

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
AUGUST 7, 2014
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Peggy Burks, Clerk III
Porshia Goldwire, Administrative Aide
Lori Grossfeld, Clerk III
Shani Allman, Clerk III
Jeri Pryor, Clerk of Special Magistrate, Supervisor
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Enforcement Officer
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Captain 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
Shelly Wright, Code Enforcement Officer

Respondents and Witnesses

CE14040836: Patrick O'Connor, property manager
CE14062015: Yvette Giles, owner's representative; Vennis Lakeith Taylor, contractor
CE14032067: Luis Gonzalez, owner
CE14011867: Reuven Buhadana, owner
CE14040088: David Andexler, owner
CE14030176: Rod Allen Feiner, attorney
CE14011404: Sergio Astete, property manager
CE14011813: Hope Calhoun, attorney
CE14020166: Susan Mason, owner's representative
CE14051458: Ciceron Trena, property manager
CE14040869: Shamika McCullough, owner's granddaughter
CE13120949: Matthew Jelnek, property representative

CE12070733: Girard DiRoberto, owner; Abraham Weintraub, owner
CE14050008: Cristobal Padron, attorney
CE14040760: Jarod Pond, owner
CT14030418: Carlos Rodriguez, attorney
CE12041355: Veronel Pierre, owner
CE14031073: Thomas Dean, owner; Vincent St. John, prior owner; Donald Vasil Jr., neighbor
CE14060201: Dale Hoover, neighbor; Steven Satlow, neighbor; Thomas Dwyer, property manager for adjacent properties; Daphney Emilus, neighbor; Angela Cope, owner
CE14020964: Annerly Bianco, owner
CE14011457: Richard Yeargin, owner; Janice Yeargin, owner
CE14022189: Nelson Akey, owner; Shirley Akey, owner's wife
CE14060082: Roy Grimsland, neighbor
CE14041313: Robin Offen, owner; Randy Batchelder, owner's boyfriend
CE13020634: Frank Laporta, 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: CT14030418

1339 Northeast 4 Avenue
RODRIGUEZ, ESTELA

This case was first heard on 5/15/14 to comply by 5/25/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$3,300 and the City was requesting the full fine be imposed.

Carlos Rodriguez, attorney and the owner's son, said the tenant had never told the owner about the first hearing and fines had accrued. He requested the fines be waived.

Ms. Flynn imposed no fine.

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

Case: CE14062015

446 Northwest 8 Avenue
GILES, ALBERT, GILES, HARRY & OWENS, AN

Certified mail sent to the owner was accepted on 7/3/14.

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

THE VACANT LOT HAS BECOME OVERGROWN AGAIN AND HAS NOT BEEN MAINTAINED. DUE TO RECURRING NATURE OF THIS VIOLATION THIS CASE IS BEING PRESENTED TO THE SPECIAL MAGISTRATE. THE PROPERTY WAS FIRST CITED ON SEPTEMBER 09, 2011 FOR OVERGROWTH UNDER CASE NUMBER CE11091264, I THEN CITED THE VACANT LOT AGAIN FOR OVERGROWTH ON JULY 17, 2012 UNDER CASE NUMBER CE12070841, I CITED THE VACANT LOT AGAIN ON MAY 08, 2014 FOR OVERGROWTH UNDER CASE CE14050470. 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 in compliance and requested a finding of fact that the violation had existed as cited.

Yvette Giles, the owner's representative, said the owner had received notice on May 8 and the property had been mowed by the owner's contractor on May 11. The City had mowed it again on May 23.

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

Case: CE14050470

446 Northwest 8 Avenue
GILES, ALBERT, GILES, HARRY & OWENS, ANNA

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 he had spoken with the owner, and informed him that mowing the grass once per month was not sufficient. He said the City had mowed the grass on May 23.

Ms. Flynn denied the appeal.

Case: CE14050008

Continued from 7/17/14

1237 Northwest 7 Avenue
IMMEDIATE HOUSING

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

Cristobal Padron, attorney, said the landscape issues had been addressed and the shutter inspection had been cancelled because they had been stolen. He requested 30 days. Officer Gottlieb said there was no reason for the shutters to be installed at all times.

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: CE14011813

937 Northwest 8 Avenue
WAREHOUSE FLL 937 LLC

This case was first heard on 5/15/14 to comply by 6/19/14. 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.

Andre Cross, Code Enforcement Officer, reported the pallets had been removed but other items remained outside.

Hope Calhoun attorney, requested 120 days and said they were working with City staff to gain compliance.

Ms. Flynn granted a 119-day extension during which time no fines would accrue.

Case: CE14030176

840 Southwest 24 Street
FIRST COAST ENERGY LLP

Certified mail sent to the owner was accepted on 7/18/14.

Mark Campbell, Code Enforcement Officer, testified to the following violation:
9-280(h)(1)

THERE IS A CONCRETE FENCE ON THIS PROPERTY THAT IS
DAMAGED AND IN DISREPAIR. THERE ARE CONCRETE
PANELS THAT ARE EITHER FALLING DOWN OR CRACKED.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 49 days or a fine of \$100 per day.

Rod Allen Feiner, attorney, agreed his client would comply within 49 days.

Ms. Flynn found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day would begin to accrue.

Case: CE14011457

2590 Northwest 19 Street
YEARGIN, RICHARD D & JANICE

This case was first heard on 5/15/14 to comply by 6/5/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,650 and the City was requesting the full fine be imposed.

Richard Yeargin, owner, said he had experienced difficulty locating the right type of sod for this non-irrigated lot and asked for the fines to be waived.

Ms. Flynn imposed no fine.

Case: CE14031073

1777 Southeast 15 Street # 201
DEAN, THOMAS M

Certified mail sent to the owner was accepted on 7/12/14.

Adam Feldman, Senior Code Enforcement Officer, testified to the following violation:
8-91.(e)

THE VESSEL, "WICKED", THAT IS DOCKED BEHIND THIS
LOCATION, EXTENDS MORE THAN THIRTY (30) PERCENT
INTO THE WATERWAY.

Officer Feldman presented photos of the property and the case file into evidence, and recommended ordering compliance within 21 days or a fine of \$75 per day.

Thomas Dean, owner, said he was in the process of selling the boat and requested 120 days.

Vincent St. John, prior unit owner, said Mr. Dean was the dock master and he should know the rules. He described problems he had experienced with the condo association regarding his boat. Mr. St. John said if this boat belonged to any other owner, the condo board would have sent a letter demanding the boat be towed immediately.

Donald Vasil Jr., neighbor, said the case should not have come to the Special Magistrate; the condo board should have followed their own rules and made the owner move the boat. He read from the pertinent code section and said the boat represented a navigation hazard and should be removed immediately.

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

Case: CE14060082

2849 Northeast 23 Street
2849 NORTHEAST 23RD STREET LAND TR
SECURED TRUSTEE SVCES LLC TRUSTE

Certified mail sent to the owner was accepted on 7/3/14.

Shelly Wright, Code Enforcement Officer, testified to the following violation:

18-11(a)

THE POOL AT THIS PROPERTY IS FULL OF DIRTY,
STAGNANT WATER CREATING A BREEDING GROUND FOR
MOSQUITOES AND IS DECLARED A PUBLIC NUISANCE.

Officer Wright 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.

Roy Grimsland, neighbor, said the new owner had cut down all the vegetation and the mosquitoes and vermin were entering his yard.

Ms. Hasan suggested a higher fine.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day would begin to accrue.

Case: CE14020166

955 S Federal Highway
SAPPHIRE INVESTMENT FUND LLC

This case was first heard on 3/6/14 to comply by 4/17/14. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$33,600 and the City was requesting a \$520 fine be imposed.

Capt. Thomas Clements, Fire Inspector, said the owner had been notified in advance of the inspection, after an order from the Special Magistrate, but no one had shown up for the inspection. He requested a \$520 fine to cover administrative costs.

Susan Mason, the owner's representative, said the they had fully complied and agreed to the fine reduction.

Ms. Flynn imposed a \$520 fine.

Case: CE14022189

2600 Northeast 23 Street
AKEY, NELSON R

Certified mail sent to the owner was accepted on 7/9/14.

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

THE ROOF OF THIS PROPERTY IS NOT MAINTAINED IN A
SAFE, SECURE & WATERTIGHT CONDITION.

Officer Wright said the owner was elderly and she had provided him with information about assistance programs. She presented photos of the property and the case file into evidence, and recommended ordering compliance within 56 days or a fine of \$25 per day.

Nelson Akey, owner, said he needed additional time to get a mortgage to pay for the repairs.

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

Case: CE14040760

1305 Northwest 7 Terrace
YBARRA, MICHAEL

Service was via posting on the property on 7/18/14 and at City Hall on 7/24/14

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

THERE ARE WINDOWS AND DOORS IN DISREPAIR.

9-280(h)(1)

COMPLIED

9-305(b)

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

47-34.1.A.1.

THERE IS FURNITURE AND OTHER ITEMS BEING STORED IN THE CARPORT.

9-278(g)

THERE ARE WINDOWS MISSING THE REQUIRED SCREENS.

9-304(b)

THERE ARE VEHICLES PARKING ON A GRASS OR DIRT SURFACE. THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED AND DUST FREE CONDITION, AS REQUIRED.

Complied:

18-4(c)

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

Jarod Pond, owner, agreed to comply within 21 days.

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: CE14041313

3111 Southwest 20 Court
OFFEN, D M EST

Certified mail sent to the owner was accepted on 7/17/14.

Leonard Champagne, Code Enforcement Officer, testified to the following violation:
9-279(f)

PROPERTY OCCUPIED WITHOUT BEING CONNECTED TO THE
CITY'S WATER SYSTEM.

Officer Champagne 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.

Randy Batchelder explained that Robin Offen, his girlfriend, was the deceased owner's daughter. He said he had half the balance toward the water bill. Mr. Batchelder explained that Ms. Offen was mentally challenged and had no income and he was trying to keep her off the street. Ms. Offen authorized Mr. Batchelder to speak on her behalf.

Officer Champagne explained that the deceased owner had a reverse mortgage on the property so at his death, the property went back to the bank. Ms. Offen had no rights to the property and the City did not list her as a tenant with a lease. Mr. Batchelder said the house was not in foreclosure yet. Officer Champagne offered to try to help Mr. Batchelder resolve the issue.

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: CE12070733

1220 Southwest 26 Street
GREEN ARBOR MANAGEMENT CORP

This case was first heard on 8/16/12 to comply by 9/20/12. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$54,300 and the City was requesting a \$520 fine be imposed.

Capt. Thomas Clements, Fire Inspector, said the owner had agreed to a \$520 fine to cover administrative costs.

Abraham Weintraub, owner, agreed.

Ms. Flynn imposed a \$520 fine.

Case: CE14020964

2524 Lucille Drive
LABBAN FLORIDA PROPERTIES LLC

This case was first heard on 4/17/14 to comply by 6/19/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$10,000 and the City was requesting no fine be imposed.

Dick Eaton, Senior Code Enforcement Officer, said the owner had demolished the property to comply and this had taken time. He recommended no fine be imposed.

Annerly Bianco, owner, agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE13020634

4501 Northeast 21 Avenue
CORAL RIDGE EAST CONDO ASSN INC

This case was first heard on 3/7/13 to comply by 4/4/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,100 and the City was requesting no fine be imposed.

Capt. Thomas Clements, Fire Inspector, said some of the violations for which the association had been cited were actually the responsibility of the unit owners. He recommended no fine be imposed.

Frank Laporta, property manager, agreed.

Ms. Flynn imposed no fine.

Case: CE14040869

1132 Northwest 5 Court
MCCULLOUGH, JOHNNY & HALL, ODESSA

Service was via posting on the property on 7/10/14 and at City Hall on 7/24/14

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

FOR THE SECOND TIME THE FOLLOWING PERMITS WERE
LEFT TO EXPIRE:
11061665 MECHANICAL
10060957 SHUTTERS
10031215 WINDOWS
10030514 PLUMBING

Inspector Oliva said this was the second time the permits had been allowed to expire. He recommended ordering compliance within 28 days or a fine of \$125 per day.

Shamika McCullough, the owner's granddaughter, said both of her grandparents were incarcerated and she was trying to manage the property. She had been unaware of these violations.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$125 per day would begin to accrue.

Case: CE14011404

918 Northeast 17 Terrace
CHAVELO PROPERTIES LLC

This case was first heard on 2/20/14 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$53,700 and the City was requesting a \$520 fine be imposed.

Capt. Thomas Clements, Fire Inspector, said he had visited the property numerous times and recommended a \$520 fine to cover administrative costs.

Sergio Astete, property manager, agreed.

Ms. Flynn imposed a \$520 fine.

Case: CE14060201

2011 Northeast 18 Street
COPE, DANIEL R & ANGELA C

Ursula Thime, Senior Code Enforcement Officer, testified to the following violation:
6-7 (b)(4)

ANIMALS AT THIS PROPERTY ARE BEING KEPT IN UNSANITARY CONDITIONS, RESULTING IN OFFENSIVE ODORS WHICH AFFECT THE HEALTH AND WELFARE OF NEIGHBORING PROPERTIES. THE VIOLATION DESCRIBED CONSTITUTES A REPEAT VIOLATION. THERE WAS A FINDING OF FACT BY SPECIAL MAGISTRATE ON HEARING 7/18/2013,SEE CASE CE13051090.THIS CASE WILL BE PRESENTED AT SPECIAL MAGISTRATE EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE HEARING AT SPECIAL MAGISTRATE.

Officer Thime presented photos of the property and the case file into evidence, stated the violation was currently in compliance and requested imposition of a \$725 fine for the 21 days the property was out of compliance.

Angela Cope, owner, said she had corrected the problem. She said these were feral cats and neighborhood cats left by people who had moved away; she did not own the cats. She had trapped some of the cats and taken them to shelters. Officer Thime confirmed that on 7/29, she saw no cats or any proof that Ms. Cope was feeding the cats. Ms. Cope said she was experiencing emotional problems because of this issue.

Thomas Dwyer, property manager of adjacent properties, said tenants had left the property and landscapers refused to work because the urine odor was so strong.

Steven Satlow, neighbor, said cats would lie in his driveway and roam the neighborhood seeking food. He said the odor was a health issue.

Daphney Emilus, neighbor, said she had seen Ms. Cope feeding the cats late at night.

Dale Hoover, neighbor, said the stench was unbearable; they could not go outside or have company at their home. He stated he had seen Ms. Cope feeding the cats. Ms. Cope said she had been putting lime on the property to discourage the cats, not feeding them.

Ms. Flynn found in favor of the City and imposed a fine of \$725 for the 21 days the property was out of compliance.

Case: CE13120949

1141 Northwest 3 Avenue
DEMELO ROY PROPERTIES LLC

This case was first heard on 3/20/14 to comply by 4/3/14. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$6,200 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, said she had visited the property several times before all violations were complied.

Matthew Jelnek, property representative, said he had tried to stay on top of the problems but a contractor had "bailed on us." He confirmed all violations were complied and requested no fines be imposed.

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

Case: CE14040836

431 Northwest 1 Avenue
SOUTHERN GROUTS & MORTARS INC

This case was first heard on 6/5/14 to comply by 6/15/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Andre Cross, Code Enforcement Officer, confirmed the property was in compliance.

Patrick O'Connor, property manager, stated they were mowing the grass twice per month and requested no fine be imposed. Officer Cross agreed the lot was being maintained now.

Ms. Flynn imposed no fine.

Case: CE14011867

616 Northwest 10 Terrace
YAKOV HOLDING INC

This case was first heard on 5/15/14 to comply by 5/29/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$10,800 and the City was requesting a \$520 fine be imposed.

Shelly Wright, Code Enforcement Officer, said the violations existed for 54 days but were now complied.

Reuven Buhadana, owner, said he had complied all violations and requested no fine be imposed. He stated the tenants had not allowed him access to the unit to repair the windows and he had evicted them.

Ms. Flynn imposed a \$520 fine.

Case: CE14032067

534 Northwest 23 Avenue
FOURPLEX 534 LLC

This case was first heard on 5/15/14 to comply by 5/25/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$2,850 and the City was requesting the full fine be imposed.

Andre Cross, Code Enforcement Officer, confirmed the property was in compliance.

Luis Gonzalez, owner, said he had acted as soon as he was aware of the violations. He added that a tenant was now in charge of cleaning the property. He asked that no fines be imposed.

Ms. Flynn imposed a \$520 fine.

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 \$2,900 fine, which would continue to accrue until the property complied.

Veronel Pierre, owner, said he was seeking a contractor to do the work and requested 90 days.

Ms. Flynn granted a 35-day extension during which time no fines would accrue.

Case: CE14051458

1132 Northwest 2 Street
SWEET, LILIAN

Certified mail sent to the owner was accepted on 7/3/14.

Andre Cross, Code Enforcement Officer, testified to the following violations:
9-276(c)(3)

THE ENTIRE BUILDING IS INFESTED WITH RATS THAT ARE LIVING IN THE WALLS AND THE BUILDING IS INFESTED WITH ROACHES. THE ENTIRE BUILDING IS IN NEED OF EXTERMINATING.

9-278(g)

SOME OF THE WINDOWS HAVE MISSING WINDOW SCREENS AND ARE IN NEED OF INSTALLATION AND ONE OF THE WINDOWS HAS A METAL SCREEN TAPED TO IT AND IS IN NEED OF REPLACING.

9-280(b)

THE SOFFIT AREA IS IN DISREPAIR, AREAS OF THE CONCRETE SOFFIT HAVE FALLEN APART AND IS IN NEED OF REPAIR. ALL WINDOW A/C UNITS ARE SEALED WITH CONCRETE AND ARE NOT UP TO CODE. THE WALLS ON THE BUILDING ARE CRACKED AND IN NEED OF REPAIR, THE SIDEWALK ON THE PROPERTY IS CRACKED AND IN NEED OF REPAIR, THE REAR DOOR STOPPER IN APT.4 IS LOOSE AND IN NEED OF REPLACING, AND THE KITCHEN CABINETS ARE IN DISREPAIR AND SOME ARE MISSING.

9-280(g)

THERE ARE BULB AND LIGHT FIXTURES THAT ARE IN DISREPAIR AND ARE IN NEED OF REPLACING ON THE EXTERIOR OF THE PROPERTY. ALSO THE KITCHEN LIGHTS IN APT. 3 DOES NOT HAVE A COVER AND THERE ARE EXPOSED WIRES DUE TO MISSING SMOKE DETECTORS AND THE A/C IN APT. 4 DOES NOT WORK.

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 PATCHING AND OR RESURFACING, MATCHING EXISTING COLOR.

9-308(a)

THERE IS EVIDENCE OF ROOF LEAKS ON THE BUILDING AND THE ROOF IS IN NEED OF REPAIR OR REPLACING.

Officer Cross 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.

Ciceron Trena, property manager, said the owner was experiencing financial hardship but they were working on the building. Officer Cross remarked that the property was in horrible condition, no one should be living in it and it had gotten worse since he cited it.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation would begin to accrue.

Case: CE14040088

800 Southwest 4 Court
ANDEXLER, DAVID R & VELTRI, PAMELA JANE

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 and fines had accrued to \$550.

Dick Eaton, Senior Code Enforcement Officer, said he did not object to an extension. He recommended a 56-day extension.

David Andexler, owner, requested 56 days.

Ms. Flynn granted a 56-day extension during which time no fines would accrue.

Case: CE14030981

3321 Southwest 15 Avenue
3315 Southwest 15 AVENUE LLC

Service was via posting on the property on 7/22/14 and at City Hall on 7/24/14

Mark Campbell, Code Enforcement Officer, testified to the following violation:
47-19.4.D.1.

NO ON-SITE ENCLOSURE PROVIDED FOR THE BULK CONTAINER ON THIS MULTI-FAMILY PROPERTY. ALL RESIDENTIAL PROPERTIES OF THREE OR (3) OR MORE UNITS AND ALL BUSINESS AND INDUSTRIAL PROPERTIES,

WHICH ELECT TO USE BULK CONTAINERS, SHALL PROVIDE AN ON-SITE ENCLOSURE FOR BULK CONTAINERS AND WASTE RECEPTACLES.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 42 days or a fine of \$75 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$75 per day would begin to accrue.

Case: CE14050012

1490 W Broward Blvd
HIGGINBOTHAM, DWAIN W

Certified mail sent to the owner was accepted on 7/9/14.

Leonard Champagne, Code Enforcement Officer, testified to the following violations:
47-19.5.D.5.

THE BUFFER WALL ON THE PROPERTY IS NOT IN GOOD REPAIR, NOT BEING MAINTAINED OR SECURE. SECTIONS ARE MISSING AND HAVE MOLD AND MILDEW ALONG WITH CHIPPED AND MISSING PAINT.

47-19.9.A.

THERE IS OUTDOOR STORAGE OF VEHICLES, TIRES AND OTHER MATERIALS ON THIS PROPERTY LOCATED IN A B-1 ZONING AREA WHICH IS NOT PERMITTED AS AN ACCESSORY USE.

47-21.8.A.

THE LANDSCAPING DOES NOT PRESENT A NEAT, WELL-KEPT APPEARANCE. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER. THERE ARE MISSING AND/OR DEAD TREES, HEDGES AND OTHER PLANT LIFE THAT HAVE NOT BEEN MAINTAINED/REPLACED OR REMOVED.

Complied:

47-19.5.H.

47-22.6.F.

47-22.9.

Officer Champagne presented photos of the property and the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

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

Case: CE14032143

2236 Northwest 20 Street
BABY BOY INVESTMENT GROUP INC

Certified mail sent to the owner was accepted on 7/9/14.

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

THE FOLLOWING PERMITS ARE EXPIRED
08021675 BUILDING
08021677 ELECTRICAL
08021678 PLUMBING
09051303 MECHANICAL

Inspector Oliva recommended ordering compliance within 28 days or a fine of \$125 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$125 per day would begin to accrue.

Case: CE14061845

2873 Southwest 16 Street
NAVARRO, SOFIA & SANTIAGO, JOHN

Service was via posting on the property on 7/19/14 and at City Hall on 7/24/14

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

THE POOL IN THE REAR YARD OF THIS VACANT PROPERTY
HAS STAGNANT WATER ON TOP OF THE TARP. THIS
STAGNANT WATER HAS BECOME A PUBLIC NUISANCE. IT IS
A BREEDING GROUND FOR MOSQUITOES. IT ENDANGERS THE
HEALTH AND WELFARE OF NEIGHBORING PROPERTIES.

Officer Roque 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: CE14031512

1042 Northwest 13 Street
JONES, ALVIN & ELZILIA
Violation:

9-306

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

18-12(a)

9-304(b)

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

Case: CE14041088

1440 Northwest 22 Street
CUMMINGS, PHILLIP BRUCE

Violations:

47-19.4.D.8.

THERE ARE A COUPLE DUMPSTER ENCLOSURES THAT ARE
NOT MAINTAINED PROPERLY, INCLUDING BUT NOT LIMITED
TO WALLS ERECTED OF DIFFERENT MATERIALS AND NO
PERMIT ON RECORDS.

47-20.20.H.

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

The City had a stipulated agreement with the owner to comply within 63 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 63 days or a fine of \$100 per day, per violation would begin to accrue.

Case: CE14041623

900 Northwest 16 Terrace
JOSEPH, SHAWN TRINETTE H/E SIPPIO, WILBERT EST

Service was via posting on the property on 6/26/14 and at City Hall on 7/24/14

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

THERE ARE DERELICT AND INOPERABLE VEHICLES ON THIS PROPERTY AND SWALE INCLUDING BUT NOT LIMITED TO A BLUE BUICK CENTURY, BLACK ACURA COVERED WITH A TARP, TRAILER WITH A BOAT.
THE CITY OF FORT LAUDERDALE CONSIDERS THIS TO BE A THREAT TO THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY. ALL DERELICT AND INOPERABLE VEHICLES ARE SUBJECT TO BE TOWED.

47-34.1.A.1.

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

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN AT THE EAST REAR SIDE OF THIS DWELLING.

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

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

Case: CE14050452

350 Northwest 17 Place
CONSTANT, ERMANE

Certified mail sent to the owner was accepted on 7/10/14.

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

THIS DUPLEX PROPERTY IN RDS-15 ZONING,
HAS BEEN ILLEGALLY CONVERTED TO A TRIPLEX.

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: CE14031933

1301 Northwest 2 Avenue
BOSTAFF LLC

Service was via posting on the property on 6/27/14 and at City Hall on 7/24/14.

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

THERE ARE WINDOWS THAT ARE LEAKING IN THE
FRONT ROOM.

9-280(f)

THE TOILET FLAPPER IS BROKEN, AND THE TOILET IS
NOT FLUSHING PROPERLY.

9-280(g)

THERE ARE OUTLETS IN DISREPAIR. THE REFRIGERATOR
IS LEAKING AND FREEZER IS ICING UP.

Complied:

47-34.1.A.1.

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. Hasan recommended a higher fine for this occupied property.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$150 per day, per violation would begin to accrue.

Case: CE14040844

1130 Northwest 5 Avenue
ELIJAH BELL HOLDINGS LLC

Certified mail sent to the owner was accepted on 7/10/14.

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

9-280(b)

THERE ARE BROKEN WINDOWS ON THIS DUPLEX
PROPERTY.

9-305(b)

THERE ARE AREAS OF MISSING GRASS AND BARE DIRT ON THE PROPERTY AND SWALE.

Complied:

9-280(h)(1)

47-20.20.H.

9-278(e)

18-12(a)

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: CE14042226

1405 Northwest 6 Avenue
SAINTELYUS, JACK

Service was via posting on the property on 7/18/14 and at City Hall on 7/24/14.

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

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

9-278(e)

THERE ARE SHUTTERS AND WOOD COVERING WINDOWS, NOT ALLOWING FOR THE REQUIRED VENTILATION TO THE EXTERIOR.

9-278(g)

THERE ARE WINDOWS MISSING THE REQUIRED SCREENS.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS HOUSE IS IN DISREPAIR, WITH BENT POSTS AND RAILS AND MISSING SECTIONS.

9-306

THE EXTERIOR OF THE HOUSE HAS MISSING AND DIRTY PAINT.

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: CE14060872

517 Northwest 23 Avenue
RELIEF HOUSING INC

Certified mail sent to the owner was accepted on 7/9/14.

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

THE PROPERTY IS OCCUPIED WITHOUT BEING CONNECTED
TO THE CITY'S WATER SYSTEM.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days.

Ms. Hasan recommended a fine of \$500 per day for this occupied property. Officer Cross confirmed the property was tenant occupied.

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: CE14050859

3001 Northwest 24 Street
US BANK NA TRUSTEE

Service was via posting on the property on 7/16/14 and at City Hall on 7/24/14.

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

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 FALLING 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: CE14022029

2650 Northwest 20 Street
HENRY, HUBERT A

This case was first heard on 5/15/14 to comply by 5/25/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,250 fine.

Case: CE14021302

414 Southwest 22 Avenue
NELSON, LATONYA M

This case was first heard on 5/15/14 to comply by 5/29/14. 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.

Ms. Flynn imposed the \$3,450 fine, which would continue to accrue until the property complied.

Case: CE14031127

624 Southwest 16 Avenue
SFRH SF RENTAL LP

This case was first heard on 5/15/14 to comply by 5/29/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$13,800 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$13,800 fine, which would continue to accrue until the property complied.

Case: CE14031776

704 Southwest 16 Avenue
LOUIMA, ALIQUAIS & LOUIMA, SUSETTE

This case was first heard on 5/15/14 to comply by 5/29/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,725 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$1,725 fine, which would continue to accrue until the property complied.

Case: CE14011969

1124 Southwest 20 Street
SELBY, CARMEN

This case was first heard on 5/15/14 to comply by 5/25/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$14,600 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$14,600 fine, which would continue to accrue until the property complied.

Case: CE14022044

1826 Southwest 29 Street
PROVENZALE, ANTHONY PROVENZALE, DOMINIC

This case was first heard on 6/5/14 to comply by 6/15/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$7,200 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$7,200 fine.

Case: CE14030106

1424 Northeast 57 Street
FENG, LI HUA

This case was first heard on 5/15/14 to comply by 5/25/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$7,300 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$7,300 fine, which would continue to accrue until the property complied.

Case: CE14021299

1807 Northeast 18 Street
ALIBERTI, MICHAEL A

This case was first heard on 5/15/14 to comply by 6/5/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,300 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$9,300 fine, which would continue to accrue until the property complied.

Case: CE13030616

1620 W State Road 84
WM C MORRIS POST #36 AMERICAN LEGION

This case was first heard on 4/4/13 to comply by 10/3/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$46,350 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE13050734

519 N Birch Road
SUNSCAPE GROUP LLC

This case was first heard on 6/20/13 to comply by 7/18/13. Violations were as noted in the agenda. The property was complied, fines had accrued to \$109,800 and the City was requesting a \$520 fine be imposed.

Ms. Flynn imposed a \$520 fine.

Case: CE13061507

1103 Southwest 15 Terrace
GALO, FABIO

This case was first heard on 8/1/13 to comply by 9/19/13. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$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: CE14030065

615 Northwest 14 Way
APOSTOLIC CHURCH OF GOD IN JESUS NA

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 complied, fines had accrued to \$2,700 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE13061020

1720 Northwest 7 Avenue
LOUIS, MICHELLE

This case was first heard on 3/20/14 to comply by 4/3/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$5,700 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$5,700 fine, which would continue to accrue until the property complied.

Case: CE14010610

1428 Northwest 3 Avenue
FETLAR LLC

This case was first heard on 3/20/14 to comply by 5/1/14. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,700 and the City was requesting the full fine be imposed.

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

Case: CE14021196

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

This case was first heard on 5/15/14 to comply by 6/19/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property complied.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the property complied.

Case: CE14021197

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

This was a request to vacate the Order dated 5/15/14.

Ms. Flynn vacated the Order dated 5/15/14.

Case: CE14040704

1125 Northwest 5 Street
GRIFFIN, MISTI & SPEARMAN, JOY

This was a request to vacate the Order dated 6/5/14.

Ms. Flynn vacated the Order dated 6/5/14.

Case: CE14041083

1125 Northeast 5 Avenue
FERNANDER, KEVIN

This case was first heard on 6/5/14 to comply by 6/15/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$400 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$400 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:

CE14030182	CE11091417	CE14060648	CE14031663
CE14031845	CE14050449	CE14051835	CE13070059
CE14050033	CE14010048	CE14051845	CE14051878
CE14051963	CE14060452	CT14051767	CE14051148
CE14060490	CE14060301	CE14060497	CE14060873
CE14060969	CE14061049	CE14061081	CE14050188

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:

CE14060550	CE14050731	CE14062216
------------	------------	------------

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:

None.

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:

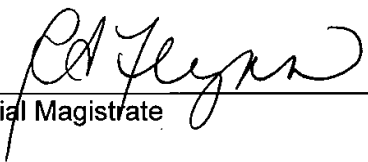
None.

Respondent Non-Appearance

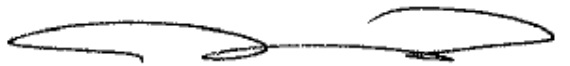
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None.

There being no further business, the hearing was adjourned at 11:05 A.M.


Special Magistrate

ATTEST:


Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services