

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
APRIL 4, 2013
9:00 A.M. – 10:18 A.M.**

Staff Present:

Jeri Pryor, Clerk of Special Magistrate - Supervisor
Mary Allman, Secretary, Special Magistrate
John Gossman, Code Enforcement Supervisor
Lori Grossfeld, Clerk III
Peggy Burks, Clerk III
Erin Saey, Clerk III
Bridget Patterson, Administrative Aide
Ginger Wald, Assistant City Attorney
Stephanie Bass, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Alejandro DelRio Code Enforcement Officer
Adam Feldman, Senior Code Enforcement Officer
Ingrid Gottlieb, Senior Code Enforcement Officer
Jorg Hruschka, Building Inspector
George Oliva, Building Inspector
Mary Rich, Code Enforcement Officer
Maria Roque, Code Enforcement Officer
Gerry Smilen, Building Inspector
Ron Tetreault, Fire Inspector
Salvatore Viscusi, Code Enforcement Officer
Aretha Wimberly, Code Enforcement Officer

Respondents and Witnesses

CE13030617: Norma Jean Amrett, manager
CE12081968: Russell Alan Bellew, owner
CE12110558: James Phillip Chaworth-Musters, owner
CE12020095: Enma Leyva, owner
CE13011215: Albert Leonard Satosky, manager
CE12120146: George Caravanos, owner
CE12120625: Luther Robbins, owner
CE12120811; CE12120829: Brenda Lynn Brown, manager
CE13020441: Ilbram Garcon, owner
CE12041302: Girard Ralph DiRoberto, owner
CE12050921: Michael Thomas D'Addio, owner
CE13011508; CE13011160; CE12011021: Goran Dragoslavic, owner

CE12041336: Tamara Margaret Walters, bank attorney
CE10011001: Vivian M. Dennis, manager
CE12051058: Michael Wade, owner
CE13030114: Cornelius Jacobus Guijt, manager
CE12051064: Reuven Buhadana, owner
CE13020098: Ikeya Celestia Hamilton, owner's granddaughter
CE13010136: Kenny Harrison Morales, owner's son
CE13010591: Swaby Kerr-Rolle, owner
CE12081386: Carol Anne Matthews, owner
CE12120829: Brendalynn Brown, manager

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: CE13011160

Request for extension

1800 W Broward Blvd
MAX LLC

This case was first heard on 3/7/13 to comply by 4/11/13. Violations were as noted in the agenda.

Goran Dragoslavic, owner, reported the debris had been cleared, and 70% of the phone enclosures. He requested another 30 days.

Aretha Wimberly, Code Enforcement Officer, confirmed that Mr. Dragoslavic would not seek a variance for outdoor storage.

Ms. Flynn granted a 35-day extension during which time no fines would accrue.

Case: CE13011508

1336 Northwest 7 Terrace
COMMUNITY 8 PROPERTIES LLC

Certified mail sent to the owner was accepted on 3/7/13.

Violations:
9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR. PART OF THE
TOP RAIL IS DETACHED AND UNEVEN.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE
LARGE AREAS OF MISSING GROUND COVER, WHERE THERE
IS BARE DIRT.

Complied:
47-20.20.H.

The City had a stipulated agreement with the owner to comply within 14 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 14 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE12011021

2322 Northwest 13 Street
DRAGOSLAVIC, GORAN

This case was first heard on 6/7/12 to comply by 7/5/12. Violations and extensions were as noted in the agenda. The property was complied and fines had accrued to \$5,900.

Goran Dragoslavic, owner, explained that he had a new permit and as new contractor.

George Oliva, Building Inspector, confirmed that the both expired permits had been renewed and the violation was complied.

Mr. Dragoslavic requested reduction of the fine and Inspector Oliva recommended reducing the fines to \$260.

Ms. Flynn imposed a \$260 fine.

Case: CE13010591

3613 Southwest 12 Place
BURTON, WILLIAM LOUIS

Service was via posting on the property on 3/18/13 and at City Hall on 3/21/13.

Alejandro DelRio, Code Enforcement Officer, testified to the following violation:
18-11(b)

THE POOL AT THIS PROPERTY IS FILLED WITH GREEN,
STAGNANT WATER. THE PROPERTY IN THIS CONDITION IS
A PUBLIC NUISANCE.

Officer DelRio presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$100 per day.

Swaby Kerr-Rolle, owner, said there had been people living illegally at the property but they had moved out. She had someone taking care of the pool, which was now clean. Ms. Flynn stated the inspector must reinspect the pool to confirm the violation was complied.

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

Case: CE12051064

2348 Southwest 17 Avenue
YALON USA CORP

This case was first heard on 7/23/12 to comply by 10/22/12. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$16,300 and the City was requesting a 77-day extension.

Reuven Buhadana, owner, said he was awaiting final inspection.

Ms. Flynn granted a 77-day extension during which time no fines would accrue.

Case: CE12120146

909 Southeast 14 Court
GC SOUTHPORT APARTMENTS LLC

Mike Champion, Code Enforcement Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY
AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Officer Campion reported the City had removed the trash on 12/7/12. He presented photos of the property into evidence.

George Caravanos, owner, stated he had not received notice of the violation; he suspected it had been removed. He acknowledged he had seen the mattress, but he thought it was on a neighboring property. Mr. Caravanos offered to post his phone number for future violations. He felt that \$240 to pick up a single mattress was excessive.

Ms. Flynn found in favor of the City.

Case: CE12120829

1409 North Andrews Avenue
PARE, PENNY

Robert Urow, Code Enforcement Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY
AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Officer Urow stated the trash had been removed by the City on 12/17/12.

Brenda Lynn Brown, manager, stated tenants had not provided her with the notices.

Ms. Flynn found in favor of the City.

Case: CE12041302

1115 Southwest 15 Terrace
1115 TERRACE CORP

This case was first heard on 8/27/12 to comply by 11/26/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$900 and the City was requesting no fine be imposed.

Girard Ralph DiRoberto, owner, thanked the City for the fine reduction.

Ms. Flynn imposed no fine.

Case: CE12120811

1036 Northwest 5 Avenue
MITUS, ELMITA

Robert Urow, Code Enforcement Officer, testified to the following violation:
24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY
AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Officer Urow stated the City had removed the trash on 12/17/12.

Brenda Lynn Brown, manager, said this was a vacant property. She speculated that the previous tenant had removed the notice.

Ms. Flynn found in favor of the City.

Case: CE10011001

Request for extension

1700 W Broward Blvd
BALAJI INVESTMENTS INC

This case was first heard on 2/22/10 to comply by 6/22/10. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$16,600 and the City was requesting a 119-day extension, retroactive to 3/18/13.

Vivian M. Dennis, manager, thanked the City and said they hoped to complete work within 30 days.

Ms. Flynn granted a 119-day extension, during which time no fines would accrue, and made the extension retroactive to 3/18/13, removing the accrued fines.

Case: CE13030114

2301 Southeast 17 Street
2301 Southeast 17 Street LTD
% PIER 66 HOTEL

Service was via posting on the property on 3/15/13 and at City Hall on 3/21/13.

Violation:

FBC(2010) 110.15

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 REPAIRS OR MODIFICATIONS AS INDICATED IN THE BUILDING SAFETY INSPECTION REPORT(S) WHICH WERE SUBMITTED TO THE CITY HAVE NOT BEEN COMPLETED, AND/OR NEW BUILDING SAFETY INSPECTION REPORT(S) INDICATING THAT NO REPAIRS ARE REQUIRED HAVE NOT BEEN SUBMITTED WITHIN 180 DAYS FROM THE DATE OF THE INITIAL REPORT.

The City had a stipulated agreement with the owner to comply within 98 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 98 days or a fine of \$25 per day would begin to accrue.

Case: CE12051058

1912 Southwest Coconut Drive
HUGHES, MICHAEL W H/E HUGHES, WILLIAM

This case was first heard on 7/23/12 to comply by 10/22/12. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$4,100 and the City was requesting a 119-day extension.

Michael Wade, owner, agreed to the 119-day extension.

Ms. Flynn granted a 119-day extension during which time no fines would accrue.

Case: CE12120625

942 Northwest 13 Street
ROBBINS, LUTHER

Certified mail sent to the owner was accepted on 2/26/13.

Sal Viscusi, Code Enforcement Officer, testified to the following violation:
9-308(a)

THERE IS A ROOF NOT MAINTAINED IN A SAFE, SECURE
AND WATERTIGHT CONDITION, MULTIPLE TILES ARE
MISSING, WEST SIDE OF THE ROOF IS COVERED WITH A
BLUE TARP.

Complied:
9-308(b)

Officer Viscusi presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day.

Luther Robbins, owner, agreed to comply within 63 days.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day would begin to accrue.

Case: CE12050921

1207 Northwest 15 Street
D'ADDIO, MICHAEL

This case was first heard on 7/23/12 to comply by 10/22/12. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$4,100 and the City was requesting a 119-day extension, retroactive to 2/21/13.

Michael D'Addio, owner, stated the work was complete and he was awaiting final inspection.

Ms. Flynn granted a 119-day extension during which time no fines would accrue and made the extension retroactive to 2/21/13, removing the accrued fines.

Case: CE13010136

3460 Berkeley Blvd
MORALES, FLOR M H/E MERAZ, ELMER R

This case was first heard on 2/21/13 to comply by 3/3/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$600 and the City was requesting the full fine be imposed.

Kenny Harrison Morales, the owner's son, said his mother had tried to sell the car and this had taken longer than anticipated.

Stephanie Bass, Code Enforcement Officer, stated the owner had not understood that she need to call for reinspection and the violation had been complied the day after she reinspected. She did not object to waiving the fines.

Ms. Flynn imposed no fine.

Case: CE12041336

1617 Davie Blvd
WELLS FARGO BANK NA

This case was first heard on 8/27/12 to comply by 11/26/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$7,200 and the City was requesting a \$620 fine.

Tamara Margaret Walters, bank attorney, thanked the City for the fine reduction.

Ms. Flynn imposed a \$620 fine.

Case: CE13011215

417 Northwest 15 Avenue
ZADOK, RONEN & LIAT
ZADOK, SHOSHANA

Certified mail sent to the owner was accepted on 3/11/13. Service was also via posting at City Hall on 3/21/13.

Andre Cross, Code Enforcement Officer, testified to the following violations:
9-278(g)

THERE ARE NO WINDOW SCREENS IN SEVERAL OF THE
WINDOWS ON THE BUILDING.

9-280(b)

THE BEDROOM DOOR IN UNIT (2) IS DETERIORATED AND HAS COME OFF THE HINGES AND IS IN NEED OF REPLACING.

9-280(f)

THE TOILET IN UNIT (2) IS CONSTANTLY RUNNING AND IS IN NEED OF REPLACING OR REPAIR AND THE BATHROOM SINK IN UNIT (2) IS CONSTANTLY FILLING UP WITH RAW SEWAGE WHEN THE TOILET IS FLUSHED.

9-280(g)

THERE ARE OUTSIDE LIGHTS WITHOUT BULBS OR COVERS, INCLUDING BUT NOT LIMITED TO THE SMOKE DETECTOR IN UNIT (2) IS HANGING AND HAVE EXPOSED WIRES AND THE WINDOW A/C UNITS ARE NOT INSTALLED PROPERLY IN WHICH COULD BE A MAJOR ELECTRICAL HAZARD.

9-306

THERE IS CHIPPED, FADED AND MILDEW STAINED PAINT ON THE BUILDING AND FASCIA BOARD.

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

Albert Leonard Satosky, manager, acknowledged the violations, and explained that the former tenants, who had been evicted, would never allow access into the unit. He stated the plumbing was now fixed. Mr. Satosky said it would take less than one month to repair the violations.

Officer Cross recommended a fine of \$100 per day, per violation.

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

Case: CE13020441

1069 Carolina Avenue
GARCON, CELITANE H/E GARCON, LIBRAM

Service was via posting on the property on 3/16/13 and at City Hall on 3/21/13.

Stephanie Bass, Code Enforcement Officer, testified to the following violation:

18-12(a)

THERE IS TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE EXTERIOR OF THIS OCCUPIED PROPERTY.

Officer Bass 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.

Ibram Garcon, owner, said the property had already been cleaned. Officer Bass reported that as of her last inspection, there were still items that needed to be removed.

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

Case: CE13020098

2530 Northwest 16 Street
RICHET, ARLENE & RICHET, SYLVESTER

Certified mail sent to the owner was accepted on 3/15/13.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:
18-12(a)

THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON
THE PROPERTY AND SWALE OF THIS OCCUPIED HOUSE.

47-20.20.H.

THERE ARE LARGE POTHOLES IN THE DRIVEWAY.

9-279(f)

THERE IS CURRENTLY NO WATER SERVICE AT THIS
OCCUPIED HOUSE.

9-280(b)

THERE ARE BROKEN WINDOWS ON THE HOUSE. THE FRONT
DOOR IS ROTTING AND IN DISREPAIR.

9-280(g)

THERE IS CURRENTLY NO ELECTRICAL SERVICE TO THIS
OCCUPIED HOUSE.

9-306

THERE IS DIRTY, PEELING AND STAINED PAINT ON THE
EXTERIOR OF THE HOUSE.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance with 18-12(a), 9-279(f) and 9-280(g) within 14 days or a fine of \$100 per day and with the remaining violations within 35 days or a fine of \$25 per day, per violation.

Ikeya Celestia Hamilton, the owner's granddaughter, said they were working to comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a), 9-279(f) and 9-280(g) within 14 days or a fine of \$100 per day and with the remaining violations within 35 days or a fine of \$25 per day, per violation would begin to accrue.

Case: CE12081386

5130 Northeast 17 Terrace
MATTHEWS, CAROL ANNE

Service was via posting on the property on 2/26/13 and at City Hall on 3/21/13.

Mary Rich, Code Enforcement Officer, testified to the following violations:

9-306

THE ROOF IS IN DISREPAIR. THERE ARE AREAS OF
ROTTED AND MISSING FASCIA ON ROOF.

9-308(b)

THERE IS TARP ON REAR PORTION OF ROOF SECURED WITH
CEMENT BRICKS. THE ROOF IN THIS CONDITION IS NOT
MAINTAINED IN SAFE, SECURE CONDITION FREE OF
DEBRIS OR OTHER ELEMENT WHICH IS NOT A PERMANENT
PART OF THE BUILDING OR A FUNCTIONAL ELEMENT OF
ITS MECHANICAL OR ELECTRICAL SYSTEM.

Officer Rich presented photos of the property and the case file into evidence, and recommended ordering compliance within 70 days or a fine of \$25 per day, per violation.

Carol Anne Matthews, owner, said this was a rental property and they had experienced problems with the tenant, who had not paid rent for seven months. Ms. Matthews was trying to modify the mortgage. She agreed to apply for a permit to repair the roof.

Ms. Flynn found in favor of the City and ordered compliance within 70 days or a fine of \$25 per day, per violation would begin to accrue.

Case: CE12110558

115 Fiesta Way
CHAWORTH-MUSTERS, JAMES P

Certified mail sent to the owner was accepted on 3/9/13.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:

9-306

THE EXTERIOR WALLS ARE IN DISREPAIR, IN THAT THERE
ARE AREAS OF THE WALLS, SOFFIT AND FASCIA BOARDS
THAT HAVE PEELING PAINT; THERE ARE ALSO AREAS OF
BARE/MISSING PAINT AS WELL.

Complied:

18-12(a)

Officer Feldman 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.

James Phillip Chaworth-Musters, owner, agreed to comply within 35 days.

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

Case: CE12081968

109 S Victoria Park Rd
BELLEW, RUSSELL A

This case was first heard on 12/20/12 to comply by 1/10/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,025 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the owner had disposed of the car.

Russell Alan Bellew, owner, stated he had removed the car before the ordered time.

Ms. Flynn imposed no fine.

Case: CE13010399

3420 Davie Blvd
EMMANUEL BAPTIST CHURCH OF HOLINESS INC.

Violations:

47-20.20.H.

THE CONSTRUCTION OF THE PARKING LOT WAS NEVER COMPLETED. THERE ARE POTHOLES AND MISSING SECTIONS OF ASPHALT. THERE ARE NO SURFACE MARKINGS OR WHEELSTOPS.

47-21.8.A.

THE LANDSCAPING ON THE PROPERTY IS NOT BEING MAINTAINED. THERE IS MISSING AND BARE AREAS OF LAWN COVER.

Complied:

9-280(h)(1)

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 or a fine of \$50 per day, per violation would begin to accrue.

Case: CE13021369

1724 Northeast 18 Street
RELIEF HOUSING INC

Service was via posting on the property on 2/28/13 and at City Hall on 3/21/13.

Gerry Smilen, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS ARE EXPIRED:

10062413,
10062412,
10062409,
10062408,
10062406,
10060202.

Inspector Smilen recommended ordering compliance within 35 days or a fine of \$25 per day.

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

Case: CE13020911

300 Southwest 31 Avenue
DIXON, CARLTON A

Service was via posting on the property on 3/16/13 and at City Hall on 3/21/13.

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

THERE ARE SEVERAL DERELICT BOATS ON TRAILERS WITH
NO VALID TAGS DISPLAYED AND DEFLATED TIRES, BEING
STORED IN THE FRONT, SIDE AND REAR YARD OF THIS
OCCUPIED PROPERTY.

Officer Bass 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.

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

Case: CE13010059

1111 Northwest 21 Street
TBN HOMES LLC

Certified mail sent to the owner was accepted on 2/27/13. Service was also via posting at City Hall on 3/21/13.

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

18-12(a)

THERE ARE TRASH, RUBBISH AND DEBRIS STORAGE AT THE EAST SIDE IN FRONT OF THIS SINGLE FAMILY RENTAL RESIDENCE, INCLUDING BUT NOT LIMITED TO OLD, USED APPLIANCES, FURNITURE, FANS.

47-21.8.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE IS A BARE AREA AT THE EAST SIDE OF THE DWELLING AND ON THE SWALE, THAT IS MISSING LIVING GROUND COVER AND IS VISIBLE FROM THE RIGHT OF WAY.

Officer Viscusi presented photos of the property and the case file into evidence, and recommended ordering compliance with 18-12(a) within 14 days or a fine of \$100 per day and with 47-21.8.A. within 35 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 14 days or a fine of \$100 per day and with 47-21.8.A. within 35 days or a fine of \$100 per day would begin to accrue.

Case: CE13011877

2121 Northwest 7 Street
B N ESTATES LLC

Service was via posting on the property on 3/14/13 and at City Hall on 3/21/13.

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

18-12(a)

THERE IS TRASH AND DEBRIS SCATTERED ABOUT THIS PROPERTY AND ON THE SWALE AREA; THERE IS OVERGROWTH THROUGHOUT THE PROPERTY.

Officer Viscusi presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$100 per day.

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

Case: CE13011879

2121 Northwest 7 Street
B N ESTATES LLC

Service was via posting on the property on 3/14/13 and at City Hall on 3/21/13.

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

9-280(b)

THERE ARE BUILDINGS PARTS NOT MAINTAINED ON THIS COMMERCIAL DWELLING, INCLUDING BUT NOT LIMITED TO A REAR WINDOW ON THE FRONT APARTMENT WITH A GLASS PANE IN DISREPAIR.

9-280(f)

THERE ARE PLUMBING AND SANITARY PLUMBING ACCESSORIES NOT MAINTAINED IN GOOD SANITARY WORKING CONDITION, INCLUDING BUT NOT LIMITED TO A BATH TUB IN THE FRONT APARTMENT THAT DOES NOT DRAIN.

Officer Viscusi 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, per violation.

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

Case: CE13011386

1500 Northwest 6 Street
AL-MADI, ALI

Service was via posting on the property on 3/1/13 and at City Hall on 3/21/13.

Andre Cross, Code Enforcement Officer, testified to the following violations:

9-278(g)

THERE ARE NO WINDOW SCREENS IN EITHER WINDOW ON THE BUILDING.

9-306

THERE IS CHIPPED, FADED AND MILDEW STAINED PAINT ON THE BUILDING AND FASCIA BOARD.

9-307(a)

THERE ARE BROKEN AND MISSING JALOUSIE WINDOWS ON THE BUILDING THAT ARE IN NEED OF REPLACING.

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, per violation.

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

Case: CE13012060

1501 Northwest 5 Street
BOLDEN, ROSA MAE

Certified mail sent to the owner was accepted on 3/9/13.

Andre Cross, Code Enforcement Officer, testified to the following violations:
9-280(g)

THE OUTSIDE LIGHTS DOES NOT HAVE BULBS OR COVERS
AND ARE IN DISREPAIR.

9-306

THERE IS CHIPPED, FADED AND MILDEW STAINED PAINT
ON THE BUILDING AND FASCIA BOARD.

Complied:

47-34.1.A.1.

9-280(b)

9-280(h)(1)

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, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE13012064

1505 Northwest 5 Street
BOLDEN, ROSA MAE

Certified mail sent to the owner was accepted on 3/9/13.

Andre Cross, Code Enforcement Officer, testified to the following violation:
9-306

THERE IS CHIPPED, FADED AND MILDEW STAINED PAINT
ON THE BUILDING.

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.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day would begin to accrue.

Case: CE13012067

1525 Northwest 5 Street
BOLDEN, VIRGIL L & ROSE J

Certified mail sent to the owner was accepted on 3/9/13.

Andre Cross, Code Enforcement Officer, testified to the following violations:

9-278(g)

THERE ARE NO WINDOW SCREENS IN MOST OF THE WINDOWS ON THE BUILDING.

9-280(b)

THERE ARE AREAS OF ROTTED FASCIA BOARD THAT NEEDS REPLACING.

9-306

THERE IS CHIPPED, FADED AND MILDEW STAINED PAINT ON THE BUILDING AND FASCIA BOARD.

Complied:

9-280(h)(1)

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, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE13020134

1333 Northwest 7 Terrace
HOOVER, GEORGE

Service was via posting on the property on 3/15/13 and at City Hall on 3/21/13.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:

18-12(a)

THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON THE PROPERTY AND SWALE OF THIS OCCUPIED HOUSE. THIS IS A REPEAT VIOLATION OF CASE NUMBER CE11020581, WHERE THE SPECIAL MAGISTRATE FOUND IN FAVOR OF THE CITY. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE, EVEN IF THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

Complied:
18-1.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering a fine of \$100 per day, starting on February 6, 2013 and continuing until the violation was complied.

Ms. Flynn found in favor of the City and imposed a fine of \$100 per day, starting on February 6, 2013 and continuing until the violation was complied

Case: CE13010789

307 Northwest 11 Street
GIBNEY, MICHAEL J

Certified mail sent to the owner was accepted on 3/8/13.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:
9-280(b)

THERE ARE BROKEN WINDOWS ON THIS VACANT SINGLE
FAMILY HOUSE.

9-329.(b)

THERE ARE WINDOWS ON THIS HOUSE, THAT HAVE BEEN
BOARDED WITHOUT FIRST OBTAINING A BOARD UP
CERTIFICATE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

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

Case: CE13021738

500 Northeast 14 Avenue # 1
ADLER, BARNETT

Service was via posting on the property on 3/18/13 and at City Hall on 3/21/13.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:31.3.4.5.1

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

Inspector Tetreault and recommended ordering compliance within 42 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$150 per day would begin to accrue.

Case: CE13021747

3420 Davie Blvd
EMMANUEL BAPTIST CHURCH OF HOLINESS INC.

Certified mail sent to the owner was accepted on 3/15/13.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:13.2.2.2.3

PANIC OR FIRE HARDWARE NOT PROVIDED AS PER CODE.

Complied:
MO Sec. 9-313.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$150 per day would begin to accrue.

Case: CE13021758

2751 Southwest 2 Street
JOINES, BARBARA

Service was via posting on the property on 3/19/13 and at City Hall on 3/21/13.

Ron Tetreault, Fire Inspector, testified to the following violation:
MO Sec. 9-313.

ADDRESS IS NOT POSTED ACCORDING TO THE CODE.

FL Admin Code 69A-60.0081

THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

Inspector Tetreault recommended ordering compliance within 42 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$150 per day, per violation would begin to accrue.

Case: CE13030616

1620 State Road 84
WM C MORRIS POST #36 AMERICAN LEGION INC.

Personal service was made to Larry Sapp on 3/19/13.

Ron Tetreault, Fire Inspector, testified to the following violations:

NFPA 1:50.4.4.3

THE FIRE-EXTINGUISHING SYSTEM PROTECTING THE AREA UNDER
THE HOOD IS NOT COMPLIANT WITH UL300.

NFPA 1:50.2.1.1

HOOD SYSTEM IS REQUIRED.

Inspector Tetreault recommended ordering compliance within 182 days or a fine of \$150 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$150 per day, per violation would begin to accrue.

Case: CE12120815

1111 Northwest 1 Avenue
SMITH, THOMAS A

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY
AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Ms. Flynn found in favor of the City.

Case: CE12111255

6011 Northeast 18 Terrace
SFR 2012-1 FLORIDA LLC

This case was first heard on 2/7/13 to comply by 2/28/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$800 fine.

Case: CE11111296

1508 Northeast 15 Avenue
SOL INDUSTRIES LLC

This case was first heard on 2/16/12 to comply by 3/22/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$62,250 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$62,250 fine, which would continue to accrue until the property complied.

Case: CE11100226

216 Southwest 19 Street
216 PROPERTIES & MANAGEMENT LLC

This case was first heard on 3/1/12 to comply by 3/29/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,375 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$9,375 fine, which would continue to accrue until the property complied.

Case: CE11102226

631 Southwest 28 Avenue
TIMOTHEE, SILVANIE & EXAVIER, CERVILLE

This case was first heard on 3/1/12 to comply by 4/19/12. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$8,725 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$8,725 fine, which would continue to accrue until the property complied.

Case: CE12120793

880 Southeast 12 Street
JOHNSON, BEVERLY A

This case was first heard on 1/17/13 to comply by 2/21/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$24,600 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$24,600 fine, which would continue to accrue until the property complied.

Case: CE12120935

716 Southeast 18 Street
POSCH, ANDREW L JR

This case was first heard on 1/17/13 to comply by 2/21/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,100 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE12121042

1905 South Miami Rd
MHND LLC

This case was first heard on 1/17/13 to comply by 2/21/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,150 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$6,150 fine, which would continue to accrue until the property complied.

Case: CE12050916

1138 Northwest 16 Court
CALZADILLA, STEPHANIE H/E CALZADILLA, AIDA

This case was first heard on 7/23/12 to comply by 10/22/12. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$4,100 and the City was requesting a 119-day extension.

Ms. Flynn granted a 119-day extension during which time no fines would accrue.

Case: CE12050964

1439 Lauderdale Villas Drive
GREEN, RITA

This case was first heard on 7/23/12 to comply by 10/22/12. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$4,100 and the City was requesting a 119-day extension.

Ms. Flynn granted a 119-day extension during which time no fines would accrue.

Case: CE12051041

1725 Northwest 9 Avenue
DOYLE, TAMERA M H/E DOYLE, EDWARD

This case was first heard on 7/23/12 to comply by 10/22/12. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$4,100 and the City was requesting a 77-day extension.

Ms. Flynn granted a 77-day extension during which time no fines would accrue.

Case: CE12051076

3000 Southwest 4 Avenue
SCORPION REAL ESTATE INVESTMENTS OF
BROWARD COUNTY

This case was first heard on 7/23/12 to comply by 10/22/12. Violations and extensions were as noted in the agenda. The property was not complied, fines had accrued to \$4,100 and the City was requesting a 119-day extension.

Ms. Flynn granted a 119-day extension during which time no fines would accrue.

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:

CE13030617	CE12080661	CE13010365	CE12111526
CE12120271	CE12120421	CE12120622	CE13011951
CE13021743	CE13021744	CE13021748	CE13021754
CE13030614	CE13030615	CE13030618	CE13030619
CE13030620	CE13030622	CE13030623	CE13030625

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:

CE12020095	CE13020048	CE12111661
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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:

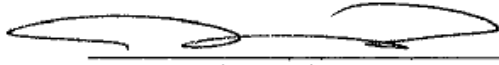
CE12101272	CE12051074
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There being no further business, the hearing was adjourned at **10:18 A.M.**



Special Magistrate

ATTEST:



Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services