

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
JANUARY 16, 2014
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Peggy Burks, Clerk III
Lori Grossfeld, Clerk III
Jeri Pryor, Clerk of special Magistrate Supervisor
Ginger Wald, Assistant City Attorney
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
Dick Eaton, Senior Code Enforcement Officer
Adam Feldman, Senior Code Enforcement Officer
Ingrid Gottlieb, Senior Code Enforcement Officer
Linda Holloway, Code Enforcement Officer
Detective Jorge Maura
Officer Brian Mayo
Wilson Quintero, Code Enforcement Officer
Wilson Quintero Jr., Code Enforcement Officer
Mary Rich, Code Enforcement Officer
Maria Roque, Code Enforcement Officer
Ron Tetreault, Fire Inspector
Ursula Thime, Senior Code Enforcement Officer
Aretha Wimberly, Code Enforcement Officer
Shelly Wright, Code Enforcement Officer

Respondents and Witnesses

CT13081306: Daniel Minkin, owner's representative
CE13121231: Donald Darrach, attorney
CE13091072: Claire Clark, representative; Goran Dragoslavic, owner
CE11120720: Michael Landry, owner's representative; Richard Winer, owner
CE13061495: Anastasia Sanon, assistant property manager
CE13110397: Glendra Juers, owner
CE13101382; CE13101383: Sharon Furtado, representative
CE13101487: Jude Leevenson, owner's son
CE13121292: Teresa Hursey, owner
CE13081489: Stephanie Calzadilla, owner
CE13051877: Robert Villa, owner

CE13082166: Brunel Emile, owner
CE13080556: George Miller, agent
CE13110389: Igal Azani, owner
CE13090257: Flavio Principe, owner; Darrin Brown, property manager representative
CE13100014: Limor Rosenberg, owner's representative
CE13040549: Margaret McKeever, owner
CE13111077: Anthony Spalding, owner
CE13041100: Leslie Lue Yen, attorney; Lena Ung, owner
CE13101232: Gil Betzalel, manager
CE13120354: Hector Arballo, contractor
CE13060673: Bernard Gordon, property manager; Walter Morgan, attorney
CE13060104: Swaby Kerr-Rolle, 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: CE13041100 Administrative hearing-nuisance abatement
2554 Key Largo Ln
RISING DRAGON 88 INC

Certified mail sent to the owner was accepted on 12/12/13.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:
18-4(c)

THERE IS A DERELICT VESSEL THAT IS SINKING AND
CAUSING AN IMMEDIATE THREAT TO THE HEALTH, SAFETY
AND WELFARE OF THE COMMUNITY, DOCKED BEHIND THIS
PROPERTY.

Officer Gottlieb presented photos of the property, the towing bill and the case file into evidence and said the owner was contesting the charge. The City had paid a total of \$37,041.47 to tow the vessel.

Officer Brian Mayo stated he had found the vessel completely submerged and contaminants were evident. He had contacted the last registered owner, who informed him the vessel had been sold 20 years ago. He had contacted the owners of the property to explain that they were responsible, but they had ultimately refused to take action. Code Enforcement had instituted emergency abatement so City staff could arrange to have the vessel floated and towed.

Leslie Lue Yen, attorney for the property owner, said there were mitigating factors. Her client had purchased the property in December 2011 with the boat already docked there. In February 2013, the property incurred a Code Enforcement violation requiring the property owner to remove the boat. The registered owner of the vessel in 2004 and 2005 had been Theodore Syzyk. In June 2010, the title had been transferred to Jeffrey Chartier, but this transfer was questionable, since Theodore Syzyk had died.

Ms. Wald stated ownership of the boat did not matter, since the citations had been against the owner of the property.

Ms. Yen stated her client could have been at risk for criminal or civil liability for removing another person's property. She asked Judge Purdy to consider this.

Ms. Wald said the City had received funds from the State to help alleviate the costs to move the vessel. The City had requested a lien for the balance: \$17,041.47.

Judge Purdy found in favor of the City and denied the request.

Case: CE13101487

951 Alabama Avenue
BOUQUET, WILSON EST

Service was via posting on the property on 12/21/13 and at City Hall on 1/2/14.

Leonard Champagne, Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR WALLS ON THIS PROPERTY ARE NOT BEING
MAINTAINED. THE EXTERIOR WALLS, FRONT DOOR AND
FASCIA BOARDS ARE DIRTY AND HAVE CHIPPED AND
MISSING PAINT.

Complied:
9-305(b)

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

Jude Leevenson, the owner's son, agreed to comply.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$25 per day would begin to accrue.

Case: CE13121292

1110 West Las Olas Boulevard
HURSEY, RALPH M & TERESA J

Certified mail sent to the owner was accepted on 12/27/13.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEED AND LAWN DEBRIS ON THIS VACANT PROPERTY. THIS IS A RECURRING VIOLATION. PER CASES CE13090138, CE13071496, CE13060454, CE12090106. THIS CASE WILL BE HEARD BEFORE SPECIAL MAGISTRATE WHETHER IS COMES INTO COMPLIANCE OR NOT.

Officer Eaton stated the violation was now complied, and requested a finding of fact that the violation had existed as cited.

Teresa Hursey, owner, said the property had been vacant for several years. They had a lawn service that was supposed to take care of the property and had notified the service to be more mindful of the height of the grass.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CE13091072

529 Northwest 8 Avenue
SHALOMMAX LLC

Certified mail sent to the owner was accepted on 12/4/13.

Andre Cross, Code Enforcement Officer, testified to the following violations:
9-279(f)

THE TOILET IN APARTMENT #4 IS BACKED UP NOT FLUSHING AND IS IN NEED OF REPLACING OR REPAIR.

9-279(g)

THE WINDOW A/C UNITS IN APARTMENT #4 ARE IN DISREPAIR ONLY BLOWING COOL AIR NOT COLD. THE ROOM A/C UNITS ARE MAKING LOUD NOISES THEREFORE THE TENANT DOES NOT TURN ON THE UNITS. ALSO THE REFRIGERATOR FREEZER IN APARTMENT #4 DOES NOT GET COLD.

9-279(i)

APARTMENT #4 DOES NOT HAVE A STOVE.

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

Goran Dragoslavic, owner, said everything had been working when the tenant moved in and shortly thereafter she reported the stove was not working. When he went to repair the stove, the tenant stated she had "left it outside" and he suspected she had sold it. The same issue had occurred with the refrigerator and the tenant had also broken the air conditioner. He had then begun proceedings to evict the tenant, but she was still on the property.

Officer Cross took issue with Mr. Dragoslavic's statements, and said, "The majority of [Mr. Dragoslavic's properties] are not maintained well." He said the violations were accurate, and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

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

Case: CE13060673

3353 Davie Blvd
3333 DAVIE LLC

This case was first heard on 10/3/13 to comply by 10/24/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$20,700 fine, which would continue to accrue until the property complied.

Leonard Champagne, Code Enforcement Officer, said the landscaping, parking lot and drainage violations still existed.

Walter Morgan, attorney, said the owner had contacted a drainage company to try to resolve the drainage issue in August 2013. In September 2013, he had hired a paving company to address the problem in the front parking lot only, because he did not understand that the citation referred to the back parking lot as well. Mr. Morgan said Officer Cross and his client had entered into a stipulated agreement in October 2013 that allowed him until November 7, 2013 to complete all repairs but the owner had not understood that there would be fines if he did not meet the stipulated deadlines in the agreement. The owner had thought that he had complied all violations by the deadline, but after receiving the notice for the December hearing, he had spoken with Officer Champagne, who advised him of issues that were not resolved. The owner agreed that the draining contractor had not effectively addressed the drainage issues and hired another company to do the work on the front and back parking lots prior to the December hearing.

Mr. Morgan said the order issued pursuant to the stipulated agreement was not specific enough about where the parking area repairs must be made. He stated the order specified that the landscaping must be maintained "to a permitted, original plan..." and a landscape contractor had determined that the landscaping complied with the original

plans from December 2011. Mr. Morgan requested an extension to finish work on the back parking lot and landscaping.

Officer Champagne said he had spoken with the owner several times, and the order referred to "parking facilities" not a small section in the front lot only. He added that the City would not have realized that a permit did not fulfill the requirements of a Code Enforcement order when the owner applied for the permit. Officer Champagne said the permit application from the previous afternoon still did not include the drainage, which required an engineer's sign-off.

Mr. Morgan requested 45 days to complete the additional work.

Judge Purdy granted a 49-day extension during which time no fines would accrue.

Case: CE13081489

1138 Northwest 16 Court
CALZADILLA, STEPHANIE

Service was via posting on the property on 12/11/13 and at City Hall on 1/2/14.

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

THERE IS OUTDOOR STORAGE ON THIS PROPERTY
INCLUDING BUT NOT LIMITED TO CONSTRUCTION
MATERIALS, APPLIANCES, WHICH IS A NON-PERMITTED
LAND USE IN RS-8 ZONING PER ULDR TABLE 47-5.11.

9-308(a)

THERE IS A TARP COVERING THE ROOF SURFACE ON THE
REAR STRUCTURE AT THIS LOCATION, ROOF IS CAVING.

Stephanie Calzadilla, owner, said most of the construction debris had been removed and a roofing company was applying for a permit to do the roofing work.

Officer Quintero presented photos of the property and the case file into evidence, and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

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

Case: CE13101382

915 Northwest 4 Avenue
HOUSING ENTERPRISES OF FORT LAUDERDALE FLORIDA INC

Certified mail sent to the owner was accepted on 12/4/13.

Andre Cross, Code Enforcement Officer, testified to the following violation:
47-20.20.H.

THE PARKING LOT IS IN DISREPAIR AND IS NOT MAINTAINED IN GOOD OPERATING CONDITION. A PORTION OF THE PARKING AREA HAVE MISSING ASPHALT AND THE AREA ONLY HAVE SCATTERED ROCK AND DIRT THAT HAS MADE ITS WAY IN THE ROADWAY AND IS NOT MAINTAINED. ALSO THE PARKING STRIPES ARE FADED AND ARE IN NEED OF REPAINTING.

Sharon Furtado, representative, said she had hired a contractor and she requested time to have the work done.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 77 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 77 days or a fine of \$25 per day would begin to accrue.

Case: CE13101383

919 Northwest 4 Avenue

HOUSING ENTERPRISES OF FORT LAUDERDALE FLORIDA INC

Certified mail sent to the owner was accepted on 12/4/13.

Andre Cross, Code Enforcement Officer, testified to the following violation:
47-20.20.H.

THE PARKING LOT IS IN DISREPAIR AND IS NOT MAINTAINED IN GOOD OPERATING CONDITION. A PORTION OF THE PARKING AREA HAVE MISSING ASPHALT AND THE AREA ONLY HAVE SCATTERED ROCK AND DIRT THAT HAS MADE ITS WAY IN THE ROADWAY AND IS NOT MAINTAINED. ALSO THE PARKING STRIPES ARE FADED AND ARE IN NEED OF REPAINTING.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 77 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 77 days or a fine of \$25 per day would begin to accrue.

Case: CE11120720

712 Southwest 4 Place
WINER, RICHARD

This case was first heard on 4/19/12 to comply by 5/24/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,900 fine, which would continue to accrue until the property complied.

Dick Eaton, Senior Code Enforcement Officer, said there had been “many, many” extensions granted. The owner’s husband was in the process of selling the vessel and complying the violations.

Michael Landry, the owner’s representative, said his company was trying to purchase the vessel, and presented documentation pursuant to this purchase. He requested an extension.

Richard Winer, owner, said he agreed to sell the boat to Mr. Landry.

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

Case: CE13082166

1142 Northwest 7 Avenue
EMILE, BRUNEL & GERTRUDE

Certified mail sent to the owner was accepted on 12/17/13.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:
47-20.20.H.

THE PARKING AREA IS IN DISREPAIR, THERE ARE
POTHoles AND DIRT, AND THE PAVEMENT IS NOT IN
SMOOTH CONDITION. THE STRIPES HAVE FADED.

47-34.1.A.1.

THIS DUPLEX PROPERTY HAS BEEN CONVERTED TO A
FOURPLEX. THIS IS NOT A PERMITTED USE IN RD-15
ZONING. THERE IS OUTDOOR STORAGE ON THE PROPERTY.

9-276(b)(3)

THERE IS EVIDENCE OF TERMITES AND ROACHES.

9-280(b)

THERE ARE WINDOWS THAT ARE BROKEN, IN DISREPAIR, AND
INOPERABLE.

9-306

THERE IS DIRTY AND STAINED PAINT ON THE EXTERIOR
OF THE STRUCTURE.

Complied:
9-279(b)(2)
9-279(i)
9-280(f)

Brunel Emile, owner, described work already done at the property to convert it back to a duplex.

Ms. Wald stated all work to convert the property back to a duplex, such as removing the additional bathrooms and kitchens, must be done to comply, or the owner must apply for a variance for the fourplex.

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

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: CE13060104

3613 Southwest 12 Place
KERR-ROLLE, SWABY

This case was first heard on 8/15/13 to comply by 8/25/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$7,100 and the City was requesting the full fine be imposed.

Alejandro DelRio, Code Enforcement Officer, requested the full fine be imposed.

Swaby Kerr-Rolle, owner, said she had been out of town and her daughter had appeared at the previous hearing for her. When she realized the fines that would accrue, she had hired a contractor to address the violation.

Officer DelRio confirmed that the violation was complied and requested administrative costs of \$520.

Judge Purdy imposed a \$520 fine.

Case: CE13090257

1408 Northwest 3 Avenue
PHD DEVELOPMENT LLC

This case was first heard on 11/21/13 to comply by 12/1/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,500 and the City was requesting the full fine be imposed.

Darrin Brown, the property manager's representative, said once he realized the violations existed, he had discussed the violations with Officer Gottlieb and acted to comply. He asked Judge Purdy to reduce the fine.

Ingrid Gottlieb, Senior Code Enforcement Officer, agreed that once the property manager contacted her, he had been cooperative and complied the violations. She would not object to reducing the fines.

Judge Purdy imposed no fine.

Case: CE13051877

1140 Northwest 4 Avenue
VILLA, ROBERT

This case was first heard on 11/7/13 to comply by 9/23/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,450 fine, which would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer, reported the owner had informed her the violations were complied but she needed to reinspect to confirm.

Robert Vila, owner, said he had photos on his cell phone showing the violations were complied.

Ms. Wald suggested an extension so Officer Gottlieb could confirm compliance.

Judge Purdy granted a 14-day extension to 2/6/14, during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

Case: CE13080556

1300 Northwest 7 Terrace
OSHU 2 LLC

This case was first heard on 11/7/13 to comply by 12/12/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, stated there had been communication issues regarding landscaping and the driveway.

George Miller, agent, thanked Judge Purdy.

Judge Purdy imposed no fine.

Case: CE13040549

1923 Northeast 33 Avenue
MCKEEVER, MARGUERITE

This case was first heard on 9/19/13 to comply by 10/3/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$875 and the City was requesting the full fine be imposed.

Dick Eaton, Senior Code Enforcement Officer, stated the administrative costs were higher than the fine.

Margaret McKeever, owner, requested the fine be waived.

Judge Purdy imposed no fine.

Case: CE13121231

435 Bayshore Drive
ROYAL ATLANTIC DEVELOPERS

Certified mail sent to the owner was accepted on 12/27/13.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violation:
18-12(a)

THIS FENCED, VACANT LOT AND SWALE AREA HAS
OVERGROWN LAWN. THIS IS A RECURRING PROBLEM. PER
CASES CE13082052, CE13061368, CE12120649,
CE12091381. THIS CASE WILL BE HEARD BEFORE THE
SPECIAL MAGISTRATE WHETHER IT COMES INTO
COMPLIANCE OR NOT.

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

Donald Darrach, attorney, said the owner had made new arrangements for a landscaping company to maintain the property.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CT13081306

333 Royal Plaza Drive
PRINCE BAY LUXURY HOMES INC

This case was first heard on 11/21/13 to comply by 12/5/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$750 and the City was requesting the full fine be imposed.

Daniel Minkin, owner's representative, thanked Judge Purdy.

Judge Purdy imposed no fine.

Case: CE13101232

Administrative hearing-nuisance abatement

2921 Northwest 24 Court
ALTMAN, RAQUEL & ALTMAN, TZVI

Certified mail sent to the owner was accepted on 12/4/13.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:
24-7(b)

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

Officer Feldman provided a history of the case and said the City had removed the debris on November 15.

Gil Betzalel, manager, said this was a case of illegal dumping.

Judge Purdy found in favor of the City and denied the request.

Case: CE13120354

2979 W Commercial Blvd
NP SHOPPING CENTER PROPERTY LLC

Certified mail sent to the owner was accepted on 12/13/13.

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

NFPA 1:50.5.2.1

THE HOOD FIRE SUPPRESSION SYSTEM HAS NOT BEEN INSPECTED
AND TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 6
MONTHS.

Inspector Tetreault recommended ordering compliance within 91 days or a fine of \$150 per day.

Hector Arballo, contractor, said they were already pulling the permits.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day would begin to accrue.

Case: CE13110389

1400 Northwest 8 Avenue
I B VICTORY INVESTMENT INC

Certified mail sent to the owner was accepted on 12/13/13.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:
47-20.20.H.

THE PARKING LOT IS IN DISREPAIR. THERE ARE POTHoles, DIRT AND DEBRIS. THIS IS A REPEAT VIOLATION OF CASE #CE12110469, WHERE THE SPECIAL MAGISTRATE FOUND IN FAVOR OF THE CITY. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING.

9-278(g)

THERE ARE WINDOWS MISSING THE REQUIRED SCREENS.

9-280(b)

THERE ARE BROKEN WINDOWS ON THIS DUPLEX BUILDING.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE AREAS OF MISSING OR DEAD GRASS, AND BARE DIRT. THIS IS A REPEAT VIOLATION OF CASE #CE12110469, WHERE THE SPECIAL MAGISTRATE FOUND IN FAVOR OF THE CITY. THIS CASE WILL BE PRESENTED TO THE MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING.

Complied:

9-306

Officer Gottlieb stated there had been problems with a tenant who had been subsequently evicted.

Igal Azani, owner, confirmed the former tenant had been a problem and described work he had already done on the property. He explained that the City had damaged the grass area when performing road work in 2010. Officer Gottlieb stated the lawn had already been resodded and the paving repaired, but neither had been maintained.

Officer Gottlieb presented photos of the property and the case file into evidence, and requested a fine of \$50 per day for the 58 days 47-20.20.H. and 9-305(b) had already

been out of compliance, which would continue to accrue until the violations were complied, and recommended ordering compliance with 9-278(g) and 9-280(b) within 28 days or a fine of \$50 per day, per violation.

Mr. Azani described the damage done by the City's street work in 2010 and said he had repaired the damage to the sod but water was still causing a problem. Officer Gottlieb argued that the problem was lack of maintenance.

Judge Purdy found in favor of the City and imposed a fine of \$50 per day for the 58 days 47-20.20.H. and 9-305(b) had been out of compliance, which would continue to accrue until the violations were complied, and ordered compliance with 9-278(g) and 9-280(b) within 28 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE13061495

731 Northwest 19 Street
VENICE PARTNERS LTD
% BOSTON FINANCIAL

Personal service was made to the owner on 12/5/13.

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

24-27.(f)

THE LIDS ARE BEING LEFT OPEN ON THE DUMPSTERS.
THE LIDS ARE BEING LEFT OPEN ON THE DUMPSTERS.

24-29(a)

THE DUMPSTER AREA IS NOT BEING MAINTAINED. THERE
IS TRASH AROUND THE DUMPSTERS.

Complied:

18-4(c)

24-28(a)

47-19.4.D.4

47-34.4 B.1.a.

9-280(f)

Officer Gottlieb said the dumpsters were constantly filthy and unsanitary. She presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$100 per day, per violation.

Anastasia Sanon, assistant property manager, said the violation was complied now.

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

Case: CE13110397

831 Southwest 39 Avenue
JUERS, GLENDA J

Certified mail sent to the owner was accepted on 12/26/13.

Stephanie Bass, Code Enforcement Officer, testified to the following violation:
18-1.

THERE IS AN ACCUMULATION OF RUBBISH, DEBRIS, FURNITURE AND CARDBOARD BOXES IN THE CARPORT AREA OF THIS OCCUPIED PROPERTY. THE CARPORT AREA IS MAINTAINED INS SUCH A MANNER THAT THE PROPERTY MAY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMAL AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Bass presented photos of the property and the case file into evidence, and recommended ordering compliance within 7 days or a fine of \$25 per day. The owner had informed her that the violation was complied but Officer Bass needed to reinspect.

Glendra Juers, owner, said the violation was complied.

Judge Purdy found in favor of the City and ordered compliance within 7 days or a fine of \$25 per day would begin to accrue.

Case: CE13100014

1537 Northwest 4 Avenue
FISHMAN INVESTMENTS LLC

Certified mail sent to the owner was accepted on 12/5/13.

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

THERE IS OVERGROWTH, TRASH, LITTER AND DEBRIS ON THE PROPERTY AND SWALE OF THIS VACANT HOUSE. THIS IS A REPEAT VIOLATION OF CASE # CE12101476, WHERE THE SPECIAL MAGISTRATE FOUND FOR THE CITY. THIS CASE WILL BE BROUGHT BEFORE THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE BEFORE THE HEARING.

Officer Gottlieb said she had met with the owner's representative to discuss the ongoing problem. She presented photos of the property and the case file into evidence, and stated the violation was now complied. She requested a fine of \$25 per day for the 109 days the violation had existed.

Limor Rosenberg, the owner's representative, said she sent someone to clean the property every four weeks but apparently this was not often enough.

Ms. Wald explained the fine structure to Judge Purdy for recurring violations, and noted that there were significant administrative costs.

Judge Purdy found in favor of the City and imposed a \$2,725 fine for the days the violation existed.

Case: CE13111077
2554 Gulfstream Ln
SPALDING, ANTONY A

Certified mail sent to the owner was accepted on 12/19/13.

Alejandro DelRio, Code Enforcement Officer, testified to the following violations:
8-148

UNSIGHTLY BOAT DOCKED AT THIS PROPERTY.

9-313(c)

THE STREET NUMBERS ASSIGNED TO THIS PROPERTY ARE
NOT VISIBLE FROM THE ADJACENT NAVIGABLE WATERWAY.

Officer DelRio 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, per violation.

Anthony Spalding, owner, said he did not consider the boat to be unsightly and neither did his neighbors. He stated he was in the process of painting the boat. He had also put the numbers on the rear of the house. Officer DelRio said he had been unable to reinspect the property regarding the numbers because the owner had asked him to leave the property on his second inspection. He did not feel comfortable returning to the property unless the owner invited him.

Ms. Wald recommended allowing 49 days to comply the first violation.

Judge Purdy found in favor of the City and ordered compliance with 8-148 within 49 days or a fine of \$25 per day and with 9-313(c) within 14 days or a fine of \$25 per day would begin to accrue.

Case: CE13071785
6250 North Andrews Avenue
CYPRESS CREEK OFFICE CONDO ASSN INC

Certified mail sent to the owner was accepted on 12/12/13.

Mary Rich, Code Enforcement Officer, testified to the following violations:
47-20.20.H.

THE PARKING LOT AT THIS LOCATION IS IN DISREPAIR,
IN THAT THERE ARE AREAS OF UNEVEN
BLACKTOP/POTHoles AND THE REQUIRED STRIPING IS
FADED OR MISSING. THE REQUIRED WHEELSTOPS ARE
MISSING IN SOME AREAS OR NOT PROPERLY INSTALLED.

47-22.6.F.

THE SIGN ON THIS PROPERTY IS IN DISREPAIR.

9-306

THERE ARE AREAS OF THE EXTERIOR WALLS THAT HAVE
BARE/MISSING/CHIPPING PAINT.

Complied:

9-280(h)(1)

9-305(b)

Officer Rich presented photos of the property and the case file into evidence, and recommended ordering compliance within 21 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$100 per day, per violation would begin to accrue.

Case: CE13101123

2530 North Federal Highway
DWV REAL PROPERTY INC

Certified mail sent to the owner was accepted on 12/20/13.

Violations:

Withdrawn:

15-42

15-46.

Complied:

47-34.1

18-12(a)

Officer Wimberly stated all violations were now complied. She presented photos of the property and the case file into evidence, and requested a finding of fact that the violation had existed as cited.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CE13121162

3408 W Broward Blvd
AZIZ DISCOUNT BEAUTY SUPPLY 105 INC

Certified mail sent to the owner was accepted on 12/24/13 and certified mail sent to the registered agent was accepted on 12/24/13.

Violation:
Complied:
18-12(a)

Officer Wimberly stated the violation was now complied. She presented photos of the property and the case file into evidence, and requested a finding of fact that the violation had existed as cite.

Judge Purdy found in favor of the City that the violation had existed as cited.

Case: CE13111207

1244 Northeast 11 Avenue
BAMGD LAND TR EQUITYMAX INC TRSTEE

Service was via posting on the property on 12/18/13 and at City Hall on 1/2/14.

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEED, TRASH AND
DEBRIS ON THIS PROPERTY.

Officer Wright presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day.

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

Case: CE13101505

430 Arizona Avenue
GRANT, CLAUDETTE B H/E GRANT, DONALD

Violations:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THE FASCIA HAS MOLD/MILDEW WITH CHIPPED AND MISSING PAINT.

9-308(a)

THE ROOF IS IN DISREPAIR WITH A BLACK TARP BEING
HELD DOWN BY BRICKS. THERE IS MISSING TILES ON THE ROOF.

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$50 per day, per violation. 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 49 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE13101488

1061 Iroquois Avenue
THOMPSON, NEVILLE A

Certified mail sent to the owner was accepted on 12/20/13.

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

9-280(b)

THE FRONT DOOR OF THIS VACANT PROPERTY IS IN DISREPAIR COVERED WITH PLYWOOD.

9-280(h)(1)

THE WOODEN FENCE IS IN DISREPAIR WITH MISSING SLATS AND POST.

9-308(a)

THE ROOF HAS MISSING TILES AND THE FASCIA BOARD IS IN DISREPAIR.

Officer Bass 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: CE13080062

1628 Northwest 18 Avenue
1628 NORTHWEST 18TH AVENUE LLC

Certified mail sent to the owner was accepted on 12/20/13.

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

9-278(g)

THERE ARE SEVERAL WINDOWS ON THE PROPERTY THAT ARE MISSING THE REQUIRED SCREENS.

Complied:

9-280(b)

Officer Feldman presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day.

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

Case: CE13081779

2424 Aquavista Blvd
LESOUSKY, JOHN

Service was via posting on the property on 12/22/13 and at City Hall on 1/2/14.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:
18-12(a)

THERE IS OVERGROWTH OF GRASS AND WEEDS ON THE PROPERTY AND SWALE AREA; THERE IS TRASH, RUBBISH AND DEBRIS ON THE PROPERTY TO INCLUDE BUT NOT LIMITED TO CONCRETE, LANDSCAPE, ETC.

Officer Feldman presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day.

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

Case: CE13080154

2300 Southwest 15 Avenue
BUD ROBINSON MEMORIAL CHURCH OF THE

Certified mail sent to the owner was accepted on 12/4/13.

Mark Campbell, Code Enforcement Officer, testified to the following violation:
47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO: SEVERAL LARGE STORAGE CONTAINERS, NUMEROUS BOATS, PULL-BEHIND TRAILERS, AND A COMMERCIAL VEHICLE; PER ULDR TABLE 47-5.12, THIS IS AN UNPERMITTED LAND USE WITHIN THIS RD-15 ZONED DISTRICT.

Officer Campbell said he and Anthony Fajardo, Zoning Administrator had spoken with the pastor and board members to explain the violation and the City recommended requesting rezoning to resolve the issue. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 119 days or a fine of \$25 per day.

Judge Purdy found in favor of the City and ordered compliance within 119 days or a fine of \$25 per day would begin to accrue.

Case: CE13091158

808 Southeast 13 Street
ROSSI, VANESSA

Service was via posting on the property on 12/13/13 and at City Hall on 1/2/14.

Mark Campbell, Code Enforcement Officer, testified to the following violation:
47-20.20.H.

THE PARKING LOT IS NOT BEING MAINTAINED. THERE ARE
BROKEN OR LOOSE WHEELSTOPS AND FADED SURFACE
STRIPING. THERE ARE TREE ROOTS COMING UP THROUGH
THE ASPHALT.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 77 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 77 days or a fine of \$50 per day would begin to accrue.

Case: CE13081984

833 Northwest 19 Avenue
BROWN, J M & SILLIE MAE EST

Service was via posting on the property on 12/11/13 and at City Hall on 1/2/14.

Wilson Quintero, Code Enforcement Officer, testified to the following violations:
9-306

THE EXTERIOR OF THE STRUCTURE ON THIS PROPERTY
CONSIST OF BARE STUCCO AND NEEDS TO BE PAINTED.

9-313(a)

HOUSE ADDRESS NUMBERS NOT DISPLAYED OR VISIBLE
FROM THE STREET.

Complied:

9-308(a)

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

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

Case: CE13101494

1608 Northwest 15 Street
BROWN, VERONICA

Service was via posting on the property on 12/11/13 and at City Hall on 1/2/14.

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

THE POOL ON THE REAR OF THIS SINGLE FAMILY RESIDENCE DWELLING IS FILLED WITH GREEN, STAGNANT WATER. THE POOL IN THIS CONDITION IS A BREEDING PLACE FOR MOSQUITOES AND ENDANGERS THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE COMMUNITY. THE PROPERTY OWNER HAS BEEN ADVISED OF THE VIOLATION ON NUMEROUS OCCASIONS AND ALTHOUGH NUMEROUS NOTICES HAVE BEEN ISSUED, THE VIOLATION CONTINUES TO RECUR. DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE WILL BE PRESENTED TO A SPECIAL MAGISTRATE, WHETHER THE VIOLATION IS CORRECTED PRIOR TO THE HEARING OR NOT.

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

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

Case: CE13120674

626 Northwest 21 Terrace
BARON, JEFFREY A

Certified mail sent to the owner was accepted on 12/21/13.

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

THE GATE ON THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED, THE NORTH SIDE METAL GATE IS DOWN.
THIS IS A REPEAT VIOLATION AS THE PROPERTY WAS CITED VIA CASE NUMBER CE09031355 BY SPECIAL MAGISTRATE TELL ON 6/18/2009.

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

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

Case: CE13101479

582 W Campus Cir
CALLOWAY, ARLEEN

Certified mail sent to the owner was accepted on 12/17/13.

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

9-280(h)(1)

THERE IS A WOODEN FENCE IN DISREPAIR ON THIS
PROPERTY.

Officer Champagne presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day.

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

Case: CE13090368

4011 Bayview Drive
DELROSAL, ERIC

Certified mail sent to the owner was accepted on 12/24/13.

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. THE WOODEN PORCH AND DECK HAS
ROTTEN WOOD. THE CEILINGS INSIDE THE HOUSE HAVE
COLLAPSED DUE TO WATER LEAKS FROM THE ROOF

9-280(h)(1)

THE WOODEN FENCE AT THIS PROPERTY HAS NOT BEEN
MAINTAINED. THE SLATS ARE BENT, MISSING AND OR
LOOSE FROM THE POSTS. SOME SLATS ARE ON THE
GROUND.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME STAINED.
STRUCTURAL PARTS INCLUDING THE FASCIA AND SOFFIT
HAVE LOOSE MATERIALS. THE WALLS HAD OPENINGS
SECURED WITH CONCRETE BLOCKS.

9-308(a)

THE ROOF IS NOT WATERTIGHT. THE LEAKS HAVE CAUSED THE CEILING TO COLLAPSE INSIDE THE HOUSE.

9-308(b)

THERE IS A TARP ON THE ROOF. IT HAS DETERIORATED AND IS HANGING LOOSE AND IN SHREDS FROM THE ROOF.

Officer Thime 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.

Judge Purdy 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: CE13071455

400 Northeast 12 Avenue
JESSEN, ROBERT W

Certified mail sent to the owner was accepted on 12/18/13.

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

18-12(a)

OCCUPIED SINGLE FAMILY HOME HAS BECOME LITTERED WITH OUTSIDE STORAGE WHICH COULD BE CONSIDERED DEBRIS, IT INCLUDES BUT IS NOT LIMITED TO SHOPPING CARTS, BUCKETS, COOLERS, BOTTLE CAPS, BOTTLES, EMPTY FOOD CONTAINERS, BAGS, ETC.
THE PORCH AREA HAS BECOME A STORAGE PLACE FOR NONDESCRIPIT ITEMS.

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

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

Case: CE13120310

904 Northeast 15 Avenue
ESTRADA, VICTOR

Service was via posting on the property on 12/26/13 and at City Hall on 1/2/14.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violations:
9-276(d)(1)

THE CEILING HAS COLLAPSED IN ONE ROOM IN THE HOUSE DUE TO A PAST WATER LEAK ON THE ROOF.

9-280(f)

THE TOILET IN THE BATHROOM IS NOT CONNECTED TO THE SEWER SYSTEM DUE TO BE IN DISREPAIR. THE PROPERTY HAS NOT WATER SERVICE DUE TO BROKEN PIPES INSIDE THE HOUSE. THE PIPE UNDERNEATH THE KITCHEN SINK IS LEAKING WATER INTO THE CABINET.

9-280(g)

WALL A/C ON THE NORTH SIDE OF THE HOUSE IS NOT IN WORKING CONDITION.

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

Judge Purdy 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: CE13051639

1708 Northwest 6 Avenue
SAMMY, DIANE & SAMMY, RONNIE R

Personal service was made to the owner on 12/5/13.

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

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

47-34.1.A.1.

THERE IS FURNITURE, TOYS, AND OTHER ITEMS BEING STORED OUTDOORS ON THIS RDS-15 ZONED RESIDENTIAL PROPERTY. THIS IS NOT A PERMITTED USE IN THIS ZONING.

Complied:

9-313(a)

Officer Gottlieb 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, per violation.

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

Case: CE13090012

1238 Northeast 3 Avenue
AVNAIM, TOMER

Service was via posting on the property on 12/13/13 and at City Hall on 1/2/14.

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

THERE ARE DOORS THAT DO NOT CLOSE PROPERLY OR
HAVE LARGE GAPS AROUND THEM.

9-280(g)

THE AC UNIT IS NOT WORKING PROPERLY.

9-305(b)

THE REAR YARD IS ALL DIRT, AND THE LANDSCAPING IS
NOT BEING MAINTAINED ON THE PROPERTY.

Officer Gottlieb 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: CE13091541

Stipulated agreement

1127 Northwest 7 Avenue
PALM REAL ESTATE LLC

9-278(g)

THERE ARE WINDOWS MISSING SCREENS.

9-280(b)

THE FRONT AND REAR DOOR HAVE GAPS AROUND
THEM AND ARE NOT WEATHERPROOF AND
WATERTIGHT. THE REAR DOOR HAS ROTTING
WOOD AROUND IT. THERE IS DAMAGE TO THE CEILING
FROM A LEAK.

9-280(f)

THERE IS A LEAKING PIPE, AND THE TOILET TANK IS
MISSING THE LID.

9-280(g)

THERE ARE OUTLETS THAT DO NOT WORK, AND AN OUTLET
MISSING THE COVER. THERE IS EXPOSED ELECTRICAL IN
THE BREAKER BOX.

9-308(a)

THERE IS EVIDENCE OF A ROOF LEAK.

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.

Judge Purdy 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: CE13120365

1007 Northwest 53 Street
M & M BUILDING LLC

Certified mail sent to the owner was accepted on 12/16/13.

Ron Tetreault, Fire Inspector, testified to the following violation:
NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

Complied:

NFPA 1:11.1.10

NFPA 1:13.6.9.3.1.1.1

Inspector Tetreault recommended ordering compliance within 35 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$150 per day would begin to accrue.

Case: CE13120466

1170 North Federal Highway
EAST POINT TOWERS CONDO INC

Personal service was made to the owner on 12/30/13.

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

NFPA 1:10.4.4

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED
AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

Inspector Tetreault recommended ordering compliance within 91 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day would begin to accrue.

Case: CE13120467

1160 North Federal Highway
EAST POINT TOWERS CONDO INC

Personal service was made to the owner on 12/30/13.

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

NFPA 1:10.4.4

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED
AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

Inspector Tetreault recommended ordering compliance within 91 days or a fine of \$150 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$150 per day would begin to accrue.

Case: CE12071654

534 Northwest 9 Avenue
MEZA, PEDRO P

This case was first heard on 10/17/13 to comply by 11/21/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,375 fine, which would continue to accrue until the property complied.

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

Case: CE13030580

257 City View Drive
NGUYEN, QUYEN & CHEUNG, MARY

This case was first heard on 10/17/13 to comply by 11/21/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,375 fine, which would continue to accrue until the property complied.

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

Case: CE13081102

1750 Northeast 52 Street
MILLER, CHRISTINE

This case was first heard on 10/17/13 to comply by 10/31/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$825 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

Case: CE13090452

1321 Northeast 14 Street
HSBC BANK USA NA TRSTEE

This case was first heard on 11/7/13 to comply by 11/17/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,900 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$5,900 fine, which would continue to accrue until the property complied.

Case: CE13090371

1407 Southwest 10 Street
NIES, SHAWN

This case was first heard on 11/7/13 to comply by 11/17/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,900 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$5,900 fine, which would continue to accrue until the property complied.

Case: CE13091105

1005 Southwest 15 Terrace
BELONY, JOANE

This case was first heard on 11/21/13 to comply by 12/5/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,025 fine, which would continue to accrue until the property complied.

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

Case: CE13021592

626 Southwest 14 Avenue
26 MADISON LLC
% PAUL FELDMAN PA

This case was first heard on 5/16/13 to comply by 5/30/13, 6/6/13 and 8/16/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$16,300 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$16,300 fine.

Case: CE13090665

3001 Northwest 24 Street
MCCASKILL, FRANK D EST
% MARVALYN DAVIS

This case was first heard on 11/21/13 to comply by 12/1/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,500 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$4,500 fine, which would continue to accrue until the property complied.

Case: CE13091092

1621 Northwest 26 Avenue
EDWARDS, CHRISTINE

This case was first heard on 11/7/13 to comply by 11/21/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,375 fine, which would continue to accrue until the property complied.

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

Case: CE13071382

1406 Northwest 15 Terrace
THOMPSON, ANTHONY A & COLLETTE, JOYCE M

This case was first heard on 10/17/13 to comply by 11/21/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,375 fine, which would continue to accrue until the property complied.

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

Case: CE13080020

2400 Northeast 27 Avenue
NIELSEN, BETH

This case was first heard on 11/7/13 to comply by 12/5/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,075 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$3,075 fine, which would continue to accrue until the property complied.

Case: CE13070305

1028 Northwest 9 Avenue
MARCELIN, HARRY

This case was first heard on 11/7/13 to comply by 12/5/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$2,050 fine, which would continue to accrue until the property complied.

Case: CE13081968

1044 Northwest 7 Avenue
NORTH BIMINI LLC

This case was first heard on 11/7/13 to comply by 11/17/13 and 12/12/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,600 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$9,600 fine, which would continue to accrue until the property complied.

Case: CE13090258

1205 North Andrews Avenue
MCELROY, MICHAEL F

This case was first heard on 11/21/13 to comply by 12/5/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,950 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,950 fine.

Case: CE13090671

1221 Northwest 5 Avenue
SFRH SF RENTAL LP

This case was first heard on 10/17/13 to comply by 11/21/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,375 fine, which would continue to accrue until the property complied.

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

Case: CE13111026

2415 Castilla Isle
WHEELER, PHILIP GREGORY

Certified mail sent to the owner was accepted on 12/18/13.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR WALLS AND GARAGE DOOR ON THE PROPERTY ARE IN DISREPAIR IN THAT THERE IS PEELING/MISSING PAINT; THERE ARE AREAS OF THE SOFFIT AND FASCIA BOARDS THAT ARE IN DISREPAIR IN THAT THEY ARE ROTTED/MISSING.

Officer Feldman presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day.

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

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:

CE13111034	CE13111239	CE13110545	CE13041241
CE13090941	CE13101480	CE13101857	CE13110381
CE13110135	CE13091225	CE13081252	CE13081253
CE13111466	CE13110480	CE13111409	CE13111411
CE13111413	CE13120334	CE13120359	CE13120362
CE13120367	CE13120370	CE13120464	CE13120371
CE13120460	CE13120463	CE13120465	CE13120469

CE13120472	CE13120474	CE13120476	CE13120478
CE13120479	CE13120480	CE13120484	CE13120490
CE13120500			

Cases Rescheduled

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

CE13120910	CE13061826	CE13100835	CE13100836
CE13121029	CE13121153		

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:

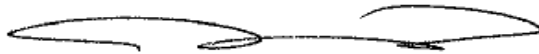
CE13020049

There being no further business, the hearing was adjourned at 11:57 A.M.



SPECIAL MAGISTRATE

ATTEST:



Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services