

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
JULY 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
Deanna Bojman, Clerk III
Sharon Ragoonan, Code Compliance Manager
Jeri Pryor, Clerk of Special Magistrate, Supervisor
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Enforcement Officer
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Thomas Clements, Fire Inspector
Andre Cross, Code Enforcement Officer
Dick Eaton, Senior Code Enforcement Officer
Adam Feldman, Senior Code Enforcement Officer
Ingrid Gottlieb, Senior Code Enforcement Officer
Jorge Maura, Detective
George Oliva, Building Inspector
Wilson Quintero, Code Enforcement Officer
Wilson Quintero Jr., Code Enforcement Officer
Maria Roque, Code Enforcement Officer
Ursula Thime, Senior Code Enforcement Officer
Sal Viscusi, Code Enforcement Officer

Respondents and Witnesses

CE13060939; CE13060937; CE13060936; CE13060938: Nectaria Chakas, attorney
CE13061502: Francis Magaglione, owner
CE12110473: Roschell Franklin, manager
CE14020142: Ilan Timianski, owner
CE14060655: Irving Brunswick, owner; Carol Brunswick, owner
CE12050914: Bernard Diesen, owner
CE14051546: Ciceron Tienna, property manager
CE14011480: Higgin Sainvil, owner's son; Vilmond Sainvil, owner
CE14040735: Roberto Berrios, owner
CE13070428: Markus Champion, owner
CE14050008; CE14050188: Alice Bryant, company representative

CE13071010: Stuart Allen, owner
CE14051205: Andrew Holland, owner
CE13121170: Isadore Mizell, owner
CE14060681: Luis Luque, company manager
CE14031428; CE14041511: Lucaster Carr, company representative
CE13111085: Tal Hen, owner
CE14041060: Maria Penaloza, owner; Nicole Campbell, property manager
CE12041354: Marlow Silvera, owner
CE12041355: Veronel Pierre, owner
CE14011126: Paul Jehlen Jr., owner; Geraldine Jehlen, owner
CE14060998: Catherine Banta, owner
CE13080154; CE11040783: Courtney Crush, attorney
CE14031161: Steven Meister, owner
CE12120936: Robert Shumay, employer; Thomas Verrette, employee
CE12081811: Elizabeth David, property 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: CE13080154

2300 Southwest 15 Avenue
BUD ROBINSON MEMORIAL CHURCH OF THE NAZARENE

This case was first heard on 1/16/14 to comply by 5/15/14. 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.

Courtney Crush, attorney, said they were in discussion with the Zoning Department and requested a 30-day extension.

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

Case: CE11040783

2300 Southwest 15 Avenue
BUD ROBINSON MEMORIAL CHURCH OF THE NAZARENE

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 \$605,100 fine, which would continue to accrue until the property complied.

Thomas Clements, Fire Inspector, recommended an extension of up to 90 days.

Courtney Crush, attorney, requested an extension.

Ms. Flynn granted a 112-day extension during which time no fines would accrue.

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

Case: CE13060937 Request for extension
421 Northeast 4 Avenue
PUTNAM REALTY LTD

This case was first heard on 10/17/13 to comply by 3/6/14. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/18/14.

Nectaria Chakas, attorney, requested a 45-day extension for all four cases to wait for a final decision from the Zoning Department.

Andre Cross, Code Enforcement Officer, did not object to the request.

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

Case: CE13060936 Request for extension
425 Northeast 4 Avenue
PUTNAM REALTY LTD

This case was first heard on 10/17/13 to comply by 3/6/14. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/18/14.

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

Case: CE13060938 Request for extension
417 Northeast 4 Avenue
PUTNAM REALTY LTD

This case was first heard on 10/17/13 to comply by 3/6/14. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/18/14.

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

Case: CE13060939

Request for extension

415 Northeast 4 Avenue
PUTNAM REALTY LTD

This case was first heard on 10/17/13 to comply by 3/6/14. Violations and extensions were as noted in the agenda. The property was not complied and fines would begin to accrue on 7/18/14.

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

Case: CE14060998

1829 Southwest 10 Court
RIVERSIDE APARTMENTS LLC

Certified mail sent to the owner was accepted on 6/19/14.

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

THERE IS AN ACCUMULATION OF APPLIANCES, TRASH, RUBBISH AND DEBRIS ON THE EXTERIOR OF THIS OCCUPIED PROPERTY. THIS IS A RECURRING VIOLATION PROPERTY WAS PREVIOUSLY CITED ON 1/12/13 CASE CE13010778, 6/6/13 CASE CE13060346, 12/17/13 CASE CE13121060 AND CURRENT CASE 6/13/14 CE14060998. THIS CASE WILL GO FORWARD TO SPECIAL MAGISTRATE FOR A FINDING OF FACTS AS A RECURRING VIOLATION REGARDLESS OF COMPLIANCE.

Officer Bass 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.

Catherine Banta, owner, said she had informed the tenant that he must not clean trucks on the property.

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

Case: CE13071010

1305 Southeast 1 Street
COLEE LANDING LLC

This case was first heard on 9/19/13 to comply by 10/3/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$116,250 and the City was requesting the full fine be imposed.

Thomas Clements, Fire Inspector, recommended a \$520 fine to cover administrative costs.

Stuart Allen, owner, said he had repaired the fire extinguishers and removed the combustible materials within 24 hours and there had been a problem with the address to which the notices had been mailed.

Ms. Flynn imposed no fine.

Case: CE14041511

3302 Southwest 14 Street
FETLAR LLC

Certified mail sent to the owner was accepted on 6/13/14.

George Oliva, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

PERMIT LEFT TO EXPIRE - P09010186

Inspector Oliva recommended ordering compliance within 35 days or a fine of \$25 per day.

Lucaster Carr, company representative, agreed to comply within 35 days.

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

Case: CE14031428

1500 Northwest 7 Street
SRP SUB LLC

Service was via posting on the property on 6/4/14 and at City Hall on 7/3/14.

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

THERE ARE DIFFERENT VEHICLES BEING PARKED ON THE
GRASS/DIRT SURFACE AT THIS MULTI-FAMILY PROPERTY.

9-305(b)

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

Officer Quintero presented photos of the property and the case file into evidence. He had spoken to the property representative, who agreed with his recommendation to order compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

Case: CE14040735

1227 Northwest 5 Avenue
BERRIOS, ROBERTO J

Service was via posting on the property on 6/25/14 and at City Hall on 7/3/14.

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

18-12(a)

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

9-280(b)

THERE ARE WINDOWS THAT ARE BROKEN AND IN DISREPAIR, ON THE BUILDING.

9-306

THERE IS DIRTY, PEELING AND MISSING PAINT ON THE EXTERIOR OF THE BUILDING.

9-305(b)

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

9-278(g)

THERE ARE WINDOWS MISSING THE REQUIRED SCREENS.

Complied:

9-279(f)

24-29

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.

Roberto Berrios, owner, explained that the property had been sold in a short sale and the people occupying the property had no lease and paid no rent; they had moved in illegally. He requested two weeks to clean up the property.

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

Case: CE13061502

616 Northwest 2 Avenue
FLAGLER PROPERTY OF BROWARD COUNTY

This case was first heard on 8/1/13 to comply by 12/5/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$26,250 and the City was requesting the full fine be imposed.

Thomas Clements, Fire Inspector, recommended a \$520 fine to cover administrative costs.

Francis Magaglione, owner, requested no fine be imposed, stating a tenant had cause the problems.

Ms. Flynn imposed no fine.

Case: CE12050914

1124 Northwest 15 Court
DIESEN, BERNARD N

This case was first heard on 7/23/12 to comply by 8/27/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$5,500 and the City was requesting the full fine be imposed.

Bernard Diesen, owner, said he had thought the project was complete and the permit closed out when it was not. He requested no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE13121170

1429 Northwest 6 Street
MIZELL, T & MIZELL, Z & MIZELL, I & MIZELL, D

This case was first heard on 2/20/14 to comply by 3/2/14, 3/14/14 and 5/15/14. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,950 and the City was requesting imposition of the full fine.

Andre Cross, Code Enforcement Officer, confirmed the property was complied.

Isadore Mizell, owner, requested no fines be imposed and explained they had never collected any rent from this property. He described several personal and financial hardships at the property. Mr. Mizell said they had not purchased this property; "it was dumped on us." He had also been unaware that he could have called for inspections to stop fines when individual violations were complied.

Officer Cross said he was not the original inspector for this case.

Ms. Flynn imposed a \$250 fine.

Case: CE14060655

826 Southwest 24 Street
IRVING & CAROL BRUNSWICK REV TR
BRUNSWICK, IRVING & CAROL TRSTEE

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

Thomas Clements, Fire Inspector, testified to the following violations:

NFPA 101:7.2.1.5.2

LOCKS PROVIDED IN THE MEANS OF EGRESS REQUIRE A
KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT FOR
OPERATION FROM THE EGRESS SIDE.

NFPA 101:7.9.1.1

EMERGENCY LIGHTING IS NOT PROVIDED IN ACCORDANCE
WITH THE CODE.

NFPA 1:11.1.10

THERE IS/ARE MISSING ELECTRICAL COVER(S).

NFPA 1:11.1.7.6

EXTENSION CORDS ARE BEING USED AS A SUBSTITUTE FOR
PERMANENT WIRING.

NFPA 1:13.6.8.1.3.8.1

THE FIRE EXTINGUISHER(S) IS/ARE NOT MOUNTED
ACCORDING TO THE CODE.

NFPA 1:14.14.1.2.1

SELF ILLUMINATED EXIT SIGNS ARE NOT PROVIDED AT
ALL REQUIRED EXITS.

Inspector Clements recommended ordering compliance within 49 days or a fine of \$150 per day, per violation.

Irving Brunswick, owner, said the tenant was supposed to comply the violations and agreed it would be done in 49 days.

Ms. Hasan recommended 77 days, since there was an eviction in progress.

Ms. Flynn found in favor of the City and ordered compliance within 77 days or a fine of \$150 per day, per violation would begin to accrue.

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

Case: CE14050008

1237 Northwest 7 Avenue
IMMEDIATE HOUSING

Service was via posting on the property on 6/27/14 and at City Hall on 7/3/14.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violations:
9-278(e)

THERE ARE SHUTTERS COVERING SEVERAL WINDOWS.

9-304(b)

THE DRIVEWAY IS NOT BEING MAINTAINED IN GOOD CONDITION.
THERE IS GRASS AND WEEDS THROUGHOUT.

9-305(b)

THE PROPERTY IS OVERRUN WITH WEEDS. PINE BARK HAS
BEEN USED INSTEAD OF LIVING GROUND COVER.

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.

Alice Bryant, company representative, said a contractor was addressing the shutter permitting issue and the owner needed to install a physical weed barrier.

Ms. Hasan stated a letter of authorization or power of attorney was needed to allow Ms. Bryant to represent the owner. Lacking this, she recommended continuing the case.

Ms. Flynn continued the case to August 7, 2014.

Case: CE14050188

1237 Northwest 7 Avenue
IMMEDIATE HOUSING

Service was via posting on the property on 6/27/14 and at City Hall on 7/3/14.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified to the following violation:
25-7(a)

PINE BARK HAS BEEN PLACED ON THE CITY SWALE
WITHOUT APPROVAL FROM THE CITY. THIS IS A REPEAT
VIOLATION OF CASE # CE13020527, WHERE THE 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, and recommended imposing a fine of \$50 per day for the 77 days the property had been out of compliance, which would continue to accrue until the violation was complied.

Alice Bryant, company representative, said she had been informed that the swale had been cleaned up.

As with the previous case, Ms. Bryant did not have a letter of authorization or power of attorney to represent the owner.

Ms. Flynn continued the case to August 7, 2014.

Case: CE13111085

1607 Northwest 13 Court
RH INVESTMENTS PROPERTIES LLC

This case was first heard on 3/20/14 to comply by 4/24/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$450 and the City was requesting the full fine be imposed.

Wilson Quintero, Code Enforcement Officer, reported 15 reinspections had been conducted on the property since December 2013 and there had been several conversations with the owner and manager to explain the violations and corrective actions. Administrative costs totaled \$856.

Tal Hen, owner, said the tenants had damaged the driveway. He said he had complied the violation within days and he requested no fine be imposed.

Ms. Flynn imposed a \$450 fine.

Case: CE14060681

1490 W State Road 84
PORT EVERGLADES SERVICE STATION LLC

Certified mail sent to the owner was accepted on 6/17/14.

Thomas Clements, Fire Inspector, testified to the following violations:

- NFPA 1:50.4.4.3
THE FIRE-EXTINGUISHING SYSTEM PROTECTING THE AREA
UNDER THE HOOD IS NOT COMPLIANT WITH UL300.
- NFPA 96 4.1.1
HOOD SYSTEM WITH FIRE SUPPRESSION SYSTEM IS NOT
PROVIDED.

Inspector Clements said the owner had pulled the permit and recommended ordering compliance within 49 days or a fine of \$250 per day, per violation.

Luis Luque, company manager, agreed to comply within 49 days.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$250 per day, per violation would begin to accrue.

Case: CE14020142

Ordered to re-appear

713 Northwest 4 Avenue
ILAN PROFESSIONAL DESIGN INC

This case was first heard on 4/3/14 to comply by 4/13/14. Violations and extensions 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.

Andre Cross, Code Enforcement Officer, reported he had inspected on Tuesday and the violation was not complied but the owner had informed him that everything was complied except the exterminator tenting.

Ilan Timianski, owner, said he had evicted most of the tenants and the exterminator tenting would be scheduled soon.

Ms. Flynn granted a 21-day extension during which time no fines would accrue.

Case: CE12120936

2831 Northwest 62 Street
RICHARD R CAPPADONA TR
CAPPADONA, RICHARD TRSTEE

This case was first heard on 1/17/13 to comply by 7/18/13. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$12,150 and the City was requesting the full fine be imposed.

Thomas Clements, Fire Inspector, recommended no fine be imposed.

Thomas Verrette, employee, thanked the City.

Ms. Flynn imposed no fine.

Case: CE14051546

1132 Northwest 2 Street
SWEET, LILIAN

Certified mail sent to the owner was accepted on 6/25/14.

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 fourplex was not being maintained at all. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ciceron Tienna, property manager, said he was taking care of the trash and weeds.

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: CE12041354

1709 Southwest 10 Street
SILVERA, KENNETH A

Request for extension

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 \$6,100 fine, which would continue to accrue until the property complied.

Marlow Silvera, owner, said he now had the funds to take care of this. He requested a 60-day extension.

Ms. Flynn granted a 49-day extension during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE14031161

2343 Northwest 12 Court
MORTGAGE CAPITAL PARTNERS LLC

Request for extension

This case was first heard on 6/5/14 to comply by 7/17/14. Violations were as noted in the agenda. The property was not complied fines would begin to accrue on 7/18/14.

Ingrid Gottlieb, Senior Code Enforcement Officer, reported all of the windows were broken and she wanted this addressed immediately. She recommended a 14-day extension for that violation only.

Steven Meister, owner, said they needed to completely board up and then rebuild the house.

Ms. Flynn granted a 154-day extension for 9-305(b), 47-34.1.A.1.9-278(e) and the door portion of 9-280(b), and a 14-day extension for 9-280(h)(1) and the window portion of 9-280(b), during which time no fines would accrue.

Case: CE14051205

1415 Southwest 30 Street
HOLLAND, ANDREW

Service was via posting on the property on 6/18/14 and at City Hall on 7/3/14.

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

THERE IS A LARGE COMMERCIAL CONTAINER IN THE REAR
YARD OF THIS RS-8 ZONED PROPERTY. THIS USE DOES
NOT MEET THE CONDITIONS OF ULDR TABLE 47-5.11.A.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$200 per day.

Andrew Holland, owner, agreed to comply within 28 days.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$200 per day would begin to accrue.

Case: CE12110473

712 Northwest 2 Street
PRIDE OF FORT LAUDERDALE LODGE 652

This case was first heard on 12/6/12 to comply by 6/6/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$189,000 fine, which would continue to accrue until the property complied.

Thomas Clements, Fire Inspector, said repairs had begun and recommended a 49-day extension.

Roschell Franklin, manager, agreed to the extension.

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

Case: CE14011480

1224 Northwest 3 Avenue
SAINVIL, VILMOND & SAINVIL, LOUISANNA

Service was via posting on the property on 6/24/14 and at City Hall on 7/3/14.

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

THE CARPORT IS BEING USED FOR STORAGE PURPOSES.

9-280(g)

THERE IS AN UNSAFE LIGHT FIXTURE IN THE CARPORT,
WHICH DOES NOT MEET CODE REQUIREMENTS AND WAS
INSTALLED WITHOUT A PERMIT.

Complied:

9-280(b)

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.

Vilmond Sainvil, owner, said the light fixture had been installed when he purchased the house. He said he needed Officer Gottlieb to explain exactly what must be done to comply.

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

Case: CE12081811

5610 Northwest 12 Avenue # 214
EAST GROUP PROPERTIES

This case was first heard on 10/4/12 to comply by 11/1/12. Violations were as noted in the agenda. The property was complied, fines had accrued to \$39,900 and the City was requesting the full fine be imposed.

Thomas Clements, Fire Inspector, recommended a \$520 fine be imposed.

Elizabeth David, property manager, stated a tenant had caused the problem and complied the violation but not called for reinspection in a timely manner.

Ms. Flynn imposed a \$520 fine.

Case: CE14011126

1717 Southwest 17 Street
JEHLEN, GERALDINE RENEE & JEHLLEN, PAUL JAMES

Service was via posting on the property on 6/10/14 and at City Hall on 7/3/14.

George Oliva, Building Inspector, testified to the following violation:

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:

BUILDING# 09061303
ELECTRICAL# 09061304
PLUMBING# 09061305
MECHANICAL# 10021860
FENCE B# 10032041
LANDSCAPING# 10070250
BUILDING# 10121644
ROOFING# 10121648
FENCE# 10121648
PAVING# 11040435

Inspector Oliva recommended ordering compliance within 35 days or a fine of \$125 per day.

Paul Jehlen, owner, said he planned to close out the permits and was working with an architect.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$125 per day would begin to accrue.

Case: CE13070428

1229 Northeast 3 Avenue
CHAMPION, MARKUS J

This case was first heard on 4/3/14 to comply by 5/15/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,650 fine, which would continue to accrue until the property complied.

Markus Champion, owner, described work he still needed to address and said he had worked hard to comply the other violations. He requested several months to complete compliance.

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

Case: CE14041060

1705 Northwest 8 Place
COFAB PROPERTIES LLC

Salvatore Viscusi, Code Enforcement Officer, testified to the following violation:
24-7(b)

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

Officer Viscusi reported the trash was found on 4/14/14 and the property cited; on 4/16/14 the property was reinspected and the trash remained; on 4/17/14 the City had removed the trash. There had been no contact from the owner or management. He presented photos taken on several occasions at the property.

Nicole Campbell, property manager, said two tenants had stated they had not seen the notices and the trash did not belong to the tenants. She showed photos of the property and said they had called the tenants the day they had received the notice in the mail.

Ms. Flynn denied the appeal.

Case: CE12041355

1709 Southwest 11 Court
PIERRE, VERONEL PIERRE, MARIE MIRANA

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 \$2,600 fine, which would continue to accrue until the property complied.

Veronel Pierre, owner, said he was expecting some money soon that would allow him to do the work. He had already spoken to a contractor.

Ms. Flynn granted a 21-day extension during which time no fines would accrue and ordered the respondent to reappear at that hearing.

Case: CE14032147

Stipulated agreement

666 W Broward Blvd
BURGER KING CORP #43

Violation:
47-21.8.A.

THE LANDSCAPING AT THIS OCCUPIED COMMERCIAL
PROPERTY (BURGER KING) IS NOT PROPERLY MAINTAINED
AS THE LANDSCAPING NEEDS PROPER TRIMMING, WEEDING,

AND REPLACEMENT OF DEAD OR DYING PLANT LIFE. BUSHES ON THE SOUTH END ARE PARTICULARLY UNATTRACTIVE.

Complied:
47-22.9.

The City had a stipulated agreement with the owner to comply within 56 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 56 days or a fine of \$100 per day would begin to accrue.

Case: CE14032074

724 Northeast 16 Terrace
JP MORGAN CHASE BANK NA

Service was via posting on the property on 7/1/14 and at City Hall on 7/3/14.

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

THE SWIMMING POOL LOCATED AT THE BACK OF THIS UNOCCUPIED PROPERTY HAS STAGNANT, DARK WATER. THE PROPERTY IN THIS CONDITION IS A PUBLIC NUISANCE AND ENDANGERS THE HEALTH AND SAFETY OF THE NEIGHBORS.

Officer Thime 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: CE14032090

724 Northeast 16 Terrace
JP MORGAN CHASE BANK NA

Service was via posting on the property on 6/21/14 and at City Hall on 7/3/14.

Ursula Thime, Senior Code Enforcement Officer, testified to the following violations:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, AND SOFFITS HAVE LOOSE MATERIALS AND NEED PATCHING AND OR RESURFACING, MATCHING EXISTING COLOR.

9-308(b)

THE ROOF AT THIS VACANT PROPERTY HAS NOT BEEN MAINTAINED IN A CLEAN CONDITION AND KEPT FREE OF TRASH AND DEBRIS. THERE ARE PLANTS GROWING IN THE GUTTER AND ON THE ROOF. THE ROOF IS DIRTY AND TREE BRANCHES HANGING OVER THE ROOF ARE ACCUMULATING LEAVES ON ITS SURFACE.

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

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

Case: CE13011483

Stipulated agreement

620 Northwest 2 Avenue
FLAGLER PROPERTY OF BROWARD COUNTY LLC

Violations:

47-19.9.A.2.a.

THERE ARE DERELICT VEHICLES, BOATS, TRAILERS AND OTHER GOODS/MATERIALS BEING STORED OUTSIDE OF THE BUSINESS THAT ARE NOT PROPERLY SCREENED FROM VIEW OF THE ABUTTING RESIDENTIAL PROPERTIES AND THE PUBLIC RIGHT-OF-WAY, AND THEREFORE, DO NOT MEET THE REQUIREMENTS OF SECTION 47-19.5 OF THE U.L.D.R.

47-19.9.A.2.d.

THERE ARE VEHICLES/WATERCRAFT/TRAILERS BEING STORED ON THE GRASS/DIRT AREA OF THIS PROPERTY.

The City had a stipulated agreement with the owner to comply within 112 days or a fine of \$100 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 112 days or a fine of \$100 per day. Per violation would begin to accrue.

Case: CE14050039

1122 Southeast 4 Street
STEINGER, JOEL

Service was via posting on the property on 6/25/14 and at City Hall on 7/3/14.

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

THE GARAGE DOOR AS WELL AS THE CANVAS AWNINGS THAT ARE ON THE EXTERIOR WALLS OF THE PROPERTY ARE NOT MAINTAINED, IN THAT THEY ARE DIRTY AND HAVE MILDEW ON THEM.

47-19.5.D.5.

THE PERIMETER WALL SURROUNDING THE PROPERTY, IS NOT MAINTAINED, IN THAT THE WALL IS DIRTY, HAS MILDEW AND IS IN NEED OF CLEANING/REPAINTING.

9-306

THE EXTERIOR WALLS OF THE PROPERTY ARE NOT MAINTAINED. THE PAINT IS STAINED/DIRTY, HAS MILDEW AND IS IN NEED OF CLEANING/REPAINTING.

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

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

Case: CE14050414

6840 Northwest 31 Way
MCKEE, STEVEN

Personal service was made to the owner on 6/18/14. Service was also via posting at City Hall on 7/3/14.

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

9-308(a)

THE ROOF ON THE DWELLING OF THIS PROPERTY APPEARS TO BE DAMAGED AND IN DISREPAIR AND IS COVERED WITH A LARGE BLUE TARP.

9-308(b)

THE ROOF ON THIS PROPERTY IS BEING COVERED WITH A BLUE TARP.

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, per violation.

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

Case: CE14050211

2923 Northwest 68 Street
MARQUEZ, JASON & KENNEDY, TERRY

Service was via posting on the property on 6/16/14 and at City Hall on 7/3/14.

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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN
MAINTAINED. THE PAINT ON THE ROOF DIVIDER WALLS
HAS BECOME STAINED WITH DIRT/MOLD/MILDEW.

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: CE14050434

3166 Northwest 69 Street
HANSON, JOHN D EST

Service was via posting on the property on 6/4/14 and at City Hall on 7/3/14.

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

THE POOL LOCATED IN THE REAR OF THIS UNOCCUPIED
PROPERTY HAS GREEN/STAGNANT WATER AND DEBRIS. THE
BUILDING DOES NOT HAVE THE REQUIRED UTILITY
SERVICES AND SAFEGUARDS HAVE NOT BEEN TAKEN TO
PREVENT HUMAN BEINGS OR ANIMALS FROM FALLEN INTO
OR HAVING ACCESS TO THE POOL, PER THE CODE
ORDINANCE. THE PROPERTY IN THIS CONDITION IS A
PUBLIC NUISANCE.

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.

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: CE14031950

2131 NW 7 St
WELLS FARGO BANK NA TRSTEE
% SPECIALIZED LOAN

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

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

18-7(b)

THERE ARE DOORS, WINDOWS, AND/OR OTHER OPENINGS THAT HAVE BEEN BOARDED OR OTHERWISE SECURED IN A NON-CONVENTIONAL MANNER. THERE IS NO CURRENT AND VALID CITY ISSUED BOARD-UP PERMIT ON RECORD.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS, DOORS, FASCIA AND SOFFIT.

47-20.20.H.

THE PARKING LOT ON THIS COMMERCIAL DWELLING IS NOT MAINTAINED THERE ARE AREAS WITH POTHOLES, WHEELSTOPS IN DISREPAIR, LOOSE AND/OR MISSING STRIPPING SURFACE MARKINGS ARE MISSING AND/OR FADING.

Complied:

18-7(a)

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

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

Case: CE14050102

717 Northwest 1 Street
CRAVIS HOLDINGS LLC

Service was via posting on the property on 6/28/14 and at City Hall on 7/3/14.

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

47-20.20.H.

THE PARKING AREA IS IN DISREPAIR WITH POTHOLES AND THE PARKING AREA NEEDS RESEALING AND RESTRIPIING.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING

FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED, MATCHING EXISTING COLOR.

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: CE14051840

823 Northeast 14 Court
DOKIMOS, JOHN

Service was via posting on the property on 6/18/14 and at City Hall on 7/3/14.

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

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED ON AN ONGOING BASIS AND DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THIS CASE COMES IN COMPLIANCE OR NOT. THE PROPERTY WAS FIRST CITED FOR OVERGROWTH ON 01-05-13 UNDER CASE NUMBER CE13010254, I CITED THE PROPERTY AGAIN FOR OVERGROWTH ON 06-06-13 UNDER CASE NUMBER CE13060364, AND CITED THE PROPERTY AGAIN FOR OVERGROWTH ON 12-14-13 UNDER CASE NUMBER CE13121018. 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, stated the violation was now complied and requested a finding of fact that the violation had existed as cited.

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

Case: CE14050184

1026 Northwest 7 Avenue
NAIDU, SANJEEVAI

Certified mail sent to the owner was accepted on 6/24/14.

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

9-280(b)

THERE ARE DOORS ON THE PROPERTY THAT ARE COMPLETELY SEALED SHUT INCLUDING BUT, NOT LIMITED TO ONE OF THE BEDROOM DOORS HAVE A PADLOCK AND A PORTION OF THE DOOR IS MISSING AND IS IN NEED OF REPLACING. ALSO THE FRONT IS NOT WEATHER-TIGHT THAT ALLOWS SUNLIGHT AND ALLOWS RODENTS AND/OR PEST TO ENTER.

9-280(g)

THE EXTERIOR LIGHTS ARE MISSING AND THERE ARE SOCKETS ON THE EXTERIOR THAT HAVE EXPOSED WIRES, ALSO THE ELECTRIC METER DOES NOT HAVE A COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED, MATCHING EXISTING COLOR.

9-307(a)

SOME OF THE WINDOWS ON THE ABOVE PROPERTY ARE COMPLETELY SEALED SHUT AND ARE IN NEED OF REPAIR OR REPLACING.

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: CE14050373

1730 Northeast 7 Terrace
LOVASCIO, JACK

Service was via posting on the property on 6/28/14 and at City Hall on 7/3/14.

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

9-280(b)

THERE IS A DOOR ON THE SOUTH SIDE OF THE PROPERTY THAT IS ROTTED AND DETERIORATED AND IS IN NEED OF REPLACING.

9-280(h)(1)

THE WOODEN AND CHAIN LINK FENCE ON THE PROPERTY IS IN DISREPAIR. THE ENTRANCE GATES ON THE WOODEN FENCE ARE LEANING AND PARTIALLY OFF THE HINGES AND THERE ARE MISSING WOODEN SLATS ON THE WOODEN FENCE. ALSO THE CHAIN LINK FENCE IS LEANING IN AREAS AND ARE IN NEED OF REPAIR OR REPLACING.

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: CE14052055

1200 Northwest 2 Street
NORTH BROWARD HOSPITAL DISTRICT

Certified mail sent to the owner was accepted on 6/19/14.

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

18-12(a)

THE VACANT LOT HAS BECOME OVERGROWN AGAIN AND 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 FOR OVERGROWTH ON DECEMBER 06, 2011 UNDER CASE NUMBER CE11120352 I CITED THE VACANT LOT AGAIN FOR OVERGROWTH ON SEPTEMBER 05, 2013 UNDER CASE NUMBER CE13090339. I CITED THE VACANT LOT AGAIN FOR OVERGROWTH ON FEBRUARY 01, 2014 UNDER CASE NUMBER CE14020020. 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, stated the violation was now complied and requested a finding of fact that the violation had existed as cited.

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

Case: CE13060458

1524 Northwest 2 Avenue
BITZ, LYN R

Certified mail sent to the owner was accepted on 6/11/14.

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(b)

THERE ARE BROKEN AND INOPERABLE WINDOWS.

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE
WEEDS COVERING THE PROPERTY AND SWALE AND MISSING
AREAS OF GROUND COVER, WHERE THERE IS BARE DIRT OR
MULCH.

Complied:

9-306

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

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

8Case: CE14020671

1700 Northwest 26 Avenue
FREEDOM MORTGAGE CORP

Certified mail sent to the owner was accepted on 6/28/14.

Violations:

9-280(b)

THE CEILING OF THE CARPORT IS
DETERIORATING AND FALLING DOWN, AND THE
FASCIA IS ROTTING.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN
DISREPAIR.

9-305(b)

THE LANDSCAPING IS NOT BEING MAINTAINED, AND THE PROPERTY IS COVERED WITH WEEDS.

9-304(b)

THE DRIVEWAY IS IN DISREPAIR, AND THE PAVEMENT IS CRUMBLING.

The City had a stipulated agreement with the owner to comply within 42 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 42 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE14030218

Stipulated agreement

1400 Northwest 6 Avenue
PROKOS, NICHOLAS

Violations:

9-280(b)

THE FRONT DOOR IS IN DISREPAIR, AND HAS GAPS AROUND IT.

9-308(a)

THERE IS ROTTED AND TERMITE EATEN WOOD ON THE SOFFIT AND FASCIA.

9-280(h)(1)

THE WOOD FENCE AT THIS PROPERTY IS IN DISREPAIR.

Complied:

47-34.1.A.1.

9-276(c)(3)

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: CE14031420

1333 Northwest 7 Terrace
HOOVER, GEORGE

Service was via posting on the property on 6/27/14 and at City Hall on 7/3/14.

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.

9-280(h)(1)

THERE ARE WOOD AND METAL FENCES IN DISREPAIR.

9-306

THERE IS PEELING, MISSING, AND DIRTY PAINT ON THE
EXTERIOR OF THE BUILDING.

9-305(b)

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

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

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

Case: CE14031173

Stipulated agreement

1100 Northwest 7 Avenue
EQUAL HOUSING FUND OF FL CORP

Violations:

9-280(b)

THERE ARE BROKEN WINDOWS ON THIS HOUSE,
AND THE AREA AROUND THE FRONT DOOR IS
DETERIORATING.

9-280(h)(1)

THE CHAIN LINK FENCE IS IN DISREPAIR.

9-305(b)

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

Complied:

18-12(a)

47-34.1.A.1.

The City had a stipulated agreement with the owner to comply within 35 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 35 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE14060571

800 Southeast 12 Street
MEYER, DARRYL

Service was via posting on the property on 6/13/14 and at City Hall on 7/3/14.

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 recommended ordering compliance within 21 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$150 per day would begin to accrue.

Case: CE14060697

3200 South Andrews Avenue # 109
GERALDINE M ADAMS TR ADAMS, GERALDINE TRSTEE

Service was via posting on the property on 6/16/14 and at City Hall on 7/3/14.

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 recommended ordering compliance within 21 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 21 days or a fine of \$150 per day would begin to accrue.

Case: CE12021354

1122 Northwest 4 Avenue
CROSS COUNTRY HOLDINGS PARTNERSHIP

This was a request to vacate the Orders dated 8/2/12 and 1/17/13.

Ms. Flynn vacated the Orders dated 8/2/12 and 1/17/13.

Case: CE11120720

712 Southwest 4 Place
WINER, RICHARD

This case was first heard on 4/19/12 to comply by 5/24/12. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,750 fine, which would continue to accrue until the property complied.

Dick Eaton, Senior Code Enforcement Officer, stated he had received a call from the owner's wife informing him that the owner had been in the hospital and requesting additional time.

Ms. Flynn imposed the \$12,750 fine, which would continue to accrue until the property complied.

Case: CE13110122

1006 Southwest 22 Street
INDE, ALFRED A

This case was first heard on 4/17/14 to comply by 5/22/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$4,500 and the City was requesting a \$520 fine be imposed.

Ms. Flynn imposed a \$520 fine.

Case: CE13110407

1006 Southwest 22 Street
INDE, ALFRED A

This case was first heard on 4/17/14 to comply by 5/22/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,500 and the City was requesting a \$520 fine be imposed.

Ms. Flynn imposed a \$520 fine.

Case: CE13050298

721 Northwest 22 Rd
WELLS FARGO NA

This was a request to vacate the Order dated 7/18/13.

Ms. Flynn vacated the Order dated 7/18/13.

Case: CE13121395

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

This case was first heard on 4/17/14 to comply by 5/15/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,200 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$6,200 fine, which would continue to accrue until the property complied.

Case: CE14020309

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

This case was first heard on 4/17/14 to comply by 5/15/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property complied.

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

Case: CE13090665

3001 Northwest 24 Street
CHAMPION MORTGAGE CO
NATIONSTAR MORTGAGE LLC

This was a request to vacate the Order dated 11/21/13 and 1/16/14.

Ms. Flynn vacated the Orders dated 11/21/13 and 1/16/14.

Case: CE14010631

1504 Northwest 6 Avenue
Y3K INVESTMENTS INC

This case was first heard on 4/17/14 to comply by 5/15/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$18,600 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$18,600 fine, which would continue to accrue until the property complied.

Case: CE14020735

1521 Northeast 5 Terrace
STISKIN, JAY

This case was first heard on 4/17/14 to comply by 5/22/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,375 fine, which would continue to accrue until the property complied.

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

Case: CE14022339

812 Northwest 1 Street
NATIONSTORAGE R E I T I INC

This case was first heard on 4/17/14 to comply by 5/22/14. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,800 fine.

Case: CE12080525

916 Northeast 17 Street
BROWARD INVESTMENT PARTNERS LLC

This was a request to vacate the Order dated 9/6/12.

Ms. Flynn vacated the Order dated 9/6/12.

Case: CE12080597

913 Northeast 17 Street
NICHOLAS D MEYER REV TR MEYER, NICHOLAS TRSTEE

This was a request to vacate the Order dated 9/6/12.

Ms. Flynn vacated the Order dated 9/6/12.

Case: CE12090395

2400 Northwest 62 Street
K.S.R. LLC

This case was first heard on 10/18/12 to comply by 1/17/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was

requesting imposition of a \$400,400 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$400,400 fine, which would continue to accrue until the property complied.

Case: CE13040893

2426 Southeast 17 Street # 207-A
BANK OF AMERICA NA

This was a request to vacate the Order dated 5/16/13 and 8/15/13.

Ms. Flynn vacated the Orders dated 5/16/13 and 8/15/13.

Case: CE13090417

1100 Northwest 5 Avenue
WELLS FARGO BANK NA

This was a request to vacate the Order dated 11/7/13 and 4/3/14.

Ms. Flynn vacated the Orders dated 11/7/13 and 4/3/13.

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:

CE13091617	CE14042064	CE14051875	CE14010275
CE14041720	CE14031853	CE14021312	CE14040698
CE14040700	CE14042007	CE14042008	CT14052041
CE14051784	CE14052044	CT14051147	CE14042325
CE14050283	CE14050581	CE14050672	CE14032163
CE14031729	CE14041541	CE14041283	CE14051643
CE14051644	CE14041389	CE14060563	CE14060564
CE14060566	CE14060568	CE14060570	CE14060572
CE14060601	CE14060593	CE14060610	CE14060623
CE14060632	CE14060639	CE14060644	CE14060664
CE14060665	CE14060666	CE14060667	CE14060669
CE14060672	CE14060677	CE14060678	CE14060683
CE14060692	CE14060699	CE14060701	CE14060704

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:

CE14041313 CE14032041 CE14032139

Cases Closed

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

CE14051419

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:

CE13120935 CE14050859 CE13020003 CE13051555
CE13080905

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:

CE14011931 CE14020535 CE14030435

There being no further business, the hearing was adjourned at 11:10 A.M.


Special Magistrate

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services