

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
APRIL 17, 2014  
9:00 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Peggy Burks, Clerk III  
Porshia Goldwire, Administrative Aide  
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  
Dick Eaton, Senior Code Enforcement Officer  
Ingrid Gottlieb, Senior Code Enforcement Officer  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Ursula Thime, Senior Code Enforcement Officer  
Shelly Wright, Code Enforcement Officer

**Respondents and Witnesses**

CE13101064: Jason Gunther, engineer  
CE12051303: Matthew Meyers, owner  
CE14021675: Darwin Mendoza, owner's representative  
CE14021698: Jean Mortimer, owner  
CE14030140; CE14030143: Carlos Vasquez, owner  
CE13121015; CE13111092; CE14022243; CE14011464; CE14010631; CE14020735;  
CE14020150: Randall Klett, neighbor  
CE13110122; CE13110407: Alfred Inde, owner  
CE14011886: Justin Singer, owner; Randall Klett, neighbor  
CE14010132: Lorna Sukar, buyer  
CE14030034: Wilמידe Olistin, owner  
CE14021651: Robert Villa, owner, Randall Klett, neighbor  
CE14020971: Telisa Robertson, owner; Avon Robertson Jr., owner  
CE13061508: Maureen Diaz, owner's representative  
CE14020964: Annerly Bianco, company representative  
CE13121600: Joaquin Leon, attorney; Jose Rodriguez, facility manager  
CE13070014: Rosa Payan, landlord; Robert Simm, employee; Hope Calhoun, attorney

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

The meeting was called to order at 9:00 A.M.

**Case: CE13121600**

3020 Northwest 19 Street  
FLORIDA POWER & LIGHT CO  
% PROP TAX-PSX/JB

Certified mail sent to the owner was accepted on 3/21/14. Service was also via posting at City Hall on 4/3/14.

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.
- 18-4(c)  
THERE ARE DERELICT VEHICLES CONSISTENTLY BEING PARKED ON THE PROPERTY AND/OR SWALE.
- 47-34.1.A.1.  
THERE IS AUTOMOTIVE REPAIR WORK BEING PERFORMED AT THIS ADDRESS, ON A REGULAR BASIS. THIS IS NOT A PERMITTED LAND USE IN U ZONING.
- 9-304(b)  
THERE ARE VEHICLES PARKING ON A GRASS OR DIRT SURFACE.

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.

Joaquin Leon, attorney, acknowledged there was a problem at the property, and said it was very difficult to keep up with the trash and vehicles illegally parked on the property. He requested the City install "No Parking" signs on the swale, but the City had suggested FPL install signs on the wall indicating that illegally parked cars would be towed. Mr. Leon was working with the Parking Department regarding the signs.

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: CE14020964**

2524 Lucille Drive  
LABBAN FLORIDA PROPERTIES LLC

Certified mail sent to the owner was accepted on 3/15/14. Service was also via posting at City Hall on 4/3/14.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violations:

9-280(b)

THERE ARE AREAS OF THE CONCRETE FOUNDATION THAT ARE SHIFTING AND CAUSING DAMAGE TO THE STRUCTURE EXTERIOR. ALL BUILDING PARTS SHALL BE STRUCTURALLY SOUND, REASONABLY WEATHER AND WATER TIGHT AND RODENT-PROOF AND SHALL BE KEPT IN REASONABLY GOOD REPAIR.

9-280(c)

THE POOL DECK AREA IS IN DISREPAIR AND APPEARS TO HAVE BEEN PARTIALLY DEMOLISHED, LEAVING EXPOSED PLUMBING AND CONCRETE SUPPORTS. INSIDE AND OUTSIDE PORCHES, BALCONIES AND ALL APPURTENANCES THERETO SHALL BE MAINTAINED IN A SAFE CONDITION, CAPABLE OF SUPPORTING THE LOADS SET FORTH IN THE BUILDING CODE.

9-280(h)

THERE IS A CANOPY ERECTED ON THE SIDE OF THE HOUSE THAT IS IN DISREPAIR AND MISSING THE REQUIRED CANVAS COVERING. EVERY ACCESSORY STRUCTURE SHALL BE MAINTAINED IN REASONABLY GOOD REPAIR.

9-280(h)(1)

THERE ARE REMNANTS OF A WOOD FENCE IN DISREPAIR ON THIS PROPERTY, CONSISTING PRIMARILY OF WOOD POSTS.

9-308(a)

THERE ARE SEVERAL AREAS OF THE TILE ROOF THAT HAVE MISSING AND DAMAGED TILES. ALL ROOFS SHALL BE MAINTAINED IN A SAFE, SECURE AND WATERTIGHT CONDITION.

Officer Eaton 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 63 days or a fine of \$50 per day, per violation.

Annerly Bianco, company representative, stated they intended to demolish the property and were pulling the permit. She agreed to comply within 63 days.

Judge Purdy 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: CE13070014**

3095 W Commercial Blvd  
COMMERCIAL BOULEVARD PETROLEUM LLC

Certified mail sent to the owner was accepted on 3/13/14.

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

THERE IS A HAND CAR WASH BEING OPERATED AT THIS  
B-1 ZONED PROPERTY. THIS IS A NON-PERMITTED USE OF  
THE PROPERTY PURSUANT TO TABLE 47-6.11.A.e.

Complied:  
47-22.9.

Officer Rich stated the hand carwash had a business tax receipt, but a hand carwash was not permitted in this B1 zone; the owner must cease operation or obtain a variance.

Hope Calhoun, attorney, said they were working with the City to resolve the issue.

Officer Rich presented photos of the property and the case file into evidence, and recommended ordering compliance within 126 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day would begin to accrue.

The following two cases for the same owner were heard together:

**Case: CE14030143**

680 Southwest 27 Avenue  
VAZQUEZ-TENT ENTERPRISES LLC

Service was via posting on the property on 3/29/14 and at City Hall on 4/3/14.

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

THERE ARE SEVERAL DERELICT VEHICLES BEING STORED  
IN THE PARKING LOT AREA OF THIS COMMERCIAL  
PROPERTY.

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

Carlos Vasquez, owner, said he was having ownership issues with the property and requested 63 days. Officer Bass described the legal issues regarding ownership of the property, including the allegation that the previous owner, Daniel Rodriguez, had

threatened Mr. Vasquez's life unless he signed a quit claim deed deeding the property back to him. Ms. Wald confirmed that Mr. Vasquez was paying the mortgage but had no control over the property; Mr. Rodriguez did. Mr. Vasquez stated Mr. Rodriguez's attorney had sent him a letter informing him that he could not trespass on the property. Ms. Wald suggested allowing more than 10 days. She advised Mr. Vasquez to get a court order allowing him to address the violations.

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

**Case: CE14030140**

680 Southwest 27 Avenue  
VAZQUEZ-TENT ENTERPRISES LLC

Service was via posting on the property on 3/29/14 and at City Hall on 4/3/14.

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

THERE IS AN ACCUMULATION OF TIRES BEING STORED ON THE SOUTH SIDE AND IN FRONT OF BAY 1. TIRES ARE BEING DISPLAYED ALONG THE FENCE FACING SOUTHWEST 27 AVENUE AT THIS COMMERCIAL PROPERTY.

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

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

**Case: CE13101064**

122 Southwest 22 Street  
FT LAUDERDALE NISSAN INC

Certified mail sent to the owner was accepted on 3/20/14. Service was also via posting at City Hall on 4/3/14.

Mark Campbell, Code Enforcement Officer, testified to the following violation:  
25-7(a)

GATE WITH LOCK ERECTED ACROSS CITY ALLEYWAY WITHOUT PERMIT. OBSTRUCTION OF RIGHT OF Way WITHIN CITY ALLEYWAY WITHOUT A PERMIT. OBSTRUCTION OF ANY PUBLIC RIGHT OF Way WITHOUT A PERMIT OR CONSENT AND PERMISSION OF THE CITY COMMISSION IS NOT PERMITTED AND IS UNLAWFUL.

Complied:  
47-19.4.C.2.

Officer Campbell 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.

Jason Gunther, engineer, said they had pulled a permit to install a replacement fence and requested 14 days to remove the old fence.

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: CE14011886**

1012 Northwest 2 Avenue  
JSJT CONSTRUCTION INC

Service was via posting on the property on 3/19/14 and at City Hall on 4/3/14.

Violations:

9-280(h)(1)

THE WOOD FENCE IS IN DISREPAIR. THERE  
ARE ONLY POSTS REMAINING.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS  
DEAD/MISSING GRASS ON THE VACANT LOT. THE PROPERTY  
IS MOSTLY BARE DIRT.

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: CE13061508**

2395 W Commercial Blvd  
COMMERCIAL PROSPECT LLC

Certified mail sent to the owner was accepted on 3/13/14.

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

47-34.1.A.1.

THERE IS A HAND CAR WASH BEING OPERATED IN THIS  
B-3 ZONED PROPERTY. THIS BUSINESS DOES NOT MEET  
THE CONDITIONAL USE PERMIT REQUIREMENTS AS  
PURSUANT TO TABLE 47-6.13.C.a.

Complied:

47-22.9.

Officer Rich stated the hand carwash had a business tax receipt, but a hand carwash was not permitted in this B3 zone; the owner must cease operation or obtain a conditional use. She presented photos of the property and the case file into evidence, and recommended ordering compliance within 126 days or a fine of \$100 per day.

Maureen Diaz, owner's representative, was present.

Judge Purdy found in favor of the City and ordered compliance within 126 days or a fine of \$100 per day would begin to accrue.

**Case: CE14020971**

1736 Northwest 18 Street  
ROBERTSON, AVON JR & ROBERTSON, TALISA A

Service was via posting on the property on 3/16/14 and at City Hall on 4/3/14.

Wilson Quintero, Code Enforcement Officer, testified to the following violation:  
18-12.1.(a)

THIS VACANT, BOARDED, AND ABANDONED SINGLE FAMILY  
RESIDENCE DWELLING IS NOT IN COMPLIANCE WITH THE  
VACANT PROPERTY REGISTRATION REQUIREMENTS UNDER  
THIS ARTICLE.

Officer Quintero stated there was a lis pendens on the property from 2009.

Avon Robertson Jr., owner, explained that the property had belonged to his father and he was unaware he was the owner. After his father had died, his father's wife had moved in and he had been informed he could not possess the property.

The Judge heard other cases while Ms. Wald researched the case.

Upon returning to the case, Ms. Pryor announced the City was withdrawing the case.

**Case: CE14010132**

1109 Northeast 15 Avenue  
MCKENNA, EUGENE R & COOKE, JOHN F

This case was first heard on 3/6/14 to comply by 3/16/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property complied.

Lorna Sukar, buyer, said a nearby apartment building's tenants disposed of trash on the property. She stated she had cleared the property the previous evening.

Shelly Wright, Code Enforcement Officer, agreed to reinspect later in the day and recommended imposition of the fines.

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

**Case: CE14030034**

1111 Southwest 2 Street  
OLISTIN, WILMIDE

Certified mail sent to the owner was accepted on 3/13/14.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violation:  
47-19.4.B.1.

THERE IS A DUMPSTER AT THIS PROPERTY THAT IS  
CONTINUALLY LEFT SITTING IN THE RIGHT OF WAY AND  
NOT PULLED BACK AFTER SERVICE.

Officer Eaton 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 \$50 per day.

Wilmide Olistin, owner, said she understood the violation and would change the trash containers.

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

**Case: CE12051303**

314 Northeast 15 Avenue  
ROSIERE, MICHELE

This case was first heard on 12/6/12 to comply by 12/16/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,675 fine, which would continue to accrue until the property complied.

Ursula Thime, Senior Code Enforcement Officer, stated the house had been demolished but the pool remained. She displayed photos of the property for Judge Purdy.

Matthew Meyers, owner, said the bank had put a new tarp on the pool. He requested more time.



Ms. Wald stated the pool was not permitted on the lot without a principle structure. She recommended imposition of the fine.

Judge Purdy imposed the \$9,675 fine, which would continue to accrue until the property complied.

**Case: CE14021651**

1404 Northwest 3 Avenue  
VILLA, ROBERT

Service was via posting on the property on 3/20/14 and at City Hall on 4/3/14.

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. THIS IS A REPEAT VIOLATION OF CASE #CE13051877 AND CE13120833, WHERE THE SPECIAL MAGISTRATE FOUND IN FAVOR OF THE CITY. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE, EVEN IF THE VIOLATION IS BROUGHT INTO COMPLIANCE PRIOR TO THE HEARING.

Officer Gottlieb presented photos of the property and the case file into evidence, reported the violation was now complied and the property was out of compliance for 40 days. She stated the owner had several properties in the City he was not maintaining.

Ms. Wald recommended a fine of \$100 per day for the 40 days the property was out of compliance.

Robert Villa, owner, said he had been unable to access the property until the tenant left. He said he took care of violations in a timely manner. Officer Gottlieb noted it had taken 40 days to comply the violation.

Randall Klett, neighbor, said he had visited the property earlier in the day and noticed the new sod was deteriorating and there was trash accumulating. He said Mr. Villa was a habitual offender who must be held accountable.

Judge Purdy found in favor of the City that this was a repeat violation and imposed a \$2,000 fine for the time the property was out of compliance.

The following two cases for the same owner were heard together:

**Case: CE13110122**

1006 Southwest 22 Street  
INDE, ALFRED A

Service was via posting on the property on 3/18/14 and at City Hall on 4/3/14.

Mark Campbell, 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 STEP LADDERS, ANIMAL CAGES, AND TIRES; PER ULDR TABLE 47-5.11.A THIS IS AN UNPERMITTED LAND USE WITHIN THIS RS-8 ZONED DISTRICT.

9-278(e)

THERE ARE BOARDED/SHUTTERED WINDOWS THROUGHOUT THIS PROPERTY PREVENTING PROPER VENTILATION.

9-280(b)

THERE ARE BROKEN BOARDED WINDOWS AND A SLIDING GLASS DOOR ON THIS PROPERTY.

Officer Campbell stated the case had begun pursuant to a complaint. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$75 per day, per violation.

Alfred Inde, owner, said the boards had been removed and there were no shutters on the windows. He said the yard waste was related to FPL maintenance on the property. Mr. Inde presented his own photos of the property into evidence and described what he had done to comply violations. Officer Campbell said the violations were on a section of the property of which Mr. Inde had not shown photos.

Leonard Champagne, Code Enforcement Officer, said he had visited the property with Officer Campbell on April 15 when the photos were taken. He confirmed he had seen what was in the photos on their visit.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$75 per day, per violation would begin to accrue.

**Case: CE13110407**

1006 Southwest 22 Street  
INDE, ALFRED A

Service was via posting on the property on 3/18/14 and at City Hall on 4/3/14.

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

THERE IS RUBBISH, TRASH, AND DEBRIS IN THE REAR AND WEST SIDE YARD OF THIS PROPERTY, INCLUDING BUT NOT LIMITED TO YARD WASTE, SCRAPS OF METAL, AND A SINK.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$75 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$75 per day would begin to accrue.

**Case: CE14021675**

521 Long Island Avenue  
FIVE TEN FLORIDA III LLC

Service was via posting on the property on 3/17/14.

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

24-11(b)

THERE IS SOLID WASTE AND CONSTRUCTION DEBRIS LOOSE AND UNSECURED IN THE REAR OF THIS VACANT PROPERTY.

24-11(c)

SOLID WASTE IS BEING KEPT IN A MANNER THAT IT MAY BECOME AIRBORNE OR CAUSE A NUISANCE OR DISRUPTION TO THE HEALTH, SAFETY AND WELFARE OF SURROUNDING NEIGHBORS.

24-11(d)

SOLID WASTE AND CONSTRUCTION DEBRIS IS NOT BEING PLACED IN SUITABLE CONTAINERS, NOR BEING REMOVED FROM THE SITE WITHIN 24 HOURS.

Complied:

24-11(a)

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

Darwin Mendoza, the owner's representative, said they had pulled permits and would comply within 10 days.

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

**Case: CE14021698**

620 Alabama Avenue  
MORTIMER, JEAN BOLL

Service was via posting on the property on 3/29/14 and at City Hall on 4/3/14.

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

DERELICT AND INOPERABLE VEHICLE: WHITE 4-DOOR CAR WITH FLAT TIRES IN THE DRIVEWAY OF THIS OCCUPIED PROPERTY THAT WAS PREVIOUSLY CITED FOR THIS SAME VIOLATION VIA CASE CE11061292 IN JUNE OF 2011. FAILURE TO CORRECT THIS VIOLATIONS SUBJECTS THE PROPERTY TO BE SCHEDULED FOR A SPECIAL MAGISTRATE HEARING AS A RECURRING VIOLATION IN ADDITION TO THE CITY ABATING THE VIOLATION BY HAVING THE VEHICLE TOWED FROM THE PROPERTY AT THE PROPERTY OWNER'S EXPENSE.

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

Jean Mortimer, owner, said the white car had been removed the tire repaired and the Camry was now licensed.

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

**Case: CE14020735**

1521 Northeast 5 Terrace  
STISKIN, JAY

Service was via posting on the property on 3/21/14 and at City Hall on 4/3/14.

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

THE ROOF IS NOT MAINTAINED IN A SAFE, SECURE AND WATERTIGHT CONDITION. THE ROOF IS PARTIALLY COVERED WITH A BLUE TARP.

Officer Cross 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: CE14022243**

1121 Northeast 5 Avenue  
ANSON, KENNETH

Service was via posting on the property on 3/22/14 and at City Hall on 4/3/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE VACANT LOT INCLUDING BUT, NOT LIMITED TO TREE DEBRIS AND MISCELLANEOUS ITEMS. THE VACANT LOT IS NOT MAINTAINED ON A SCHEDULED BASIS.

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

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

**Case: CE14031077**

448 Northwest 21 Avenue  
PEIXOTO, MARCIO A

Certified mail sent to the owner was accepted on 3/20/14. Service was also via posting at City Hall on 4/3/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS OF OLD FURNITURE STORED ON THE VACANT LOT AGAIN AND THE VACANT LOT 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 WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT. THE VACANT LOT WAS FIRST CITED ON APRIL 13, 2011 FOR OVERGROWTH UNDER CASE NUMBER CE11041071, CITED AGAIN ON SEPTEMBER 28, 2013 FOR TRASH DUMPED ON THE VACANT LOT UNDER CASE NUMBER CE13091084, CITED AGAIN ON NOVEMBER 21, 2013 FOR OVERGROWTH AND TRASH UNDER CASE NUMBER CE13111084. DUE TO THE RECURRING NATURE OF THIS VIOLATION THE CITY IS REQUESTING THAT THE MAGISTRATE FINDS THAT THE VIOLATION DID EXIST. IF THIS 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, reported the violation was now complied, 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: CE14022339**

812 Northwest 1 Street  
NATIONSTORAGE R E I T I INC

Service was via posting on the property on 3/27/14 and at City Hall on 4/3/14.

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

THE ABOVE VACANT COMMERCIAL PROPERTY IS BEING USED  
TO STORE VEHICLES, COMMERCIAL VEHICLES AND  
COMMERCIAL EQUIPMENT AND THIS IS CONSIDERED  
ILLEGAL LAND-USE.

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

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

**Case: CE14011278**

1200 Cordova Rd  
FLORIDA RES TR FBO BARBARA KENT  
BRIGGS, CHRISTOPHER J TRSTEE

Certified mail sent to the owner was accepted on 3/21/14. Service was also via posting at City Hall on 4/3/14.

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

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

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

**Case: CE14022185**

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

Service was via posting on the property on 3/27/14 and at City Hall on 4/3/14.

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

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

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$200 per day.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$200 per day would begin to accrue.

The following two cases for the same owner were heard together:

**Case: CE14011880**

3005 N Atlantic Blvd  
SANTINI, ANN MARIE H/E SANTINI, ROBERTA

Service was via posting on the property on 3/25/14 and at City Hall on 4/3/14.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violation:  
18-11(a)

THE POOL IN THE REAR OF THIS PROPERTY IS FULL OF  
GREEN STAGNANT WATER AND NOT BEING MAINTAINED. IN  
THIS CONDITION IS CREATING A SAFETY ISSUE FOR  
THE NEIGHBORHOOD AS A BREEDING GROUND FOR INSECTS.

Officer Eaton 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.

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

**Case: CE14020601**

3005 N Atlantic Blvd  
SANTINI, ANN MARIE H/E SANTINI, ROBERTA

Service was via posting on the property on 3/25/14 and at City Hall on 4/3/14.

Dick Eaton, Senior Code Enforcement Officer, testified to the following violation:  
9-308.

THE ROOF ON THIS PROPERTY IS DIRTY AND STAINED AND  
IN NEED OF PAINT.

Complied:  
9-306

Officer Eaton presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$100 per day.

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

**Case: CE13120207**

1519 Northwest 11 Court  
DALLAND PROPERTIES LP

Service was via posting on the property on 3/16/14 and at City Hall on 4/3/14.

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

PARKING FACILITIES SHALL BE KEPT IN GOOD OPERATING  
CONDITION. THE DRIVEWAY IS IN DISREPAIR THERE ARE  
MISSING/BROKEN ASPHALT AREAS. ALSO, THE DRIVEWAY  
IS NOT IN A HARD DUST-FREE CONDITION.

Complied:  
9-280(h)(1)

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: CE14011562**

2017 Northwest 10 Avenue  
COLFIN AI-FL 3 LLC

Certified mail sent to the owner was accepted on 3/13/14.



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

THERE ARE STAINS AND DIRT ON THE MAJORITY OF THE  
ROOF SURFACE ON THE STRUCTURE AT THIS LOCATION.

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: CE14020309**

1119 Northwest 10 Avenue  
CITY DEV & B FLORIDA FAM TR  
NOVOA, E C TRSTEE

Service was via posting on the property on 3/19/14 and at City Hall on 4/3/14.

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

THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS  
NOT BEING MAINTAINED. THERE ARE AREAS OF THE  
GRAVEL DRIVEWAY THAT ARE MISSING OR WORN AND THERE  
IS GRASS GROWING THROUGH IT.

Complied:  
47-34.1.A.1.

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.

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

**Case: CE13121395**

2356 Northwest 14 Street  
WEAVER, SHIRLEY D EST  
WEAVER, CHERYL L EST

Service was via posting on the property on 3/20/14 and at City Hall on 4/3/14.

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

THERE ARE WINDOWS AND DOORS IN DISREPAIR.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE LARGE AREAS OF MISSING GRASS AND BARE DIRT.

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: CE14011464**

1301 Northeast 3 Avenue  
SFRH SF RENTAL LP

Service was via posting on the property on 3/20/14 and at City Hall on 4/3/14.

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

9-280(b)

THERE IS DAMAGE TO THE BUILDING FROM A VEHICULAR COLLISION, INCLUDING BROKEN SLIDING GLASS DOORS AND DAMAGE TO THE WALL.

9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR.

Complied:

18-12(a)

Officer Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance within 21 days or a fine of \$50 per day, per violation.

Judge Purdy 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: CE14010631**

1504 Northwest 6 Avenue  
Y3K INVESTMENTS INC

Certified mail sent to the owner was accepted on 3/13/14. Service was also via posting at City Hall on 4/3/14.

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

9-280(b)

THERE IS AT LEAST ONE BROKEN WINDOW, AND THE PUTTY IS COMING OFF FROM AROUND THE WINDOW GLASS.

9-306

THERE ARE AREAS OF MISSING, PEELING, AND FADED PAINT ON THE STRUCTURE.

9-308(a)

THE ROOF IS LEAKING AND DAMAGED, AND THERE IS ROTTING WOOD ON THE FRONT PORCH ROOF.

9-308(b)

THERE IS PLASTIC COVERING THE ROOF, AS WELL AS PAVERS AND WOOD ON THE ROOF.

9-305(b)

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON A DIRT OR GRASS SURFACE.

9-276(c)(3)

THERE IS EVIDENCE OF TERMITES.

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: CE14020150**

1619 Northwest 8 Avenue  
LOGICORP ENTERPRISES INC

Service was via posting on the property on 3/26/14 and at City Hall on 4/3/14.

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

THE PARKING LOT HAS POTHOLES, IS DIRTY AND HAS WHEELSTOPS OUT OF PLACE.

9-280(b)

THERE ARE HOLES IN THE INTERIOR AND EXTERIOR WALLS AND CLOSETS. THERE ARE WINDOWS AND DOORS IN DISREPAIR.

9-280(f)

THERE IS PLUMBING IN DISREPAIR. THE TOILETS APPEAR TO BE BACKING UP, AND ARE LEAKING FROM THE BOTTOM.

9-280(g)

THE REFRIGERATOR IS NOT WORKING PROPERLY.

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR.

9-305(b)

THERE ARE LARGE AREAS OF MISSING GRASS AND WEEDS.

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: CE14021046**

1407 Southwest 10 Street  
NIES, SHAWN

Service was via posting on the property on 3/28/14 and at City Hall on 4/3/14.

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

THERE IS TRASH AND LANDSCAPING DEBRIS ON THE SIDE  
YARD OF THIS OCCUPIED PROPERTY.

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

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

**Case: CE14030309**

811 Southwest 28 Avenue  
KEATON, MICHELE & WALDEN, JOHN

Service was via posting on the property on 3/28/14 and at City Hall on 4/3/14.

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

THERE ARE BEES SWARMING IN AND AROUND A HOLE IN  
THE FASCIA ON THE NORTH WEST SIDE OF THIS VACANT  
PROPERTY. THE PROPERTY IN THIS CONDITION IS A  
NUISANCE TO NEIGHBORING PROPERTIES.

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

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

**Case: CE14031385**

2790 Southwest 2 Court  
SRP SUB LLC

Service was via posting on the property on 3/28/14 and at City Hall on 4/3/14.

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

THERE IS A LARGE HOLE IN THE CEILING WHICH IS  
EVIDENCE OF ROOF NOT BEING MAINTAINED IN A SAFE,  
SECURE AND WATERTIGHT CONDITION.

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

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

**Case: CE13040969**

600 E Campus Cir  
BROWN, JACQUELYNE R

This case was first heard on 7/18/13 to comply by 9/19/13. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,450 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$10,450 fine, which would continue to accrue until the property complied.

**Case: CE13080451**

1018 Northwest 6 Street  
CONE, WILLIAM J & ELECTA C

This case was first heard on 12/19/13 to comply by 3/20/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$10,800 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$10,800 fine, which would continue to accrue until the property complied.

**Case: CE13121015**

799 Northwest 13 Street  
ULCENA, JIMLY

This case was first heard on 2/20/14 to comply by 3/20/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$1,350 fine, which would continue to accrue until the property complied.

**Case: CE13010331**

735 Northwest 10 Terrace  
FORT LAUDERDALE COMMUNITY DEVELOPMENT  
CORPORATION

This was a request to vacate the Order dated 3/6/14 and impose no fine.

Judge Purdy vacated the Order dated 3/6/14 and imposed no fine.

**Case: CE13111092**

1045 Northwest 5 Avenue  
DARGENSON, YVENOLINE

This case was first heard on 2/20/14 to comply by 3/20/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,250 fine.

**Case: CE13121695**

1011 Northwest 2 Avenue  
ALEXANDER, JAMES K & ALEXANDER, THERESA

This case was first heard on 2/20/14 to comply by 3/6/14 and 3/20/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$14,700 fine, which would continue to accrue until the property complied.

Judge Purdy imposed the \$14,700 fine, which would continue to accrue until the property complied.

**Cases Complied**

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

CE14021083	CE14021706	CE14020693	CE14031423
CE14031424	CE14020019	CE14020028	CE14020456
CE14030824	CE13120075	CE14020962	CE14021738

CE14022077	CE14030483	CE14030389	CE14011862
CE14022239	CE14010644	CE14030110	CE14020955
CE14020872	CE14021699	CE14021758	CE14022070

**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:

CE14020719

**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:

CE13121598      CE13091158

There being no further business, the hearing was adjourned at 10:42 A.M.

  
SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services