

**SPECIAL MAGISTRATE HEARING  
8<sup>th</sup> FLOOR CONFERENCE ROOM  
FORT LAUDERDALE CITY HALL  
ROSE-ANN FLYNN PRESIDING  
SEPTEMBER 19, 2013  
9:00 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Lori Grossfeld, Clerk III  
Bridget Patterson, Administrative Aide  
Deanna Bojman, Clerk III  
John Gossman, Code Enforcement Supervisor  
Shani Allman, Clerk III  
Peggy Burks, Clerk III  
Ginger Wald, Assistant City Attorney  
Wanda Acquavella, Code Enforcement Officer  
Tammy Arana, fire Inspector  
Stephanie Bass, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Leonard Champagne, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Alejandro DelRio, Code Enforcement Officer  
Adam Feldman, Senior Code Enforcement Officer  
George Oliva, Building Inspector  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Erin Saey, Code Enforcement Officer  
Gerry Smilen, Building Inspector  
Shelly Wright, Code Enforcement Officer

**Respondents and Witnesses**

CE12051156; CE13041383: Courtney Crush, attorney  
CE13040999: Lawrence Hamilton, owner  
CE13011215: Albert Satosky, manager; Terry Parks, girlfriend; Yosef Azoulay, owner's father  
CE13041383: Courtney Crush, attorney  
CE13070157: Carlos Lagomarsino, owner  
CE11100683: Pedro Zabala, owner  
CE13040506: Eric Johnson, trustee  
CE13051407: Jerome Clair, owner  
CE13042062; CE13042105; CE13042106; CE13042075; CE13042079; CE13042103:  
CE13042083; CE13042085; CE13042100; CE13042097: Steven Dennis II, general manager; Rufus James, City representative

CE12041299: Maynard Mast, new owner; Edward Ramos, owner  
CE12041301: Roy Lyons, owner  
CE12050914: Bernard Diesen, owner  
CE12080224: Charles Jordan, owner  
CE13060965: Richard Collins, owner  
CE12050938: Matthew Loos, owner  
CE13081125: Nurmis Valiente, property manager  
CE13080174: Michael Herian, contractor  
CE12041320: Jill McInerny, owner  
CE11031175: Thomas Reich, owner  
CE12041356: Virginia Zoske, owner  
CE13060046; CE13060901: Charlotte Anderson, attorney; Marie Walters, neighbor  
CE13060789: Rita Philins, owner's mother; Contia Belizare, owner  
CE13061326: Usler Auguste, pastor; Alfred Baker, neighbor  
CE12090395: Roni Herskovitz, owner  
CE12101681: Orlando Cieilia, attorney

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

The meeting was called to order at 9:40 A.M.

**Case: CE13070157**

440 Victoria Terrace  
LAGOMARSINO, CARLOS

Service was via posting on the property on 8/6/13 and at City Hall on 9/5/13.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:  
47-19.2P.

THERE IS AN UNPERMITTED FREE STANDING SHADE  
STRUCTURE (CANOPY) ON THE FRONT YARD.

Officer Feldman said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence.

Carlos Lagomarsino, owner, said Ursula Thime, Code Enforcement Officer, had informed him she would send him a copy of the code and a permit request. He had been told by the canopy company that because the canopy was on wheels it was allowed. He added that he had purchased the house with the canopy and other neighbors had the same canopy.

Ms. Wald advised Mr. Lagomarsino to apply for a permit for the canopy. She explained that an accessory structure could not be located in the setback, even if the structure

itself was allowed. The structure must also meet the Florida Building Code to be permitted.

Ms. Flynn stated she would give the owner 63 days to comply. Officer Feldman recommended a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day would begin to accrue.

**Case: CE12050914**

Request for extension

1124 Northwest 15 Court  
DIESEN, BERNARD N

This case was first heard on 7/23/12 to comply by 8/27/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$19,600 fine, which would continue to accrue until the property complied.

Bernard Diesen, owner, requested a 56-day extension.

Ms. Flynn granted a 56-day extension during which time no fines would accrue.

**Case: CE13042062**

1020 Northwest 62 Street  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:

18-12(a)

THERE IS TRASH/RUBBISH/DEBRIS CONSISTING OF  
FURNITURE, DOORS, ETC... LITTERING THE WEST SIDE  
PARKING LOT AREA UP AGAINST A HANGER.

47-20.20.H.

THE PARKING LOT AREAS ON THIS PROPERTY ARE  
DAMAGED, IN  
DISREPAIR, HAVE MISSING STRIPPING, BROKEN OR  
MISSING WHEEL STOPS AND THERE ARE SEVERAL CONCRETE  
BARRIERS THAT HAVE  
BEEN PLACED IN SOUTH SIDE PARKING LOT THAT  
ARE NOT PERMITTED.

9-280(b)

THERE IS DAMAGE PRESENT ON THE BUILDING/HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance with 18-12(a) within 14 days, and with 47-20.20.H., 9-280(b) and 9-306 within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would "show progress" in the time Inspector Saey allowed, but acknowledged the actual work would take longer.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 14 days, and with 47-20.20.H., 9-280(b) and 9-306 within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042075**

5900 Northwest 28 Way  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:

9-280(b)

THERE IS DAMAGE PRESENT ON ALL OF THE T-HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, MISSING DOORS ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW/ RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Complied:

18-12(a)

Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would comply in 182 days.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042079**

5910 Northwest 28 Way  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:  
9-280(b)

THERE IS DAMAGE PRESENT ON ALL OF THE T-HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, MISSING DOORS ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW/ RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Complied:  
18-12(a)

Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would comply in 182 days.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042083**

5950 Northwest 28 Way  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:  
9-280(b)

THERE IS DAMAGE PRESENT ON ALL OF THE T-HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, MISSING DOORS ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW/ RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Complied:  
18-12(a)

Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would comply.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042085**

6000 Northwest 28 Way  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:  
9-280(b)

THERE IS DAMAGE PRESENT ON ALL OF THE T-HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, MISSING DOORS ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW/ RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Complied:  
18-12(a)

Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would comply.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042087**

6030 Northwest 28 Way  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:

18-12(a)

THERE IS SOME TRASH/RUBBISH/ DEBRIS LITTERING THIS PROPERTY IN AND AROUND ALL T-HANGERS.

9-280(b)

THERE IS DAMAGE PRESENT ON ALL OF THE T-HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, MISSING DOORS ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW/ RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance with 18-12(a) within 14 days, and with 9-280(b) and 9-306 within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 14 days, and with 9-280(b) and 9-306 within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042097**

6020 Northwest 28 Way  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:

9-280(b)

THERE IS DAMAGE PRESENT ON ALL OF THE T-HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, MISSING DOORS ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW/ RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Complied:

18-12(a)

Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would comply.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042100**

6010 Northwest 28 Way  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:

9-280(b)

THERE IS DAMAGE PRESENT ON ALL OF THE T-HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, MISSING DOORS ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Complied:

18-12(a)



Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would comply.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042103**

5940 Northwest 28 Way  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:  
9-280(b)

THERE IS DAMAGE PRESENT ON ALL OF THE T-HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, MISSING DOORS ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW/ RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Complied:  
18-12(a)

Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would comply.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042104**

5920 Northwest 28 Way  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

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

THERE IS SOME TRASH/RUBBISH/ DEBRIS LITTERING THIS PROPERTY IN AND AROUND ALL T-HANGERS.

9-280(b)

THERE IS DAMAGE PRESENT ON ALL OF THE T-HANGERS ON THIS PROPERTY THAT INCLUDES BUT IS NOT LIMITED TOO WALL PUNCTURES, IMPROPER REPAIRS TO THE METAL WALL SHEATHING, ROUGH EDGES, MISSING DOORS, INTERIOR DAMAGE, EXPOSED WIRING ETC...

9-306

THERE ARE AREAS OF MISSING/CHIPPING /PEELING/FADED/ MILDEW/ RUST & DIRT STAINS PRESENT ON ALL OF THE BUILDINGS/HANGERS ON THIS PROPERTY.

Officer Saey presented photos of the property and the case file into evidence, and recommended ordering compliance with 18-12(a) within 14 days, and with 9-280(b) and 9-306 within 182 days or a fine of \$50 per day, per violation.

Steven Dennis II, general manager, agreed he would comply.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 14 days, and with 9-280(b) and 9-306 within 182 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13042105**

2860 Northwest 59 Street  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violation:  
9-306

THERE ARE AREAS OF MILDEW & DIRT STAINS PRESENT ON WEST SIDE WALL ON THE BUILDING ON THIS PROPERTY.

Complied:

9-280(b)

Officer Saey 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.

Steven Dennis II, general manager, agreed he would comply.

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: CE13042106**

3000 Northwest 59 Street  
WORLD JET INC

Certified mail sent to the owner was accepted on 8/22/13.

Erin Saey, Code Enforcement Officer, testified to the following violations:

9-305(b)

THE LANDSCAPING ON THIS PROPERTY IS NOT BEING MAINTAINED. THERE ARE DEAD/DYING/ MISSING BUSHES, TREES AND PALM TREES PRESENT.

9-306

THERE ARE AREAS OF MILDEW & DIRT STAINS PRESENT ON THE BUILDING ON THIS PROPERTY.

Officer Saey 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.

Steven Dennis II, general manager, agreed he would comply.

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: CE13041383**

425 S Ft. Lauderdale Beach Blvd  
SOPHIA ENTERPRISES INC

This case was first heard on 7/18/13 to comply by 7/28/13. Violations were as noted in the agenda. The property was complied and fines had accrued to \$2,600.

Adam Feldman, Senior Code Enforcement Officer, confirmed that the lights had been removed and the property was in compliance. He requested a fine of \$718 for administrative costs.

Courtney Crush, attorney, confirmed the lighting had been removed.

Ms. Flynn imposed a \$718 fine.

**Case: CE12051156**

225 S Ftl Beach Blvd  
L & A BEACH HOLDINGS LLC

Certified mail sent to the owner was accepted on 8/16/13.

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

THE FOLLOWING PERMITS ARE EXPIRED  
96082141 BUILDING (SECURITY FENCE)  
08042041 BUILDING (ALTERATION) [renewed]  
08042077 MECHANICAL (A/C) [renewed]  
08042079 PLUMBING (RENOVATION) [renewed]  
08100118 MECHANICAL (FIRE SUPPRESSION) [renewed]

Inspector Smilen said the owner would pull a permit for temporary construction fencing.

Courtney Crush, attorney, requested 30 days to pull the permit.

Inspector Smilen recommended 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: CE12101681**

3031 Davie Blvd  
SUNSHINE STATE HOLDINGS II INC

This case was first heard on 2/21/13 to comply by 3/28/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$14,400 and the City was requesting the full amount.

Leonard Champagne, Code Enforcement Officer, recommended a \$520 fine.

Orlando Cieilia, attorney, agreed to the reduced fine.

Ms. Flynn imposed a \$520 fine.

**Case: CE13051407**

649 Northwest 14 Avenue  
BELLAMY, MISSOURI EST

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

THERE IS LAWN OVERGROWTH, TRASH, RUBBISH AND

DEBRIS ON THESE VACANT LOTS, AND ON THE SWALE.  
THIS IS A REPEAT VIOLATION OF CASE CE12020007 OF  
1/31/12 AND ABATED BY THE CITY PUBLIC SERVICES ON 2/22/12.

Officer Quintero said the owner had been verbally aggressive when he spoke to him on 6/13/13.

Jerome Clair, owner, said Officer Quintero had informed him in July that the property was in compliance. He requested a written, final order that the property was complied.

Officer Quintero said there had been citations for Mr. Clair's home property and for two adjacent vacant lots.

Ms. Wald explained the process to Mr. Clair and asked about probate on the property. Mr. Clair said the property had been through probate and his new owner information had been provided to the Property Appraiser's office. Ms. Wald referred to photos of the property and Mr. Clair confirmed the photos were accurate.

Ms. Flynn found the violation had existed as cited and denied the appeal.

**Case: CE13080174**

1600 Southwest 15 Avenue  
SECHAN, ROBERT

Service was via posting on the property on 9/3/13 and at City Hall on 9/5/13.

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

THE FOLLOWING PERMITS ARE EXPIRED:

1. TREE REMOVAL 03031304
2. PAVER PERMIT 10041914
3. WINDOW PERMIT 10080884

Inspector Smilen recommended ordering compliance within 35 days or a fine of \$25 per day. He stated the permits needed to be renewed and the contractor needed to be changed.

Michael Herian, contractor, said he was renewing the permits.

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

**Case: CE13040999**

311 Southeast 7 Street  
HAMILTON, LAWRENCE FLOYD  
HAMILTON, WILLIAM LEONARD ET AL

This case was first heard on 7/18/13 to comply by 8/29/13. Violations and extensions were as noted in the agenda. The property was not complied and fines had accrued to \$1,000.

Leonard Champagne, Code Enforcement Officer, reported one violation remained. He did not object to an extension request.

Lawrence Hamilton, owner, confirmed only one violation remained. He said the contractor had already pulled the permit and requested 60 days.

Ms. Flynn granted a 63-day extension during which time no fines would accrue.

**Case: CE12050938**  
1316 Southwest 19 Street  
LOOS, MATTHEW S

This case was first heard on 7/23/12 to comply by 8/27/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,600 fine, which would continue to accrue until the property complied.

Matthew Loos, owner, stated he had been unemployed for months and requested six months.

Ms. Flynn granted a 98-day extension during which time no fines would accrue.

**Case: CE11100683**  
528 Southwest 24 Avenue  
ZABALA, PEDRO & ESPINOZA, ERIKA

This case was first heard on 6/6/13 to comply by 7/18/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property complied.

George Oliva, Building Inspector, said the owner, Pedro Zabala, had requested a 28-day extension.

Ms. Flynn granted a 28-day extension during which time no fines would accrue.

**Case: CE13060046**

1727 Bayview Drive  
JPMORGAN CHASE BANK NA

Certified mail sent to the owner was accepted on 8/23/13.

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

THE POOL AT THIS PROPERTY CONTAINS GREEN/STAGNANT WATER. THIS POOL IS UNSANITARY, UNSIGHTLY, AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. IN ITS CURRENT CONDITION, THIS POOL POSES A THREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE COMMUNITY.

Officer Acquavella reported the former owner was still occupying the property.

Charlotte Anderson, attorney, stated the bank was evicting the former owner and requested 60 days.

Officer Acquavella 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 14 days or a fine of \$100 per day would begin to accrue.

**Case: CE13060901**

1727 Bayview Drive  
JPMORGAN CHASE BANK NA

Certified mail sent to the owner was accepted on 8/23/13.

Wanda Acquavella, Code Enforcement Officer, testified to the following violation:  
9-279(f)

THIS OCCUPIED PROPERTY DOES NOT HAVE AN ACTIVE WATER ACCOUNT. ALL PLUMBING FIXTURES SHALL BE PROPERLY CONNECTED TO THE WATER AND SEWER SYSTEMS OF THE CITY.

Officer Acquavella recommended ordering compliance within 14 days or a fine of \$25 per day.

Charlotte Anderson, attorney, stated the bank would comply.

Marie Walters, neighbor, said the neighbors were sick of this situation. She stated people were renting rooms in the house and using pool water to flush the toilets.

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

**Case: CE12041301**

1113 Southwest 15 Avenue  
MCCORMACK-LYONS, YVONNE

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 not complied and the City was requesting imposition of a \$20,400 fine, which would continue to accrue until the property complied.

Roy Lyons, owner, stated they were going through a mortgage modification and requested 90 days.

Ms. Flynn granted a 91-day extension during which time no fines would accrue.

**Case: CE12041356**

1712 Southwest 9 Street  
ZOSKE, VIRGINIA M H/E GELLER, ADAM H/E ET AL

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 not complied and the City was requesting imposition of a \$20,500 fine, which would continue to accrue until the property complied.

Virginia Zoske, owner, said she was living paycheck to paycheck. She stated she was making payments to a plumbing company to have the work done.

Ms. Flynn granted a 91-day extension during which time no fines would accrue.

**Case: CE13060965**

1310 Northwest 20 Street  
COLLINS, RICHARD

Service was via posting on the property on 8/12/13 and at City Hall on 9/5/13.

Wilson Quintero, Code Enforcement Officer, testified to the following violations:  
47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF MULTIPLE ITEMS IN  
PLAIN VIEW FROM THE RIGHT-OF-WAY, INCLUDING, BUT  
NOT LIMITED TO, METAL PARTS, TOOLS.  
OUTSIDE STORAGE IS NOT A PERMITTED USE OF THIS  
RS-8 ZONED PROPERTY PER THE ULDR TABLE 47-5.11.



9-304(b)

THERE IS A TRAILER WITH A BOAT PARKED, STORED ON THE LAWN AT THE REAR EAST SIDE OF THE DWELLING, VISIBLE FROM THE RIGHT-OF-WAY.

9-306

EXTERIOR WALLS AND OTHER SURFACES ARE UNATTRACTIVE, DIRTY AND STAINED.

Officer Quintero 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, per violation.

Richard Collins, owner, said he had problems doing the physical work in the yard and requested 30 days.

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

**Case: CE13040506**

621 Southeast 5 Avenue  
ERIC JOHNSON TR JOHNSON, ERIC TRSTEE

This case was first heard on 6/20/13 to comply by 7/18/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,800 and the City was requesting the full amount.

Leonard Champagne, Code Enforcement Officer, recommended reducing the fines to \$260.

Eric Johnson, trustee, agreed to the fine reduction.

Ms. Flynn imposed a \$260 fine.

**Case: CE13061326**

2200 Northwest 12 Avenue  
EGLISE BAPTISTE BETHANIE DE FORT LAUDERDALE INC

Service was via posting on the property on 8/12/13 and at City Hall on 9/5/13.

Wilson Quintero, Code Enforcement Officer, testified to the following violations:

9-280(h)(1)

THERE IS A NON-PERMITTED CHAIN-LINK FENCE IN DISREPAIR FACING RESIDENTIAL AREAS ON THIS COMMUNITY CHURCH, INCLUDING BUT NOT LIMITED TO SECTIONS FALLING ON THE SIDE.

18-12(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THE YARDS OF THIS COMMUNITY CHURCH, INCLUDING BUT NOT LIMITED TO TREE AND CONSTRUCTION MATERIALS DEBRIS BEHIND THE DUMPSTER ENCLOSURE, PLANT DEBRIS LEFT ROTTING ON THE N/W SIDE FACING THE PARK AND LAKE, AND TREE DEBRIS, PALM FRONDS, AT THE S/E SIDE BY THE CHAIN-LINK FENCE IN DISREPAIR.

47-25.3.A.3.d.iv.

THE EGLISE BAPTISTE BETHANIE CHURCH DOES NOT HAVE THE REQUIRED 6-FOOT HIGH STEEL PICKET FENCE WITH DECORATIVE FEATURES, AS REQUIRED BY THE CODE AND BY THE FINAL ORDER OF THE BOARD OF ADJUSTMENT ON APPEAL NO. 11-09 OF MAY 11, 2011, IN LIEU OF A CONCRETE WALL THAT SHALL EXTEND FROM THE SOUTH SIDE OF THE PROPERTY FROM THE EDGE OF THE CANAL, COVERING THE COMPLETE SOUTH AND WEST SIDE, ALONG THE LENGTH OF THE PROPERTY LINE WHICH ABUTS THE RESIDENTIAL PROPERTY.

Officer Quintero presented photos of the property and the case file into evidence, and recommended ordering compliance with 9-280(h)(1) and 18-12(a) within 14 days and with 47-25.3.A.3.d.iv. within 98 days or a fine of \$50 per day, per violation.

Uslar Auguste, pastor, requested more time to repair the chain link fence.

Officer Quintero explained that the variance for the concrete wall had expired so the pastor must apply for another variance or install the decorative steel picket fence. Ms. Wald advised Pastor Auguste to immediately re-apply for the variance.

Alfred Baker, neighbor, stated there was still significant overgrowth and trash in the rear yard that must be removed.

Ms. Flynn found in favor of the City and ordered compliance with 9-280(h)(1) within 21 days, with 18-12(a) within 14 days and with 47-25.3.A.3.d.iv. within 98 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE11031175**

1624 Southwest 28 Terrace

1624 SOUTHWEST 28 TERRACE LAND TR BRYANT, JANICE C TRUSTEE

This case was first heard on 7/25/11 to comply by 10/23/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$16,900 and the City was requesting the full amount.

Thomas Reich, owner, said when he purchased the property in 2012, it was represented that there were no code violations and that the fees for the hookup had been paid, which was not true. He had become aware of the violation in February and closed the permit and complied in March 2013.

Ms. Flynn imposed no fine.

**Case: CE12080224**

1225 Southwest 4 Court  
JORDAN, CHARLES M & JORDAN, DONNA A

This case was first heard on 3/7/13 to comply by 5/16/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$12,300 and the City was requesting the full amount.

Charles Jordan, owner, requested that no fines be imposed. He explained that in 2002, the City had required him to install catch basins and a drain field before he installed pavers. In 2008, a drainage issue had arisen during the WaterWorks project that had never been corrected. He had eventually connected, but he feared that if and when WaterWorks corrected the drainage problem, his pavers would need to be redone.

Ms. Flynn imposed no fine.

**Case: CE13011215**

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

This case was first heard on 4/4/13 to comply by 5/9/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$18,100 and the City was requesting the full amount.

Andre Cross, Code Enforcement Officer, confirmed the property was in compliance. He stated the owner lived in New York. Officer Cross said there were tenants in the property and they had filed the complaint. He explained that the owners did not keep up with maintenance on the property.

Yosef Azoulay, owner's father, was present.

Terry Parks, the manager's girlfriend, stated passers-by littered on the property every day and they tried to keep it clean.

Ms. Wald recommended imposing the original fine of \$2,800.

Albert Satosky, manager, stated the former tenants had denied entry into the apartment to remediate the violations. Ms. Flynn advised Mr. Satosky that this was the owner's issue with the tenant but he was responsible to address problems.

Ms. Flynn imposed a \$4,200 fine.

**Case: CE12090395**

2400 Northwest 62 Street  
K.R.S. LLC % DR. DEVINENI RATNAM

This case was first heard on 10/18/12 to comply by 1/17/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$110,700 fine, which would continue to accrue until the property complied.

Tammy Arana, Fire Inspector, said the owner thought the property was complied, and requested 49 days to confirm it.

Roni Herskovitz, owner, agreed to the extension.

Ms. Flynn granted a 49-day extension during which time no fines would accrue.

**Case: CE12041320**

1605 Southwest 10 Street  
MCINERNY, JILL

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 not complied and the City was requesting imposition of a \$19,700 fine, which would continue to accrue until the property complied.

Jill McInerny, owner, state the property was in foreclosure but the bank did not yet have a final judgment.

Ms. Flynn granted a 91-day extension during which time no fines would accrue.

**Case: CE13060789**

1900 Northwest 12 Avenue  
BELIZAIRE, CONRTIA H/E BELIZAIRE, ORIOL

Certified mail sent to the owner was accepted on 8/9/13.

Wilson Quintero, Code Enforcement Officer, testified to the following violations:  
47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF VARIOUS HOUSEHOLD ITEMS, FURNITURE, AND OTHER MISC. ITEMS UNDER THE CARPORT. THIS IS UN-PERMITTED LAND USE PER TABLE 47-5.11. IN THIS RD-8 ZONED DISTRICT.

9-280(b)

THERE ARE BUILDING COMPONENTS ON THIS PROPERTY THAT ARE IN DISREPAIR OR NOT BEING MAINTAINED. THEY INCLUDE, BUT ARE NOT LIMITED TO FASCIA BOARDS, SOFFITS, ETC.

9-280(h)(1)

CHAIN LINK FENCE IN DISREPAIR, TOP POLE IS LOOSE.

9-305(b)

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

9-306

EXTERIOR WALLS AND OTHER SURFACES ARE UNATTRACTIVE, DIRTY AND STAINED.

Officer Quintero said 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 \$25 per day, per violation.

Rita Philins, the owner's mother, said she had planted grass at the property. She requested 90 days.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1., 9-280(h)(1) and 9-305(b) within 35 days or a fine of \$25 per day, per violation and with 9-289(b) and 9-306 within 91 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE12041299**

1105 Southwest 15 Terrace  
RAMOS, EDWARD & GLADYS

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 not complied and the City was requesting imposition of a \$19,700 fine, which would continue to accrue until the property complied.

Maynard Mast, new owner, stated he purchased the property in May and had paid the sewer impact fees. He had paid a contractor to make the connection in August but he had never been told about the ongoing fines. Final inspection had been the previous

week. Staff confirmed that the rough inspection had passed but the property needed to pass final inspection. Ms. Wald recommended a 35-day extension.

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

**Case: CE13081125**

1429 Southwest 9 Street  
RIVERSIDE BREEZES CONDO ASSN INC

Service was via posting on the property on 8/24/13 and at City Hall on 9/5/13.

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

THERE IS A SILVER CHAMPAGNE RODEO WITH EXPIRED TAG, PARKED AT THIS MULTI-UNIT DWELLING. THIS IS A RECURRING VIOLATION FOR THIS SAME VEHICLE, PROPERTY WAS PREVIOUSLY CITED ON 5/18/13 CASE CE13051280. 6/20/13 CASE CE13061457, 3/26/13 CASE CE13031981 AND 8/16/13 CASE CE13081125.

Officer Bass reported the violation was now complied but she requested a finding of fact that the violation had existed as cited and the right to tow the vehicle immediately if it returned.

Nurmis Valiente, property manager, stated the owner had been warned several times that the vehicle was not permitted on the property because it was leaking oil and did not have a license plate. She reported she could not have the car towed because the unit owner, whose fiancé owned the vehicle, was on the condo board and refused to sign the tow order.

Officer Bass stated she had explained to the vehicle owner that his fiancée could not supersede City ordinance.

Ms. Flynn found the violation had existed as cited and gave the City the right to tow if the vehicle returned.

**Case: CE13040549**

1923 Northeast 33 Avenue  
MCKEEVER, MARGUERITE

Certified mail sent to the owner was accepted on 8/19/13.

Adam Feldman Senior Code Enforcement Officer, testified to the following violation:  
47-34.1.A.1.

THERE IS OUTDOOR STORAGE THROUGHOUT THE REAR OF THIS PROPERTY. THIS IS A NON PERMITTED USE IN THIS RD-15 ZONED RESIDENTIAL NEIGHBORHOOD, PER SECTION 47-5.12.

Officer Feldman 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 14 days or a fine of \$25 per day.

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

**Case: CE13071273**

3317 Northeast 15 Street  
TANTIKIJ, TARN

Service was via posting on the property on 8/5/13 and at City Hall on 8/5/13.

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

THE POOL AT THIS PROPERTY HAS GREEN STAGNANT WATER. IN THIS CONDITION IT PRESENTS A HEALTH AND SAFETY ISSUE FOR THE NEIGHBORHOOD IN THAT IT IS A BREEDING GROUND FOR MOSQUITOS. THIS IS A REPEAT VIOLATION PER CASE CE12060540 IN WHICH THERE WAS A FINDING OF FACT BY THE SPECIAL MAGISTRATE ON 8/16/12.

18-12(a)

THIS PROPERTY IS OVERGROWN AND HAS A LARGE PILE OF TRASH AND DEBRIS IN THE REAR. IT IS NOT BEING MAINTAINED ON A REGULAR BASIS.

Officer Feldman 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 with 18-12(a) within 14 days or a fine of \$25 per day 18-11(b) was subject to a daily fine of \$1,000 per day since 7/22/13, the date cited, a total of 60 days. Officer Feldman requested the fine be reduced to \$250 per day, starting on 7/22/13 and continuing until the violation was complied.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) within 35 days or a fine of \$25 per day, and a fine of \$250 per day, beginning on 7/22/13 for 18-11(b). Both fines would continue to accrue until the violations were complied.

**Case: CE13051560**

412 Southeast 22 Street  
VENTER, TAMMY

Certified mail sent to the owner was accepted on 8/21/13.

Mark Campbell, Code Enforcement Officer, testified to the following violation:  
9-279(f)

THERE IS NO WATER SERVICE TO THIS OCCUPIED  
PROPERTY.

Officer Campbell 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.

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

**Case: CE13061568**

1458 Southwest 19 Avenue  
AIELLO, PETER JOHN

Service was via posting on the property on 8/17/13 and at City Hall on 9/5/13.

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS  
SCATTERED ALL AROUND THE PROPERTY AND SWALE AREA,  
INCLUDING BUT NOT LIMITED TO YARD WASTE AND  
UNMAINTAINED BUSHES AND SHRUBS.

Officer Campbell 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.

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

**Case: CE13012071**

1505 Northwest 8 Avenue  
DARWIN1 LLC

Stipulated agreement

Violations:  
47-20.20.H.

THE PARKING AREA IS DIRTY AND STAINED, AND  
THERE ARE WHEEL STOPS THAT ARE  
MISSING AND OUT OF PLACE.



9-278(g)

THERE ARE SCREENS IN DISREPAIR THAT ARE SCREWED TO WINDOW FRAMES.

9-280(b)

THERE ARE WINDOWS THAT ARE BROKEN AND IN DISREPAIR.

9-306

THE EXTERIOR OF THE HOUSE HAS AREAS THAT ARE DIRTY AND STAINED.

18-12(a)

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

Complied:

24-29(a)

9-280(h)(1)

The City had a stipulated agreement with the owner to comply 18-12(a) within 14 days or a fine of \$50 per day and with the remaining violations within 28 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 with 18-12(a) within 14 days or a fine of \$50 per day and with the remaining violations within 28 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13070978**

2336 Northwest 14 Court

ADAMS, ROBERT T & JUSTICE, ROSTELL

Service was via posting on the property on 8/9/13 and at City Hall on 9/5/13.

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

18-12(a)

THERE IS OVERGROWTH ON THE PROPERTY AND SWALE OF THIS VACANT HOUSE. THIS IS A RECURRING VIOLATION OF CASE NUMBERS CE12121678, 12070206, 11082571, AND CE11030413, WHERE THE VIOLATION WAS ABATED BY THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Gottlieb reported the violation was complied by the City on 8/9/13 and requested a finding of fact that the violation had existed as cited.

Ms. Flynn found the violation had existed as cited.

**Case: CE13061591**

2510 Northeast 36 Street  
BATISTA, CARMELA M

Certified mail sent to the owner was accepted on 8/16/13.

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

THE LAWN AT THIS OCCUPIED SINGLE FAMILY HOME HAS  
BECOME OVERGROWN WITH WEEDS AND GRASS.

Officer Acquavella 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.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day would begin to accrue.

**Case: CT13060156**

4610 Northeast 18 Avenue  
MAHONEY, MARY L EST

Service was via posting on the property on 8/2/13 and at City Hall on 9/5/13.

Wanda Acquavella, Code Enforcement Officer, testified to the following violation:  
9-304(b)

THERE IS AN OPEN BOX TRAILER STORED FOR WEEKS ON  
THE FRONT YARD OF THIS PROPERTY. RESIDENTS ARE  
ALSO PARKING A WHITE PICK-UP ON THE FRONT YARD LAWN.

Officer Acquavella 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.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day would begin to accrue.

**Case: CE13060561**

1520 Northeast 63 Court  
BINO, ADRIAN

Service was via posting on the property on 7/31/13 and at City Hall on 9/5/13.

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

THE POOL AT THIS PROPERTY 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 \$50 per day.

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: CE13071222**

2800 Northeast 59 Court  
DUNN, ALAN G & KRISTIN EVE

Service was via posting on the property on 8/27/13 and at City Hall on 9/5/13.

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

THE BLUE TARP PLACED OVER THE POOL AT THIS  
LOCATION HAS DETERIORATED AND TORN AND THE POOL IS  
FILLED WITH GREEN, STAGNANT WATER.

Officer Rich 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.

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

**Case: CE13070472**

516 Northwest 21 Terrace  
NY INVESTMENT GROUP LLC

Service was via posting on the property on 8/22/13 and at City Hall on 9/5/13.

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

THE PROPERTY IS BOARDED WITHOUT FIRST OBTAINING A  
BOARD-UP CERTIFICATE.

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: CE13060114**

Rescheduled from 8/15/13

1106 Wyoming Avenue  
DENIS, HYPOLITE

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

9-280(b)

FRONT WINDOW PANE IS BROKEN.

9-308(a)

SOFFIT OVER THE FRONT PORCH AREA IS IN DISREPAIR  
WITH MISSING DRYWALL, INDICATING A LEAKAGE IN THE ROOF.

Officer Bass presented photos of the property and the case file into evidence, and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13060895**

750 E Dayton Cir  
MUELLER, JESSICA

Service was via posting on the property on 8/24/13 and at City Hall on 9/5/13.

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

18-12(a)

THERE IS EXCESSIVE OVERGROWN GRASS AND WEEDS IN  
THE REAR OF THIS VACANT PROPERTY.

Officer Bass said there were gates on the property that prevented the City from mowing it. She 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.

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

**Case: CE13070560**

3180 Auburn Blvd  
SRP SUB LLC

Service was via posting on the property on 8/24/13 and at City Hall on 9/5/13.

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

THERE IS AN ACCUMULATION OF OVERGROWN GRASS AND WEEDS ON THE EXTERIOR OF THIS OCCUPIED PROPERTY.

Officer Bass 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.

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

**Case: CE13071797**

1407 Southwest 10 Street  
NIES, SHAWN

Certified mail sent to the owner was accepted on 8/28/13.

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

THERE IS AN ACCUMULATION OF OVERGROWN GRASS, WEEDS AND PLANT LIFE ON 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.

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: CE13080058**

624 SW 16 Ave  
SFRH SF RENTAL LP

Service was via posting on the property on 8/24/13 and at City Hall on 9/5/13.

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

THERE IS AN ACCUMULATION OF OVERGROWN GRASS AND WEEDS ON THE EXTERIOR OF THIS MULTI-UNIT DUPLEX.  
THERE IS AN ACCUMULATION OF TRASH, RUBBISH AND DEBRIS SCATTERED ABOUT THE EXTERIOR GROUNDS OF THIS DWELLING.

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: CE13071843**

3331 Northwest 65 Street  
BOONE, JOHN S & BOONE, LOIS A

Service was via posting on the property on 8/21/13 and at City Hall on 9/5/13.

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

THE SWIMMING POOL LOCATED AT THE BACK OF THIS UNOCCUPIED PROPERTY HAS STAGNANT, DARK WATER. THE POOL WATER HAS BECOME A BREEDING GROUND FOR MOSQUITOES AND ITS CONDITION IS A PUBLIC NUISANCE.

Officer Saey stated the property was being sold and the new owner intended to re-do the roof; this was why he was postponing work on the pool. She 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.

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

**Case: CE13071010**

1305 Southeast 1 Street  
COLEE LANDING LLC

Service was via posting on the property on 8/20/13 and at City Hall on 9/5/13.

Tammy Arana, Fire Inspector, testified to the following violations:  
NFPA 1:19.1.2

COMBUSTIBLE WASTE MATERIAL HAS ACCUMULATED IN A MANNER THAT CREATES A FIRE HAZARD TO LIFE OR PROPERTY.

NFPA 1:13.6.9.3.1.1.1

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

Inspector Arana recommended ordering compliance within 14 days or a fine of \$250 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day, per violation would begin to accrue.

**Case: CE13071174**

50 Southeast 12 Street  
RUSTIC MANOR LLC

Service was via posting on the property on 8/20/13 and at City Hall on 9/5/13.

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

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

NFPA 1:1.7.6.2

THE ELECTRICAL METER ROOM IS BEING USED FOR STORAGE.

NFPA 1:19.1.2

COMBUSTIBLE WASTE MATERIAL HAS ACCUMULATED IN A MANNER THAT CREATES A FIRE HAZARD TO LIFE OR PROPERTY.

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

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

**Case: CE13071177**

2800 E Sunrise Blvd # 16E  
PALMA SCOTTO LIV TR SCOTTO, PALMA TR

Service was via posting on the property on 8/21/13 and at City Hall on 9/5/13.

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

NFPA 1:1.12.1

WORK REQUIRES A PERMIT.

Inspector Arana said work was in progress and recommended ordering compliance within 35 days or a fine of \$100 per day.

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

**Case: CE13071966**

608 Southwest 12 Avenue  
ASHTON HOLDINGS & DEVELOPMENT LLC

Certified mail sent to the owner was accepted on 8/12/13 and certified mail to the registered agent had been accepted on 8/12/13.

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

NFPA 96 4.1.1

HOOD SYSTEM WITH FIRE SUPPRESSION SYSTEM IS NOT PROVIDED.

NFPA 1:50.4.4.3

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

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

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

**Case: CE13081364**

1327 Southwest 1 Avenue

C & C 123 LLC

Service was via posting on the property on 8/30/13 and at City Hall on 9/5/13.

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

F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

**Case: CE13081334**

121 Hendricks Isle

MUNOZ, PABLO G

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

NFPA 1:13.6.9.3.1.1.1

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

NFPA 101:31.3.4.5.1

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

Complied:

FL Admin Code 69A-60.0081



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

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

**Case: CE13032070**

608 Southeast 5 Terrace  
PRIME FL Southeast 8 Street LLC

This case was first heard on 6/6/13 to comply by 7/4/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$7,600 fine, which would continue to accrue until the property complied.

Leonard Champagne, Code Enforcement Officer, requested imposition of the fines.

Ms. Flynn imposed the \$7,600 fine, which would continue to accrue until the property complied.

**Case: CE13051712**

421 Pennsylvania Avenue  
FLETCHER, DWAYNE H/E FLETCHER, GISELA

This case was first heard on 7/18/13 to comply by 7/28/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,100 and the City was requesting the full amount.

Ms. Flynn imposed the \$2,100 fine.

**Case: CE13020941**

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

This case was first heard on 6/6/13 to comply by 7/11/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,350 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$10,350 fine, which would continue to accrue until the property complied.

**Case: CE13030775**

3051 Northwest 19 Street  
TOP DOG REAL ESTATE HOLDINGS II LLC

This case was first heard on 6/6/13 to comply by 7/11/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,900 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$6,900 fine, which would continue to accrue until the property complied.

**Case: CE13040237**

2513 Mercedes Drive  
RAND, MARY JOANNE EST

This case was first heard on 7/18/13 to comply by 7/28/13. 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.

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

**Case: CE13041162**

1624 Northwest 7 Street  
MARKS, RICHARD B & CAROLE A

This case was first heard on 6/20/13 to comply by 7/18/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,550 fine, which would continue to accrue until the property complied.

**Case: CE13041382**

1531 Northwest 7 Street  
GIBSON, RICHARD T

This case was first heard on 6/20/13 to comply by 7/18/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,550 fine, which would continue to accrue until the property complied.

**Case: CE12041385**

1916 Southwest 11 Court  
JUNO, PATSY

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 not complied and the City was requesting imposition of a \$20,500 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$20,500 fine, which would continue to accrue until the property complied.

**Case: CE13060662**

Stipulated agreement

2500 Davie Blvd  
SUNPETRO INC

Violations:

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.8.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

47-22.9.

THERE ARE SIGNS INCLUDING BUT NOT LIMITED TO WOODEN ONES ATTACHED TO THE CHAIN LINK FENCE ON THIS PROPERTY WITHOUT THE REQUIRED PERMITS.

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 CHIPPED AND/OR MISSING PAINT.

The City had a stipulated agreement with the owner to comply within 28 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 28 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13061550**

Stipulated agreement

2508 Davie Blvd  
SUNPETRO INC

Violations:

18-12(a)

THERE IS RUBBISH, TRASH AND DEBRIS ON THE PROPERTY.

47-19.4.B.1.

THERE IS A WHEELED (2) CUBIC YARD BULK CONTAINER FOR THE DISPOSAL OF SOLID WASTE THAT IS NOT POSITIONED UPON A HARD SURFACED PAD LOCATED BEHIND THE BUILDING LINE(S).

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.8.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

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 CHIPPED AND/OR MISSING PAINT.

The City had a stipulated agreement with the owner to comply within 28 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 28 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13061561**

Stipulated agreement

2510 Davie Blvd

WILLIAM C CURTISS REV TR CURTISS, WILLIAMS TRSTEE ET AL

Violations:

18-12(a)

THERE IS RUBBISH, TRASH AND DEBRIS ON THE PROPERTY.

47-19.4.B.1.

THERE IS A WHEELED (2) CUBIC YARD BULK CONTAINER FOR THE DISPOSAL OF SOLID WASTE THAT IS NOT POSITIONED UPON A HARD SURFACED PAD LOCATED BEHIND THE BUILDING LINE(S).

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.8.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

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 CHIPPED AND/OR MISSING PAINT.

The City had a stipulated agreement with the owner to comply within 28 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 28 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE13061576**

Stipulated agreement

2512 Davie Blvd

HUDSON, GLEN A SR & HUDSON, GLEN A JR

Violations:

18-12(a)

THERE IS RUBBISH, TRASH AND DEBRIS ON THE PROPERTY.

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-21.8.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

9-280(h)(1)

CHAIN LINK FENCE IN DISREPAIR.

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 CHIPPED AND/OR MISSING PAINT.

The City had a stipulated agreement with the owner to comply within 28 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 28 days or a fine of \$50 per day, per violation would begin to 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:

CE13080546	CE13060379	CE13060049	CE13070331
CE13042018	CE13042021	CE13042262	CE13061811
CE13060855	CE13070626	CE13051322	CE13051565
CE13071613	CE13071574	CE13020277	CE13061427
CE13060871	CE13070394	CE13070562	CE13080306
CE13080161	CE13061146	CE13071146	CE13061610
CE13062079	CE13070061	CE13070743	CE13061808
CE13071147	CE13071148	CE13071151	CE13071250
CE13071152	CE13071506	CE13080115	CE13071589
CE13071667	CE13070083	CE13051422	CE13071007
CE13071009	CE13071168	CE13071011	CE13071015
CE13071016	CE13071170	CE13071171	CE13071175
CE13071958	CE13071960	CE13071967	CE13071969
CE13071972	CE13071975	CE13080095	CE13080096
CE13080097	CE13080101	CE13081333	CE13081337
CE13081351	CE13081354	CE13081356	CE13081357
CE13081363	CE13021458	CE13021462	

**Cases Withdrawn**

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

CE12051026      CE13071277      CE13071959      CE13081365

**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:

CE13060916      CE09030718      CE09030721      CE13050355

There being no further business, the hearing was adjourned at 12:20 P.M.

  
Special Magistrate

ATTEST:  
  
CLERK, SPECIAL MAGISTRATE

Minutes prepared by: J. Opperlee, Prototype Services