

**SPECIAL MAGISTRATE HEARING
CITY COMMISSION MEETING ROOM
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JUNE 6, 2013
9:00 A.M.**

Staff Present:

Jeri Pryor, Clerk of Special Magistrate - Supervisor
Mary Allman, Secretary, Special Magistrate
Lori Grossfeld, Clerk III
John Gossman, Code Enforcement Supervisor
Deanna Bojman, Clerk III
Bridget Patterson, Administrative Aide
Junia Robinson, Haitian Programs Coordinator [interpreter]
Ginger Wald, Assistant City Attorney
Tammy Arana, Fire Inspector
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Dick Eaton, Senior Code Enforcement Officer
Robert Masula, Building Inspector
Jorge Maura, Detective
George Oliva, Building Inspector
Wilson Quintero, Code Enforcement Officer
Maria Roque, Code Enforcement Officer
Erin Saey, Code Enforcement Officer
Gerry Smilen, Building Inspector
Ursula Thime, Senior Code Enforcement Officer
Sal Viscusi, Code Enforcement Officer
Aretha Wimberly, Code Enforcement Officer

Respondents and Witnesses

CE13041271: Jorge Alberto, owner
CE12120706: Omingue Paul, owner
CE11100683: Pedro Zabala, owner
CE11082307: Richard Carmichael, owner
CE11061812: Sharon Furtado, owner's representative; Scott Strawbridge,
representative
CE13041506: Abraham Narkes, manager
CE13041635: Andrea Rhoden, owner
CE12110473: Ralph Rachel, trustee; Roschell Franklin, president

CE11071950: Amir Sattar, tenant; Kenneth Bailey, owner; Kenneth Cooper, neighbor;
Karen Cooper, neighbor; Caner Unsal, neighbor
CE11080162: Chenara Anderson, owner's representative
CE12091607: Thomas Coon, attorney
CE11101854: George Salamun, owner; Gary Pache, property manager
CE13011508: Claire Clark, company representative; Goran Dragoslavic, owner
CE13030279: Philippe Pasteurn, owner's representative
CE12091564: Csaba Nagygyorgy, owner
CE13011101: Waymon Bolt, property manager
CE12030246: Stephan Lange, owner; Mine Lange, attorney; Pamela Grady, court
reporter
CE12121159: Ashear Morris, 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: CE12030246

1705 N Ft Laud Beach Blvd
LANGE, STEPHAN P & MINE BABACAN

This case was first heard on 10/18/12 to comply by 3/14/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$325 and the City was requesting no fine be imposed.

Ms. Wald recommended the Final Order dated 10/18/12 be vacated.

Stephan Lange, owner, said he had intended to move to rescind the stipulated agreement and vacate the Order dated 10/18/12.

Judge Purdy vacated the Order dated 10/18/12.

Case: CE13011508

1336 Northwest 7 Terrace
COMMUNITY 8 PROPERTIES LLC

This case was first heard on 4/4/13 to comply by 4/18/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,050 and the City was requesting the full fine be imposed.

Goran Dragoslavic, owner, displayed photos of the property showing he had planted palm trees and mulch instead of grass. The inspector had advised him he needed to

install grass as well, which he had done. Mr. Dragoslavic said he had spent \$1,800 and did not feel he should pay a fine.

Dick Eaton, Senior Code Enforcement Officer, stated the owner had not complied by the ordered date. He said administrative fees totaled \$488. Mr. Dragoslavic said he thought that planting the trees, which had been done by the ordered date, had complied the violation.

Judge Purdy imposed no fine.

Case: CE11082307

643 Northwest 1 Avenue
CARMICHAEL, RICHARD & ALYSON

Service was via posting on the property on 5/14/13 and at City Hall on 5/23/13.

George Oliva, Building Inspector, testified to the following violation:
9-280(d)

LARGE AREAS OF STUCCO ARE LOOSE AND/OR HAVE FALLEN
OFF THE FRONT FACADE.

Inspector Oliva presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$75 per day.

Richard Carmichael, owner, said the building was not occupied and he was involved in a lawsuit with the builder. He stated the property would be foreclosed on in July.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$75 per day would begin to accrue.

Case: CE11082305

645 Northwest 1 Avenue
FEDERAL NATIONAL MORTGAGE ASSN

Certified mail sent to the owner was accepted on 5/10/13.

George Oliva, Building Inspector, testified to the following violation:
9-280(d)

LARGE AREAS OF STUCCO ARE LOOSE AND/OR HAVE FALLEN
OFF THE FRONT FACADE.

Inspector Oliva presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$75 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$75 per day would begin to accrue.

Case: CE13041506

703 Northwest 5 Avenue
HARRY'S PLACE LLC

Service was via posting on the property on 5/21/13 and at City Hall on 5/23/13.

Aretha Wimberly, Code Enforcement Officer, testified to the following violations:

47-18.4 E.

AUTO REPAIRS ARE BEING PERFORMED OUTSIDE OF AN
ENCLOSED BUILDING.

47-20.20.H.

THE PARKING FACILITY NEEDS TO BE RESURFACED AND
RESTRIPE VIA APPROVED PERMIT.

Officer Wimberly 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.

Abraham Narkes, manager, said they had already addressed several other violations and had hired an architect to draw plans for the parking area and a landscaper to clean up the property. He requested 90 days. Officer Wimberly agreed to the additional time.

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

Case: CE11061812

702 Northwest 9 Avenue
HOUSING ENTERPRISES OF FORT LAUDERDALE INC.

This case was first heard on 12/1/11 to comply by 12/29/11. Violations were as noted in the agenda. The property was complied, fines had accrued to \$96,750 and the City was requesting the full fine be imposed.

Richard Thompson, Building Inspector, confirmed the violation was complied and recommended the fine be reduced to \$1,080.

Scott Strawbridge, representative, said they had worked diligently to comply and requested no fine be imposed.

Judge Purdy imposed a \$1,080 fine.

Case: CE13041271

100 S Birch Rd # 1103
SANIN, JORGE A

Certified mail sent to the owner was accepted on 5/15/13.

Tammy Arana, Fire Inspector, testified to the following violation:
NFPA 1:1.12.1

WORK REQUIRES A PERMIT.

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

Jorge Alberto, owner, said he would discuss the solution with his neighbors.

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

Case: CE12120706

210 Southwest 29 Avenue
PAUL, OMINIGUE

Request for extension

This case was first heard on 2/21/13 to comply by 5/23/13. Violations were as noted in the agenda. The property was not complied, fines had accrued to \$650 and the City was recommending an extension.

Stephanie Bass, Code Enforcement Officer, said the owner requested additional time. His son had informed her that the owner was trying to find another contractor.

Ms. Robinson interpreted for Mr. Paul.

Omingue Paul, owner, said he had lost his job and the house was in foreclosure. He had filed for loan modification but this had not been finalized. Mr. Paul asked for four to five months to find work and complete work on the house.

Judge Purdy granted a 105-day extension, during which time no fines would accrue.

Case: CE13011101

1551 Northwest 6 Street
BROWN, DORIS

Certified mail sent to the owner was accepted on 5/10/13.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:
47-20.20.H.

THE PARKING LOT AT THIS COMMERCIAL PROPERTY IS IN
SERIOUS DISREPAIR: HUGE POTHoles, DAMAGES AND/OR
MISSING WHEEL STOPS, NEEDS TO BE RESURFACED AND
RESTRIPEd ACCORDING TO APPROVED PERMIT.

Officer Wimberly 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.

Waymon Bolt, property manager, requested 35 days.

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: CE12121159
1901 South Miami Rd
M H N D LLC

This case was first heard on 2/7/13 to comply by 3/7/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$18,450 and the City was requesting the full fine be imposed.

Tammy Arana, Fire Inspector, recommended no fine be imposed.

Judge Purdy imposed no fine.

Case: CE12110473 Request for extension
712 Northwest 2 Street
PRIDE OF FORT LAUDERDALE LODGE 652

This case was first heard on 12/6/12 to comply by 6/6/13. Violations were as noted in the agenda. The property was not complied and fines would begin to accrue on 6/7/13.

Tammy Arana, Fire Inspector, said the owners were working on compliance and recommended a 154-day extension.

Roschell Franklin, president, thanked the City for the extension.

Judge Purdy granted a 154-day extension, during which time no fines would accrue.

Case: CE11071950

745 Northwest 7 Avenue
LAUDERDALE LAND HOLDINGS LLC

This case was first heard on 12/15/11 to comply by 4/5/12. Violations and extensions 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.

Amir Sattar, tenant, explained that many permits had been required. The last work to be done was a drain system and concrete, which must be approved by Broward County. Mr. Sattar stated this was a huge job that would take additional time.

Andre Cross, Code Enforcement Officer, agreed this was a very costly job and recommended another extension. Mr. Sattar request one year.

Karen Cooper, neighbor, said materials were typically piled 20 to 30 feet high on the property and there were noxious odors wafting across the street and this was affecting her business.

Kenneth Cooper, neighbor, did not want a lengthy extension.

Judge Purdy granted a 35-day extension for 47-19.9.A.2.c. and a 168-day extension for 47-19.9.A.2.f.during which time no fines would accrue.

Case: CT12091607

1006 Northwest 6 Avenue
SOBELEVSKY, PETER

This case was first heard on 12/6/12 to comply by 12/16/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$9,300 and the City was requesting the full fine be imposed.

Thomas Coon, attorney, said he had paid the permit fee and the violation had been complied within three days of the last hearing. He said the tenant was being evicted and he anticipated the buildings would be demolished by the end of the month.

Dick Eaton, Senior Code Enforcement Officer, recommended imposing fines for administrative costs totaling \$856.

Judge Purdy imposed an \$856 fine.

Case: CE11101854

1124 Northwest 5 Avenue
SALAMUN, GEORGE S

Service was via posting on the property on 5/12/13 and at City Hall on 5/23/13.

George Oliva, Building Inspector, testified to the following violation:

FBC(2010) 105.11.2.1

EXPIRED PERMITS FOR
REPLACE WINDOWS# 12032403 - RENEWED
INTERIOR REMODEL# 11111133

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$25 per day.

Gary Pache, property manager, stated he would meet with Inspector Oliva to discuss the violation. He requested 42 days.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

Case: CE12091564

1524 Northwest 9 Avenue
NAGYGYORGY, CSABA

Service was via posting on the property on 5/1/13 and at City Hall on 5/23/13.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violations:
47-34.1.A.1.

THIS DUPLEX PROPERTY IS IN RDS-15 ZONING, AND HAS
BEEN CONVERTED TO A TRIPLEX. THIS IS NOT A
PERMITTED USE IN RDS-15 ZONING.

9-278(e)

THERE ARE WINDOWS THAT ARE NAILED SHUT, OR
OTHERWISE SECURED, AND DO NOT OPEN TO PROVIDE THE
REQUIRED VENTILATION TO THE EXTERIOR.

9-280(b)

THERE ARE WINDOWS THAT ARE BROKEN, DO NOT
FUNCTION, AND HAVE GLASS THAT HAS BEEN REPLACED BY
PLEXIGLAS AND/OR WOOD.
THERE ARE HOLES IN THE WALLS. THERE IS DAMAGE TO
THE CEILING AND WALLS FROM LEAKS.

9-280(g)

THERE IS EXPOSED WIRING, AND A CEILING FAN IN DISREPAIR. THE AC UNIT IS IN DISREPAIR, AND THERE IS WATER RUNNING DOWN THE WALLS FROM A VENT.

9-308(a)

THERE IS EVIDENCE OF A ROOF LEAK.

Officer Thime 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, per violation.

Csaba Nagygyorgy, owner, said he was working on the violations.

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

Case: CE13041635

710 Northwest 2 Avenue
RHODEN, ANDREA A

Service was via posting on the property on 5/9/13 and at City Hall on 5/23/13.

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

24-29(a)

THERE IS LOOSE GARBAGE THAT IS SCATTERED ABOUT THE DUMPSTER ENCLOSURE DUE TO POOR MAINTENANCE. THE TRASH IS NOT BEING PLACED IN THE DUMPSTER.

Officer Cross 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.

Andrea Rhoden, owner, stated the neighboring high-rise tenants were throwing garbage into this property's dumpster area. She said the owner of that property refused to get a dumpster for his own tenants.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day would begin to accrue.

Case: CE13030279

1432 Northwest 8 Avenue
FONTANGNE, NEKER

Certified mail sent to the owner was accepted on 5/9/13.

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

9-276(c)(3)

THERE IS EVIDENCE OF RODENTS ON THE PROPERTY.

9-280(f)

THERE IS EVIDENCE OF A LEAK IN THE SHOWER AND
UNDER THE SINK.

Complied:

9-305(b)

Officer Thime 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.

Philippe Pasteurn, the owner's representative, said the violations were now complied and he would allow the inspector access to reinspect.

Judge Purdy 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: CE11100683

528 Southwest 24 Avenue
ZABALA, PEDRO ESPINOZA, ERIKA

Service was via posting on the property on 5/14/13 and at City Hall on 5/23/13.

George Oliva, Building Inspector, testified to the following violation:

FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE NOT PASSED FINAL
INSPECTIONS, HAVE EXPIRED AND ARE NOW NULL AND
VOID:

PERMIT 11011165 TO BUILD AN ALUMINUM PANEL SYSTEM
FLORIDA ROOM

PERMIT 10082170 FOR ATF: ELECTRIC FOR KITCHEN AND
BATHROOM REMODEL

PERMIT 10082167 FOR ATF KITCHEN & 2 BATHROOM
REMODEL

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$25 per day.

Pedro Zabala, owner, agreed to comply.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

Case: CE11080162

920 Northwest 6 Street
SIXTH STREET PLAZA INC

Service was via posting on the property on 5/14/13 and at City Hall on 5/23/13.

George Oliva, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

EXPIRED PERMITS: MASTER#09020457
ELECTRIC.#09020461
MECHANICAL#09020462
PLUMBING#09020464

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$25 per day.

Chenara Anderson, the owner's representative, said they had submitted a void permit application earlier in the day. Inspector Oliva said as soon as the permits were voided, the case would be closed.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

Case: CE13030775

3051 Northwest 19 Street
TOP DOG REAL ESTATE HOLDINGS II LLC

Certified mail sent to the owner was accepted on 5/9/13.

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

47-20.20.H.

THE PARKING LOT ON THIS PROPERTY IS DAMAGED AND IN
DISREPAIR. THERE ARE POTHOLES, MISSING/BROKEN
WHEEL STOPS AND THE PARKING LOT NEEDS TO BE
RESTRIPED AND RESURFACED.

Complied:

18-12(a)

9-305(b)

9-306

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.

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: CE13031630

230 Southwest 11 Avenue
LAKE SUCCESS RENTALS LLC

Certified mail sent to the owner was accepted on 5/10/13.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violations:
24-27.(f)

THE LIDS ON THE DUMPSTER ARE NOT CLOSED AFTER
SERVICE.

47-19.4.D.4

THE GATES ON THE DUMPSTER ENCLOSURE REMAIN OPEN ON
MANY OCCASIONS.

Complied:

9-304(b)

Officer Eaton said the case was begun pursuant to multiple neighborhood complaints. He 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, per violation.

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

Case: CE13021339

601 Southeast 3 Avenue
BUCKLEY, FRANCIS M, & NORRIS, P B
RICE, K B & BUCKLEY, S C ETAL

Violation:

9-306

THE EXTERIOR BUILDING WALLS AND FACADES ARE NOT
BEING MAINTAINED IN A SECURE AND ATTRACTIVE
MANNER. THE EXTERIOR WALLS AND FACADES ARE DIRTY
AND HAVE GRAFFITI, CRACKS, MISSING, FADED, CHIPPED
AND MILDEW STAINS.

Complied:

47-19.4.D.8.

47-22.6.G.2.

9-280(b)

9-280(h)(1)

9-305(b)

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

Case: CE13032070

608 Southeast 5 Terrace
PRIME FL Southeast 8 Street LLC

Service was via posting on the property on 5/14/13 and at City Hall on 5/23/13.

Leonard Champagne, Code Enforcement Officer, testified to the following violations:

9-304(b)

THIS VACANT LOT IS BEING USED FOR OFF-STREET
PARKING. THE PARKING AREA IS NOT IN A SMOOTH, WELL
GRADED CONDITION AS REQUIRED BY CODE.

9-305(b)

LANDSCAPING NOT MAINTAINED. THERE IS MISSING AND/OR
BARE AREAS OF LAWN COVER.

Officer Champagne 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.

Judge Purdy 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: CE12021002

4280 Galt Ocean Drive # PHA
SASSO, JOSEPH P EQLE SASSO, DONNA M EST

Certified mail sent to the owner was accepted on 5/9/13.

Robert Masula, Building Inspector, testified to the following violation:

FBC(2007) 105.10.3.1

PLUMBING PERMIT 05051771 (FIXTURE REPLACEMENT) IS
EXPIRED

Inspector Masula recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

Case: CE13040821

660 E Campus Cir
ROUSH, DEAN V JR EST

Certified mail sent to the owner was accepted on 4/29/13.

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

THE POOL AT THIS VACANT PROPERTY IS GREEN WITH STAGNANT WATER. THE POOL IN THIS CONDITION ENDANGERS THE HEALTH, SAFETY AND WELFARE OF THE NEIGHBORING PROPERTY AND MAY CREATE A BREEDING GROUND FOR MOSQUITOS.

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.

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: CE13010696

101 Southeast 19 Street
VASILE, MARIA

Certified mail sent to the owner was accepted on 4/23/13.

Mark Campbell, Code Enforcement Officer, testified to the following violation:
9-308(b)

ROOF DIRTY AND DISCOLORED. ROOFS SHALL BE MAINTAINED IN A CLEAN CONDITION AND KEPT FREE OF TRASH, DEBRIS OR ANY OTHER ELEMENT WHICH IS NOT A PERMANENT PART OR A FUNCTIONAL ELEMENT OF THE BUILDING.

Officer Campbell 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.

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

Case: CE13020222

807 Southwest 25 Street
MCSWAIN, BRYAN

Certified mail sent to the owner was accepted on 4/23/13.

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

ROOF NOT MAINTAINED IN A SAFE, SECURE, AND
WATERTIGHT CONDITION. THERE IS A LARGE BLUE TARP
ON THE ROOF.

Officer Campbell 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.

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

Case: CE12120837

1000 Citrus Isle
SULLIVAN, JOAN M & BOWIE, GORDON

Service was via posting on the property on 4/27/13 and at City Hall on 5/23/13.

Mark Campbell, Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR OF THIS STRUCTURE HAS AREAS OF
STAINED, MISSING, OR PEELING PAINT.

Complied:
9-308(b)

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

Case: CE12120999

215 Southwest 15 Street
ROBICHAUD, JOHN C

Certified mail sent to the owner was accepted on 4/27/13.

Mark Campbell, Code Enforcement Officer, testified to the following violation:
9-308(b)

TILED ROOF IS DIRTY AND DISCOLORED. ROOFS SHALL BE
MAINTAINED IN A CLEAN CONDITION AND KEPT FREE OF
TRASH, DEBRIS, OR ANY OTHER ELEMENT WHICH IS NOT A
PERMANENT PART OF THE BUILDING.

Officer Campbell 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.

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

Case: CE13032246

1455 Southwest 18 Avenue
TYRELL, SHAWN D

Service was via posting on the property on 4/27/13 and at City Hall on 5/23/13.

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

THE POOL ON THIS VACANT PROPERTY HAS GREEN STAGNANT WATER, WHICH IS OR MAY REASONABLY BECOME INFESTED WITH MOSQUITOS AND IS ENDANGERING THE PUBLIC HEALTH, SAFETY AND WELFARE.

Officer Campbell 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: CE13040365

529 Northeast 14 Place
TAMAYO, MARIO & OSORIO, CLEMENTINA

Certified mail sent to the owner was accepted on 4/27/13.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT, NOT LIMITED TO OLD FURNITURE, PAPERS, AND MISCELLANEOUS ITEMS. ALSO THERE ARE AREAS OF OVERGROWN GRASS AND WEEDS NOT MAINTAINED.

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: CE13020941

1337 Northwest 2 Avenue
ALLSTAR REH LLC
% BANK OF AMERICA NA

Service was via posting on the property on 5/9/13 and at City Hall on 5/23/13.

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

9-280(b)

THERE ARE BROKEN WINDOWS ON THE HOUSE.

9-280(c)

THE FRONT PORCH IS IN DISREPAIR AND DETERIORATING.
THE WOOD IS ROTTING AND COMING APART.

9-280(h)(1)

THE WOOD FENCES ON THE PROPERTY ARE IN DISREPAIR,
LEANING, AND FALLING APART.

Officer Thime 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.

Judge Purdy 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: CE13030005

1030 Northwest 8 Avenue
FANGO RENTAL I INC.

Violations:

18-12(a)

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

9-280(b)

THERE ARE CRACKS AND HOLES ON THE EXTERIOR WALLS,
AND EVIDENCE OF A LEAK INTO THE
INTERIOR, WHERE THE WALL IS WATER DAMAGED. THERE
ARE SEVERAL WINDOWS IN DISREPAIR, WHERE THE GLASS HAS
BEEN REPLACED WITH PLEXIGLAS AND THE FRAMING IS MISSING
AROUND THE GLASS. THERE ARE DOORS IN DISREPAIR WITH
ROTTING WOOD FRAMES AND GAPS AROUND THEM.

Complied:

18-4(c)

The City had a stipulated agreement with the owner to comply with 18-12(a) within 28 days or a fine of \$100 per day and with 9-280(b) within 28 days 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 with 18-12(a) within 28 days or a fine of \$100 per day and with 9-280(b) within 28 days or a fine of \$50 per day would begin to accrue.

Case: CE13021458

930 Northwest 19 Avenue
JENKINS, SANDRA

Violation:

47-19.1.C.

THIS UNDEVELOPED COMMERCIAL PARCEL (I.E., VACANT LOT), ZONED B-3, IS BEING UTILIZE FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE, IN THAT, IT IS BEING USED AS A PARKING LOT AND STORAGE AREA FOR USED VEHICLES, DISMANTLED VEHICLES, MATERIALS AND TRASH, RUBBISH AND DEBRIS.

The City had a stipulated agreement with the owner to comply within 91 days 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 91 days or a fine of \$50 per day would begin to accrue.

Case: CE13021462

930 Northwest 19 Avenue
JENKINS, SANDRA

Violation:

47-19.1.C.

THIS UNDEVELOPED COMMERCIAL PARCEL (I.E., VACANT LOT), ZONED B-3, IS BEING UTILIZE FOR ACCESSORY USES WITHOUT A PRINCIPAL STRUCTURE IN USE, IN THAT, IT IS BEING USED AS A PARKING LOT AND STORAGE AREA FOR USED VEHICLES, DISMANTLED VEHICLES, MATERIALS AND TRASH, RUBBISH AND DEBRIS.

The City had a stipulated agreement with the owner to comply within 91 days 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 91 days or a fine of \$50 per day would begin to accrue.

Case: CE13031881

1729 Northwest 16 Avenue
EUBANKS, JENNIFER H/E HENRY, SHANTE

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

THERE IS A WOOD FENCE IN DISREPAIR ON THIS SINGLE FAMILY CORNER RESIDENCE DWELLING, THERE ARE SECTION WITH MISSING, BROKEN SLATS, AND WOOD GATE LOOSE AND IN DISREPAIR.

Complied:

18-12(a)

9-306

Officer Quintero stated the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$10 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$10 per day would begin to accrue.

Case: CE13041509

710 Northwest 5 Avenue
GANAISHLAL, PREMNATH

Certified mail sent to the owner was accepted on 5/9/13.

Aretha Wimberly, Code Enforcement Officer, testified to the following violations:
47-18.4 E.

AUTO REPAIRS ARE BEING PERFORMED OUTSIDE OF AN ENCLOSED BUILDING.

47-20.20.H.

THE PARKING FACILITY NEEDS TO BE RESURFACED AND RESTRIPEDED VIA APPROVED PERMIT.

9-306

EXTERIOR WALLS AND SURFACES ARE DIRTY AND STAINED.

Officer Wimberly presented photos of the property and the case file into evidence, and recommended ordering compliance with 47-18.4 E. within 14 days or a fine of \$50 per day and with 47-20.20.H. and 9-306 within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 47-18.4 E. within 14 days or a fine of \$50 per day and with 47-20.20.H. and 9-306 within 35 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE13050345

795 E Sunrise Blvd
ANTHONY FAMILY LIMITED PARTNERSHIP

Certified mail sent to the owner was accepted on 5/13/13.

Aretha Wimberly, Code Enforcement Officer, testified to the following violation:
47-19.9.A.

THE RECURRING VIOLATION OF STORING AND/OR
DISPLAYING FURNITURE AND OTHER INVENTORY OUTSIDE
CONTINUES AT THIS COMMERCIAL PROPERTY WHERE
BROWARD DESIGN CENTER IS OPERATING. THIS PROPERTY
HAS BEEN CITED PREVIOUSLY FOR THE SAME VIOLATION
VIA CASES CT12081867 AND CE11082817.

Officer Wimberly 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: CE10081326

889 Northwest 16 Avenue
INGRAM, LARRY

Service was via posting on the property on 5/14/13 and at City Hall on 5/23/13.

George Oliva, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

THERE ARE 3 PERMITS THAT HAVE NOT PASSED FINAL
INSPECTIONS HAVE EXPIRED.
THERE ARE 3 EXPIRED PERMITS:
1) PERMIT #09101064 FOR SHUTTERS,
2) PERMIT #09101053 FOR WINDOWS
3) PERMIT #09101049 FOR REROOF.

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

Case: CE11121530

1037 Iroquois Avenue
HOOD, HUGH HOLMES

Service was via posting on the property on 5/14/13 and at City Hall on 5/23/13.

George Oliva, Building Inspector, testified to the following violation:
FBC(2007) 105.10.3.1

THE FOLLOWING PERMITS HAVE NOT PASSED FINAL
INSPECTIONS, HAVE EXPIRED AND ARE NOW NULL AND
VOID:
PERMIT 04121710 TO ENCLOSE THE GARAGE, 400SF SFR

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

Case: CE13010592

3505 Southwest 12 Court
BERMAN, LESLIE M & JOAN C

Certified mail sent to the owner was accepted on 4/27/13.

George Oliva, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

THERE TWO BUILDING PERMITS, WHICH FAILED
INSPECTION AND/OR WERE LEFT TO EXPIRED AS:
WINDOWS P#12061667
SHUTTERS P#12061668

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

Case: CE13040123

2600 Northwest 20 Court
PIERCE, RICKY

Service was via posting on the property on 5/14/13 and at City Hall on 5/23/13.

George Oliva, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

ALL THE ISSUED PERMITS WERE LEFT TO EXPIRED AS:
MASTER BUILDING P#10110446
PLUMBING# 10110447
MECHANICAL# 10110448

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

Case: CE13050661

629 Northwest 7 Avenue
CORAL RECYCLING & INVESTMENT INC.

Service was via posting on the property on 5/14/13 and at City Hall on 5/23/13.

George Oliva, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS ARE EXPIRED:
BUILDING#12030249 - RENEWED
DEMO#12030249 - RENEWED
ELECTRICAL#12071574
PLUMBING#12050887

Inspector Oliva recommended ordering compliance within 42 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day would begin to accrue.

The following 14 cases at the same address were heard together:

Case: CE13041270

100 S Birch Rd # 0902
TROIANI, JACQUELINE

Certified mail sent to the owner was accepted on 5/15/13.

Tammy Arana, Fire Inspector, testified to the following violation for all 14 cases:
NFPA 1:1.12.1

WORK REQUIRES A PERMIT.

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

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$150 per day would begin to accrue for each case.

Case: CE13041272

100 S Birch Rd # 1202
ABRAHAM, BERNARD C & KING, JAMES L

Certified mail sent to the owner was accepted on 5/17/13.

Case: CE13041273

100 S Birch Rd # 1603
COTTONE, THOMAS A MADDEN, PAUL M

Certified mail sent to the owner was accepted on 5/15/13.

Case: CE13041274

100 S Birch Rd # 1704
LANDSMAN, DAVID & JENNIFER

Personal service was made to the owner on 5/17/13. Service was also via posting at City Hall on 5/23/13.

Case: CE13041275

100 S Birch Rd # 1903
GREENBERG, DAVID H DAVID H GREENBERG TR

Certified mail sent to the owner was accepted on 5/15/13.

Case: CE13041276

100 S Birch Rd # 1806
SONDENFJELDSKE HOLDING AS

Personal service was made to the owner on 5/17/13. Service was also via posting at City Hall on 5/23/13.

Case: CE13041277

100 S Birch Rd # 1905
GOLDEN EAGLE INVEST LLC

Certified mail sent to the owner was accepted on 5/17/13.

Case: CE13041278

100 S Birch Rd # 1705
1705 INVESTMENTS LLC

Certified mail sent to the owner was accepted on 5/16/13.

Case: CE13041279

100 S Birch Rd # 2205
BLAGG, MARIA A & BLAGG, TERRY O

Certified mail sent to the owner was accepted on 5/17/13.

Case: CE13041280

100 S Birch Rd # 2305
L&C COMMERCIAL PROPERTIES LLC

Certified mail sent to the owner was accepted on 5/18/13.

Case: CE13041281

100 S Birch Rd # 2306
GAUDREAU, PIERRE & PAQUET, MARIE FRANCE

Personal service was made to the owner on 5/17/13. Service was also via posting at City Hall on 5/23/13.

Case: CE13041283

100 S Birch Rd # 2404
SHETTY, SUJYOTHI

Personal service was made to the owner on 5/17/13. Service was also via posting at City Hall on 5/23/13.

Case: CE13041284

100 S Birch Rd # 2405
ABRAHAMS, MICHAEL A & ABRAHAMS, JEANETTE

Certified mail sent to the owner was accepted on 5/17/13.

Case: CE13041285

100 S Birch Rd # 2504
WETHERBEE, MARK N MARK N WETHERBEE TR

Certified mail sent to the owner was accepted on 5/15/13.

Case: CE13010591

3613 Southwest 12 Place
BURTON, WILLIAM LOUIS

This was a request to vacate the Order dated 4/4/13.

Judge Purdy vacated the order dated 4/4/13.

Case: CE12021420

333 Las Olas Way # 4102
STADLER MANAGEMENT CORP

This case was first heard on 6/7/12 to comply by 7/5/12. 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.

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

Case: CE12021789

1621 Northwest 28 Avenue
US BANK NATIONAL ASSN TRSTEE

This case was first heard on 9/20/12 to comply by 10/18/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,150 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,150 fine, which would continue to accrue until the property complied.

Case: CE13020911

300 Southwest 31 Avenue
DIXON, CARLTON A

This case was first heard on 4/4/13 to comply by 4/14/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,200 fine.

Case: CE12021825

704 Southwest 24 Avenue
HUNTLEY, CASSANDRA M

This was a request to vacate the Order dated 8/2/12.

Judge Purdy vacated the Order dated 8/2/12.

Case: CE12101859

835 Northeast 18 Court
835 RIVERBEND LLC

This case was first heard on 2/7/13 to comply by 5/2/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,250 fine.

Case: CE13011010

5420 Northeast 22 Terrace
LONGVIEW HOUSE LLC

This case was first heard on 2/21/13 to comply by 3/21/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,900 and the City was requesting the full fine be imposed.

Tammy Arana, Fire Inspector, recommended no fine be imposed.

Judge Purdy imposed no fine.

Case: CE12121604

1329 Northwest 7 Avenue
FEDERAL NATL MORTGAGE ASSN

This case was first heard on 4/18/13 to comply by 5/2/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,250 fine.

Case: CE13020098

2530 Northwest 16 Street
RICHET, ARLENE & RICHET, SYLVESTER

This case was first heard on 4/4/13 to comply by 4/18/13 and 5/9/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,550 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$6,550 fine, which would continue to accrue until the property complied.

Case: CE13010789

307 Northwest 11 Street
GIBNEY, MICHAEL J

This case was first heard on 4/4/13 to comply by 5/2/13. 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.

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:

CE13041563	CE13041261	CE12030166	CE12030171
CE13042125	CE12021435	CE12021595	CE13031376
CE13032151	CE13032206	CE13040174	CE13020169
CE13041615	CE13041907	CE13021194	CE13030577
CE13030177	CE13031880	CT13040958	CE13041508
CE13042171	CE11091523	CE13041266	CE13041267
CE13041269	CE13041286	CE13041364	CE13041366
CE13041367	CE13041368	CE13041369	CE13041370
CE13041371	CE13041373	CE13041374	CE13041376
CE13050169	CE13050173	CE13050176	CE13050177
CE13050178	CE13050179		

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:

CE13040341 CE13012054 CE13020327 CE13041513
CE13050076

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:

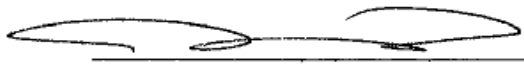
CE13040765 CE13050355 CE12041003

There being no further business, the hearing was adjourned at **10:49 A.M.**



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services