

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
MAY 15, 2014
9:00 A.M.**

Staff Present:

Sharon Ragoonan, Code Manager
Mary Allman, Secretary, Special Magistrate
Peggy Burks, Clerk III
Porshia Goldwire, Administrative Aide
Lori Grossfeld, Clerk III
Jeri Pryor, Clerk of Special Magistrate, Supervisor
Cole Copertino, Assistant City Attorney
Wanda Acquavella, Code Enforcement Officer
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Thomas Clements, Fire Inspector
Andre Cross, Code Enforcement Officer
Dick Eaton, Senior Code Enforcement Officer
Ingrid Gottlieb, Senior Code Enforcement Officer
Jorge Maura, Detective
Wilson Quintero, Code Enforcement Officer
Wilson Quintero Jr., Code Enforcement Officer
Maria Roque, Code Enforcement Officer
Salvatore Viscusi, Code Enforcement Officer
Katie Williams, Fire Inspector
Shelly Wright, Code Enforcement Officer

Respondents and Witnesses

CE13051125: Leslie Stevens, attorney; Erik Magid, owner; Steven Edwards, architect
CE14032035; CE14031302: Claire Clark, company representative
CE14030536; CE14030537: Genet Selassie Thomas, board member; Abebe Kebede, pastor
CE14031127: Alexandre Saadi, power of attorney
CE13042062: Reginald Whittington, general manager
CE14031173: Nicholas Ekonomoic, property manager
CE14030814: Marie Anozar
CE14031240: Donna Riegel, owner
CE13070444: Sainricles Mertilus, owner
CE13051639: Diane McIntyre, owner; Ronnie Sammy, owner
CE12041354: Marlon Silvera, owner's son

CE13060859: James Wood, owner
CE14040731: Russell Bratt, owner
CE13100230: Julio Cortes, owner
CE14011057: Kosh, owner
CE11040783: James Brown, board member; David Rambarran, pastor; Diana Devica, board member
CE13080905: Denise Cobb, owner
CE13120917: Chaya Vanunu, owner
CE14011457: Richard Yeargin, owner
CE14020447: Hector Hidalgo, owner
CE13120566: Hector Torres, property manager
CE14011591: Michael Armstrong, owner
CE13042075; CE13042079; CE13042104; CE13042103; CE13042083; CE13042085; CE13042100; CE13042097; CE13042087: Reginald Whittington, general manager

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: CE11040783

2300 Southwest 15 Avenue
BUD ROBINSON MEMORIAL CHURCH OF THE

This case was first heard on 6/16/11 to comply by 10/6/11. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$557,850 fine, which would continue to accrue until the property complied.

Thomas Clements, Fire Inspector, provided a brief history of the case. He read a letter sent by the Fire Marshall after he met with church officials in August 2010. The letter indicated two areas of concern: The occupancy load of the sanctuary and the fire alarm system. The fire alarm system had been installed and complied, as well as various other violations. Over time extensions had been granted and fines abated, but the floor plan addressing the occupancy load issues had never been sent and the panic hardware, emergency lighting and exit signs had not been properly installed.

At an inspection in September 2012, the pastor claimed he had an agreement with the Fire Marshall to utilize some paper exit signs; eliminate some emergency lighting; eliminate a second means of egress and panic hardware for the second floor prayer room and eliminate panic hardware on the main sanctuary. The Fire Marshall had responded that he had indicated to the pastor that rooms that were not in use would not

be required to be brought into compliance but rooms that were in use must be brought into compliance. He had agreed to waive the panic hardware on the main sanctuary front doors if the pastor agreed the locks would remain in an unlocked position during services. The Fire Marshall had indicated that he had informed the pastor he must have a design professional submit the floor plans because the pastor was uncooperative and felt the Fire Department was enforcing the code unreasonably. This professional would be hired by the pastor and would provide him an explanation about the code requirements and offer solutions. The Fire Marshall had stated that a formally prepared document would remove all doubt, and offer appropriate solutions.

Inspector Clements said over the years, five inspectors had visited the property and concluded that the rooms being discussed were in use for things such as a nursery, classrooms and a recreation room. The Fire Marshall had informed Inspector Clements that he wished the fines to continue, the property to be liened and the order recorded.

David Rambarran, pastor, said there were over 70 violations for which the church had been cited in different cases. He said it would cost the church \$30,000 to have the architectural plans drawn by a design professional to prove that the occupancy load met the requirements. Pastor Rambarran stated he had the original drawings and the occupancy load was in excess of what they had posted at the church. He objected to being asked to hire a design professional and said, "The Fire Department shows up every time and cites us for stuff that is already in place." He showed a video of the property to Ms. Flynn and stated there were additional doors and exit signs that he felt complied the violations.

Pastor Rambarran remarked that this was the only 10-acre piece of property east of I-95 between Miami and Palm Beach and he believed that "they have friends in City Hall that are forcing us, fining us, to force us into position to sell this piece of property." Mr. Copertino asked Pastor Rambarran to confine his arguments to the facts of the case.

Pastor Rambarran requested that a new inspector be put on this case, that all fines be dropped and to start the case anew. Mr. Copertino stated there had already been five different inspectors who had visited the property.

Inspector Clements explained that the areas of which Pastor Rambarran had not shown photos were the areas still in violation. He explained that the pews had been removed and replaced with chairs, which resulted in a much higher maximum capacity calculation. The doors Pastor Rambarran had shown as additional exit doors were sliding glass doors but an exit door must be a side-hinge or pivot-type door. There was only one acceptable exit door in the chapel. Inspector Clements reiterated that the Fire Marshall had waived the panic hardware on the main sanctuary only; the chapels must still have it because the maximum capacity was over 100.

Ms. Flynn was concerned with how long the case and continued and said she would continue the case until her next hearing on July 17, stating she felt there was conflicting evidence.

Case: CE13042062

1020 Northwest 62 Street
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 10/3/13 and 3/20/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,250 fine, which would continue to accrue until the property complied.

Wilson Quintero Jr., Code Enforcement Officer, recommended imposition of the fines.

Reginald Whittington, general manager, said most of the violations could be completed easily, except for painting 17 hangars. He explained that the previous manager had quit in November and he was not aware of the violations until April 28. He requested 189 days to allocate the funds and have the work done. Mr. Copertino objected to a 189-day extension, which would constitute allowing an entire year for compliance. He recommended a 45-day extension.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

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

Case: CE13042075

5900 Northwest 28 Way
WORLD JET, INC.

This case was first heard on 9/19/13 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 \$5,500 fine, which would continue to accrue until the property complied.

Wilson Quintero Jr., Code Enforcement Officer, recommended imposition of the fines.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

Case: CE13042079

5910 Northwest 28 Way
WORLD JET, INC.

This case was first heard on 9/19/13 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 \$5,500 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

Case: CE13042083

5950 Northwest 28 Way
WORLD JET, INC.

This case was first heard on 9/19/13 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 \$5,500 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

Case: CE13042085

6000 Northwest 28 Way
WORLD JET, INC.

This case was first heard on 9/19/13 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 \$5,500 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

Case: CE13042087

6030 Northwest 28 Way
WORLD JET, INC.

This case was first heard on 9/19/13 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 \$5,500 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

Case: CE13042097

6020 Northwest 28 Way
WORLD JET, INC.

This case was first heard on 9/19/13 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 \$5,500 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

Case: CE13042100

6010 Northwest 28 Way
WORLD JET, INC.

This case was first heard on 9/19/13 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 \$5,500 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

Case: CE13042103

5940 Northwest 28 Way
WORLD JET, INC.

This case was first heard on 9/19/13 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 \$5,500 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

Case: CE13042104

5920 Northwest 28 Way
WORLD JET, INC.

This case was first heard on 9/19/13 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 \$5,500 fine, which would continue to accrue until the property complied.

Ms. Flynn granted a 42-day extension during which time no fines would accrue.

Case: CE13051125

301 Southwest 2 Street
301 SECOND CORP

This case was first heard on 1/17/13 to comply by 10/31/13, 12/19/13 and 4/7/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$22,450 fine, which would continue to accrue until the property complied.

Leonard Champagne, Code Enforcement Officer, said as of his reinspection two days ago, the violations were not complied and recommended imposition of the fines.

Leslie Stevens, attorney, said the owners were planning to redevelop the parcel into a restaurant and had submitted a pre-application to the City already. Their plans would be presented to the DRC in June and to the Historic Preservation Board [HPB] in July. Mr. Stevens requested time to go through the process. He added that since 1991, the property had a special use exception permitting its use as a parking facility. He stated this had been resolved by the previous Assistant City Attorney several times. Mr. Stevens submitted a copy of the pre-application and comments from City staff into the

record. Mr. Stevens said the site plan approval process would take four to six months after DRC and HPB approval. He agreed to report back to the Special Magistrate after 90 days.

Steven Edwards, architect, submitted the Design Review Committee comment report into the record.

Mr. Copertino recommended a 90-day extension.

Regarding the parking violations, Officer Champagne said there were improvements required pursuant to the special use exception that had never been addressed since the exception was granted in 1991. He requested the lot not be used for parking until these issues were addressed. Mr. Stevens said all of the violations should be covered by the 91-day extension. Ms. Flynn stated, "So you understand that nobody is to park there?" Mr. Stevens said there was a "basis for parking there and the City has already ruled in that situation." Ms. Flynn said she would need that ruling and Mr. Stevens reiterated that he wanted this to be included in the 91-day extension.

Mr. Copertino said the prior ruling was that the lot could be used for commercial parking if certain conditions were met. Ms. Flynn advised, "I wouldn't park there if I were you or you're going to be back in front of me again." Mr. Stevens replied, "That's fine, we'll see you in 91 days. Ms. Flynn stated, "There's been a finding of fact that the violations existed. I have suspended the fines until you come back and see me. However, I have not given you carte blanche to continue to violate." Mr. Stevens stated, "What the violation goes to is the condition of the property, not the use itself. So, I think... if the status quo has been status quo, the fact is, my client has spent a lot of money and a lot of time to redevelop this property and I think it's going to be a huge asset to the City tax-wise as well. So I think your initial ruling on that is good and if we keep the status quo and I think the City Attorney, in order to avoid further problems moving forward on anything beyond this scope, we would appreciate that this is where we stand right now."

Mr. Copertino reiterated that, "I think that the evidence that's been presented demonstrates that while in fact the parking is allowed, it appears that the condition of the property for which parking should take place is not up to the standard." He asked Ms. Flynn to determine whether the parking should be allowed to continue until the conditions were addressed.

Ms. Flynn reiterated that the fines would be suspended, but that she was not saying that the lot could continue being used for parking. Mr. Stevens said, "That's not the question that's before you this morning; the only question before you this morning is the fines issue."

Mr. Copertino recommended that fines continue to accrue for the parking violation for the 91-day period.

Ms. Flynn granted a 91-day extension for 47-19.4.D.8. and 9-280(b), during which time no fines would accrue; fines for 47-34.2.B. would continue to accrue.

Case: CE14011057

2180 Northeast 62 Street
KOSH

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 complied, fines had accrued to \$5,700 and the City was requesting the full fine be imposed.

Maria Roque, Code Enforcement Officer, said this had been a simple violation that had taken the owner 57 days to comply. She recommended imposition of the fines.

Kosh, owner, said she had been recovering from two car accidents for the past year and there were many physical tasks she could no longer perform. She had decided to turn some of her landscaping into a no-maintenance area where she replaced sod with rocks or shrubbery. Kosh explained that someone who had helped her in the past was no longer able to.

Ms. Flynn imposed no fine

Case: CE14032035

524 Northwest 8 Avenue
DRAGOSLAVIC, GORAN

Certified mail sent to the owner was accepted on 4/15/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT
THE REAR OF THE ABOVE PROPERTY INCLUDING BUT, NOT
LIMITED TO BOARDS, FURNITURE, BAGS, PAPER AND
MISCELLANEOUS ITEMS.

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.

Claire Clark, company representative, said the lot had been cleared and she had sent photos to Officer Cross. Officer Cross agreed to reinspect the property.

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: CE14031302

524 Northwest 8 Avenue
DRAGOSLAVIC, GORAN

Certified mail sent to the owner was accepted on 4/17/14.

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

THE BEDROOM DOORS IN APARTMENT #2 ARE DETERIORATED
AND ARE OFF THE HINGES AND ARE IN NEED OF
REPLACING.

Complied:

9-278(g)
9-280(f)
9-307(a)

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.

Claire Clark, company representative, stated the tenant was trashing the unit and was \$2,000 behind on the rent and they were in the process of evicting him. She requested time to remove the tenant and make repairs.

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: CE14040731

1801 South Andrews Avenue
BRATT, RUSSELL I

Service was via posting on the property on 4/21/14 and at City Hall on 5/1/14.

Thomas Clements, Fire Inspector, testified to the following violation:
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Inspector Clements said the owner had agreed to comply within 28 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day would begin to accrue.

Case: CE13051639

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

This case was first heard on 1/16/14 to comply by 1/30/14. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$3,400 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the property had been an issue for a long time because the owner's father lived there but had not notified him of the violations. Once the owner was aware of the violations, he had spent considerable effort and money to clean the property.

Ronnie Sammy, owner, said his father had hidden the violations from him. He said he had spent \$7,000 to clean the property. Mr. Sammy asked Ms. Flynn to waive the fines.

Ms. Flynn imposed no fine.

Case: CE14031240

1141 North Andrews Avenue
RIEGEL, DONNA L H/E RIEGEL, LEONA F

Certified mail sent to the owner was accepted on 3/28/14.

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEED, LITTER AND DEBRIS ON THIS PROPERTY. THIS IS A REPEAT VIOLATION OF CASE # CE12031508, 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.

Officer Gottlieb presented photos of the property and the case file into evidence, and said this was an ongoing problem. She recommended imposing a fine of \$100 per day for the 58 days the property had been out of compliance for a total of \$5,800.

Donna Riegel, owner, said she had just moved back into the house and were in the process of cleaning it up.

Ms. Flynn found in favor of the City and imposed a \$500 fine.

Case: CE13070444

1400 Northeast 2 Avenue
MERTILUS, SAINRICLES & MERTILUS, BERNADETTE

This case was first heard on 12/19/13 to comply by 1/16/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,450 fine, which would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer, said there was an insurance claim she was unsure had ever been settled, but it did not appear the roof had been repaired. She had been provided no evidence how the roof had been repaired, only a letter from the owner's friend indicating the work had been done

Sainricles Mertilus, owner, said he had fixed the leak himself. Officer Gottlieb said the roof tiles were not right. Mr. Mertilus stated Citizens had dropped his case.

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

Case: CE13120566

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

This case was first heard on 2/6/14 to comply by 3/20/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,400 and the City was requesting a \$520 fine be imposed.

Leonard Champagne, Code Enforcement Officer, said he had spoken to the owner, who had agreed to a \$520 fine.

Ms. Flynn imposed a \$520 fine.

Case: CE13080905

2349 Northwest 19 Street
COBB, DENISE

This case was first heard on 11/7/13 to comply by 1/16/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$8,200 fine, which would continue to accrue until the property complied.

Wilson Quintero Jr., Code Enforcement Officer, said there was a difference of opinion regarding compliance on the property and the owner had requested the case be heard today.

Denise Cobb, owner, said she had applied for help from the City to replace her roof. A previous inspector had told her if she boarded up the property, she would close the case. She had boarded the property but Officer Quintero did not want to close the case. Officer Quintero explained that the money for the rehabilitation program was on a first-come, first-served basis; no one was guaranteed to receive funds from the program. Mr. Copertino requested Ms. Cobb submit the signed application from the Housing Department. Ms. Cobb stated, "I can't get the application until the money is available." Mr. Copertino confirmed that since no money was currently available, there could be no application.

Ms. Flynn agreed to allow Ms. Cobb additional time, but said she would no longer consider the program; whether or not the program was funded, Ms. Cobb must comply. She advised Ms. Cobb to speak with Officer Quintero regarding what must be done to comply.

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

Case: CE13100230

2145 Davie Blvd
ALBENCORTES LLC

This case was first heard on 2/6/14 to comply by 3/6/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,800 and the City was requesting a \$520 fine be imposed.

Leonard Champagne, Code Enforcement Officer, said the owner had agreed to pay a \$520 fine.

Julio Cortes, owner, agreed to the \$520 fine.

Ms. Flynn imposed a \$520 fine.

Case: CE14011591

4531 Northwest 15 Avenue
ARMSTRONG, MICHAEL E

Service was via posting on the property on 3/27/14 and at City Hall on 5/1/14.

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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED AND REQUIRE PAINT.

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 30 days or a fine of \$25 per day.

Michael Armstrong, owner, stated he was in bankruptcy but he was working on the house. He explained that he had removed the brick veneer and it needed an enormous amount of work. He requested 45 days to address the front of the house.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$25 per day would begin to accrue.

Case: CE13060859

1741 Northwest 7 Avenue
WOOD, JAMES R & AIMEE C

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 \$2,750 fine, which would continue to accrue until the property complied.

Ingrid Gottlieb, Senior Code Enforcement Officer, recommended imposition of the fines.

Ms. Flynn imposed the \$2,750 fine, which would continue to accrue until the property was complied.

Case: CE14030536

Administrative Hearing

526 Northwest 15 Way
MEMBER TSEHAY MEDHANEALEM ETHIOPIAN

Andre Cross, 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 Cross said the property had been cited 3/8/14 and remained overgrown at his 3/19/14 reinspection. The City had cleared the property on 3/21/14.

Genet Selassie Thomas, board member, said they had been unable to prepare the property to hold services there and they had not monitored the property. She said by the time they were ready to address the problem, the City already had.

Ms. Flynn found for the City and denied the appeal.

Case: CE14030537

Administrative Hearing

528 Northwest 15 Way
MEMBER TSEHAY MEDHANEALEM ETHIOPIAN

Andre Cross, 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 Cross said the property had been cited 3/8/14 and remained overgrown at his
3/19/14 reinspection. The City had cleared the property on 3/21/14.

Ms. Flynn found for the City and denied the appeal.

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 \$3,400 fine, which would continue to accrue until the property
complied.

Marlon Silvera, the owner's son, requested an extension.

Ms. Flynn granted a 35-day extension.

Case: CE14020447

2724 Northeast 15 Street
2724 Northeast 15 LLC

Certified mail sent to the owner was accepted on 4/24/14.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. THERE IS A CRACK IN THE DINING
ROOM CEILING & WALL. THE BACK EXTERIOR DOOR HANDLE & LOCK
IS INOPERABLE. THERE ARE WINDOWS WHICH ARE INOPERABLE.
THERE ARE AREAS OF THE SOFFIT WHICH ARE DETERIORATED & NOT
MAINTAINED IN AN ATTRACTIVE, SECURE MANNER.

9-309

THE CENTRAL AIR CONDITIONING UNIT IS INOPERABLE &
NOT MAINTAINED IN A SATISFACTORY STATE OF REPAIR.

Officer Wright said the owner was in the process of pulling permits to do the work. She presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Hector Hidalgo, owner, requested six months. He said he intended to update the entire unit. Officer Wright confirmed that some of the repairs were exterior.

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

Case: CE14030814

1123 Northwest 6 Avenue
JACQUELIN, MARIE

Service was via posting on the property on 4/26/14 and at City Hall on 5/1/14.

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

THERE IS A TAN MERCURY WITH FLAT TIRES AND AN EXPIRED TAG,
AND ANOTHER CAR UNDER A COVER, WITH FLAT TIRES, ON THE
PROPERTY.

Officer Gottlieb said the owner had indicated that one vehicle had been removed and the other should be in compliance. Officer Gottlieb 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.

Marie Anozar described how she had complied the violation.

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: CE13120917

2437 Northwest 20 Street
MAIMON, AMNON & MAIMON, AVIVA

Service was via posting on the property on 3/27/14 and at City Hall on 5/1/14.

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

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKING ON A DIRT OR
GRASS SURFACE. THE DRIVEWAY IS IN DISREPAIR.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE IS
MISSING GRASS AND MOST OF THE YARD IS BARE DIRT.

Complied:

47-34.1.A.1.

Officer Quintero said the case was begun pursuant to a complaint. He had reinspected the property 12 times, including inspections with the Code Manager and other inspectors. Officer Quintero 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, per violation.

Chaya Vanunu, owner, said the violations were complied a while ago. She had her own photos showing the condition of the property.

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

Case: CE14031127

624 Southwest 16 Avenue
SFRH SF RENTAL LP

Certified mail sent to the owner was accepted on 4/18/14.

Stephanie Bass, Code Enforcement Officer, testified to the following violations:
24-27.(f)

DUMPSTER ENCLOSURE LIDS ARE BEING LEFT OPEN.

47-19.4.D.8.

DUMPSTER ENCLOSURE HAS TRASH AND DEBRIS SCATTERED
ABOUT THE INTERIOR GROUNDS OF THE ENCLOSURE.

Officer Bass 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.

Alexandre Saadi, power of attorney, said someone was supposed to visit the property weekly but he was unsure this was being done. Officer Bass said she advised the property manager to keep the dumpster enclosure locked except on pickup days. Every time she visited this property, the gates were open, the lids were up and there was debris scattered everywhere.

Ms. Flynn 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: CE14011817

Stipulated agreement

955 S Federal Highway
SAPPHIRE INVESTMENT FUND LLC

Violations:

18-12(a)

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

9-306

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

The City had a stipulated agreement with the owner to comply within 42 days or a fine of \$200 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 42 days or a fine of \$200 per day, per violation would begin to accrue.

Case: CE14031509

1124 Southwest 2 Street
EDAM DEVELOPMENT LLC

Certified mail sent to the owner was accepted on 4/15/14.

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

THE DUMPSTER AT THIS LOCATION IS CONTINUALLY LEFT
OUT BY THE ROADSIDE AND IS NOT PULLED BACK AFTER
SERVICE AS REQUIRED BY CODE.

Complied:

18-12(a)

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.

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: CE14010746
2567 Mercedes Drive
JUSTI, STEVEN A

Stipulated agreement

Violation:
9-280(b)

THE FRONT DOOR IS DAMAGED AND IN DISREPAIR AND NOT
BEING MAINTAINED.

Complied:
18-12(a)
9-280(c)
9-306

The City had a stipulated agreement with the owner to comply within 45 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 45 days or a fine of \$50 per day would begin to accrue.

Case: CE14011867
616 Northwest 10 Terrace
YAKOV HOLDING INC

Service was via posting on the property on 4/14/14 and at City Hall on 5/1/14.

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

THERE ARE INOPERABLE BUILDING PARTS/WINDOWS/DOORS
WHICH ARE BROKEN OR BOARDED AND NOT MAINTAINED.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

Officer Wright 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.

Ms. Flynn 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: CE14022029
2650 Northwest 20 Street
HENRY, HUBERT A

Service was via posting on the property on 3/27/14 and at City Hall on 5/1/14.

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

THERE IS TRASH AND DEBRIS INCLUDING BUT NOT LIMITED TO; PAPER, PLASTIC, FOOD CONTAINERS, CANS, BOTTLES, PALM FRONDS, CHAIRS, CRATES, BUCKETS, CONE, WOOD, ETC. ON THIS VACANT LOT AND SWALE.

Officer Quintero presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$25 per day.

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

Case: CE14011791

Stipulated Agreement

609 Northwest 15 Terrace
BOLEGA LLC

Certified mail sent to the owner was accepted on 4/17/14.

Violations:

9-305(b)

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE IN DISREPAIR, DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS, DOORS, SOFFIT, FASCIA, AND HOLES ON THE WALLS.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A GOOD, SAFE WORKING CONDITION.

9-304(b)

THE GRAVEL DRIVEWAY ON THIS MFR DWELLING IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING AND THERE IS GRASS GROWING THROUGH IT.

Complied:

9-279(f)

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE14022010

Stipulated agreement

1319 Northwest 15 Street
BROWN, BEETHOVEN

Violations:

9-280(h)(1)

THE CHAIN LINK FENCE ON THIS VACANT PROPERTY IS IN DISREPAIR.

9-308(a)

THE ROOF ON THIS VACANT DWELLING IS IN DISREPAIR, THERE IS A TARP COVERING THE MAJORITY OF THE ROOF SURFACE ON THE STRUCTURE.

Complied:

18-12(a)

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$25 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 63 days or a fine of \$25 per day would begin to accrue.

Case: CE14021299

1807 Northeast 18 Street
ALIBERTI, MICHAEL A

Service was via posting on the property on 4/12/14 and at City Hall on 5/1/14.

Maria Roque, Code Enforcement Officer, testified to the following violations:

18-12(a)

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

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE SCREEN DOOR IS IN DISREPAIR, THERE ARE AREAS THAT ARE ROTTED AND SCREEN IS TORN.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE WALLS ARE DIRTY.

9-308(b)

THE ROOF IS NOT BEING MAINTAINED AS IT'S DIRTY AND

THERE ARE TREE BRANCHES WHICH COVER AREAS OF THE ROOF.

9-313(a)

THE HOUSE NUMBERS AT THIS PROPERTY ARE NOT VISIBLE FROM THE STREET, THERE ARE TREE BRANCHES THAT OBSTRUCT THE VISIBILITY OF THE HOUSE NUMBERS.

9-279(f)

THIS PROPERTY IS BEING OCCUPIED WITHOUT BEING CONNECTED TO THE WATER AND SEWER SYSTEMS OF THE CITY.

Officer Roque 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, per violation.

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

Case: CE14030106

1424 Northeast 57 Street
FENG, LI HUA

Service was via posting on the property on 4/12/14 and at City Hall on 5/1/14.

Maria Roque, 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 Roque 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: CE14041616

1445 Northeast 60 Street
HSBC BANK USA TRSTEE
% OCWEN LOAN SERVICING

Service was via posting on the property on 4/24/14 and at City Hall on 5/1/14.

Maria Roque, Code Enforcement Officer, testified to the following violation:

18-11(a)

THE POOL AT THIS LOCATION IS FILLED WITH GREEN,

STAGNANT WATER.

Officer Roque 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: CE14011101

1406 Northeast 62 Street
SJ2 LLC

Service was via posting on the property on 4/12/14 and at City Hall on 5/1/14.

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

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED
AND NOT MAINTAINED. THE PORCH HAS AREAS OF THE
CEILING IN DISREPAIR AND THE FASCIA NEEDS TO BE
PAINTED.

Complied:
47-20.13.A.

Officer Roque 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.

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: CE14011969

1124 Southwest 20 Street
SELBY, CARMEN

Service was via posting on the property on 4/3/14 and at City Hall on 5/1/14.

Mark Campbell, Code Enforcement Officer, testified to the following violations:
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.

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

Case: CT14030418

1339 Northeast 4 Avenue
RODRIGUEZ, ESTELA

Service was via posting on the property on 4/11/14 and at City Hall on 5/1/14.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:
47-22.9.

THERE ARE SIGNS AT THIS LOCATION, WITHOUT THE
REQUIRED PERMITS.

Officer Gottlieb 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: CE14011457

Stipulated Agreement

2590 Northwest 19 Street
YEARGIN, RICHARD D & JANICE

Service was via posting on the property on 4/29/14 and at City Hall on 5/1/14.

Violations:

47-19.1.C.

THIS VACANT LOT IS BEING USED TO PARK CARS AND
STORE A DUMPSTER. SINCE THERE IS NO PRIMARY
STRUCTURE, THERE IS NO ACCESSORY USE PERMITTED.

9-304(b)

THERE ARE VEHICLES BEING PARKED ON A GRASS OR DIRT
SURFACE.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED
ON THIS VACANT LOT. THE GRASS IS MISSING AND IT IS
MOSTLY BARE DIRT.

The City had a stipulated agreement with the owner to comply within 21 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE13040979

1445 Northwest 1 Avenue
DOSSOUS, MARIE

Certified mail sent to the owner was accepted on 4/17/14.

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.

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR.

24-27.(f)

THE TRASH BINS ARE CONTINUALLY OVERFLOWING, AND
THE LIDS ARE NOT CLOSED, AS REQUIRED.

9-305(b)

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

47-34.1.A.1.

THERE ARE ITEMS BEING STORED OUTSIDE AT THIS
RESIDENTIAL DUPLEX PROPERTY.

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 28 days or a fine of \$50 per day, per violation.

Ms. Flynn 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: CE14011803

1121 Northwest 8 Avenue
BETHEL EVANGELICAL BAPTIST CHURCH

Certified mail sent to the owner was accepted on 3/28/14.

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

18-4(c)

THERE ARE DERELICT VEHICLES BEING KEPT ON THE PROPERTY.
THIS IS A RECURRING VIOLATION OF CASE #CE12010193. 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, 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: CE14021302

414 Southwest 22 Avenue
NELSON, LATONYA M

Service was via posting on the property on 4/26/14 and at City Hall on 5/1/14.

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

ROOFS SHALL BE MAINTAINED IN A CONDITION FREE OF
AN ELEMENT WHICH IS NOT A PERMANENT PART OF THE
BUILDING, THERE
IS A TARP ON THE ROOF THAT IS UNSECURE AND TORN.

Officer Bass presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$50 per day.

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

Case: CE14022182

601 E Evanston Cir
BLANEY, DAVID R

Service was via posting on the property on 4/10/14 and at City Hall on 5/1/14.

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS ON THIS
OCCUPIED PROPERTY.

Officer Bass presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$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: CE14031776

704 Southwest 16 Avenue
US BANK NATIONAL ASSN

Service was via posting on the property on 4/16/14.

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

THERE IS A PILE OF DEAD PALM FRONDS ON THE FRONT
EXTERIOR GROUND OF THIS MULTI FAMILY DWELLING,
UNDERNEATH PALM TREE ADJACENT TO THE PARKING LOT.

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: CE14031526

2990 Southwest 15 Avenue
PROVENZALE, ANTHONY M

Service was via posting on the property on 3/27/14 and at City Hall on 5/1/14.

Thomas Clements, Fire Inspector, testified to the following violation:
NFPA 1:13.6.9.3.1.1.1

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

Inspector Clemens recommended ordering compliance within 28 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day would begin to accrue.

Case: CE14031938

4240 Galt Ocean Drive
L'MBIANCE BEACH CONDO ASSN INC

Service was via personal service on 3/31/14.

Thomas Clements, 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 Clemens recommended ordering compliance within 28 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$150 per day would begin to accrue.

Case: CE14021196

1464 Holly Heights Drive
FERNANDEZ, JOSE A & SANDRINI, GEORGE

Certified mail sent to the owner was accepted on 3/31/14.

Andre Cross, Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME DIRTY AND STAINED
AND IS IN NEED OF REPAINTING.

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

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

Case: CE14021197

1466 Holly Heights Drive
FERNANDEZ, JOSE A & SANDRINI, GEORGE

Certified mail sent to the owner was accepted on 3/31/14.

Andre Cross, Code Enforcement Officer, testified to the following violation:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT HAS BECOME DIRTY AND STAINED
AND IS IN NEED OF REPAINTING.

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

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

Case: CE14032067

534 Northwest 23 Avenue
FOURPLEX 534 LLC

Certified mail sent to the owner was accepted on 4/17/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE PROPERTY INCLUDING BUT, NOT LIMITED TO PAPER, BAGS, TREE DEBRIS AND MISCELLANEOUS ITEMS. ALSO THE LAWN HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED.

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

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.

The following three cases were heard together:

Case: CE14040569

1323 Northeast 5 Avenue
HERRERA, CARLOS J

Service was via posting on the property on 4/24/14 and at City Hall on 5/1/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE SWALE AREA AND THE SWALE AREA 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 PROPERTY WAS FIRST CITED ON OCTOBER 24, 2013 FOR OVERGROWTH UNDER CASE CE13101392, I REINSPECTED THE PROPERTY ON NOVEMBER 16, 2013 AND THE PROPERTY WAS STILL OVERGROWN NOT MAINTAINED I THEN SCHEDULED THIS CASE FOR A SPECIAL MAGISTRATE HEARING. I THEN REINSPECTED

THE ABOVE PROPERTY ON DECEMBER 06, 2013 AND FOUND THE PROPERTY TO BE IN COMPLIANCE. I THEN CITED THE ABOVE PROPERTY AGAIN ON FEBRUARY 22, 2014 FOR OVERGROWTH UNDER CASE NUMBER CE14021762. I THEN REINSPECTED THE ABOVE PROPERTY ON MARCH 05, 2014 AND FOUND THE PROPERTY TO BE IN COMPLIANCE. 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 presented photos of the property and the case file into evidence, stated the violation was now complied and requested a finding of fact that the violation had existed as cited.

Ms. Flynn found for the City that the violation had existed as cited.

Case: CE14040570

1325 Northeast 5 Avenue
RAMIREZ, OSCAR J

Certified mail sent to the owner was accepted on 4/24/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE SWALE AREA AND THE SWALE AREA 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 PROPERTY WAS FIRST CITED ON OCTOBER 24, 2013 FOR OVERGROWTH UNDER CASE CE13101393, I REINSPECTED THE PROPERTY ON NOVEMBER 16, 2013 AND THE PROPERTY WAS STILL OVERGROWN NOT MAINTAINED, I THEN SCHEDULED THIS CASE FOR A SPECIAL MAGISTRATE HEARING. I THEN REINSPECTED THE ABOVE PROPERTY ON DECEMBER 06, 2013

AND FOUND THE PROPERTY TO BE IN COMPLIANCE. I THEN CITED THE ABOVE PROPERTY AGAIN ON FEBRUARY 22, 2014 FOR OVERGROWTH UNDER CASE NUMBER CE14021672. I THEN REINSPECTED THE ABOVE PROPERTY ON MARCH 05, 2014 AND FOUND THE PROPERTY TO BE IN COMPLIANCE. 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 presented photos of the property and the case file into evidence, stated the violation was now complied and requested a finding of fact that the violation had existed as cited.

Ms. Flynn found for the City that the violation had existed as cited.

Case: CE14040572

1327 Northeast 5 Avenue
CANO, KAREN P

Service was via posting on the property on 4/12/14 and at City Hall on 5/1/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT THE SWALE AREA AND THE SWALE AREA 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 PROPERTY WAS FIRST CITED ON OCTOBER 24, 2013 FOR OVERGROWTH UNDER CASE CE13101395, I REINSPECTED THE PROPERTY ON NOVEMBER 16, 2013 AND THE PROPERTY WAS STILL OVERGROWN NOT MAINTAINED, I THEN SCHEDULED THIS CASE FOR A SPECIAL MAGISTRATE HEARING. I THEN REINSPECTED THE ABOVE PROPERTY ON DECEMBER 06, 2013

AND FOUND THE PROPERTY TO BE IN COMPLIANCE. I THEN CITED THE ABOVE PROPERTY AGAIN ON FEBRUARY 22, 2014 FOR OVERGROWTH UNDER CASE NUMBER CE14021763. I THEN REINSPECTED THE ABOVE PROPERTY ON MARCH 05, 2014 AND FOUND THE PROPERTY TO BE IN COMPLIANCE. 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 presented photos of the property and the case file into evidence, stated the violation was now complied and requested a finding of fact that the violation had existed as cited.

Ms. Flynn found for the City that the violation had existed as cited.

Case: CE14021448

530 Northwest 9 Avenue
MEZA, PEDRO P

Service was via posting on the property on 4/15/14 and at City Hall on 5/1/14.

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

18-1.

THE UNSIGHTLY CONDITIONS ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE OVERGROWTH, RUBBISH, AND DIRTY EXTERIOR SURFACES HAVE AN ADVERSE AFFECT ON THE ECONOMIC WELFARE OF THE ADJACENT PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING WALLS, FASCIA, AND SOFFITS HAVE LOOSE MATERIALS.

Officer Cross 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.

Ms. Flynn 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: CE14021418

534 Northwest 9 Avenue
MEZA, PEDRO P

Service was via posting on the property on 4/15/14 and at City Hall on 5/1/14.

Andre Cross, Code Enforcement Officer, testified to the following violations:
18-1.

THE UNSIGHTLY CONDITIONS ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO THE OVERGROWTH, RUBBISH, AND DIRTY EXTERIOR SURFACES HAVE AN ADVERSE AFFECT ON THE ECONOMIC WELFARE OF THE ADJACENT PROPERTY.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

9-306-

GRAFFITI HAS BEEN SPRAY PAINTED ON THE WOOD FENCE AT THIS VACANT RESIDENTIAL PROPERTY. THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING WALLS, FASCIA, AND SOFFITS HAVE LOOSE MATERIALS.

Officer Cross 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.

Ms. Flynn 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: CE14011813

937 Northwest 8 Avenue
WAREHOUSE FLL 937 LLC

Certified mail sent to the owner was accepted on 4/2/14.

Andre Cross, Code Enforcement Officer, testified to the following violations:
18-1.

THERE ARE STACKS OF WOOD PALLETS AND OTHER ITEMS OUTSIDE CREATING AN UNSIGHTLY APPEARANCE/ NUISANCE.

47-19.9

MISCELLANEOUS INVENTORY, MATERIALS, AND/OR SUPPLIES ARE BEING STORED OUTSIDE.

Complied:
18-12(a)

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, per violation.

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

Case: CE14010041
2625 Northeast 37 Street
ACKERMAN, ERIC B

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 \$2,950 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,950 fine, which would continue to accrue until the property was complied.

Case: CE13091158
808 Southeast 13 Street
ROSSI, VANESSA

This case was first heard on 1/16/14 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 \$2,050 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the property was complied.

Case: CE13081083
1824 S Ocean Drive
MICKEY JO TAYLOR REV TR TAYLOR, MICKEY TRSTEE

This case was first heard on 10/3/13 to comply by 10/17/13. 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.

Ms. Flynn imposed the \$10,450 fine, which would continue to accrue until the property was complied.

Case: CE14010583

951 Alabama Avenue
BOUQUET, WILSON EST

This case was first heard on 2/20/14 to comply by 3/6/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,900 fine, which would continue to accrue until the property complied.

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

Case: CE14010722

2790 Southwest 2 Court
SRP SUB LLC

This case was first heard on 3/20/14 to comply by 4/3/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,150 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$6,150 fine, which would continue to accrue until the property was complied.

Case: CE14010384

1136 Northeast 10 Avenue
PENONE, MARK

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 \$1,475 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,475 fine, which would continue to accrue until the property was complied.

Case: CE14010617

1204 Northeast 11 Avenue
DELOS SANTOS, BENITO B

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 complied, fines had accrued to \$1,550 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,550 fine.

Case: CE13100303

1513 Northwest 8 Avenue
PRUDEN, ADAM KIRK

This case was first heard on 12/19/13 to comply by 1/2/14 and 1/16/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$6,750 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$6,750 fine.

Case: CE13120431

3181 Davie Blvd
GEM EQUITIES LLC

This case was first heard on 2/6/14 to comply by 3/13/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,900 and the City was requesting a \$520 fine be imposed.

Ms. Flynn imposed a \$520 fine.

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:

CE14021071	CE12041432	CE12041419	CE14010352
CE14020690	CE14030499	CE14031309	CE14030887
CE14032300	CT14010499	CE14030973	CE14021792
CE14011506	CE14020011	CE13111440	CE12031445
CE14021759	CE14022104	CE14031461	CE14031768
CE14040513	CT14030868	CE14031582	CE14031655
CE14031657	CE14031660	CE14031929	CE14040002
CE14040678	CE14040680	CE14040689	CE14040676
CE14040734	CE14021670	CT14030539	CE14030931
CE14030516	CE14032029	CE14031347	

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:

CE14032041 CE14031173

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:

CE14020675 CE13080450

Respondent Non-Appearance


Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE13120918

There being no further business, the hearing was adjourned at 11:31 A.M.


Special Magistrate

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperee, Prototype Services