

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
AUGUST 21, 2014  
9:00 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Jeri Pryor, Clerk of Special Magistrate - Supervisor  
Peggy Burks, Clerk III  
Porshia Goldwire, Administrative Aide  
Shani Allman, Clerk III  
Rhonda Montoya Hasan, Assistant City Attorney  
Cole Copertino, Assistant City Attorney  
Wands Acquavella, Code Enforcement Officer  
Stephanie Bass, 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  
George Oliva, Building Inspector  
Wilson Quintero, Code Enforcement Officer  
Wilson Quintero Jr., Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Ursula Thime, Senior Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer  
Shelly Wright, Code Enforcement Officer

**Respondents and Witnesses**

CE14051574: Pedro Alarawza, manager  
CE14051180; CE14051189: Linden Brady Alan, owner; James Lee Pruden, attorney  
CE13070677; CE13070694: Cara Ebert Cameron, previous owner  
CT14051007; CE14061611: Courtney Crush, attorney  
CE13051125; CE13051225: Diane Wolf Magid, owner; Leslie H. Stevens, attorney; Eric  
Ian Magid, owner; Stephen Patrick Edward, architect  
CE14070907: Andres Felipe McCaushand, owner's representative  
CE14031302: Claire Clark, manager; Goran Dragoslavic, owner  
CE14030427: Alexander Urizarbarrera, owner  
CE14060161: Alexis Agopian, owner  
CE14050185: Jude Bouquet, owner

CE13042062; CE13042075; CE13042079; CE13042104; CE13042103; CE13042083;  
CE13042085; CE13042100; CE13042097; CE13042087: Reginald Whittington Jr.,  
owner; Reginald Whittington III, owner; Andrew Carl Bernstein, account receiver; Rufus  
James, Fort Lauderdale Executive Airport  
CE14032139: Franciane Delica, owner; Roosevelt Delica, owner  
CE13121227: Joseph Raymond Mocariski, owner's father  
CE14010611: Sue Ellen King, bank representative  
CE14020096: Roger Donald Hughes, owner  
CE13070444: Sainricles Mertilus, owner  
CE14020144: Gaylor Ansley, general contractor  
CE13040979: Marie Dossous, owner; Leonor Jules, interpreter  
CE14060061: Jennifer Cargill Forman, owner  
CE14050807: Michael Bryant, owner  
CE14050284: Morris Ashear, owner  
CE14011652: Diane Levy, owner  
CE13061508: Maureen Diaz, owner's representative; Wonder Meryl, tenant  
CE13060673: Walter Lee Morgan III, attorney; Bernard Lewis Gordon, property  
manager  
CE14070321: Matthew Ryan Felern, attorney

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

The meeting was called to order at 9:15 A.M.

**Case: CE13060673**

3353 Davie Blvd  
3333 DAVIE LLC

This case was first heard on 10/3/13 to comply by 10/24/13 and 11/17/13. Violations  
and extensions were as noted in the agenda. The property was not complied and the  
City was requesting imposition of a \$45,400 fine, which would continue to accrue until  
the property was in compliance.

Leonard Champagne, Code Enforcement Officer, reported the property was not in  
compliance and requested imposition of the fines.

Walter Lee Morgan III, attorney, recalled informing the Special Magistrate in April that it  
would take a year to replace everything. Since the June meeting, they had obtained an  
engineer and plans were ready to submit for permits. Mr. Morgan acknowledged that  
the entire drainage system needed to be replaced and presented an affidavit stating the  
property was being maintained. He anticipated they would have permits by the

following month and requested three months. Mr. Morgan informed Judge Purdy that fines were accruing.

Judge Purdy granted a 91-day extension during which time no fines would accrue.

**Case: CT14051007**

219 S Ftl Beach Blvd  
EL-AD FL BEACH CR LLC

This case was first heard on 6/19/14 to comply by 6/29/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,500 and the City was requesting the full fine be imposed.

Dick Eaton, Senior Code Enforcement Officer, requested imposition of the fines.

Courtney Crush, attorney, said her client applied for the permits prior to the last hearing and the permits were issued on 7/15/14. She requested a fine reduction to \$750.

Judge Purdy imposed a \$750 fine.

**Case: CE14061611**

3016 Bayshore Drive  
KATHY IS GREAT LLC

Certified mail sent to the owner was accepted on 7/28/14.

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

THE POOL AT THIS VACANT/UNOCCUPIED PROPERTY IS  
FILLED WITH DARK GREEN/STAGNANT WATER;  
THERE IS ALSO TRASH AND DEBRIS FLOATING IN THE  
POOL WATER.

Officer Feldman presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$150 per day.

Courtney Crush, attorney, confirmed this was a construction site and said she and Officer Feldman would work out a solution. She requested 10 days.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day would begin to accrue.

**Case: CE14031302**

524 Northwest 8 Avenue  
DRAGOSLAVIC, GORAN

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 complied, fines had accrued to \$250 and the City was requesting the full fine be imposed.

Andre Cross, Code Enforcement Officer, said the doors had been replaced but he had experienced difficulty reinspecting the property.

Goran Dragoslavlic, owner, said the tenant had prevented access to the property and broken the doors. He informed Judge Purdy that the doors had been replaced prior to the deadline.

Judge Purdy imposed no fine.

**Case: CE13121227**

1225 N Victoria Park Rd  
MOCARSKI, ERIC J

This case was first heard on 6/5/14 to comply by 7/3/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property was in compliance.

Shelly Wright, Code Enforcement Officer, said the walls still had not been painted.

Joseph Mocarski, the owner's father, said the owner had been working on the house for four months. He had a contractor performing the work, but rain had caused delays. Mr. Mocarski planned to paint the house himself and said this would take two to three weeks.

Judge Purdy granted a 28-day extension to 9/18/14 during which time no fines would accrue and ordered the respondent to reappear at that hearing.

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

**Case: CE13070691**

111 Southwest 3 Avenue  
111 PROPERTIES INC

This case was first heard on 2/6/14 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 \$16,600 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Code Enforcement Officer, reported as of August 19, the violations still existed and requested the fines be imposed.

James Lee Pruden, attorney, said the property had changed hands earlier in the year and was operated by a parking service company. He stated they were ready for the contractor to pick up the permit and begin work. Mr. Pruden said the lot had ceased operations and they would erect a fence to prevent illegal parking on the lot. He requested a 90-day extension and said he anticipated work would be complete by then.

Ms. Hasan opposed any extension. Mr. Pruden reiterated his request. Ms. Hasan suggested that fines keep running and she hoped that by the next hearing, the fence would be erected and construction would be underway.

Judge Purdy ordered the fine to continue to accrue and ordered the respondent to reappear at the 11/20/14 hearing.

**Case: CE13070677**

111 Southwest 3 Avenue  
111 PROPERTIES INC

This case was first heard on 2/6/14 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 \$16,600 fine, which would continue to accrue until the property was in compliance.

Judge Purdy ordered the fine to continue to accrue and ordered the respondent to reappear at the 11/20/14 hearing.

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

**Case: CE14051180**

111 Southwest 3 Avenue  
WOLF, LOUIS & BERKOWITZ, GREG

Certified mail sent to the owner was accepted on 7/21/14.

Leonard Champagne, Code Enforcement Officer, testified to the following violation:  
47-34.2.B.

THE SUBJECT SITE IS BEING USED AS A COMMERCIAL PARKING LOT AND SUBJECT TO SECTION 47-34.2.B THE SITE WAS AND IS REQUIRED TO MEET THE REQUIREMENTS OF A COMMERCIAL PARKING LOT FOR DESIGN, PAVING, DRAINAGE, AND LANDSCAPING. THE SUBJECT SITE IS CURRENTLY BEING UTILIZED AS A COMMERCIAL PARKING LOT IN VIOLATION OF SECTION 47-20 PARKING AND LOADING REQUIREMENTS; SECTION 47-21 LANDSCAPE AND

TREE PRESERVATION REQUIREMENTS; AND SECTION  
47-25.2 ADEQUACY REQUIREMENTS OF THE UNIFIED LAND  
DEVELOPMENT REGULATIONS OF THE CITY OF FORT LAUDERDALE.

Officer Champagne presented photos of the property and the case file into evidence, and recommended ordering compliance within 1 day or a fine of \$1,000 per day.

James Lee Pruden, attorney, stated these two violations pertained to the new property owner; the prior two cases pertained to the prior owner. He said all of the items noted in the violation were addressed in the plans.

Ms. Hasan recommended Judge Purdy's order be consistent with the order for the previous two cases, with fines of \$1,000 per day.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$1,000 per day would begin to accrue.

**Case: CE14051189**

111 Southwest 3 Avenue  
WOLF, LOUIS & BERKOWITZ, GREG

Certified mail sent to the owner was accepted on 7/21/14.

Leonard Champagne, Code Enforcement Officer, testified to the following violation:  
47-34.2.B.

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

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$1,000 per day would begin to accrue.

**Case: CE13051125**

301 Southwest 2 Street  
301 SECOND CORP

This case was first heard on 10/17/13 to comply by 10/31/13, 12/19/13 and 4/17/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$44,050 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Code Enforcement Officer, requested that the existing fines for 47-19.4.D.8 and 9-280(b) be imposed and continue to accrue and that the fine for 47-34.2.B. be raised from \$200 per day to \$1,000, that it be imposed and continue to accrue because the lots were still being used for parking.

Leslie H. Stevens, attorney, stated the property was being redeveloped so it would not be repaved. He presented an email from Eric Engman, a City Planner, confirming he had met with the property owner, and a copy of the DRC application for the redevelopment of both properties into a restaurant and parking facility. The request would be heard at the next DRC meeting. Mr. Stevens had sent the City a request that the property be allowed to continue to operate as a parking facility until the property was redeveloped. He requested a 91-day continuance for the request to be heard by the DRC and then by the Historic Preservation Board.

Cole Copertino, Assistant City Attorney, stated he had been present at some of the meetings regarding the property redevelopment. He noted that in the previous two cases, the owners had confirmed that parking would cease and the lot would be secured but in this case, the owner intended to continue the parking use, despite the Special Magistrate's previous order that the use should stop. Because of this, Mr. Copertino recommended raising the fines to the daily maximum of \$1,000 and to impose the existing fines.

Mr. Stevens pointed out that for the previous two cases, the owners intended to bring the property up to code to use as a parking facility; they intended to redevelop to another use. His request was to allow the property to continue to operate as a parking facility in the interim. Mr. Copertino stated this "interim period" could exceed twelve months for plan approval and reminded Judge Purdy that the case was first brought before a Special Magistrate in October 2013.

Mr. Stevens stated, "We have no problems...if the fines will continue to accrue; we do object to the increase in the one fine. We understand that once this is wrapped up, we would be coming back to you for a mitigation. And the other concern we have is the fact that the placing of the lien against the property at this juncture may have an adversarial effect on the finance review that is going on." Mr. Copertino said the City would be willing to stay the fines on 47-19.4.D.8 and 9-280(b), which related to the structure. He

requested imposition of the fines for 47-34.2.B. and to increase the fine to \$1,000 per day because this related to the parking lot use.

Judge Purdy granted a 91-day extension to 11/20/14 for 47-19.4.D.8 and 9-280(b), during which time no fines would accrue; fines for 47-34.2.B. would continue to accrue at \$1,000 per day.

**Case: CE13051225**

307 Southwest 2 Street  
CITY CENTER PROPERTIES INC

This case was first heard on 10/17/13 to comply by 4/17/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$9,600 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Code Enforcement Officer, requested the existing fines be imposed and that the fine be increased to \$1,000 per day.

Leslie H. Stevens, attorney, confirmed the situation at this property was the same as for the previous property.

Judge Purdy ordered the fine to continue to accrue at \$1,000 per day and ordered the respondent to reappear at the 11/20/14 hearing.

**Case: CE14070321**

5651 Bayview Drive  
BAGLIONI, MARTIN A

Service was via posting on the property on 7/31/14 and at City Hall on 8/7/14.

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

THE SWIMMING POOL & HOT TUB AT THIS UNOCCUPIED  
PROPERTY HAVE DIRTY STAGNANT WATER WHICH CREATES A  
POTENTIAL BREEDING GROUND FOR MOSQUITOES & THREATENS  
THE HEALTH, SAFETY & WELFARE OF THE COMMUNITY.

Officer Wright presented photos of the property and the case file into evidence, and recommended ordering compliance within 7 days or a fine of \$250 per day.

Matthew Ryan Felern, bank attorney, reported the foreclosure sale was scheduled for 9/24. The owner had agreed to grant access to the property until the sale. If the bank could not gain access, the bank would probably own the property as of 9/24 and would act then to comply the violation. Mr. Felern requested 60 days. Mr. Copertino did not object to the request.



Judge Purdy found in favor of the City and ordered compliance within 56 days or a fine of \$250 per day would begin to accrue.

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

**Case: CE13042062**

1020 Northwest 62 Street  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 10/3/13 and 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$16,500 fine, which would continue to accrue until the property was in compliance.

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

Judge Purdy decided to hear these cases later in the meeting and heard other cases with respondents present in the meantime.

Upon returning to the cases, Reginald Whittington III, owner, said he had become acting general manager in November 2013 but he was unaware of these violations until April 22, 2014. Since then, he had made every effort to comply the violations as quickly as possible. He remarked that they had 1 million square feet of paint surface area, making it very expensive to paint every surface. He said he had a proposal for painting from a contractor that they had accepted.

Mr. Whittington provided documents related to the cases and said because of a foreclosure complaint on the property, they had been ordered by a federal judge to appoint a receiver in April. The budget they had created in April had not included the costs to remediate the violations but they had come to an agreement. Mr. Whittington went through photos of the buildings and noted how they had already addressed some violations and how they intended to address the remaining violations. He requested six to eight months to complete compliance.

Ms. Hasan recommended imposition of the fines, pointing out that the case was begun almost a year ago. She reported that aside from the paint issues, some doors were missing from buildings.

Mr. Whittington agreed the case had been going on for almost a year, and said they had lost key staff last fall, including the general manager. He stated he had taken significant steps to comply since April.

Rufus James, Fort Lauderdale Executive Airport, said some of the damage noted in the violations related to hurricane Wilma in 2005. At the time, the owner intended to redevelop and erect new hangars but that had never happened. Airport management

had notified the tenants of the violations in December 2012 and the tenant had responded that they did not feel any work needed to be done and they could not afford to do anything. Mr. James had informed the tenant that the lease required them to maintain the property, as did City ordinance. In May 2013, City Code Enforcement had become involved. On the two properties where the violations had been address, it was the subtenants who had paid for the repairs to comply. Mr. James stated they had tried to work with World Jet, but their promises to comply seemed to be "a shell game." Mr. Whittington felt it was irrelevant who had paid for the repairs and said, "I helped in a lot of ways to get those buildings painted."

Andrew Carl Bernstein, account receiver, said he had been appointed pursuant to a court order on 4/24 because of a dispute between the BB&T Bank and World Jet. He oversaw revenue collection and disbursements that were agreed to by BB&T and World Jet. The bank had represented that they would "put all financial resources necessary in order to execute the plan." Mr. Bernstein stated he had discussed the issue with Mr. Whittington and he had informed him that a very detailed plan must be created covering the entire scope of the project. The entire project should also be done in phases. Mr. Whittington had informed him he intended to work closely with the City.

Mr. Whittington informed Judge Purdy that they had accepted a bid for the painting and Mr. Bernstein had authorized payment; he had not signed the contract yet.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE13042075**

5900 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE13042079**

5910 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE13042083**

5950 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE13042085**

6000 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE13042087**

6030 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE13042097**

6020 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was

requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE13042100**

6010 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE13042103**

5940 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE13042104**

5920 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 9/19/13 to comply by 3/20/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of an \$11,000 fine, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 28-day extension to 9/18/14, during which time no fines would accrue and ordered the respondent to reappear at that hearing.

**Case: CE14020096**

1344 Northeast 2 Avenue  
ACTUAL POSITIVE RESULTS INC.

This case was first heard on 6/5/14 to comply by 6/19/14 and 7/10/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$1,950 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the owner had been cooperative throughout the case.

Roger Donald Hughes, owner, said he had hired a fence company to repair the fence and found out later that another fence on the property belonged to him and needed repair as well.

Judge Purdy imposed no fine.

**Case: CE14070907**

438 Northwest 13 Avenue  
MRAF 2010 TAX LLC

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

THE VACANT LOT HAS BECOME OVERGROWN AND HAS NOT BEEN MAINTAINED ON AN ONGOING BASIS. DUE TO THE RECURRING NATURE OF THIS VIOLATION THIS CASE BEING PRESENTED TO THE SPECIAL MAGISTRATE WHETHER THE PROPERTY COMES INTO COMPLIANCE OR NOT. I FIRST CITED THE PROPERTY ON OCTOBER 21, 2011 FOR OVERGROWTH UNDER CASE NUMBER CE11101726, I CITED THE PROPERTY AGAIN FOR OVERGROWTH ON MAY 29, 2012 UNDER CASE NUMBER CE12052158, I CITED THE PROPERTY AGAIN FOR OVERGROWTH ON NOVEMBER 29, 2012 UNDER CASE NUMBER CE12111650, I CITED THE PROPERTY AGAIN FOR OVERGROWTH ON AUGUST 24, 2013 UNDER CASE NUMBER CE13081763. DUE TO THE RECURRING NATURE OF THIS VIOLATION THE CITY IS REQUESTING THAT THE MAGISTRATE FINDS THAT THE VIOLATION DID EXIST. IF THIS VIOLATION OCCURS AGAIN THE PROPERTY OWNER IS SUBJECT TO BE CITED AS A REPEAT VIOLATOR.

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

Andres Felipe McCaushand, the owner's representative, said they had purchased to the property on 8/16/13 so they were not responsible for the previous violations. He presented photos showing they were maintaining the property, as well as maintenance records.

Officer Cross stated the property had been cited several times and the City had mowed the lot several times. He reiterated his request to find this was a recurring violation.

Judge Purdy found in favor of the City that the violation had existed as cited.

**Case: CE14020144**

1404 Northwest 3 Avenue  
VILLA, ROBERT

This case was first heard on 6/5/14 to comply by 7/10/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Enforcement Officer, said a demolition permit application had been submitted. She said the main house roof had been fixed but the laundry room roof remained.

Gaylor Ansley, general contractor, said they had received drawings from the architect the previous day to remove the entire laundry room and build a covered patio in its place. He requested 91 days.

Judge Purdy granted a 91-day extension during which time no fines would accrue, and ordered the respondent to reappear at that hearing.

**Case: CE14011652**

2125 S Federal Highway  
ELEMENT THREE INC

This case was first heard on 4/3/14 to comply by 6/26/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$11,000 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Code Enforcement Officer, requested imposition of the fines.

Diane Levy, owner, said the inspector had informed her after the fence was repaired that there "should be more landscaping on the property." She had hired a landscape architect and the landscape plan was still being reviewed. Ms. Levy said Holman Automotive had expressed an interest in buying the property for an auto dealership and already had plans for landscaping. The closing date for the sale was 10/9.

Officer Champagne said until the property was in compliance, they could not discuss the fines.

Ms. Hasan said a Holman representative had agreed to pay the fines that accrued until the closing date but the fines could not be discussed until the Special Magistrate imposed them. She added that there was a stipulated agreement in April in which the owner agreed to comply within 84 days or a fine of \$100 per day.

Judge Purdy imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

**Case: CE14030427**

646 Northwest 14 Terrace  
BEWIRED USA LLC

Certified mail sent to the owner was accepted on 7/31/14.

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

ALL THE ISSUED PERMITS ARE EXPIRED.  
WINDOWS P# 07080817  
SHUTTERS P#07080820  
ELECTRICAL P#08030291

Inspector Oliva said he had an agreement with the owner to recommend ordering compliance within 28 days or a fine of \$25 per day.

Alexander Urizarbarrera, owner, agreed to comply within 28 days.

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

**Case: CE14010611**

1300 Northwest 2 Avenue  
WELLS FARGO BANK  
% ALDRIDGE CONNERS

This case was first heard on 4/3/14 to comply by 4/24/14. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$8,200 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, said the only communication she had received was very recent, but the respondent had been cooperative since then and complied the violations.

Sue Ellen King, bank representative, confirmed all violations were complied and requested a reduction of the fines.

Judge Purdy imposed a \$3,000 fine.

**Case: CE13070444**

1400 Northeast 2 Avenue  
MERTILUS, SAINRICLES & MERTILUS, BERN

This case was first heard on 12/19/13 to comply by 1/16/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,650 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Enforcement Officer, said there had been communication problems over the course of the case. She had not had access to the interior of the house to confirm if the violation was complied.

Sainricles Mertilus, owner, said he was awaiting final inspection on the roof. Mr. Mertilus provided a contract for roof work that was dated August 16, but the time of completion was blank.

Judge Purdy granted a 28-day extension to 9/18/14 during which time no fines would accrue.

**Case: CE13061508**

Request for extension

2395 W Commercial Blvd  
COMMERCIAL PROSPECT LLC

This case was first heard on 4/17/14 to comply by 8/21/14. Violations were as noted in the agenda. The property was not complied and the City was requesting an extension.

Mary Rich, Code Enforcement Officer, said the owner had applied for a conditional use permit from the Board of Adjustment and requested a 42-day extension.

Wonder Meryl, tenant, requested a 42-day extension.

Judge Purdy granted a 42-day extension.

**Case: CE14032139**

Administrative hearing – nuisance abatement

1042 Northwest 9 Avenue  
DELICA, ROOSEWELT & FRANCIANE J

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.

Ingrid Gottlieb, Senior Code Enforcement Officer, testified that after informing an employee that the clothing collection box must be removed, the employee had moved the box to the street, stating it would then be “the City’s problem.” She displayed photos of the employee moving the box into the City swale. The City had collected the box and charged the owner.

Franciane Delica, owner, said he had been out of state when someone placed the box on the property and admitted the employee had pushed the box into the swale.

Judge Purdy denied the appeal and imposed the fine.

**Case: CE14050807**

Administrative hearing – nuisance abatement

1707 Northwest 7 Street  
BRYANT, MICHAEL

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.

Salvatore Viscusi, Code Enforcement Officer, testified that the trash was found on 5/12/14 and was still present on 5/14/14 and 5/15/14 after he had posted the notice. The City had removed the trash on 5/15/14. On 5/21/14, he had spoken with the owner, Michael Bryant, who said the City should have contacted him via email, not by posting the notice. The conversation had become argumentative and Mr. Bryant had hung up on Officer Viscusi.

Mr. Bryant said a new tenant had placed the trash on the swale. By the time he was aware of the violation, the fine had been imposed.

Judge Purdy denied the appeal.

**Case: CE14050284**

Administrative hearing – nuisance abatement

1901 South Miami Rd  
M H N D LLC

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.

Salvatore Viscusi, Code Enforcement Officer, testified that the trash had been discovered on 5/5/14. The trash remained on 5/7/14 and was removed by the City on 5/8/14. On 5/14/14, he had spoken to the property manager, who stated she wished to appeal the citation.

Morris Ashear, owner, said he did not live on the property so he felt that the method of notifying the owner of the violation was not sufficient. He added that the trash was put on his property by someone who did not reside there.

Officer Viscusi explained that the Bulk Trash Team was started to address the problem of "trash everywhere in the City." The best way to notify someone at the property was to post the notice there. The City addressed the trash piles quickly because leaving them for any period of time resulted in a "domino effect" of neighbors putting their bulk trash out.

Judge Purdy denied the appeal.

**Case: CE14050185**

951 Alabama Avenue  
BOUQUET, WILSON EST

This case was first heard on 6/19/14 to comply by 6/29/14. Violations 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 was in compliance.

Stephanie Bass, Code Enforcement Officer, said a lis pendens had been filed against the property in 2009 but there had been no final judgment. The property was not in compliance.

Jude Bouquet, owner, said he had been sick and not addressed the violation. He stated a short sale was in process for the property. Officer Bass stated this violation concerned the overgrowth and was simple to fix.

Judge Purdy imposed the \$2,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE14051574**

1 North Andrews Avenue  
WEILDING, DEAN & WEILDING, CARL  
WEILDING ROLF S EST

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

Leonard Champagne, Code Enforcement Officer, testified to the following violations:  
47-22.6.F.

THERE IS A GOODYEAR SIGN ADVERTISING DISPLAY IN POOR CONDITION AND NOT PAINTED AND NEATLY MAINTAINED.

47-21.8.A.

THE LANDSCAPING AT THIS PARKING LOT/VEHICULAR USE AREA IS NOT PROPERLY MAINTAINED AS THE LANDSCAPING NEEDS PROPER TRIMMING, WEEDING, AND/OR REPLACEMENT OF DEAD, MISSING OR DYING PLANT LIFE.

47-20.20.H.

THE PARKING LOT IS NOT BEING KEPT IN GOOD OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEELSTOPS ARE MISSING, LOOSE OR BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

Officer Champagne 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, per violation.

Pedro Alarawza, manager, agreed to comply in 49 days.

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

**Case: CE14060161**

917 Northwest 3 Avenue  
SMART FLORIDA LLC

Certified mail sent to the owner was accepted on 7/25/14.

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

47-21.8.A.

THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-276(c)(3)

THE UNITS ARE INFESTED WITH ROACHES AND IS IN NEED OF EXTERMINATING.

9-280(b)

THE CEILING IN APARTMENT 2 IS DAMAGED WITH LARGE CRACKS THAT COULD FALL AT ANYTIME AND IS IN NEED OF REPAIR OR REPLACING.

Complied:  
9-306  
9-308(a)

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Alexis Agopian, owner, said he had purchased the property recently, aware of the violations but he had already begun to address them.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE13040979**

1445 Northwest 1 Avenue  
DOSSOUS, MARIE

This case was first heard on 5/15/14 to comply by 6/12/14. 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 was in compliance.

The inspector was not present when the case was called so Judge Purdy took a brief recess.

Upon returning to the case, Ingrid Gottlieb, Senior Code Enforcement Officer, said the owner was being cooperative and acknowledged there was a communication issue. She recommended a 28-day extension.

Leonor Jules acted as interpreter for the owner, Marie Dossous and requested a 28-day extension.

Judge Purdy granted a 28-day extension to 9/18/14 during which time no fines would accrue.

**Case: CE14061201**

2923 Northwest 68 Street  
MARQUEZ, JASON & KENNEDY, TERRY

Service was via posting on the property on 7/24/14 and at City Hall on 8/7/14.

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

THERE IS OVERGROWTH OF PLANTS/WEEDS, TRASH AND  
DEBRIS ON THE FRONT AND REAR OF THIS PROPERTY.

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.

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

**Case: CE14050164**

1490 Northwest 19 Court  
LUE, KAREN & LUE, NIGEL

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

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

THERE IS TRASH, RUBBISH AND DEBRIS IN FRONT, AT  
THE WEST SIDE OF THIS MULTIFAMILY DWELLING APARTMENT,  
INCLUDING BUT NOT LIMITED TO FURNITURE, AND TIRES.

47-20.20.H.

THE PARKING LOT ON THIS RESIDENTIAL/RENTAL  
DWELLING IS NOT MAINTAINED, THERE ARE AREAS WITH  
POTHoles, OIL AND DIRT STAINS.

9-276(c)(3)

THERE IS EVIDENCE OF RODENTS, VERMIN, AND OTHER  
PESTS ON THESE DUPLEX APARTMENTS.

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

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

**Case: CE09110210**

1060 Northwest 23 Terrace  
SMITH, DELLAREESE WILSON

Service was via posting on the property on 7/25/14 and at City Hall on 8/7/14.

George Oliva, Building Inspector, testified to the following violation:  
FBC(2007) 105.10.3.1

EXPIRED PERMITS  
SHUTTERS #06060525  
BUILDING# 10030208  
PLUMBING# 10030210  
ELECTRICAL# 10030211

Inspector Oliva recommended ordering compliance within 28 days or a fine of \$25 per day.

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

**Case: CE12040098**

1320 Southwest 28 Street  
KANG, KULJINDER S

Certified mail sent to the owner was accepted on 7/28/14.

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

FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS HAVE NOT PASSED FINAL INSPECTIONS,  
HAVE EXPIRED AND ARE NOW NULL AND VOID:  
PERMIT 00071418 TO REMOVE TILE & INSTALL SHINGLE  
1400SF ROOF PERMIT; 03111275 TO ATF REPLACE, FRONT DOOR,  
6 WINDOWS AND 6 SHUTTERS

Inspector Oliva recommended ordering compliance within 28 days or a fine of \$25 per day.

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

**Case: CE14051632**

11 North Andrews Avenue  
JEANSUSAN INC

Stipulated agreement

Violations:

25-56(b)

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

47-20.20.H.

THE PARKING FACILITIES ARE NOT BEING KEPT IN GOOD

OPERATING CONDITION. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOP COAT IS RAISED, LOOSE AND MISSING IN SOME AREAS; WHEELSTOPS ARE MISSING, LOOSE OR BROKEN; THE SURFACE MARKINGS ARE FADED OR MISSING.

The City had a stipulated agreement with the owner to comply within 49 days or a fine of \$100 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 49 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE14031818**

1713 Northeast 15 Avenue  
GMAC MORTGAGE LLC  
% 21ST MORTGAGE C

Certified mail sent to the owner was accepted on 7/28/14.

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

THE ROOF AT THIS PROPERTY HAS NOT BEEN MAINTAINED IN A SECURE AND WATERTIGHT CONDITION. THE ROOF IN THE REAR ROOM OF THE HOUSE HAS COLLAPSED. THE BLUE TARP WHICH COVERED THE REAR ROOM HAS DETERIORATED OVER TIME AND IS NOW HANGING DOWN IN PIECES.

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.

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

**Case: CE14042193**

5295 Northeast 20 Avenue  
LOFGREN, MARIANNE EST  
% MINDY B LOFGR

Service was via posting on the property on 7/24/14 and at City Hall on 8/7/14.

Ursula Thime, Code Enforcement Officer, testified to the following violations:  
9-305(b)

THE LANDSCAPE IS NOT BEING MAINTAINED, THERE ARE AREAS OF THE LANDSCAPE THAT ARE BARE AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED, THERE ARE AREAS OF THE WALLS THAT ARE STAINED AND DIRTY, AWNINGS AND ROOF ARE DIRTY.

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.

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

**Case: CE14051726**

1600 Northeast 56 Street  
PROMISE FOUNDATION

Certified mail sent to the owner was accepted on 7/28/14.

Ursula Thime, 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, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHING AND OR RESURFACING, MATCHING EXISTING COLOR.

9-313

OVERGROWN VEGETATION OBSTRUCTS THE VIEW OF HOUSE NUMBERS.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

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.

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

**Case: CE14061840**

3381 Southwest 20 Street  
CRAIN, LISA

Service was via posting on the property on 8/1/14 and at City Hall on 8/7/14.



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

THERE IS A SILVER DAMAGED DERELICT VEHICLE STORED  
IN THE CARPORT OF THIS PROPERTY AND UNABLE TO  
ABATE BY TOWING.

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.

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

**Case: CE14051525**

Stipulated agreement

711 Northeast 7 Avenue  
MADANI, JACK R T

Violations:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED  
AND NOT MAINTAINED. THE AWNINGS AT THIS HOUSE ARE  
DIRTY AND UNSIGHTLY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE PAINT HAS BECOME STAINED IN SOME  
AREAS OF THE HOUSE.

9-308(b)

THE ROOF AT THIS HOUSE IS DIRTY AND HAS ELEMENTS  
ON TOP WHICH ARE NOT A PERMANENT PART OF IT. THERE  
ARE LEAVES AND SMALL TREE BRANCHES ON THE ROOF.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 91 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE14051526**

Stipulated agreement

715 Northeast 7 Avenue  
MADANI, JACK R T

Violations:

9-308(b)

THE ROOF ON THE HOUSE AT THIS PROPERTY HAS BECOME  
STAINED AND HAS NOT BEEN MAINTAINED IN A CLEAN CONDITION.

9-306

THERE ARE AREAS ON THE EXTERIOR WALLS OF THIS HOUSE WHICH ARE STAINED.

The City had a stipulated agreement with the owner to comply within 91 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 91 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE14070834**

718 Southeast 13 Street  
GADDH, SUMIT

Service was via posting on the property on 7/17/14 and at City Hall on 8/7/14.

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

9-279(e)

THE KITCHEN SINK, LAVATORY BASIN AND BATHROOM SHOWER ARE NOT SUPPLIED WITH HOT WATER.

9-279(i)

UNIT 4 DOESN'T HAVE A PROPERLY INSTALLED COOKING FACILITY CONSISTING OF A STOVE HAVING AT LEAST TWO TOP BURNERS.

9-280(g)

UNIT 4 DOES NOT HAVE ELECTRICAL SERVICE. ELECTRICAL WIRING AND ACCESSORIES IN APT 4 ARE NOT MAINTAINED IN A GOOD, SAFE AND WORKING CONDITION. THE UNIT HAS SEVERAL ELECTRICAL WIRES ON THE FLOOR.

9-313(a)

THE BUILDING IS NOT IDENTIFIED BY HAVING APPROVED ADDRESS NUMBERS.

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.

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

**Case: CE14061366**

1113 Southwest 22 Terrace  
FEDERAL NATIONAL MORTGAGE ASSN

Certified mail sent to the owner was accepted on 8/4/14.

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

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED WITH DIRT AND MOLD. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS NEED TO BE CLEANED AND PAINTED MATCHING EXISTING COLORS.

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.

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

**Case: CE14061514**

409 Northwest 16 Avenue  
V & R FAMILY ENTERPRISES CORP

Service was via posting on the property on 7/16/14 and at City Hall on 8/7/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS STORED ON THE PROPERTY INCLUDING BUT NOT LIMITED TO BOX SPRINGS, BUCKETS AND MISCELLANEOUS ITEMS. ALSO THERE ARE AREAS OF OVERGROWN GRASS AND WEEDS NOT MAINTAINED.

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

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

**Case: CE14061515**

415 Northwest 16 Avenue  
V & R FAMILY ENTERPRISES CORP

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

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

THERE IS A MOBILE HOME STORED ON THE ABOVE  
PROPERTY WITH AN EXPIRED TAG OF 112 WHJ 07-13.

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

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

**Case: CE14061908**

613 Northeast 11 Avenue  
BOURKANOV, IGOR

Service was via posting on the property on 8/1/14 and at City Hall on 8/7/14.

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

THE PROPERTY HAS BECOME OVERGROWN AND HAS NOT BEEN  
MAINTAINED.

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

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

**Case: CE14070905**

417 Northwest 13 Avenue  
BERNARD, MARJORIE

Certified mail sent to the owner was accepted on 7/29/14.

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

THE VACANT LOT HAS BECOME OVERGROWN AND  
HAS NOT BEEN MAINTAINED ON AN ONGOING  
BASIS. DUE TO THE RECURRING NATURE OF  
THIS VIOLATION THIS CASE IS BEING  
PRESENTED TO THE SPECIAL MAGISTRATE  
WHETHER THE PROPERTY COMES INTO  
COMPLIANCE OR NOT. THE PROPERTY WAS  
FIRST CITED ON OCTOBER 21, 2011 FOR  
OVERGROWTH UNDER CASE NUMBER CE11101723,

I CITED THE PROPERTY AGAIN ON MAY 29, 2012 FOR OVERGROWTH UNDER CASE NUMBER CE12052163, I CITED THE PROPERTY AGAIN ON NOVEMBER 29, 2012 FOR OVERGROWTH UNDER CASE NUMBER CE12111653, I CITED THE PROPERTY AGAIN ON MAY 16, 2013 FOR OVERGROWTH UNDER CASE NUMBER CE13051211, I CITED THE PROPERTY AGAIN FOR OVERGROWTH ON AUGUST 24, 2013 UNDER CASE NUMBER CE13081764. DUE TO THE RECURRING NATURE OF THIS VIOLATION THE CITY IS REQUESTING THAT THE MAGISTRATE FINDS THAT THE VIOLATION DID EXIST. IF THIS VIOLATION OCCURS AGAIN THE PROPERTY OWNER IS SUBJECT TO BE CITED AS A REPEAT VIOLATOR.

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

Judge Purdy found in favor of the City that the violation had existed as cited.

**Case: CE14071397**

630 Northwest 10 Terrace  
P E INVESTMENTS I LLC

Certified mail sent to the owner was accepted on 8/4/14.

Captain Thomas Clements, Inspector, testified to the following violation:  
FL Admin Code 69A-60.0081

THIS STRUCTURE HAS BEEN CONSTRUCTED USING LIGHT-FRAME TRUSS-TYPE STRUCTURAL MEMBERS. THE REQUIRED IDENTIFYING SYMBOL IS NOT POSTED TO SUFFICIENTLY WARN PERSONS CONDUCTING FIRE CONTROL AND OTHER EMERGENCY OPERATIONS OF THE EXISTENCE OF LIGHT-FRAME TRUSS-TYPE CONSTRUCTION IN THE STRUCTURE.

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

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

**Case: CE14071410**

70 Isle of Venice  
VILLA CONTESSA CONDO ASSN

Service was via posting on the property on 8/4/14 and at City Hall on 8/7/14.

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

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

**Case: CE14071437**

1200 N Ftl Beach Blvd  
1200 CLUB CONDO ASSN INC

Certified mail sent to the owner was accepted on 7/31/14.

Captain Thomas Clements, Inspector, testified to the following violation:  
69A-46.041

THE FIRE STANDPIPE SYSTEM IS NOT TAGGED IN  
ACCORDANCE WITH THE CODE.

NFPA 1:10.4.4

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED  
AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

NFPA 25:13.7.1

THE FIRE DEPARTMENT CONNECTION (FDC) CAP(S)/PLUG(S) IS(ARE)  
MISSING.

COMPLIED:

NFPA 25:13.7.1 SIGN

Captain Clements recommended ordering compliance within 42 days or a fine of \$150 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$150 per day, per violation would begin to accrue.

**Case: CE14071716**

2674 E Oakland Park Boulevard # A  
EAST OAKLAND PARK ASSOCIATES LLC

Service was via posting on the property on 8/1/14 and at City Hall on 8/7/14.

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

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

**Case: CE14030599**

1543 Northwest 12 Avenue  
LOAR, RANDALL B

This case was first heard on 6/5/14 to comply by 7/3/14. 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 was in compliance.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE14032058**

532 Northwest 8 Avenue  
SMITH, LORRAINE E

This case was first heard on 6/5/14 to comply by 7/10/14. Violations and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,600 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$1,600 fine.

**Case: CE14010746**

2567 Mercedes Drive  
JUSTI, STEVEN A

This case was first heard on 5/15/14 to comply by 6/29/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$400 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE14011591**

4531 Northwest 15 Avenue  
ARMSTRONG, MICHAEL E

This case was first heard on 5/15/14 to comply by 7/3/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property was in compliance.

Wilson Quintero Jr., Code Enforcement Officer, said the owner was using decorative rock instead of paint and recommended a 10-day extension.

Judge Purdy granted a 10-day extension during which time no fines would accrue.

**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:

|            |            |            |            |
|------------|------------|------------|------------|
| CE14041748 | CE14051101 | CE14060061 | CE14061321 |
| CE14041727 | CE14051521 | CE13111020 | CE14050150 |
| CE14060453 | CE14061284 | CE14061571 | CE14061585 |
| CE14062220 | CE14062368 | CE14051215 | CE14052116 |
| CE14052120 | CE14060881 | CE14061293 | CE14060941 |
| CE14061819 | CE14061867 | CE14070100 | CE14070101 |
| CE14070852 | CE14070901 | CE14061793 | CE14060339 |
| CE14052121 | CE14041536 | CE14052142 | CE14071365 |
| CE14071366 | CE14071404 | CE14071430 | CE14071447 |
| CE14071454 | CE14071552 | CE14071563 | CE14071602 |
| CE14071636 | CE14071641 | CE14071725 |            |

**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:

None.



**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:

CE14061122      CE14051575      CE14060727      CE14070794  
CE14070903

**Respondent Non-Appearance**

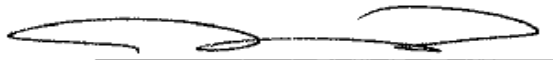
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None.

There being no further business, the hearing was adjourned at 12:27 P.M.

  
SPECIAL MAGISTRATE

ATTEST:

  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services