case: CE11040720

Request for extension

2319 Sea Island Drive
DEUTSCHE BANK NATL TR TRSTEE

This case was first heard on 6/2/11 to comply by 6/12/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Ms. Mariela Bloom, bank attorney, requested an extension and waiver of the accrued fines. She stated there was a plumbing issue with the pool and the owner was seeking a permit to repair it. Ms. Bloom asked if the pool could be shocked and covered until it was repaired because it could not be drained.

Ms. Wald said it was possible to drain the pool, or the water could be treated.

Dick Eaton, Senior Code Enforcement Officer, said Building Asset Services was working on the property, and planned to drain and cover the pool in the next 10 days. He requested an order to reappear.

Judge Purdy granted a 14-day extension to 8/4/11, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE10101637

905 Northeast 4 Avenue
HANSEN, JOHN III & HANSEN, JOHN IV

This case was first heard on 1/22/11 to comply by 5/19/11. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$5,600 fine.

Andre Cross, Code Enforcement Officer, said the owner claimed the property was complied on May 15. Officer Cross had inspected the property on June 20 so he did not object to reducing the fines accordingly.

Judge Purdy imposed no fine.

Case: CE11051476

1224 Northwest 11 Place
TENENBAUM, GUY

Service was via posting on the property on 6/14/11 and at City Hall on 7/8/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
9-313(a)

THERE ARE NO HOUSE NUMBERS PRESENT ON THIS
VACANT/UNOCCUPIED PROPERTY THAT ARE VISIBLE
FROM THE STREET.

Officer Viscusi said he would reinspect the property because the owner had indicated the house numbers had been complied.

Mr. Oliver Tenenbaum, owner, presented photos showing numbers on the house.

Ms. Wald stated the property was complied, based on the owner's photos.

Case: CE11051874

2791 Northwest 23 Street
EMMER, RYAN

Certified mail sent to the owner was accepted on 6/16/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS LAWN/WEED OVERGROWTH PRESENT ON THIS
VACANT LOT AND THIS PROPERTY IS LITTERED WITH
TRASH/RUBBISH/DEBRIS. THIS IS A RECURRING
VIOLATION ON THIS PROPERTY. IN THE LAST 5 YEARS,

THIS PROPERTY HAS BEEN CITED FOR THIS VIOLATION (5) TIMES. THOSE CASE NUMBERS ARE CE07011103, CE08040432, CE09090135, CE10020500, & CE10121435. A NEW CASE, CE11051851, WAS OPENED ON THIS PROPERTY ON 5/20/11 FOR THE PURPOSE OF OBTAINING EITHER VOLUNTARY COMPLIANCE BY THE PROPERTY OWNER OR ABATEMENT BY THE CITY OF FORT LAUDERDALE PUBLIC SERVICES DIVISION. THIS CASE WAS ALSO OPENED ON 5/20/11 AND WILL RUN IN CONJUNCTION WITH THE ABOVE REFERENCED CASE.

THIS CASE WILL BE PRESENTED BEFORE A SPECIAL MAGISTRATE FOR THE PURPOSE OF OBTAINING A FINDING OF FACT, SHOWING THAT THE VIOLATION DID EXIST REGARDLESS OF THE FACT IF THE VIOLATION IS BROUGHT INTO COMPLIANCE EITHER BY THE PROPERTY OWNER OF THROUGH THE CITY OF FORT LAUDERDALE'S ABATEMENT PROCESS. THIS WILL BE DONE IN ORDER TO OBTAIN A FINDING OF FACT SHOWING THAT THIS VIOLATION IS OF A RECURRING NATURE ON THIS PROPERTY.

Officer Viscusi presented photos of the property and the case file into evidence, and stated the property was now complied. He requested a finding of fact that the violation had existed as cited. Officer Viscusi said the owner had hired a maintenance company.

Judge Purdy found the violation had existed as cited.

Case: CE11042120

2504 Northwest 21 Street
PROSPER PROPERTIES INC

Certified mail sent to the owner was accepted on 6/16/11 and certified mail sent to the registered agent was accepted on 6/16/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
9-280(g)

THERE ARE LOOSE AND UNSECURED WIRES, WIRING HARNESES, WIRING BOXES, ETC. ON FRONT FACING WALL OF THE DUPLEX ON THIS PROPERTY. THE WIRES APPEAR TO BE PHONE, CABLE, AND POSSIBLE ELECTRICAL.

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

Mr. Clifton Martin, owner, agreed to comply within 35 days.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

Case: CE11021693

1460 Southwest 24 Court
SMITH, PIERRE-PAUL

Service was via posting on the property on 6/14/11 and at City Hall on 7/8/11.

Mark Campbell, Code Enforcement Officer, testified to the following violation:
9-280(b)

THERE ARE BROKEN OR DAMAGED WINDOWS, CABINET
DOORS, AND INTERIOR DOORS ON THIS PROPERTY.

Complied:
9-280(f)

Officer Campbell said the owner was waiting for an insurance payment to make repairs and hoped to comply within 21 days. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 21 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day would begin to accrue.

Case: CE11051978

743 Northeast 17 Way
CLERSAINT, HENRY

Service was via posting on the property on 6/28/11 and at City Hall on 7/8/11.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violation:
9-280(b)

THERE ARE JALOUSIE WINDOWS THROUGHOUT THE FRONT
PORCH OF THIS PROPERTY THAT ARE DAMAGED, MISSING
SLATS, AND IN GENERAL DISREPAIR. THERE ARE AREAS
OF ROTTING WOOD ALONG THE SOFFIT AREA OF THE ROOF
LINE.

Officer Eaton said the case had begun as the result of a complaint. He presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11060409

555 ANTIOCH Avenue
GRAND TERRAMAR LLC

Certified mail sent to the owner was accepted on 6/27/11 and certified mail sent to the registered agent was accepted on 6/27/11.

Mario Sotolongo, Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS OVERGROWTH OF GRASS, WEEDS, AND PLANT LIFE ON THIS FENCED-IN VACANT LOT AND ADJACENT SWALE AREAS. THIS VIOLATION WAS PREVIOUSLY CITED ON 09/24/2010 UNDER CASE CE10091715 AND COMPLIED ON 11/04/2010. DUE TO THE RECURRING NATURE OF THIS VIOLATION, THIS CASE WILL BE SCHEDULED FOR SPECIAL MAGISTRATE HEARING AND PRESENTED TO THE MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE BEFORE THE HEARING OR NOT.

Officer Sotolongo reported the property was complied. He presented photos of the property and the case file into evidence, and requested a finding of fact that the violation had existed as cited.

Judge Purdy found the violations had existed as cited.

Case: CE11051099

2613 Northeast 32 Avenue
TEMPLETON, JOHN W H/E LOGUSZ, MARTA

Service was via posting on the property on 6/15/11 and at City Hall on 7/8/11.

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

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

Officer Sotolongo stated the property was in foreclosure and the realtor indicated the owner still resided at the property. He presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11052062

428 Northeast 17 Way
MELLETT, SCOTT L & MELLETT, PATRICIA

Service was via posting on the property on 6/16/11 and at City Hall on 7/8/11.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:
18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS GREEN, STAGNANT WATER. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL, PER THE CODE OF ORDINANCE. THE PROPERTY IN THIS CONDITION IS A PUBLIC NUISANCE.

Officer Feldman had spoken with the owner, who had walked away from the property. He presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11051369

1200 Northeast 3 Street
AURORE, JOSEPH & SABATINO, TANA J

Service was via posting on the property on 6/20/11 and at City Hall on 7/8/11.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:
18-11(b)

THE SWIMMING POOL LOCATED AT THIS UNOCCUPIED PROPERTY HAS GREEN/STAGNANT WATER. IN ITS PRESENT CONDITION, THE POOL IS A BREEDING GROUND FOR MOSQUITOES AND PRESENTS A HEALTH/SAFETY CONCERN FOR THE SURROUNDING PROPERTIES.

Officer Feldman stated bank representatives had indicated a work order had been put in to address the pool issue but this had not been done yet. He presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11050006

1661 Northeast 54 Street
FRANK, WADE

Service was via posting on the property on 6/15/11 and at City Hall on 7/8/11.

Mary Rich, Code Enforcement Officer, testified to the following violation:
18-11(a)

THE POOL AT THIS LOCATION IS FILLED WITH GREEN,
STAGNANT WATER.

Officer Rich presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11052101

5295 Northeast 20 Avenue
LOFGREN, MARIANNE EST

Service was via posting on the property on 6/23/11 and at City Hall on 7/8/11.

Mary Rich, Code Enforcement Officer, testified to the following violation:
18-11(a)

THE POOL AT THIS LOCATION IS FILLED WITH GREEN,
STAGNANT WATER.

Officer Rich stated the property was in foreclosure. She presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11060550

5420 Northeast 22 Terrace
LONGVIEW HOUSE LLC

Certified mail sent to the registered agent was accepted on 6/13/11.

Richard Thompson, Building Inspector, testified to the following violation:
FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY
ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS

FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40-YEAR BUILDING SAFETY INSPECTION CERTIFICATION PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE, OR THE REPORT INDICATED REQUIRED MODIFICATIONS OR REPAIRS.

Inspector Thompson said the property had been out of compliance since 2007 and the owner had not contacted the City. He 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 would begin to accrue.

Case: CE11060651

3000 S Andrews Avenue
BURNS, PAULINE P
C/O BETTY S BURNS

Certified mail sent to the owner was accepted on 6/16/11.

Richard Thompson, Building Inspector, testified to the following violation:
FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40-YEAR BUILDING SAFETY INSPECTION CERTIFICATION PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE, OR THE REPORT INDICATED REQUIRED MODIFICATIONS OR REPAIRS.

Inspector Thompson said the property had been out of compliance since 2007 and the owner had not contacted the City. He 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 would begin to accrue.

Case: CE11060653

1918 S Andrews Avenue
CROSBY, DAVID A & SLATER, GEOFFREY J

Service was via posting on the property on 7/1/11 and at City Hall on 7/8/11.

Richard Thompson, Building Inspector, testified to the following violation:
FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:
THE REQUIRED 40-YEAR BUILDING SAFETY INSPECTION CERTIFICATION PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE, OR THE REPORT INDICATED REQUIRED MODIFICATIONS OR REPAIRS.

Inspector Thompson said the property had been out of compliance since 2007 and the owner had not contacted the City. He 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 would begin to accrue.

Case: CE11051293

2660 Northeast 37 Drive
SONAGLIA, CATHERINE S

Service was via posting on the property on 6/7/11 and at City Hall on 7/8/11.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
18-11(b)

THE SWIMMING POOL LOCATED AT THE BACK OF THIS UNOCCUPIED PROPERTY HAS STAGNANT WATER. THE BUILDING DOES NOT HAVE THE REQUIRED UTILITY SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE PROPERTY IN THIS CONDITION IS A PUBLIC NUISANCE.

Officer Thime stated the property was in foreclosure and vacant. She presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11042018

1400 Northeast 13 Street
ESQUIRE ENTERPRISES LLC

Service was via posting on the property on 6/24/11 and at City Hall on 7/8/11.

Wanda Sappington, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE WOODEN FENCE ON THE NORTH SIDE OF THIS
PROPERTY IS IN DISREPAIR IN THAT THE GATE IS
BROKEN AND BEING HELD TOGETHER BY STRING.

Officer Sappington presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11061132

1244 Northeast 11 Avenue
EQUITABLE HOUSING CORP

Certified mail sent to the owner was accepted on 6/27/11 and certified mail sent to the registered agent was accepted on 6/27/11.

Wanda Sappington, Code Enforcement Officer, testified to the following violation:
18-12(a)

THE PROPERTY IS OVERGROWN WITH GRASS/WEEDS AND
OTHER PLANT LIFE. THIS IS A RECURRING VIOLATION.
PREVIOUS CASES INCLUDE THE FOLLOWING: CE09081563
ON 8/19/09 AND CE10120923 ON 12/13/10. THIS CASE
WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A
FINDING OF FACT WHETHER THE VIOLATION COMPLIES
PRIOR TO THE HEARING DATE OR NOT.

Officer Sappington requested a finding of fact that the violation had existed as cited.

Judge Purdy found that the violation had existed as cited.

Case: CE11061247

1224 Northeast 11 Avenue
1224 LR LLC

Certified mail sent to the owner was accepted on 6/24/11 and certified mail sent to the registered agent was accepted on 6/24/11.

Wanda Sappington, Code Enforcement Officer, testified to the following violation:
18-12(a)

THE PROPERTY IS OVERGROWN WITH GRASS/WEEDS AND OTHER PLANT LIFE. THIS IS A RECURRING VIOLATION. PREVIOUS CASES INCLUDE THE FOLLOWING: CE09080522 ON 8/19/09 AND CE11022136 ON 2/23/11. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE OR NOT.

Officer Sappington presented photos of the property and the case file into evidence, and requested a finding of fact that the violation had existed as cited.

Judge Purdy found that the violation had existed as cited.

Case: CE09111835

1529 Northwest 10 Avenue
GRASSO, LAURA A
LIBONATI, VIRGINIA

Service was via posting on the property on 6/23/11 and at City Hall on 7/8/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

THE FOLLOWING PERMIT HAS EXPIRED W/O PASSING ALL REQUIRED INSPECTIONS:
06102143 BUILDING PORCH ADDITION.

Withdrawn:
FBC 105.1

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

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

Case: CE11020096

3299 Southwest 9 Avenue
ARI LIMITED PRTNR

Certified mail sent to the owner was accepted on 6/28/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

PERMIT 09020510 WAS ISSUED FOR STAIR REPLACEMENT.
THE PERMIT HAS EXPIRED W/O PASSING ALL REQUIRED
INSPECTIONS.

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

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

Case: CE11020586

1029 W Broward Blvd
BAKER, JAMIE R & BAKER, JOHN H

Service was via posting on the property on 6/23/11 and at City Hall on 7/8/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

PERMIT 09110976 ISSUED FOR A FENCE HAS EXPIRED
PRIOR TO PASSING THE REQUIRED INSPECTIONS.

Inspector Arrigoni presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$25 per day.

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

Case: CE11031635

601 Poinciana Drive
HOYT, ERIC G & HOYT, LILLIAN M

Certified mail sent to the owner was accepted on 6/24/11.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS ARE EXPIRED AND HAVE NOT
PASSED ALL REQUIRED INSPECTIONS:

98020210 TILE REROOF
00040450 ADDITION

Inspector Arrigoni recommended ordering compliance within 28 days or a fine of \$25 per day.

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

Case: CE11051182

203 Northwest 11 Avenue
US BANK NA TRSTEE

Certified mail sent to the owner was accepted on 6/23/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE CHAIN LINK FENCE ON THE PROPERTY HAS BENT AND MISSING
SUPPORT POST, IN THAT IT HAS CAUSED THE CHAIN LINK FENCE
TO LEAN IN AREAS AND IS IN GENERAL DISREPAIR.

Officer Cross presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11050061

1325 Northeast 7 Avenue
CASALE, DOMINICK & FAZIO, VINCENT

Certified mail sent to the owner was accepted on 6/23/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE CHAIN LINK FENCE ON THE PROPERTY HAS BROKEN
SUPPORT POST THAT CAUSES THE CHAIN LINK FENCE TO
LEAN; ALSO, A SECTION OF THE CHAIN LINK FENCE IS
DETACHED FROM THE SUPPORT POST AND IS NOW LEANING
ON THE GROUND.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE11042744

300 Northwest 2 Street
DI-FL NO 1 LLC
C/O GARBETT STIPHANY ALLEN & ROZA

Service was via posting on the property on 6/16/11 and at City Hall on 7/8/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE CHAIN LINK FENCE ON THE PROPERTY HAS MISSING SUPPORT POST THAT HAS CAUSED THE FENCE TO LEAN AND IS IN GENERAL DISREPAIR.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

Case: CE11060496

424 Northwest 14 Terrace
SMITH, LORRAINE E & SMITH, INELL A

Service was via posting on the property on 7/1/11 and at City Hall on 7/8/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING, BUT NOT LIMITED TO, BOXES AND MISCELLANEOUS ITEMS SCATTERED ABOUT THE CARPORT. THE PROPERTY HAS BECOME OVERGROWN (ESPECIALLY IN THE REAR YARD) AND HAS NOT BEEN MAINTAINED.

Officer Cross presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11060549

424 Northwest 14 Terrace
SMITH, LORRAINE E & SMITH, INELL A

Service was via posting on the property on 7/1/11 and at City Hall on 7/8/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:
18-4(c)

THERE ARE UNLICENSED/INOPERABLE VEHICLES BEING STORED ON THE PROPERTY INCLUDING, BUT NOT LIMITED TO, A GOLD-COLORED DATSUN AND A RED ACURA LEGEND. THE GOLD-COLORED DATSUN HAS AN EXPIRED TAG AND FLAT TIRES AND THE RED ACURA LEGEND HAS FLAT TIRES.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$50 per day.

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

Case: CE11041901

906 Northwest 2 Avenue
STOVEALL, EUGENE
EUGENE STOVEALL SPECIAL NEEDS TR

Service was via posting on the property on 6/16/11 and at City Hall on 7/8/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR. THE CHAIN LINK FENCE HAS BENT POST AND IN SOME AREAS THE POSTS ARE NOT ATTACHED CAUSING THE CHAIN LINK FENCE TO LEAN IN AREAS.

Officer Cross presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11050962

1464 Holly Heights Drive
FERNANDEZ, JOSE A & SANDRINI, GEORGE W ETAL

Certified mail sent to the owner was accepted on 6/16/11.

Andre Cross, Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS TRASH, RUBBISH, AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING, BUT NOT LIMITED TO, PAPERS, TREE DEBRIS, AND MISCELLANEOUS ITEMS. THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

Case: CE11052069

1604 Northwest 11 Court
SMITH, CHARLIE J

Service was via posting on the property on 6/17/11 and at City Hall on 7/8/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
18-11(a)

THE SWIMMING POOL THAT IS LOCATED IN THE REAR YARD OF THIS OCCUPIED PROPERTY IS FILLED WITH GREEN/ STAGNANT WATER. THIS POOL IS UNSANITARY, UNSIGHTLY, AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. IN ADDITION, A SECTION OF THE WOOD FENCE THAT SURROUNDS THIS POOL IS DOWN, EXPOSING THE POOL AREA TO THE COMMUNITY. IN THIS CONDITION, THIS POOL POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE COMMUNITY AND SURROUNDING PROPERTIES. THIS POOL IS ALSO COVERED WITH A 2X4 AND PLYWOOD STRUCTURE THAT HAS CAVED INTO THE POOL AND IS CONSIDERED TO BE TRASH/RUBBISH/AND SOLID WASTE.

Officer Viscusi had spoken with the owner, and the property was pending foreclosure. He presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11032980

1455 W Sunrise Blvd
AZIZ TEXACO INC

Personal service was made to the owner.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
47-19.5.D.5.

THERE IS A CINDER BLOCK BUFFER WALL IN THE REAR
YARD OF THIS COMMERCIAL PROPERTY THAT IS DAMAGED,
IN DISREPAIR, AND HAS MISSING OR BROKEN
CINDER BLOCKS PRESENT.

Officer Viscusi had spoken with the owner, who had hired a contractor, who had already pulled a permit. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 91 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day would begin to accrue.

Case: CE11031845

2870 Northwest 23 Street
MOTON, ELLA L EST

Certified mail sent to the owner was accepted on 6/17/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THERE IS A 4-FT CHAIN LINK FENCE THAT SURROUNDS
THIS PROPERTY THAT IS DAMAGED, IN DISREPAIR, IS
LEANING, AND IN SOME SECTIONS IS MISSING.

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

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

Case: CE11051660

1407 Northwest 15 Street
WHITE, LEON & PHILLIPS, PAULINE MAXINE

Service was via posting on the property on 6/27/11 and at City Hall on 7/8/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:

18-12(a)

THERE IS TRASH/RUBBISH/DEBRIS LITTERING THIS
VACANT/UNOCCUPIED ABANDONED CONSTRUCTION SITE.

Officer Viscusi said he believed the owner was deceased, but someone claiming to be Leon White had stated he was the owner and would address the issues. He presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11051664

1407 Northwest 15 Street
WHITE, LEON & PHILLIPS, PAULINE MAXINE

Service was via posting on the property on 6/27/11 and at City Hall on 7/8/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:

18-7(b)

THE VACANT/UNOCCUPIED SINGLE-FAMILY RESIDENCE ON
THIS ABANDONED CONSTRUCTION SITE IS OPEN AND
ABANDONED. THERE ARE OPEN, MISSING, AND BROKEN
WINDOWS, DOORS, AND OTHER OPENINGS THAT ARE
ALLOWING UNAUTHORIZED ACCESS TO THE INTERIOR OF
THIS DWELLING.

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

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

Case: CE11051668

1407 Northwest 15 ST
WHITE, LEON & PHILLIPS, PAULINE MAXINE

Service was via posting on the property on 6/27/11 and at City Hall on 7/8/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:

18-11(a)

THE SWIMMING POOL ON THIS VACANT/UNOCCUPIED
ABANDONED CONSTRUCTION SITE IS FILLED WITH
TRASH/RUBBISH/DEBRIS AND GREEN/STAGNANT WATER.
THIS POOL IN THIS CONDITION IS UNSANITARY,

UNSIGHTLY, IS A PONTENTIAL BREEDING GROUND FOR MOSQUITOES, AND POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE COMMUNTIY.

Officer Viscusi presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11051670

1407 Northwest 15 Street
WHITE, LEON & PHILLIPS, PAULINE MAXINE

Service was via posting on the property on 6/27/11 and at City Hall on 7/8/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
9-280(b)

THERE ARE SEVERAL BROKEN WINDOWS AND DOORS THAT ARE UNATTACHED OR HANGING OFF OF THE VACANT/UNOCCUPIED SINGLE-FAMILY RESIDENCE ON THIS ABANDONED CONSTRUCTION SITE.

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

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

Case: CE11060677

1736 Northwest 18 Street
ROBERTSON, AVON

Certified mail sent to the owner was accepted 6/23/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS LAWN OVERGROWTH PRESENT ON THIS VACANT/UNOCCUPIED PROPERTY AND THE PROPERTY IS LITTERED WITH TRASH/RUBBISH/DEBRIS. THIS IS A RECURRING VIOLATION ON THIS PROPERTY. IN THE LAST 5 YEARS THIS PROPERTY HAS BEEN CITED FOR THIS VIOLATION (3) TIMES. THOSE CASE NUMBERS ARE CE10060279, CE10091904, AND CE11021525. IN ALL OF THOSE CASES THIS VIOLATION WAS ABATED BY THE CITY

OF FORT LAUDERDALE PUBLIC SERVICES DIVISION. A NEW CASE CE11060676 WAS OPENED ON THIS PROPERTY ON 6/9/11 FOR THE PURPOSES OF OBTAINING EITHER VOLUNTARY COMPLIANCE BY THE PROPERTY OWNER OR ABATEMENT BY THE CITY OF FORT LAUDERDALE PUBLIC SERVICES DIVISION. THIS CASE WAS ALSO OPENED ON 6/9/11 AND WILL RUN IN CONJUNCTION WITH THE ABOVE REFERENCED CASE.

THIS CASE WILL BE PRESENTED BEFORE A SPECIAL MAGISTRATE FOR THE PURPOSE OF OBTAINING A FINDING OF FACT, SHOWING THAT THE VIOLATION DID EXIST AND IS OF A RECURRING NATURE ON THIS PROPERTY. THIS CASE WILL BE PRESENTED REGARDLESS OF THE FACT IF THE VIOLATION IS BROUGHT INTO COMPLIANCE EITHER BY THE PROPERTY OWNER OR THROUGH THE CITY OF FORT LAUDERDALE'S ABATEMENT PROCESS.

Officer Viscusi presented photos of the property and the case file into evidence, and requested a finding of fact that the violation had existed as cited.

Judge Purdy found that the violation had existed as cited.

Case: CE11021777

2009 Northwest 21 Avenue
TUCHOW, TYLER

Certified mail sent to the owner was accepted on 6/20/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
18-7(b)

THE VACANT/UNOCCUPIED SINGLE-FAMILY RESIDENCE ON THIS PROPERTY HAS HAD SEVERAL OF ITS WINDOWS, AND OTHER OPENINGS BOARDED UP WITHOUT THE PROPERTY OWNER HAVING FIRST OBTAINED THE REQUIRED BOARD UP CERTIFICATE FROM THE CITY OF FORT LAUDERDALE BUILDING DEPARTMENT.

Officer Viscusi said the owner was dealing with his insurance company. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

Case: CE11050975

2020 Northwest 28 Avenue
HOLNESS, DALE V C

Service was via posting on the property on 6/17/11 and at City Hall on 7/8/11.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
18-7(b)

THERE IS A VACANT/UNOCCUPIED SINGLE FAMILY RESIDENCE THAT HAS HAD ALL OF ITS WINDOWS, DOORS, AND OTHER OPENINGS BOARDED UP WITHOUT THE PROPERTY OWNER FIRST HAVING OBTAINED A BOARD UP CERTIFICATE FROM THE CITY OF FORT LAUDERDALE BUILDING DEPARTMENT.

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

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day would begin to accrue.

Case: CT10032564

401 S Ft Laud Beach Blvd
BEACH BOYS PLAZA INC
C/O HAMUY

Rescheduled from 4/7/11
Civil Penalty - \$150

Service was via posting on the property on 6/10/11 and at City Hall on 7/8/11.

Violation:
47-22.9.

TWO FREE STANDING SIGNS HAVE BEEN INSTALLED ON THE WEST SIDE OF THE PROPERTY TO ADVERTISE PARKING FACILITY WITHOUT FIRST OBTAINING A PERMIT.

The City had a stipulated agreement with the owner to comply within 8 weeks or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 8 weeks or a fine of \$50 per day would begin to accrue.

Case: CT11050653

716 Southeast 18 Street
POSCH, ANDREW L JR

Civil Penalty - \$150

Service was via posting on the property on 7/5/11 and at City Hall on 7/8/11.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:
24-28(a)

THIS MULTI-UNIT APARTMENT BUILDING PAYS FOR 1 GARBAGE CART AND IS UTILIZING THE 2 YARD WASTE CONTAINERS FOR ADDITIONAL GARBAGE DISPOSAL CREATING UNSANITARY CONDITIONS AS THE SANITATION SERVICE COLLECTORS ARE RESTRICTED FROM EMPTYING GARBAGE FROM YARD WASTE CONTAINERS. THEREFORE, GARBAGE IS CONTINUOUSLY STORED ON THE PROPERTY; THEREBY, THE PROPERTY HAS INADEQUATE SANITATION SERVICE.

Officer Wimberly presented photos of the property and the case file into evidence, 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 would begin to accrue.

Case: CE11042049

2750 Southwest 2 Street
DIEUJUSTE, RENET

This case was first heard on 6/2/11 to comply by 6/12/11. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of an \$875 fine.

Judge Purdy imposed the \$875 fine.

Case: CE11031559

2660 Northeast 37 Drive
SONAGLIA, CATHERINE S

This case was first heard on 5/19/11 to comply by 5/29/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,300 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,300 fine, which would continue to accrue until the property complied.

Case: CE11020275

633 Solar Isle
ROSARIO, ELIZABETH

This case was first heard on 5/19/11 to comply by 6/9/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

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

Case: CE11030908

1527 Northwest 7 Street
GIBSON, RICHARD T

This case was first heard on 5/19/11 to comply by 6/2/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property complied.

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

Case: CE11032644

625 Southwest 14 Avenue
ASHTON HOLDINGS & DEV LLC

This case was first heard on 6/2/11 to comply by 6/12/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,900 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,900 fine, which would continue to accrue until the property complied.

Case: CE11031227

1836 Southwest 9 Avenue
ROGOWSKI, RONALD R

This case was first heard on 5/19/11 to comply by 5/29/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,100 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE11030331

509 Northwest 20 Avenue
RETLEY, J & LELA

This case was first heard on 5/19/11 to comply by 6/16/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,400 fine, which would continue to accrue until the property complied.

Case: CE11041538

1515 Northwest 4 Street
MORSE, PATRICK GORDY

This case was first heard on 6/2/11 to comply by 6/16/11. 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.

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

Case: CE09082528

1611 Northeast 15 Avenue
STEINER, JOSEPH G

This case was first heard on 5/19/11 to comply by 6/16/11. 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.

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

Case: CE09090671

1509 Northeast 16 Terrace
NOCERA, JOHN PARIS & NOCERA, LOURDES

This case was first heard on 4/7/11 to comply by 6/16/11. 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.

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

Case: CE10100303

3330 Northeast 14 Court
PENNY LANE INVESTMENTS LLC

This case was first heard on 5/19/11 to comply by 6/16/11. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$525 fine.

Judge Purdy imposed the \$525 fine.

Case: CE11022415

1336 Northwest 7 Terrace
ASTORIA FEDERAL SAVINGS & LOAN
GLADSTONE LAW GROUP PA

This was a requested to vacate the Final Order dated 5/19/11.

Judge Purdy vacated the Final Order dated 5/19/11.

Case: CE11030152

1302 Northwest 9 Avenue
DEUTSCHE BANK NATL TR CO TRSTEE

This case was first heard on 5/19/11 to comply by 6/2/11. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$1,175 fine.

Judge Purdy imposed the \$1,175 fine.

Case: CE11032382

1413 Northwest 8 Avenue
LEWIS, RICKY D

This case was first heard on 6/2/11 to comply by 6/12/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$950 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$950 fine, which would continue to accrue until the property complied.

Case: CE11032905

1044 Northwest 7 Avenue
1044 Northwest 7TH Avenue LAND TR
HERTZ, BRADLEY TRSTEE

This case was first heard on 6/2/11 to comply by 6/12/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$950 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$950 fine, which would continue to accrue until the property complied.

Case: CE11032485

1115 Northwest 7 Avenue
HALSEY, BRYON J & THEEL, RICKEY SCOTT

This case was first heard on 6/2/11 to comply by 6/12/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$950 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$950 fine, which would continue to accrue until the property complied.

Case: CE10042538

2331 Northwest 23 Ln
BRISTOL, PEARL HAYES
DAVIS, HERMAN

This was a requested to vacate the Final Order dated 6/17/10 and the Order Imposing a Fine dated 8/5/10.

Judge Purdy vacated the Final Order dated 6/17/10 and the Order Imposing a Fine dated 8/5/10.

Case: CE11021171

1501 LAUD VILLAS Drive
JOHNSON, RAYFIELD H/E JOHNSON, MARGARET COLLINS

This case was first heard on 5/19/11 to comply by 5/29/11. 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.

Judge Purdy imposed the \$5,200 fine, which would continue to accrue until the property complied.

Case: CE11021665

1733 Northwest 18 Street
1733 Northwest 18 Street TR
C/O BARBARA WING

This case was first heard on 4/21/11 to comply by 5/26/11. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,375 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,375 fine, which would continue to accrue until the property complied.

Case: CE11021883

1515 Northwest 11 Place
FRAZIER, CLYDE EST

This case was first heard on 6/2/11 to comply by 6/16/11. Violations were as noted in the agenda. The property was complied and the City was requesting imposition of a \$150 fine plus the \$397.14 cost of cleaning the property.

Judge Purdy imposed the \$150 fine, plus the \$397.14 cost to clean the property.

Case: CE11010444

929 North Federal Highway
R K ASSOCIATES #5 INC
C/O SEARS-TAX D/768 B 2-116A`

This was a requested to vacate the Final Orders dated 4/7/11 and 5/19/11.

Judge Purdy vacated the Final Orders dated 4/7/11 and 5/19/11.

Cases Complied

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:

CE11051373	CE11051421	CE11051515	CE11051339
CE11051898	CE11031424	CE11052466	CE11050325
CE11052472	CE11050656	CE11050212	CE11052090
CE11041811	CE11050563	CE11060328	CE11051196
CE11051941	CE11060028	CE11032884	CE11042475
CE10090737	CE11020646	CE11031277	CE11032723
CE11042911	CE11050379	CE11050377	CE11050372
CE11050371	CE11050973	CE11050974	CE11050868
CE11051877	CE11051197	CE11051066	CE11051798

CE11060721	CE11052073	CE11050547	CE11050858
CE11050856	CE11031091	CE11051283	CE11052183
CE11031267			

Cases Withdrawn

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:

CE11042669	CE11011947	CE11031945	CE10110353
CE11031270	CE11022474		

Cases Rescheduled

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:

CE11020099

Cases Closed

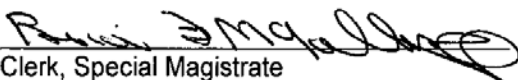
The below listed cases had been closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE11052116

There being no further business, the hearing was adjourned at **10:56 AM**.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services