

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
FEBRUARY 6, 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
Wanda Acquavella, Code Enforcement Officer
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Tom Clemons, Fire Inspector
Andre Cross, 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
George Oliva, Building Inspector
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
Salvatore Viscusi, Code Enforcement Officer
Aretha Wimberly, Code Enforcement Officer
Shelly Wright, Code Enforcement Officer

Respondents and Witnesses

CE13041248: Waleska Anez, property manager
CE13111514: Audrey Wint, owner
CE13120820: Chad Lawrence, contractor
CE13061287: Alexandre Saadi, authorized agent
CE11080603: Aliquais Louima, owner
CE13100751: Jason Shutts, owner
CE13081097: Skye Molineux, tenant
CE13101389: Judith Bromley, owner's wife
CE13121153: Daniel Neil Daniel, owner

CE13100098: Matthew Jelnek, power of attorney
CE13110877: Dieuseul Saint Jean, owner
CE13051877: Robert Villa, owner
CE13120289: Kenneth White, owner
CE13081881: Robert Gargano, neighbor
CE13021535: Joanna Warski, real estate agent
CE12041354: Marlow Silvera, owner's son
CE12121226: Rebecca Yates, owner
CE13060789: Contia Belizaire, owner; Audeste Pierre, owner's nephew
CE13061326: Usler Auguste, pastor
CE13120641: Enrico Mezzalira, property manager
CE14010142: William Brennan, owner
CE11010560: Gary Troy, owner
CE13071256: Florene Blanc, owner; Kerly Blanc, owner's nephew
CE13120431: Sylvio Savidis, property manager
CE13110767: Goran Dragoslavic, owner; Anthony Dixon, tenant
CE13121397: Steven Garrett, owner
CE13100749: Michael Fuquay, property manager
CE13012071: Karen Goenaga, property manager
CE13082231: George Miller, agent
CE13021511: Horace Green, tenant

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: CE13110767

1407 Northwest 13 Court
COMMUNITY 8 PROPERTIES LLC

This case was first heard on 12/19/13 to comply by 12/26/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,250 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Enforcement Officer, related his activity on the case and his interaction with the owner and stated administration costs were \$480.

Goran Dragoslavic, owner, was present.

Anthony Dixon, tenant, stated he had not understood exactly what must be done to comply. Officer Quintero stated there had been complaints from the neighbors for months before the case was brought to the Special Magistrate.

Ms. Flynn imposed a \$1,700 fine.

Case: CE13110877

1112 Northwest 1 Avenue
FIRST FORT LAUDERDALE HAITIAN MISSIONARY BAPTIST CHURCH

Service was via posting on the property on 1/15/14 and at City Hall on 1/23/14.

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

THERE IS FURNITURE AND OTHER ITEMS BEING STORED
OUTDOORS. THIS IS NOT A PERMITTED USE IN RD-15
ZONING.

9-280(b)

THERE ARE BROKEN WINDOWS ON THE HOUSE.

9-304(b)

THERE ARE VEHICLES PARKING ON THE LAWN.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS
MISSING GRASS.

9-306

THERE IS DAMAGE TO EXTERIOR WALLS AND PEELING AND
MISSING PAINT.

9-313(a)

THERE ARE NO VISIBLE HOUSE NUMBERS.

Officer Gottlieb said the church was working on the violations.

Dieuseul Saint Jean, owner, described work he had already done to comply and requested five months.

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

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

Case: CE13071256

2741 Northwest 16 Court
BLANC, FLORENE

Service was via posting on the property on 12/27/13 and at City Hall on 1/23/14.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:
8-12(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE
PROPERTY AND SWALE.

47-34.1.A.1.

THERE IS A LARGE AMOUNT OF OUTDOOR STORAGE, INCLUDING
FURNITURE, FITNESS EQUIPMENT. CONSTRUCTION EQUIPMENT AND
MORE.

47-34.4

THERE IS A COMMERCIAL VEHICLE BEING KEPT ON THIS
RESIDENTIALLY ZONED PROPERTY. THIS IS NOT A
PERMITTED LAND USE IN RESIDENTIAL ZONING.

9-280(h)(1)

THE WOOD FENCE IS IN DISREPAIR.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE
AREAS OF BARE DIRT AND WEEDS.

Complied:

18-4(c)

47-19.2P.

9-304(b)

Officer Gottlieb said the owner was making progress.

Kerly Blanc, the owner's nephew, said most of the work was done and requested 35 days.

Officer Gottlieb 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.

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: CE12121226

1750 North Federal Highway
BAL HARBOUR SQUARE LLC

This case was first heard on 2/7/13 to comply by 4/18/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$13,800 and the City was requesting the full fine be imposed.

Ron Tetreault, Fire Inspector, requested \$520 for administrative costs.

Ms. Flynn imposed a \$520 fine.

Case: CE14010142

2421 Northeast 13 Street
BRENNAN, WILLIAM D & BRENNAN, CLAUDIA VINUEZA

Service was via posting on the property on 1/12/14 and at City Hall on 1/23/14.

Shelly Wright, Code Enforcement Officer, testified to the following violation:
47-34.4 B.2.

THERE IS A RECREATIONAL VEHICLE (RV) PARKED ON THE
DRIVEWAY OF THIS PROPERTY IN VIOLATION OF
RESTRICTIONS FOR RS4.4 ZONE. THIS IS A RECURRING
VIOLATION; PRIOR CASES: CE13101927 & CE12110967.

Officer Wright said the violation was complied on 1/12/14. 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.

William Brennan, owner, confirmed the vehicle had been moved.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE13082231

1527 Northwest 7 Terrace
2751 INVESTMENTS LLC

This case was first heard on 11/21/13 to comply by 12/19/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

George Miller, agent, said the owners had hired an incompetent person to make the repairs and they had hired a new person.

Ms. Flynn imposed a \$1,500 fine.

Case: CE13100098

1104 Northwest 6 Avenue
OSHU 1 LLC

Certified mail sent to the owner was accepted on 1/17/14.

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

THE MAIN STRUCTURE ON THIS PROPERTY HAS BEEN
CONVERTED TO TWO UNITS, CREATING THREE DWELLING

UNITS ON THIS PROPERTY. THIS IS NOT A PERMITTED
LAND USE IN RD-15 ZONING.

9-304(b)

THERE ARE VEHICLES PARKING ON GRASS OR DIRT
SURFACE. THE GRAVEL DRIVEWAY HAS DETERIORATED AND
IS MOSTLY DIRT WITH WEEDS GROWING THROUGH IT.

Complied:

9-280(g)

Matthew Jelnek, power of attorney, presented an MLS indicating the number of units that was included when the owner purchased the property and copies of permits and code violations over the years. He stated his clients had purchased the property believing it was within code. He explained that the three units each had a lease running through September 2014. Ms. Jelnek agreed to address the driveway issue within 35 days. He assumed the property had been converted in 2001 when the electric service was changed, with a permit.

Ms. Wald advised that the owner might be able to apply for a variance for the third unit; it depended on how this was accomplished, how many units were allowed in this zoning district and whether there was a hardship.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance with 47-34.1.A.1. within 91 days or a fine of \$50 per day and with 9-304(b) within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance with 47-34.1.A.1. within 91 days or a fine of \$50 per day and with 9-304(b) within 35 days or a fine of \$50 per day would begin to accrue.

Case: CE13081097

795 E Sunrise Blvd

ANTHONY FAMILY LIMITED PARTNERSHIP

Certified mail sent to the owner was accepted on 1/13/14.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
47-20.20.E.

PARKING FACILITY AT THIS BUSINESS IS USED TO STORE
ITEMS AS FURNITURE, TIKIS, CANOPIES, FOUNTAINS,
ETC. PARKING FACILITY IS NOT USED TO PARK MOTOR
VEHICLES. REAR PARKING LOT HAS BEEN CLOSED BY A FENCE.

Officer Thime presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$50 per day.

Skye Molineux, tenant, said they had been using this lot for storage for 13 years; they had never used the lot for parking. He stated his employees parked in an adjacent lot that he also owned.

Ms. Wald said, "...you're going to have to use those parking spots" based on the zoning and if they wanted to move the parking elsewhere, approval was needed.

Officer Thime stated this was a repeat violation for outside storage. The owner had obtained approval for a garden center, but no items could be stored in the parking lot.

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: CE11010560

2457 Northwest 26 Avenue
WILLIAMS, MASON MATTHIAS

This case was first heard on 7/18/13 to comply by 9/5/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,150 and the City was requesting a \$520 fine be imposed.

George Oliva, Building Inspector, requested a fine of \$520 be imposed to cover administrative costs.

Gary Troy, owner, said the delays were caused by his architect and waiting for the permits to be issued. He added that he had spent tens of thousands of dollars bringing the property into compliance.

Ms. Flynn imposed a \$260 fine.

Case: CE13101389

901 Northwest 3 Avenue
MCFARLANE, DESMOND A EST

Service was via posting on the property on 1/10/14 and at City Hall on 1/23/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT
THE PROPERTY INCLUDING BUT, NOT LIMITED TO PILES
OF TREE DEBRIS, CAR PARTS AND MISCELLANEOUS ITEMS.

Judith Bromley, the owner's wife, described the debris that had been buried on the property that she had been working for months to remove. She requested 90 days.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 98 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 98 days or a fine of \$25 per day would begin to accrue.

Case: CE13120641

2319 Desota Drive
ROVTI, CARLOS & ROVTI, ROSANA

Service was via posting on the property on 1/9/14 and at City Hall on 1/23/14.

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

THE POOL AT THIS LOCATION IS FILLED WITH GREEN/STAGNANT WATER. THE POOL AT THIS LOCATION IS A PUBLIC NUISANCE.

Officer Feldman 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.

Enrico Mezzalira, property manager, agreed to comply within 10 days.

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: CE13120289

1143 Chateau Park Drive
WHITE, KENNETH E

Service was via posting on the property on 1/8/14 and at City Hall on 1/23/14.

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

THE POOL IN THE REAR YARD ON THIS VACANT/UNOCCUPIED SINGLE FAMILY RESIDENTIAL DWELLING IS FILLED WITH GREEN/STAGNANT WATER. IN ITS CURRENT CONDITION, THE POOL ON THIS PROPERTY IS UNSIGHTLY, UNSANITARY, AND IS A POTENTIAL BREEDING GROUND FOR MOSQUITOES. IT ALSO POSES A TREAT TO THE HEALTH, SAFETY, AND WELFARE TO THE SURROUNDING PROPERTIES AND TO THE COMMUNITY.

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 10 days or a fine of \$100 per day.

Kenneth White, owner, agreed to comply within 10 days.

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: CE13060789

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

This case was first heard on 9/19/13 to comply by 10/24/13 and 12/20/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$2,425 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Enforcement Officer, confirmed the violation was complied. He reported the administrative costs totaled \$718.

Audeste Pierre, the owner's nephew, interpreted for his aunt, Contia Belizaire, owner. He explained that his aunt had complied the violation. Mr. Pierre said his aunt had not had the money to comply the violation sooner.

Ms. Flynn imposed a \$718 fine.

Case: CE13061287

624 Southwest 16 Avenue
SFRH SF RENTAL LP

This case was first heard on 8/1/13 to comply by 9/19/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$49,500 and the City was requesting the full fine be imposed.

Ron Tetreault, Fire Inspector, recommended a \$520 fine for administrative costs.

Alexandre Saadi, authorized agent, agreed to the fine reduction.

Ms. Flynn imposed a \$520 fine.

Case: CE13100751

724 Northwest 17 Street
SHUTTS, JASON ALBERT

This case was first heard on 12/19/13 to comply by 12/29/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,800 fine, which would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the owner had informed her the property was complied but she needed to reinspect.

Jason Shutts, owner, stated the property was complied. He said he had tried unsuccessfully to contact Officer Gottlieb. He presented photos of the property. Mr. Shutts explained that there was a school bus stop nearby and it was difficult to keep up with the trash on the swale.

Ms. Flynn granted a 10-day extension.

Case: CE12041354

Request for extension

1709 Southwest 10 Street
SILVERA, KENNETH A

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 \$27,300 fine, which would continue to accrue until the property complied.

Marlow Silvera, the owner's son, said his father was living on social security and it was difficult for him to afford the costs of complying. He requested 45 days.

Ms. Wald recommended making an extension retroactive to 11/26/12 to remove the accrued fines.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue, and made the extension retroactive to 11/26/12, removing the accrued fines.

Case: CE13021511

1605 Northwest 11 Street
SKYERS, DAISY GRIFFITH

This case was first heard on 5/16/13 to comply by 6/13/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$4,000 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Enforcement Officer, reported that administrative costs totaled \$1,160.

Horace Green, tenant, said he had done what asked to comply. He stated the violations had been complied prior to the last hearing but the property had not been reinspected.

Ms. Flynn imposed a \$1,160 fine.

Case: CE13061326

2200 Northwest 12 Avenue
EGLISE BAPTISTE BETHANIE DE FORT LA

This case was first heard on 9/19/13 to comply by 10/3/13 and 10/10/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,350 fine, which would continue to accrue until the property complied.

Wilson Quintero, Code Enforcement Officer, said nothing had been done.

Uslar Auguste, pastor, thought compliance would wait until they performed construction on the property.

Ms. Wald said the church had been granted a variance to allow them to install a fence instead of the required wall, but the permit was supposed to have been issued by 1/13/12 and had not been. The pastor would now need to request additional time for the fence or erect a fence. The City would not wait for the new construction. She recommended imposition of the fines.

Ms. Flynn imposed the \$2,350 fine, which would continue to accrue until the property complied.

Case: CE11080603

704 Southwest 16 Avenue
LOUIMA, ALIQUAIS & LOUIMA, SUSETTE

This case was first heard on 9/1/11 to comply by 10/6/11. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$87,150 and the City was requesting the full fine be imposed.

Ron Tetreault, Fire Inspector, recommended reducing the fine to \$520 to cover administrative costs.

Aliquais Louima, owner, agreed to the fine reduction.

Ms. Flynn imposed a \$520 fine.

Case: CE13121153

1100 Northeast 5 Avenue
DNY HOLDINGS LLC

Certified mail sent to the owner was accepted on 1/6/14.

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

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED AGAIN AND DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE IS BEING SCHEDULED TO BE PRESENTED AT THE NEXT SPECIAL MAGISTRATE HEARING. THE PROPERTY WAS CITED ON 10-05-13 UNDER CASE NUMBER CE13100226, AND CITED ON 12-17-13 UNDER CASE NUMBER CE13121153. DUE TO THE RECURRING NATURE OF THIS VIOLATION THE CITY IS REQUESTING THAT THE MAGISTRATE FINDS THAT THE VIOLATION DID EXIST. IF THE VIOLATION OCCURS AGAIN THE PROPERTY OWNER IS SUBJECT TO BE CITED AS A REPEAT VIOLATOR.

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

Daniel Neil Daniel, owner, said the property was currently rented. Ms. Flynn stressed that the owner was responsible for the violations, not the tenant.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE13111514

468 E Melrose Cir
WINT, AUDREY

Service was via posting on the property on 1/18/14 and at City Hall on 1/23/14.

Stephanie Bass, Code Enforcement Officer, testified to the following violations:
9-276(b)(3)

THERE IS EVIDENCE OF AN INFESTATION OF TERMITES AT THIS OCCUPIED PROPERTY.

9-280(b)

THERE ARE BUILDING PARTS INCLUDED BUT NOT LIMITED TO THE KITCHEN CABINETS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING OF THE MASTER BEDROOM BATHROOM IS LEAKING AND NOT BEING MAINTAINED IN A REASONABLY WEATHER AND WATER TIGHT CONDITION.

9-280(f)

THE KITCHEN SINK IS BACKED UP AND WATER FROM THE SINK IS LEAKING INTO THE ADJOURNING BATHROOM.

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, per violation.

Audrey Wint, owner, said a tenant had promised to do some of the work and was refusing to allow the exterminator access to the property to tent it for termites. The tenant had also refused to give her a key to the building. Ms. Wint produced a receipt from the exterminator. Officer Bass stated the tenant had informed her she did not object to allowing someone into the property and they had allowed someone access in order to repair the air conditioner.

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

Case: CE13041248

201 Hendricks Isle
HENDRICKS 201 LLC

Certified mail sent to the owner was accepted on 1/9/14.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:
47-20.20.H.

THE PARKING LOT AT THIS LOCATION IS IN DISREPAIR,
IN THAT THE SURFACE MARKINGS ARE FADED/MISSING IN
SOME AREAS AND THE ASPHALT IS UNEVEN, CAUSING
POTHoles. THERE ARE MISSING WHEEL STOPS.

Officer Feldman explained the owner intended to demolish the building. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 105 days or a fine of \$50 per day.

Waleska Anez, property manager, requested 105 days to evict the tenants.

Ms. Flynn found in favor of the City and ordered compliance within 105 days or a fine of \$50 per day would begin to accrue.

Case: CE13012071

1505 Northwest 8 Avenue
DARWIN1 LLC

This case was first heard on 9/19/13 to comply by 10/3/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$13,100 fine, which would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer, reported two violations that were previously complied were again in violation. She said the property was not being maintained at all.

Karen Goenaga, property manager, reported they had painted the units, repaired the fence and repaired the screens and frames. She remarked that it was very difficult to keep up with the trash cans.

Officer Gottlieb stated the parking area was still a problem, at least one window was still in disrepair and there was constantly trash on the property. She recommended imposition of the fines.

Ms. Flynn imposed the \$13,100 fine which would continue to accrue until the property complied.

Case: CE13121397

1441 Northwest 6 Street
CALDWELL, BONNIE & GARRETT, STEVEN

Service was via posting on the property on 1/9/14 and at City Hall on 1/23/14.

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

OVERGROWTH, RUBBISH, TRASH, AND DEBRIS HAS ACCUMULATED ON THIS VACANT LOT AGAIN. THIS IS A RECURRING VIOLATION. PREVIOUS CASES INCLUDE BUT ARE NOT LIMITED TO CE13080442, CE12060426, AND CE12110303. THIS CASE WILL BE PRESENTED BEFORE A SPECIAL MAGISTRATE WHETHER THE VIOLATION IS CORRECTED PRIOR TO THE HEARING OR NOT.

Officer Wimberly said the violation was 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.

Steven Garrett, owner, stated it was difficult to keep up with garbage that blew down the street.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE13021535

1321 Northwest 46 Street
KING, SHANNON

This case was first heard on 5/16/13 to comply by 6/20/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,250 fine, which would continue to accrue until the property complied.

Wilson Quintero Jr., Code Enforcement Officer, provided a history of the violations.

Joanna Warski, real estate agent, stated the property was for sale and under contract as a short sale. She anticipated the new owner would repair the roof.

Ms. Flynn imposed the \$3,250 fine, which would continue to accrue until the property complied.

Case: CE13120431

3181 Davie Blvd
GEM EQUITIES LLC

Certified mail sent to the owner was accepted on 1/10/14.

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

THE ROOF AND CEILING ARE NOT STRUCTURALLY
SOUND, WEATHER AND WATER TIGHT. THE ROOF IS LEAKING
CAUSING DAMAGE TO THE CEILINGS.

Officer Champagne 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.

Sylvio Savidis, property manager, explained that the tenant had not paid rent for months and would not allow anyone into the property. They had begun eviction proceedings in July. Mr. Savidis stated the current owner must replace the roof before the closing.

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: CE13051877
1140 Northwest 4 Avenue
VILLA, ROBERT

Ordered to re-appear

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 \$13,150 fine, which would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer, stated there was a bit more work to be done.

Robert Villa, owner, said all work except the driveway had been completed in November. He informed Ms. Flynn that the driveway was now finished.

Officer Gottlieb stated 18-12(a) was a repeat violation which had been complied, but was once again in violation. She said Mr. Villa had informed her not to go onto the property without him. She described violations that still existed.

Ms. Flynn granted a 10-day extension during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE13100749
1501 Northwest 24 Avenue
DALLAND PROPERTIES LP

This case was first heard on 12/19/13 to comply by 1/2/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,200 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, confirmed the violations were complied. She stated the property owner had a history of not complying violations in a timely manner, but the property managers had acted quickly to comply once they became involved.

Michael Fuquay, property manager, concurred that they had complied the violations quickly.

Ms. Flynn imposed the \$3,200 fine.

Case: CE13120910

1213 West Las Olas Boulevard
SAUTERNES V LLC

Certified mail sent to the owner was accepted on 1/6/14.

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEED AS WELL AS SOME TRASH AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASES CE13101202, CE13090526 AND CE13071452. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer Holloway reported 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 cited.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE13121247

605 Northwest 14 Terrace
GANGA PERSAD, MAHINDRANATH

Certified mail sent to the owner was accepted on 1/13/14.

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

RUBBISH, TRASH, AND DEBRIS INCLUDING BUT NOT LIMITED TO A MATTRESS AND OTHER MISCELLANEOUS HOUSEHOLD RUBBISH BEING STORED ON THE PROPERTY.

Officer Wimberly 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: CE13101319

1615 Northeast 3 Court
HUNTER, SUSANA EST

Service was via posting on the property on 1/8/14 and at City Hall on 1/23/14.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
18-1.

THERE IS A BEE HIVE ON THE NORTH WEST SIDE WALL OF
THIS VACANT HOUSE. THE BEE HIVE ENDANGERS THE
HEALTH AND WELFARE OF NEIGHBORING PROPERTIES.

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

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: CE13110515

3750 Galt Ocean Drive # 1508
DIANE ABBATE TR ABBATE, DIANE TRSTEE

Certified mail sent to the owner was accepted on 1/18/14.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violations:
9-278(g)

THERE ARE SCREENS MISSING OR IN DISREPAIR ON THE
WINDOW TOWARDS THE BALCONY AT APT #1508.

9-280(c)

THE BALCONY AT APT #1508 HAS MISSING TILES AND
TILES WHICH HAVE BECOME LOOSE.

9-307(a)

THE DOOR TOWARDS THE BALCONY AT APT #1508 HAS
DETERIORATED. IT DOES NOT CLOSE PROPERLY, IT CANT
BE SECURED IN A TIGHT-FITTING AND WEATHERPROOF WAY
AND THE DOOR KNOB CAN'T BE USED DUE TO RUST.

Officer Thime presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

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

Case: CE13120820

605 Northeast 15 Avenue
PEREZ, MARIA V

Service was via posting on the property on 1/9/14 and at City Hall on 1/23/14.

Violation:
9-280(h)(1)

WOODEN FENCE SURROUNDING THIS PROPERTY IS IN
DISREPAIR. IT HAS MISSING/BROKEN SLATS. SOME AREAS

OF THE FENCE ARE BENT AND HAVE BECOME LOOSE FROM
THE POSTS OR ARE ON THE GROUND.

The City had a stipulated agreement with the owner to comply within 70 days or a fine of \$50 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 70 days or a fine of \$50 per day would begin to accrue.

Case: CE13100520

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

Service was via posting on the property on 1/15/14 and at City Hall on 1/23/14.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:
18-7(b)

THE WINDOWS HAVE BEEN BOARDED WITHOUT FIRST
OBTAINING A CITY ISSUED BOARD UP CERTIFICATE. THE
BOARDING DOES NOT MEET CITY REQUIREMENTS.

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.

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: CE13120833

1308 Northwest 1 Avenue
VILLA, ROBERT

Service was via posting on the property on 1/15/14 and at City Hall on 1/23/14.

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. THIS IS A REPEAT VIOLATION OF CASE
#CE13051877, WHERE THE MAGISTRATE FOUND IN FAVOR OF THE

CITY. THIS CASE WILL BE HEARD BY THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING.

9-278(f)

THERE IS NO WATER SERVICE IN THIS OCCUPIED HOUSE.

9-280(b)

THERE ARE WINDOWS AND A DOOR IN DISREPAIR. THE WALL IS DETERIORATING AND WET AROUND A WALL AC UNIT. THE CEILING IS DAMAGED FROM A ROOF LEAK.

9-280(g)

THERE IS A STOVE IN DISREPAIR.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE WEEDS AND MISSING GROUND COVER.

9-308(a)

THE ROOF IS IN DISREPAIR AND IS LEAKING.

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended imposing a fine of \$100 per day for the 54 days 18-12(a) had already been in violation [\$5,400] and ordering compliance within 28 days or a fine of \$50 per day, per violation for the remaining violations.

Ms. Flynn found in favor of the City and imposed a fine of \$5,400 for the 54 days 18-12(a) had been in violation and ordered compliance with the remaining violations within 28 days or a fine of \$50 per day, per violation, would begin to accrue.

Case: CE13110131

1604 Northwest 6 Avenue
TUCHOW, TYLER

Service was via posting on the property on 1/21/14 and at City Hall on 1/23/14.

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.

9-304(b)

THE GRAVEL DRIVEWAY IS IN DISREPAIR. IT NEEDS TO BE RESURFACED AS THERE IS DIRT, MULCH AND INSUFFICIENT GRAVEL.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE WEEDS AND DEAD GRASS.

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.

Ms. Flynn 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: CE13101514

3512 Southwest 2 Street
HILLSMAN, J B & FRANKIE

Service was via posting on the property on 1/18/14 and at City Hall on 1/23/14.

Stephanie Bass, Code Enforcement Officer, testified to the following violations:
9-280(h)(1)

WOODEN FENCE ON THE EAST SIDE OF THE PROPERTY IS
LEANING MISSING SLATS AND POST AND IN GENERAL DISREPAIR.

9-306

THE FASCIA IS ROTTED WITH MISSING PAINT.

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.

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: CE13120451

708 Southwest 14 Avenue
RUZO, GONZALO

Service was via posting on the property on 1/18/14 and at City Hall on 1/23/14.

Stephanie Bass, 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 Bass 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: CE13070677

Stipulated agreement

111 Southwest 3 Avenue
111 PROPERTIES INC
% CARA EBERT CAMERON PA

Violation:
47-34.2.B.

THE SUBJECT SITE IS BEING USED AS A COMMERCIAL PARKING LOT AND SUBJECT TO SECTION 47-34.2.B THE SITE WAS AND IS REQUIRED TO MEET THE REQUIREMENTS OF A COMMERCIAL PARKING LOT FOR DESIGN, PAVING, DRAINAGE, AND LANDSCAPING. THE SUBJECT SITE IS CURRENTLY BEING UTILIZED AS A COMMERCIAL PARKING LOT IN VIOLATION OF SECTION 47-20 PARKING AND LOADING REQUIREMENTS; SECTION 47-21 LANDSCAPE AND TREE PRESERVATION REQUIREMENTS; AND SECTION 47-25.2 ADEQUACY REQUIREMENTS OF THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE.

The City had a stipulated agreement with the owner to comply within 112 days or a fine of \$200 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 112 days or a fine of \$200 per day would begin to accrue.

Case: CE13120566

Stipulated agreement

2801 Davie Blvd
SOUTH FLORIDA REALTY ASSOC LTD
% WENDY'S/CINDY SARK

Violation:
25-56(b)

THE SIDEWALK ON THIS PROPERTY HAS RAISED/UNEVEN AREAS ALONG WITH CRACKS AND MISSING CEMENT MATERIAL.

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE13070691

Stipulated agreement

111 Southwest 3 Avenue
111 PROPERTIES INC
% CARA EBERT CAMERON PA

Violation:
47-34.2.B.

THE SUBJECT SITE IS BEING USED AS A COMMERCIAL PARKING LOT AND SUBJECT TO SECTION 47-34.2.B THE SITE WAS AND IS REQUIRED TO MEET THE REQUIREMENTS OF A COMMERCIAL PARKING LOT FOR DESIGN, PAVING, DRAINAGE, AND LANDSCAPING. THE SUBJECT SITE IS CURRENTLY BEING UTILIZED AS A COMMERCIAL PARKING LOT IN VIOLATION OF SECTION 47-20 PARKING AND LOADING REQUIREMENTS; SECTION 47-21 LANDSCAPE AND TREE PRESERVATION REQUIREMENTS; AND SECTION 47-25.2 ADEQUACY REQUIREMENTS OF THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE.

The City had a stipulated agreement with the owner to comply within 112 days or a fine of \$200 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 112 days or a fine of \$200 per day would begin to accrue.

Case: CE13070699

Stipulated agreement

300 W Broward Blvd
FTL/AD LTD

Violation:
47-34.2.B.

THE SUBJECT SITE IS BEING USED AS A COMMERCIAL PARKING LOT AND SUBJECT TO SECTION 47-34.2.B THE SITE WAS AND IS REQUIRED TO MEET THE REQUIREMENTS OF A COMMERCIAL PARKING LOT FOR DESIGN, PAVING, DRAINAGE, AND LANDSCAPING. THE SUBJECT SITE IS CURRENTLY BEING UTILIZED AS A COMMERCIAL PARKING LOT IN VIOLATION OF SECTION 47-20 PARKING AND LOADING REQUIREMENTS; SECTION 47-21 LANDSCAPE AND TREE PRESERVATION REQUIREMENTS; AND SECTION 47-25.2 ADEQUACY REQUIREMENTS OF THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE.

The City had a stipulated agreement with the owner to comply within 56 days or a fine of \$200 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 56 days or a fine of \$200 per day would begin to accrue.

Case: CE13070700

Stipulated agreement

250 W Broward Blvd
FTL/AD GENERAL LLC

Violation:

47-34.2.B.

THE SUBJECT SITE IS BEING USED AS A COMMERCIAL PARKING LOT AND SUBJECT TO SECTION 47-34.2.B THE SITE WAS AND IS REQUIRED TO MEET THE REQUIREMENTS OF A COMMERCIAL PARKING LOT FOR DESIGN, PAVING, DRAINAGE, AND LANDSCAPING. THE SUBJECT SITE IS CURRENTLY BEING UTILIZED AS A COMMERCIAL PARKING LOT IN VIOLATION OF SECTION 47-20 PARKING AND LOADING REQUIREMENTS; SECTION 47-21 LANDSCAPE AND TREE PRESERVATION REQUIREMENTS; AND SECTION 47-25.2 ADEQUACY REQUIREMENTS OF THE UNIFIED LAND DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE.

The City had a stipulated agreement with the owner to comply within 56 days or a fine of \$200 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 56 days or a fine of \$200 per day would begin to accrue.

Case: CE13100230

Stipulated agreement

2145 Davie Blvd
ALBENCORTES LLC

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 RAISED, LOOSE AND MISSING IN SOME AREAS; WHEEL STOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

47-22.9.

THERE IS A SIGN ON THE EAST SIDE WALL OF THIS PROPERTY WITHOUT THE REQUIRED PERMITS.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED.

9-306

THE EXTERIOR BUILDING WALLS ARE NOT BEEN MAINTAINED IN A SECURE AND ATTRACTIVE MANNER. THE WALLS HAVE CRACKS AND CHIPPED SECTIONS AND THE PAINT IS CHIPPED, FADED AND MILDEW STAINED.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$100 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 \$100 per day, per violation would begin to accrue.

Case: CE13101384
3306 W Broward Blvd
ALNADI INC

Stipulated agreement

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 HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$100 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 \$100 per day, per violation would begin to accrue.

Case: CE13121325

924 Northwest 9 Avenue
3 STARS INVESTMENT LLC

Certified mail sent to the owner was accepted on 1/10/14.

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

18-12(a)

THE FENCED IN VACANT PROPERTY HAS BECOME OVERGROWN
AND HAS NOT BEEN MAINTAINED, ESPECIALLY THE REAR YARD.

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

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: CE13121029

1239 Northeast 5 Avenue
OLAH, JERRY E

Service was via posting on the property on 1/10/14 and at City Hall on 1/23/14.

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

18-12(a)

THERE IS AN ACCUMULATION OF TRASH AND DEBRIS SCATTERED ABOUT THE VACANT PROPERTY AND THE LAWN HAS BECOME OVERGROWN AGAIN AND HAS NOT BEEN MAINTAINED. DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE WILL BE SCHEDULED TO BE PRESENTED TO THE NEXT SPECIAL MAGISTRATE. THE PROPERTY OWNER WAS FIRST CITED FOR THIS VIOLATION ON 03-01-12 CASE CE12022429, ON 07-06-12 FOR THIS VIOLATION CASE CE12070236, ON 08-08-12 FOR THIS VIOLATION CASE CE12080389, ON 03-05-13 FOR THIS VIOLATION CASE CE13030125, ON 08-13-13 FOR THIS VIOLATION CASE CE13080819, ON 10-03-13 FOR THIS VIOLATION CASE CE13100091, AND ON 12-11-13 FOR THIS VIOLATION CASE CE13120657. HOWEVER DUE TO THE RECURRING NATURE OF THIS VIOLATION THE CITY IS REQUESTING THAT THE MAGISTRATE FINDS THAT THE VIOLATION DID EXIST. IF THE VIOLATION OCCURS AGAIN THE PROPERTY OWNER IS SUBJECT TO BE CITED AS A REPEAT VIOLATOR.

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

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE13121036

817 Northwest 1 Street
DFD CAPITAL DEVELOPMENT CORP

Service was via posting on the property on 1/10/14 and at City Hall on 1/23/14.

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

THERE ARE DERELICT VEHICLES STORED IN THE FENCED
IN PARKING AREA.

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

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

Case: CE13121034

817 Northwest 1 Street
DFD CAPITAL DEVELOPMENT CORP

Service was via posting on the property on 1/10/14 and at City Hall on 1/23/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT
THE PARKING LOT INCLUDING BUT, NOT LIMITED TO PILES OF
BROKEN CONCRETE, PAPERS, CUPS AND MISCELLANEOUS ITEMS.

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

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

Case: CE13121037

817 Northwest 1 Street
DFD CAPITAL DEVELOPMENT CORP

Service was via posting on the property on 1/10/14 and at City Hall on 1/23/14.

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

THE PARKING AREA IS BEING USED TO STORE HEAVY
EQUIPMENT, COMMERCIAL VEHICLES AND REGULAR
VEHICLES. THIS IS CONSIDERED ILLEGAL LAND-USE.

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

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

Case: CE13121504

802 Northwest 3 Street
RECONOR MIAMI LLC

Service was via posting on the property on 1/10/14 and at City Hall on 1/23/14.

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

THE VACANT PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED AGAIN. DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE THE PROPERTY WAS CITED FOR OVERGROWTH ON 06-0612 WITH A 10 DAY NOTICE I REINSPECTED THE PROPERTY ON 06-27-12 AND THE VACANT PROPERTY WAS STILL OVERGROWN NOT MAINTAINED, I THEN SUBMITTED A WORK ORDER AND THE VACANT PROPERTY WAS CUT AND CLEANED BY PUBLIC SERVICES ON 06-27 12 I CITED THE PROPERTY AGAIN FOR OVERGROWTH ON 10-24-13 GIVEN A 10 DAY NOTICE AND REINSPECTED THE PROPERTY ON 11-07-12 AND AGAIN THE PROPERTY WAS STILL OVERGROWN NOT MAINTAINED, I SUBMITTED THE WORK ORDER AND THE PROPERTY WAS CUT AND CLEANED BY PUBLIC SERVICES ON 11-16-12. ALSO THERE WAS A RECENT COMPLAINT MADE AGAINST THE ABOVE PROPERTY FOR OVERGROWTH UNDER CASE NUMBER CE13121461 DUE TO THE RECURRING NATURE OF THIS VIOLATION THE CITY IS REQUESTING THAT THE MAGISTRATE FINDS THAT THE VIOLATION DID EXIST AND IF THE VIOLATION OCCURS AGAIN THE PROPERTY OWNER IS SUBJECT TO BE CITED AS A REPEAT VIOLATOR.

Officer Cross reported the violation 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.

Ms. Flynn found in favor of the City that the violation had existed as cited.

Case: CE13121356

110 North Federal Highway
THE WAVERLY AT LAS OLAS CONDO

Personal service was made to the owner on 1/17/14.

Ron Tetreault, Fire Inspector, testified to the following violation:
F-111.1.3

THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY
BY A BROWARD COUNTY LICENSED TEST AND BALANCE COMPANY.

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

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

Case: CE12050897

1115 Northwest 5 Court
LEWERS, DEBORAH

This case was first heard on 6/21/12 to comply by 7/19/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$13,500 and the City was requesting a \$520 fine be imposed.

Ms. Flynn imposed the \$520 fine.

Case: CE13100538

701 North Federal Highway
FORT LAUDERDALE US 1 LLC

This case was first heard on 12/19/13 to comply by 12/29/13. 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.

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

Case: CE13081126

4850 Northeast 18 Avenue
MALLER, MICHAEL

This case was first heard on 11/21/13 to comply by 12/19/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,200 fine which would continue to accrue until the property complied.

Case: CE13091547

4601 Northwest 10 Avenue
GILLIS, DAVID M & MCKINNEY, DOUGLAS V JR

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 complied, fines had accrued to \$3,900 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$3,900 fine.

Case: CE13081370

1147 Northwest 17 Street
ROTH, TARLOCK SANGHERA IRA EQUITY T

This case was first heard on 12/5/13 to comply by 1/2/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$850 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$850 fine which would continue to accrue until the property complied.

Case: CE13081881

1304 Orange Isle
DEUTSCHE BANK NATL TR CO
% OCWEN LOANS

This case was first heard on 11/21/13 to comply by 1/2/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,250 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$4,250 fine which would continue to accrue until the property complied.

Case: CE13061599

1301 Southwest 30 Street
NAOR, ERIC
SHAULI, YOSSI & SCHMIDT, T ETAL

This case was first heard on 11/7/13 to comply by 12/19/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,200 fine which would continue to accrue until the property complied.

Case: CE13091467

524 Northwest 18 Avenue
BROWN, ROBERT

This case was first heard on 12/5/13 to comply by 12/19/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$43,200 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$43,200 fine which would continue to accrue until the property complied.

Case: CE13100829

1208 Northwest 3 Street
FADI INVESTMENT CORP

This case was first heard on 12/19/13 to comply by 12/29/13. 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.

Ms. Flynn imposed the \$2,500 fine.

Case: CE13100303

1513 Northwest 8 Avenue
PRUDEN, ADAM KIRK

Request for extension

This case was first heard on 12/19/13 to comply by 1/2/14. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$4,350. The inspector had requested a 14-day extension.

Ms. Flynn granted 14-day extension.

Case: CE08101824

1732 Northwest 18 Street
DEBELLIS, DON & HUGES, DENNY

This was a request to vacate the Orders dated 1/26/09 and 8/24/09.

Ms. Flynn vacated the Orders dated 1/26/09 and 8/24/09.

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:

CE13110490	CE13110303	CE13120227	CE13111019
CE13121396	CE13091714	CE13100734	CT13111044
CE13111600	CE13110795	CE13120414	CE13120425
CE13120662	CE13120471	CE13120541	CE13120942
CE13100835	CE13100836	CE13061826	CE13091268
CE13101391	CE13111133	CE13111287	CE13111465
CE13121102	CE13121343	CE13121347	CE13121353
CE13121359	CE13121360	CE13121362	CE13121364
CE13121365	CE13121366	CE13121474	CE13121475
CE13121482	CE13121484	CE13121485	CE13121488
CE13121489	CE13121490	CE13121491	CE13121492
CE13121704			

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:

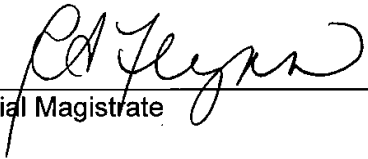
CE13121581	CE13121582	CE13121583	CE13121584
CE13121585	CE13121642	CE13121643	CE13121644
CE13121645	CE13121701	CE13121703	CE13121705
CE13121710	CE13121580		

Cases Withdrawn

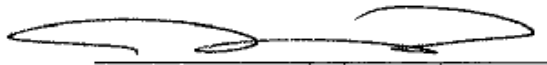
The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE13081033

There being no further business, the hearing was adjourned at 11:04 A.M.


Special Magistrate

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services