

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
MARK PURDY PRESIDING  
SEPTEMBER 18, 2014  
9:00 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Peggy Burks, Clerk III  
Shani Allman, Clerk III  
Jeri Pryor, Clerk of Special Magistrate - Supervisor  
Porshia Goldwire, Administrative Aide  
Cole Copertino, Assistant City Attorney  
Wands Acquavella, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Leonard Champagne, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Dick Eaton, Senior Code Enforcement Officer  
Adam Feldman, Senior Code Enforcement Officer  
Ingrid Gottlieb, Senior Code Enforcement Officer  
Linda Holloway, Code Enforcement Officer  
Rufus James, Fort Lauderdale Executive Airport  
Wilson Quintero, Code Enforcement Officer  
Mary Rich, Code Enforcement Officer  
Maria Roque, Code Enforcement Officer  
Ursula Thime, Senior Code Enforcement Officer  
Salvatore Viscusi, Code Enforcement Officer  
Shelly Wright, Code Enforcement Officer

**Respondents and Witnesses**

CT14072255: Patrick Edward Campbell, owner; Nectaria Chakas, attorney  
CE14072387: Stephanie Toothaker, attorney  
CE13042062: Rufus James, Fort Lauderdale Executive Airport  
CE14031173: John Poulos, owner's representative; Peter Fenn, owner's representative  
CE13121227: Joseph Mocariski, owner's father  
CE14031933: Charles Shogren, owner  
CE13070444: Sainricles Mertilus, owner  
CE14070535: Anna Middleton, attorney  
CE14070071: Alan Stotsky, owner's representative  
CE14050019: Gerett Blouin, owner  
CE14070274: Angela Marie Morris, power of attorney  
CE14031073: Thomas Michael, owner; Donald E. Vasil Jr., condo owner  
CE14070576: Angela Cope, owner

CE14060082: Osvaldo Broche, owner  
CE13070014: Hope Calhoun, attorney  
CE14041083: Kevin Fernander, owner

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: CE14070535**

1430 Northeast 5 Terrace  
FEDERAL HOME LOAN MORTGAGE ASSN

Certified mail sent to the owner was accepted on 8/22/14.

Mary Rich, Code Enforcement Officer, testified to the following violation:  
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN  
MAINTAINED. THE STUCCO IS MISSING AND DETERIORATED.

Inspector Rich 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.

Anna Middleton, attorney, said the bank had obtained title on August 14 and was in the process of repairing the violation.

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

**Case: CE14072387**

725 N Ftl Beach Blvd  
BAREFOOT CONTESSA LLC

Certified mail sent to the owner was accepted on 8/18/14.

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEED, TRASH  
AND DEBRIS ON THIS VACANT FENCED LOT. IT IS NOT  
BEING MAINTAINED ON A REGULAR BASIS. THIS IS A  
RECURRING VIOLATION WHEN THE PROPERTY WAS CITED ON  
9/9/11 UNDER CASE CE11090639, ON 6/22/12 UNDER

CASE CE12061430 AND ON 7/8/13 UNDER CASE CE13070331. THIS CASE WILL BE PRESENTED BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Inspector Eaton said the case was begun pursuant to a neighborhood complaint. He presented photos of the property and the case file into evidence, noted that the violation was now complied and requested a finding of fact that the violation had existed as cited.

Stephanie Toothaker, attorney, admitted the property had been overgrown and said the owner would maintain it.

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

**Case: CT14072255**

400 Southwest 1 Avenue  
TRG NEW RIVER II LTD

Certified mail sent to the owner was accepted on 8/28/14.

Linda Holloway, Code Enforcement Officer, testified to the following violation:  
47-22.3.C.

THERE ARE 2 UNPERMITTED BANNER SIGNS ON THIS OCCUPIED MULTI UNIT RESIDENTIAL BUILDING.

Inspector Holloway said the case was begun pursuant to a complaint. She presented photos of the property and the case file into evidence, and said the civil penalty had been paid but the violation remained. She recommended ordering compliance within 10 days or a fine of \$250 per day.

Nectaria Chakas, attorney, admitted the signs had been erected without a permit but stated they would pursue getting permission for and permitting the signs and requested 60 days.

Mr. Copertino stated the application could be submitted through the DRC and typically would take 30 days.

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

**Case: CE13070014**

3095 W Commercial Blvd  
COMMERCIAL BOULEVARD PETROLEUM 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 imposition of a \$2,700 fine, which would continue to accrue until the property was in compliance.

Hope Calhoun, attorney, said the owner was working with City staff to amend the code to allow this use in this zoning district. She requested 63 days.

Judge Purdy granted a 63-day extension during which time no fines would accrue.

**Case: CE14031933**

1301 Northwest 2 Avenue  
BOSTAFF LLC

This case was first heard on 8/7/14 to comply by 8/21/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Charles Shogren, owner, said his property manager had not appeared for the last hearing. He requested an extension.

Judge Purdy granted a 14-day extension during which time no fines would accrue.

**Case: CE14031073**

Request for extension

1777 Southeast 15 Street # 201  
DEAN, THOMAS M

This case was first heard on 8/7/14 to comply by 9/11/14. Violations were as noted in the agenda. The property was not complied and fines had accrued to \$525.

Adam Feldman, Senior Code Enforcement Officer, recommended a 56-day extension and making it retroactive to 9/11/14 to remove the accrued fines.

Donald E. Vasil Jr., neighboring condo owner, said the case had been going on for over six months. He stated the vessel was a hazard to navigation. Mr. Vasil had written letters to the marina owner requesting they comply with the City regulations. He explained that the owner of the vessel was a member of the board of directors and was the dock master, who should be setting an example "rather than taking advantage of his position."

Judge Purdy granted a 56-day extension during which time no fines would accrue and made the extension retroactive to 9/11/14, removing the accrued fines.

**Case: CE14070071**

1440 Argyle Drive  
STOTSKY HOLDINGS LLC

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

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

Officer Acquavella reported the trash had been found on the property on 7/1/14 and cited. The City had cleared the trash on 7/4/14.

Alan Stotsky, owner's representative, asked Judge Purdy to count the palm fronds and remarked that the seven or eight in the photos could have blown off in a good wind. He read from the ordinance and stated it "doesn't make any sense at all what's happened here; I think it's a horrible mistake and I know that nobody would do this on purpose." He requested Judge Purdy dismiss the charge. Judge Purdy stated, "These are not palm fronds that just fell off a tree; these palm fronds had been accumulated and stacked in violation of the ordinance."

Judge Purdy denied the request.

**Case: CE14070274**

1605 Northeast 3 Court  
KAGEMAN, STEFAN & SKINNER, SHARON

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

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

Officer Acquavella reported the property had been cited on 7/3/14 and the City had removed the trash on 7/9/14.

Angela Marie Morris, power of attorney, said she had pulled the trash off the swale when she saw the paint markings and put some out for regular trash pickup and the rest out a couple of days before bulk pickup. Officer Acquavella stated the trash had been picked up the day before bulk trash pickup.

Judge Purdy denied the request.

**Case: CE14070576**

2011 Northeast 18 Street  
COPE, DANIEL R & ANGELA C

Service was via posting on the property on 8/27/14 and at City Hall on 9/4/14.

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

THE ROOF AT THIS LOCATION IS NOT BEING MAINTAINED.  
THERE IS TRASH/LANDSCAPE DEBRIS ON ROOF.

Inspector Rich presented photos of the property and the case file into evidence, and stated the owner was working diligently. She recommended ordering compliance within 49 days or a fine of \$50 per day.

Angela Cope, owner, said she needed more time because she was doing the work herself.

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

**Case: 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 and extensions were as noted in the agenda. The property was complied, fines had accrued to \$1,200 and the City was requesting the full fine be imposed.

Shelly Wright, Code Enforcement Officer, confirmed the property was in compliance.

Joseph MocarSKI, owner's father, said his son had signed a contract with the stucco company on June 11 and the job was completed on September 5. He requested reduction of the fines.

Judge Purdy imposed a \$600 fine.

**Case: CE13070444**

1400 Northeast 2 Avenue  
MERTILUS, SAINRICLES & MERTILUS, BERNADETTE

This case was first heard on 12/19/13 to comply by 1/16/14. Violations 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 the owner now had a roof permit.

Sainricles Mertilus, owner, thanked Judge Purdy.

Judge Purdy granted a 49-day extension during which time no fines would accrue.

**Case: CE14031173**

1100 Northwest 7 Avenue  
EQUAL HOUSING FUND OF FL CORP

This case was first heard on 7/17/14 to comply by 8/21/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Ingrid Gottlieb, Senior Code Enforcement Officer, said work was started but never finished.

John Poulos, owner's representative, said all six broken windows had been fixed and they had added ground cover and mulch. He explained that the fence had been damaged by a car and the contractor had not pulled a permit for the repair. He had been unable to reach the original contractor and was working with another contractor.

Officer Gottlieb said the windows had not been finished properly and the landscaping was not complied. There was also additional fence repair to be done.

Judge Purdy imposed the \$4,050 fine, which would continue to accrue until the property was in compliance.

**Case: CE14050019**

1487 Southwest 18 Avenue  
BLOUIN, GERETT

Service was via posting on the property on 8/28/14 and at City Hall on 9/4/14.

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

9-280(b)

SOFFIT AND FASCIA NOT MAINTAINED IN A SAFE, SECURE,  
AND WEATHER TIGHT CONDITION. SOFFIT AND FASCIA  
BOARDS ARE DAMAGED AND FALLING DOWN.

9-308(b)

THE ROOF IS DIRTY AND DISCOLORED. ROOFS SHALL BE  
MAINTAINED IN A CLEAN CONDITION AND KEPT FREE OF  
TRASH, DEBRIS OR ANY OTHER ELEMENT WHICH IS NOT A  
PERMANENT PART OR A FUNCTIONAL ELEMENT OF THE  
BUILDING.

Inspector Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 91 days or a fine of \$75 per day, per violation.

Gerett Blouin, owner, said he had been advised by contractors that a repair would be more expensive than demolishing and rebuilding. He had the plans for the new building and they were being bid on now.

Judge Purdy found in favor of the City and ordered compliance within 91 days or a fine of \$75 per day, per violation would begin to accrue.

**Case: CE14060082**

2849 Northeast 23 Street  
2849 NORTHEAST 23RD STREET LAND TR SECURED TRS

This case was first heard on 8/7/14 to comply by 8/17/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$7,750 fine, which would continue to accrue until the property was in compliance.

Shelly Wright, Code Enforcement Officer, reported the property was not in compliance and requested imposition of the fine. She presented photos taken of the property at her last inspection.

Oswaldo Broche, owner, explained that he had changed architects and the new architect had submitted a demolition application to the City. He stated there was no electricity to the property to pump out the pool and the filtration system did not work. Officer Wright said the pool needed to be pumped out and onto the ground around the property. Mr. Broche feared that the water would damage a neighbor's property. Mr. Copertino stated there were companies that could pump the water into a truck and requested imposition of the fine.

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

**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 in compliance and a \$400 fine had been imposed at the 8/7/14 hearing. Ms. Pryor stated documentation had been sent to the City from the owner requesting a re-hearing.

Andre Cross, Code Enforcement Officer, stated the case was begun pursuant to a complaint. When he inspected the property, it was overgrown and trash was on the property from work being done in one of the apartments.



Kevin Fernander, owner, stated he had tried to reschedule the August 7 hearing for a later date because he had been away on vacation when the notice arrived and found out about the hearing on August 6. He had also been given the wrong phone number for a City employee to request rescheduling.

Mr. Fernander provided phone records showing his conversations with City employees and a lawn service he had contracted to comply the overgrowth violation, as well as an invoice from the lawn service showing they had worked on the property on June 17.

Judge Purdy asked about the appeal procedure and Mr. Copertino explained that per the City's code, the appeal process was made to the Circuit Court, not the Special Magistrate. Mr. Fernander felt it was within the Special Magistrate's purview to determine if a re-hearing was warranted. He said he was not appealing; he was requesting a re-hearing.

Mr. Fernander reiterated that he had done everything possible to try to reschedule the hearing because he had not received notice until the day before the hearing, two days before he was to leave for a scheduled vacation.

Judge Purdy denied the request to rehear the case.

The following 10 cases for the same respondent were heard together:

**Case: CE13042062**

1020 Northwest 62 Street  
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 a \$16,500 fine, which would continue to accrue until the property was in compliance.

Rufus James, Fort Lauderdale Executive Airport, was present representing the airport.

Judge Purdy imposed the \$16,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE13042075**

5900 Northwest 28 Way  
WORLD JET, INC.

This case was first heard on 8/16/14 to comply by 9/20/14. 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 imposed the \$11,000 fine, which would continue to accrue until the property was in compliance.

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

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

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

**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 a \$11,000 fine, which would continue to accrue until the property was in compliance.

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

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

**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 a \$11,000 fine, which would continue to accrue until the property was in compliance.

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

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

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

**Case: CE14071925**

3758 Southwest 16 Street  
ARZOLA, HECTOR

Service was via posting on the property on 8/26/14 and at City Hall on 9/4/14.

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

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

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

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: CE14071071**

718 Southeast 13 Street  
GADDH, SUMIT

Service was via posting on the property on 8/26/14 and at City Hall on 9/4/14.

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

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

Inspector Thime 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: CE14072153**

1103 Southwest 15 Terrace  
GALO, FABIO

Service was via posting on the property on 8/23/14 and at City Hall on 9/4/14.

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

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

Inspector Thime 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: CE14070589**

1541 Northwest 15 Avenue  
WILLIAMS, IVETH

Service was via posting on the property on 8/24/14 and at City Hall on 9/4/14.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

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

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

**Case: CE14070497**

2340 Northwest 15 Street  
WILSON, JIM JR EST

Service was via posting on the property on 8/25/14 and at City Hall on 9/4/14.

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

EXTERIOR WALLS AND OTHER SURFACES ARE  
UNATTRACTIVE, DIRTY AND STAINED. THE EXTERIOR OF  
THE STRUCTURE IS NOT BEING MAINTAINED, INCLUDING  
BUT NOT LIMITED TO AWNINGS IN DISREPAIR.

9-313(a)

HOUSE ADDRESS NUMBERS ARE NOT DISPLAYED OR VISIBLE FROM THE STREET.

Inspector 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.

Judge Purdy 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: CE14071886**

2751 Southwest 2 Street  
MITCHELL, JAMES & MITCHELL, MARLENE

Certified mail sent to the owner was accepted on 9/3/14.

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

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

Inspector Eaton 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: CE14032138**

1544 Northwest 9 Avenue  
KDE OF FL 1 LLC

Certified mail sent to the owner was accepted on 8/28/14.

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

THERE IS FURNITURE AND OTHER OUTDOOR STORAGE ON THE PROPERTY.

9-278(e)

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

9-280(b)

THERE ARE WINDOWS AND DOORS IN DISREPAIR.

9-304(b)

THERE ARE CARS PARKING ON GRASS/WEED/DIRT SURFACES.

9-305(b)

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

Inspector Gottlieb presented photos of the property and the case file into evidence, and recommended ordering compliance with 9-280(b) within 28 days or a fine of \$100 per day and with the remaining violations within 14 days or a fine of \$100 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 9-280(b) within 28 days or a fine of \$100 per day and with the remaining violations within 14 days or a fine of \$100 per day, per violation would begin to accrue.

**Case: CE14060333**

1620 Northwest 2 Avenue  
TOTAL HOUSING INC

Service was via posting on the property on 8/28/14 and at City Hall on 9/4/14.

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

9-280(b)

THERE ARE FRENCH DOORS THAT HAVE BEEN INSTALLED WITHOUT A PERMIT, AND HAVE GAPS AT THE BOTTOM. THE DOORS ARE NOT WEATHERPROOF AND WATERTIGHT.

9-280(g)

THERE IS A WATER HEATER THAT HAS BEEN INSTALLED OUTSIDE WITHOUT A PERMIT, AND LEAKS HOT WATER OUT OF A PIPE. THERE IS AN EXHAUST FAN IN THE BATHROOM THAT RUNS CONSTANTLY AND DOESN'T SHUT OFF.

Inspector Gottlieb presented the case file into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE14040435**

3160 W Broward Blvd  
A & M INVESTMENTS OF AMERICA LLC

Violations:

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.

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.

47-22.9.

VARIOUS SIGNS HAVE BEEN ERECTED/DISPLAYED WITHOUT FIRST OBTAINING PERMITS.

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: CE14040449**

1401 W Broward Blvd  
ABEL & CHRISTY INC

Violation:

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 56 days or a fine of \$100 per day. 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 56 days or a fine of \$100 per day would begin to accrue.

**Case: CE14062053**

1301 Southeast 2 Court  
EPOCH HOLDINGS LLC

Violation:  
24-28(a)

THIS IS A RENTAL PROPERTY OF FOUR (4) UNITS NOT PROVIDING ADEQUATE BULK CONTAINERS IN WHICH ACCEPTABLE SOLID WASTE SHALL BE DEPOSITED FOR COLLECTION BY A LICENSED PRIVATE COLLECTOR.

Complied:  
47-21.8.A.

The City had a stipulated agreement with the owner to comply within 28 days or a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Judge Purdy found in favor of the City, approved the stipulated agreement and ordered compliance within 28 days or a fine of \$100 per day would begin to accrue.

**Case: CE14071336**

1048 Northeast 18 Avenue  
GALLERIA LOFTS LLC

Service was via posting on the property on 8/29/14 and at City Hall on 9/4/14.

Mary Rich, Code Enforcement Officer, testified to the following violation:  
18-1.

THERE IS AN OPEN AND ABANDONED SEPTIC TANK ON THIS VACANT LOT. THE OPEN AND ABANDONED SEPTIC TANK IN THIS CONDITION DOES NOT HAVE ADEQUATE SAFEGUARDS TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THIS AREA.

Inspector Rich presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$250 per day.

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

**Case: CE14080095**

519 Northwest 23 Avenue  
PARISIAN MOTEL INC

Service was via posting on the property on 9/5/14 and at City Hall on 9/4/14.

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

THE VACANT PROPERTY HAS BECOME OVERGROWN 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 FOR OVERGROWTH ON MAY 15, 2013 UNDER CASE NUMBER CE13051108, I CITED THE PROPERTY AGAIN FOR OVERGROWTH ON FEBRUARY 11, 2014 UNDER CASE NUMBER CE14020757, I CITED THE PROPERTY AGAIN FOR OVERGROWTH ON APRIL 16, 2014 UNDER CASE CE14041252, I CITED THE PROPERTY AGAIN FOR OVERGROWTH ON MAY 27, 2014 UNDER CASE CE14051787. 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.

Inspector Cross presented photos of the property and the case file into evidence, noted that the property 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: CE14011392**

1520 Southwest 27 Court  
LEVON INTERNATIONAL LLC

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 the City was requesting imposition of a \$1,550 fine, which would continue to accrue until the property was in compliance.

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

**Case: CE14020830**

2789 Davie Blvd  
M R MCTIGUE PARTNERS L L C % EAST K

This case was first heard on 4/3/14 to comply by 4/13/14. Violations and extensions were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$31,400 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$31,400 fine, which would continue to accrue until the property was in compliance.

**Case: CE14041313**

3111 Southwest 20 Court  
OFFEN, D M

This case was first heard on 8/7/14 to comply by 8/17/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE14050102**

717 Northwest 1 Street  
CRAVIS HOLDINGS LLC

This case was first heard on 7/17/14 to comply by 8/21/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$2,700 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,700 fine, which would continue to accrue until the property was in compliance.

**Case: CE14050184**

1026 Northwest 7 Avenue  
NAIDU, SANJEEVAI

This case was first heard on 7/17/14 to comply by 8/14/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE14031428**

1500 Northwest 7 Street  
SRP SUB LLC

This case was first heard on 7/17/14 to comply by 8/14/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$6,800 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$6,800 fine, which would continue to accrue until the property was in compliance.

**Case: CE14031950**

2131 Northwest 7 Street  
WELLS FARGO BANK NA TRSTEE  
% SPECIALIZED LOAN

This case was first heard on 7/17/14 to comply by 8/7/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$12,300 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$12,300 fine, which would continue to accrue until the property was in compliance.

**Case: CE14030735**

1541 Northwest 15 Terrace  
SEDELL, ANNE LE & BYROM, FRANKLIN LE ETAL

This case was first heard on 6/5/14 to comply by 8/7/14. Violations were as noted in the agenda. The property was complied, fines had accrued to \$325 and the City was requesting no fine be imposed.

Judge Purdy imposed no fine.

**Case: CE13081092**

700 Northwest 13 Street  
VASTGO REALTY LLC

This case was first heard on 12/19/13 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 \$1,350 fine, which would continue to accrue until the property was in compliance.

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

**Case: CE14050859**

3001 Northwest 24 Street  
US BANK NA TRSTEE

This case was first heard on 8/7/14 to comply by 8/17/14. Violations were as noted in the agenda. The property was not complied and the City was requesting imposition of a \$3,100 fine, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$3,100 fine, which would continue to accrue until the property was in compliance.

**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:

CE14061123	CE14061803	CE14071922	CE14071923
CE14071484	CE14071600	CE14060992	CE14071455
CE14072057	CE14062142	CE14071223	CE14071379
CE14072280	CE14060574	CE14060579	CE14060582
CE14060585	CE14080107	CE14080108	CE14080109

**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:

CE14050158	CE14050571	CE14071851	CE14030143
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**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:

CE13071115	CE14070749
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**Respondent Non-Appearence**

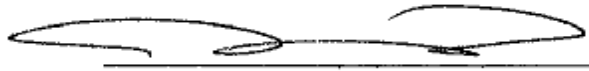
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None.

There being no further business, the hearing was adjourned at 10:38 A.M.

  
\_\_\_\_\_  
SPECIAL MAGISTRATE

ATTEST:

  
\_\_\_\_\_  
Clerk, Special Magistrate

Minutes prepared by: J. Opperlee, Prototype Services