

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE-ANN FLYNN PRESIDING  
DECEMBER 18, 2014  
9:00 A.M.**

**Staff Present:**

Mary Allman, Secretary, Special Magistrate  
Shani Allman, Clerk III  
Peggy Burks, Clerk III  
Deanna Bojman, Clerk III  
Cole Copertino, Assistant City Attorney  
Rhonda Hasan, Assistant City Attorney  
Porshia Goldwire, Administrative Aide  
Sharon Ragoonan, Code Compliance Manager  
Susan Ateek, Code Enforcement Officer  
Mark Campbell, Code Enforcement Officer  
Leonard Champagne, Code Enforcement Officer  
Andre Cross, Code Enforcement Officer  
Alejandro DelRio, Code Enforcement Officer  
Deanglis Gibson, 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  
Maria Roque, Code Enforcement Officer  
Ron Tetreault, Fire Inspector  
Ursula Thime, Senior Code Enforcement Officer

**Respondents and witnesses**

CE14090376: Nissan Hamuy, owner; Kristy Armada, attorney; Robert Hackleman, attorney; Matan Horontz, manager  
CE13121356: Victor Burnett, property manager  
CE13072966: Courtney Crush, attorney  
CE14100015: Brian Susi, company representative  
CE14100925: Fritzbert Richardson, owner  
CE14102474; CE14070217: Latasha Gordon, tenant  
CE14091869: Jack Rust, owner  
CE14031933: Irene Annunziata, attorney; Charles Slogren, owner  
CE14080342: James Cerreta, owner  
CE14050019: Gerett Blouin, owner  
CE14061712: Seyad Beladi, owner

CE13030114: Jayne Berger, attorney  
CE14080297: Katrice Jefferson, part owner  
CE14110409: Gaston Fagan, owner  
CE14041307: Ann Clark, realtor; Kelly Harris-Kersey, property manager, Eliseo Mercado, association president  
CE14091905: Dominic Santarelli, mortgage holder  
CE13070014: Rosa Payan, landlord; Hope Calhoun, attorney

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

The meeting was called to order at 9:00 A.M.

**Case: CE13071966**

608 Southwest 12 Avenue  
ASHTON HOLDINGS & DEVELOPMENT LLC

This case was first heard on 9/19/13 to comply by 10/17/13. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$148,500 fine, which would continue to accrue until the property was in compliance.

Ron Tetreault, Fire Inspector, said permits had been pulled and recommended a 63-day extension.

Courtney Crush, attorney, requested the extension.

Ms. Flynn granted a 63-day extension to 2/19/15, during which time no fines would accrue.

**Case: CE14090376**

Continued from 11/20/14

101 S FtL Beach Boulevard # 204  
SHOPPES OF FORT LAUDERDALE BEACH LLC

This case was continued from 11/20/14

Robert Hackleman, attorney, said the remaining violation related to the window signs, which were located more than 6 inches from the interior surface of the windows.

Leonard Champagne, Code Enforcement Officer, testified to the following violation:  
47-22.9.

THERE ARE NON-PERMITTED SIGNS ON PROPERTY

Officer Champagne reported as of December 17, the violation remained. He presented photos of the property and the case file into evidence, and recommended ordering compliance within 24 hours or a fine of \$300 per day.

Mr. Copertino stated the Zoning Administrator had opined that the signs in view of the right-of-way required permits.

Mr. Hackleman said the signs were exempt in the ordinance. He read the definitions section of the applicable ordinance and Mr. Copertino reminded Mr. Hackleman that only the Zoning Administrator had jurisdiction to interpret the code. This was not the proper venue for Mr. Hackleman to argue the interpretation of the "sign" definition.

Kristy Armada, attorney, said they were not present to argue the interpretation of the code; they were present to address enforcement of the code, "as it's being alleged that we have violated."

Mr. Hackleman read from the description of exempt signs in the code, which included "interior signs" and said there was no question that the signs at issue were located in the interior of the building and were therefore exempt.

Ms. Hasan said it was within the Zoning Administrator's jurisdiction to interpret the code and he had determined these signs were subject to the code. If the owner disagreed, he should appeal to the Board of Adjustment.

Mr. Hackleman said, "If the procedure that they're suggesting is followed, the following are the consequences: First, this entire process is unconstitutional on its face because there is no notice, there is in fact no code of the City of Fort Lauderdale; there is just tyranny." He said the burden was on the City to prove this property was not exempt.

Ms. Hasan said there was case law affirming Special Magistrates' authority to interpret codes in terms of substantive definitions and exemptions. If the owner intended to appeal to the Board of Adjustment, the code enforcement action could be stayed until that appeal was decided.

Ms. Flynn agreed that the only way a permit requirement would be exempt was if the signs fell under one of the exemptions. Her plain reading of the interior sign definition indicated to her that this was an interior sign and was therefore exempt. If the City had case law indicating she could not rule per her plain reading, she invited the City to submit memos of law within 10 days to support that position.

Ms. Flynn continued the case for 10 days.

**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 in compliance, fines had accrued to \$4,050 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, reported the property was now in compliance.

Irene Annunziata, attorney, explained that the property manager had missed the August 7 hearing but once the owner got in touch with the Code Enforcement officer, the violations were addressed immediately. Ms. Annunziata said she would not be notified of any future violations.

Ms. Flynn imposed a fine of \$520 for the days the property was out of compliance.

**Case: CE13030114**

2301 Southeast 17 Street  
2301 Southeast 17 Street LTD  
% PIER 66 HOTEL &

This case was first heard on 4/4/12 to comply by 7/11/13. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,075 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the property was not in compliance and recommended imposition of the fine. He said in 2009, the owner had submitted an inspection report for the 40-year inspection, which had failed. In April 2013, the owner had requested a 90-day extension to resubmit the report, which had never been done.

Jayne Berger, attorney, acknowledged that the property did not comply with the 40-year inspection but said the structural work was done and they just needed to submit the correct forms. They were still working through the electrical component process. She requested 90 to 120 days to comply.

Inspector Oliva reminded Ms. Flynn that the electrical had failed in 2009 and this was a life safety issue. He opposed any extension.

Ms. Flynn imposed the \$13,075 fine, which would continue to accrue until the violations were corrected.

**Case: CE14080297**

2323 Northwest 13 Street  
WILLARD & KATRINA BELL FAM TR BELL

Service was via posting on the property on 11/17/14 and at City Hall on 12/4/14.

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

THERE IS A TARP COVERING THE MAJORITY OF THE ROOF,  
INDICATION THAT THE ROOF IS IN DISREPAIR, AND/OR  
LEAKING.

Complied:

9-280(b)  
9-280(h)(1)

Officer Quintero presented photos of the property and the case file into evidence, and recommended ordering compliance within 91 days or a fine of \$25 per day.

Katrice Jefferson, part owner, requested 90 days to begin the roof repair process.

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

**Case: 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 and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,900 and the City was requesting the full fine be imposed.

Hope Calhoun, attorney, reported the property was now in compliance and requested a reduction of the fines.

Mary Rich, Code Enforcement Officer, recommended a fine of \$672 to cover administrative costs.

Ms. Flynn imposed a fine of \$672 for the days the property was out of compliance.

**Case: CE14041307**

2715 North Ocean Boulevard  
EMBASSY TOWER II INC

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

George Oliva, Building Inspector, testified to the following violation:  
FBC 109.16

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:  
THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Inspector Oliva recommended ordering compliance within 49 days or a fine of \$250 per day.

Kelly Harris-Kersey, property manager, said the board had received quotes for the inspection but the property manager had not pursued it. She requested more than 49 days to identify financing. Inspector Oliva stated the owner needed to present the report to the City within 49 days and pull the permit, not complete the work.

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

**Case: CE13121356**

110 North Federal Highway  
THE WAVERLY AT LAS OLAS CONDO

This case was first heard on 2/6/14 to comply by 8/7/14. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,050 fine, which would continue to accrue until the property was in compliance.

Ron Tetreault, Fire Inspector, said the new management company was in the process of obtaining quotes.

Victor Burnett, property manager, confirmed they had signed a proposal for RTHU units. He requested an extension until June 2015.

Ms. Flynn granted a 182-day extension to 6/18/15, during which time no fines would accrue.

**Case: CE14050019**  
1487 Southwest 18 Avenue  
BLOUIN, GERETT

Request for extension

This case was first heard on 9/18/14 to comply by 12/18/14. Violations were as noted in the agenda. The property was not in compliance and fines would begin to accrue on 12/19/14.

Mark Campbell, Code Enforcement Officer, said the owner intended to demolish the property.

Gerett Blouin, owner, stated the architect was redesigning the new property and requested 70 days.

Ms. Flynn granted a 70-day extension to 2/26/15, during which time no fines would accrue.

**Case: CE14091869**  
1125 Northeast 9 Avenue  
JACK R RUST TR RUST, JACK R TRSTEE

Request for extension

This case was first heard on 11/6/14 to comply by 12/4/14. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$7,200.

Ron Tetreault, Fire Inspector, reported the owner needed 60 more days.

Ms. Flynn granted a 63-day extension to 2/19/15, during which time no fines would accrue.

**Case: CE14091905**  
2718 Northeast 17 Street  
MARTIN, LINE

Service was via posting on the property on 11/29/14 and at City Hall on 12/4/14.

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

THE CEILING HAS DETERIORATED, AND IS FALLING DOWN.  
THERE IS ROTTED AND MISSING FASCIA, AND SOFFIT IN  
DISREPAIR.

9-306

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

9-308(a)

THE ROOF IS IN DISREPAIR, AND IS LEAKING.

9-308(b)

THE ROOF IS DIRTY AND STAINED.

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

Dominic Santarelli, mortgage holder, stated he had taken over the mortgage on May 28, 2013 and had never met the owner or received any payments. He wished to foreclose, demolish the house and build a new one on the property.

Ms. Hasan recommended referring the case to the Building Official and perhaps to the Unsafe Structures Board.

Ms. Flynn continued the case to 3/19/15.

**Case: CE14080342**

1316 Southwest 18 Avenue  
CERRETA, JAMES E

This case was first heard on 10/16/14 to comply by 11/13/14. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,475 fine, which would continue to accrue until the property was in compliance.

Mark Campbell, Code Enforcement Officer, reported there had been a fire in the backyard months ago because of the hazardous landscaping.

James Cerreta, owner, requested an extension to comply the violation.

Ms. Flynn granted a 35-day extension to 1/22/15, during which time no fines would accrue.

**Case: CE14061712**

2020 E Oakland Park Boulevard  
BELADI, SEYED EBRAHIM & JAVID, SAFIEH

This case was first heard on 10/2/14 to comply by 11/6/14. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed.

Mary Rich, Code Enforcement Officer, reported the sign was in compliance since November 23 and recommended abatement of the fines.



Seyad Beladi, owner, agreed to the abatement.

Ms. Flynn imposed no fine.

**Case: CE14100015**  
817 Northeast 16 Place  
US BANK NATIONAL ASSN

This case was first heard on 11/6/14 to comply by 11/20/14. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,600 fine, which would continue to accrue until the property was in compliance.

Mary Rich, Code Enforcement Officer, reported the violation was not in compliance.

Brian Susi, company representative, clarified with Officer Rich what must be done to comply.

Ms. Flynn granted a 14-day extension to 1/1/15, during which time no fines would accrue.

**Case: CE14100925**  
827 Northwest 10 Terrace  
RICHARDSON, FRITZBERT & RICHARDSON, JUDETTE

Service was via posting on the property on 11/29/14 and at City Hall on 12/4/14.

Andre Cross, Code Enforcement Officer, testified to the following violation:  
47-20.20.H.

THE PARKING AREA IS IN DISREPAIR. THE PARKING AREA  
IS IN NEED OF RESURFACING, THE PARKING AREA HAS  
POTHoles, THE WHEELSTOPS ARE DAMAGED AND/EITHER  
MISSING AND THE PARKING STRIPES ARE MISSING.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 35 days or a fine of \$100 per day.

Intebert Richardson, owner, said he was aware of what must be done but was having financial difficulty. He requested 90 days.

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

**Case: CE14102474**

1004 Northwest 2 Street  
JF MENDES LLC

Service was via posting on the property on 11/29/14 and at City Hall on 12/4/14.

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

9-276(d)(1)

THE GARDEN FURNITURE IS IN DISREPAIR AND THE MAILBOX IS IN DISREPAIR AND HAS FALLEN ON THE GROUND.

9-280(f)

THE PLUMBING IN APT. 3 IS IN DISREPAIR. THERE IS A LEAK BEHIND THE TOILET.

9-280(g)

THERE ARE FAULTY ELECTRICAL OUTLETS IN APT. 3 IN NEED OF REPAIR.

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

Latasha Gordon, tenant, said she had stopped paying rent and the owner was evicting her.

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

**Case: CE14070217**

1004 Northwest 2 Street  
JF MENDES LLC

This case was first heard on 10/16/14 to comply by 11/20/14. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,800 fine, which would continue to accrue until the property was in compliance.

Andre Cross, Code Enforcement Officer, reported all but one of the violations were still not in compliance.

Ms. Flynn imposed the \$7,800 fine, which would continue to accrue until the violations were corrected.

**Case: CE14102039**

254 Southwest 21 Way  
MERRITT, KEVIN L & JANICE H

Service was via posting on the property on 11/25/14 and at City Hall on 12/4/14.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.THERE  
ARE SECTIONS MISSING TOP RAILS THAT ARE FALLING  
DOWN AS WELL AS MISSING CHAIN LINKS

Officer Gibson presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day would begin to accrue.

**Case: CE14082311**

3151 Northwest 66 Street  
GANGEMI, JUSTIN MARK D HUNT CUST

Service was via posting on the property on 11/24/14 and at City Hall on 12/4/14.

Wilson Quintero Jr., Code Enforcement Officer, testified to the following violation:  
9-278(g)

THE OPENABLE AREA OF EVERY WINDOW OR OTHER DEVICE  
OPENING TO THE OUTDOORS AND INTENDED TO PROVIDE  
VENTILATION FOR A HABITABLE ROOM SHALL BE PROPERLY  
FITTED WITH AN ADEQUATE SCREEN FOR PROTECTION  
AGAINST MOSQUITOES, FLIES AND OTHER INSECTS.

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

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

**Case: CE14101980**

2420 Southwest 6 Street  
ALBA FLORIDA RENTALS LLC

Service was via posting on the property on 11/29/14 and at City Hall on 12/4/14.

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS ON THIS PROPERTY. THERE IS TRASH AND DEBRIS ON THE PROPERTY INCLUDING THE CARPORT AREA. THE PROPERTY IS NOT BEING MAINTAINED ON A REGULAR BASIS.

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

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

**Case: CE14100160**

2321 Southwest 14 Court  
SWEENEY, DANIEL J EST

Certified mail sent to the owner was accepted on 11/19/14.

Maria Roque, Code Enforcement Officer, testified to the following violations:  
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED, SINCE THEY ARE DIRTY AND STAINED, FASCIA, SOFFITS AND METAL DECORATIVE RAILINGS ARE IN NEED OF PAINT.

9-308(b)

THE ROOF IS NOT BEING MAINTAINED SINCE IT'S DIRTY AND THERE ARE BRANCHES COVERING THE ROOF. ROOFS MUST BE MAINTAINED CLEAN AND CLEAR OF ALL ELEMENTS NOT A PERMANENT PART OF THE ROOF.

Complied:  
9-313(a)

Officer Roque said the owner was suffering financial hardship and she had referred him to the City's Neighborhood Support Services. She presented photos of the property and the case file into evidence, and recommended ordering compliance within 56 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE14091220**

1465 Southwest 30 Terrace  
SFRH SF RENTAL LP

Certified mail sent to the owner was accepted on 11/26/14.

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

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

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

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

**Case: CE14110449**

1520 Northwest 2 Avenue  
KREVOY, CARY

Service was via posting on the property on 11/26/14 and at City Hall on 12/4/14.

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

THERE IS OVERGROWTH OF GRASS/PLANTS/WEED, TRASH AND DEBRIS ON THIS PROPERTY. THIS IS A RECURRING VIOLATION PER CASES CE14030215 WHEN THE CITY ABATED IT ON 3/24/14 AND CASE CE14071100 WHEN THE CITY AGAIN ABATED IT ON 8/11/14. THIS CASE WILL BE HEARD BEFORE THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER IT COMES INTO COMPLIANCE OR NOT.

Officer DelRio presented photos of the property and the case file into evidence, stated the violation was now in compliance and requested a finding of fact that the violation had existed as cited.

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

**Case: CE14100395**

350 Northwest 17 Place  
CONSTANT, ERMANE

Certified mail sent to the owner was accepted on 11/28/14.

Alejandro DelRio, Code Enforcement Officer, testified to the following violations:

9-306

SOFFIT, FASCIA AND SOME WINDOWS ARE IN DISREPAIR.

9-308(b)

TILE ROOF IS STAINED AND DIRTY.

Officer DelRio presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation would begin to accrue.

**Case: CE14081555**

2504 Southwest 9 Avenue  
VINCENT, SCOTT R

Certified mail sent to the owner was accepted on 11/17/14.

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

9-280(b)

THERE ARE BROKEN BOARDED WINDOWS ON THIS PROPERTY.  
SEVERAL WINDOWS HAVE MISSING JALOUSIE PANES. THE  
SOFFIT AND FACIA BOARDS ARE NOT BEING MAINTAINED  
IN A SAFE, SECURE, AND WEATHER TIGHT CONDITION.  
SOFFIT AND FASCIA BOARDS ARE DAMAGED AND FALLING DOWN.

9-308(a)

ROOF NOT MAINTAINED IN A SAFE, SECURE, AND  
WATERTIGHT CONDITION. THERE IS A METAL SIDING  
SHEET BEING USED AS A MAKE-SHIFT REPAIR.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 49 days or a fine of \$50 per day, per violation.

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

**Case: CE14100466**

717 Southeast 16 Street  
RAMADHAR LLC

Violations:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED

AND NOT MAINTAINED. THE GLASS JALOUSIES ON SOME DOORS ARE BROKEN AND OR MISSING. LIGHT FIXTURES ARE MISSING LIGHT BULBS.

9-281(a)

THERE IS RUBBISH AND TRASH NEXT TO THE BUILDINGS, IT CONSISTS BUT IS NOT LIMITED TO DISCARDED WASHERS, WATER HEATERS, BROKEN FURNITURE, TABLE GLASS TOPS, ETC

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED AND IN THE REAR OF THE BUILDING WALLS HAVE GRAFFITI. STRUCTURAL PARTS, INCLUDING FASCIA, AND SOFFITS HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR DOORS HAVE DIRTY PAINT.

47-20.20.H.

THE PARKING LOT AT THIS PROPERTY HAS NOT BEEN MAINTAINED. IT HAS POT HOLES, CRACKS AND THE WHEELSTOPS ARE IN DISREPAIR.

The City had a stipulated agreement with the owner to comply within 60 days or a fine of \$50 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 60 days or a fine of \$50 per day, per violation would begin to accrue.

**Case: CE14090219**

3011 Northwest 17 Street  
WEIT, RICHARD C & MELANIE

Service was via posting on the property on 11/12/14 and at City Hall on 12/4/14.

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

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR. TOP POLES MISSING AND MESH NOT ATTACHED AND/OR IN DISREPAIR.

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

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

**Case: CE14080273**

2531 Northwest 16 Court  
AIKEN, THELMA W

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

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

THERE IS PLANT, LAWN OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS SINGLE FAMILY RESIDENCE DWELLING AND SWALE, INCLUDING AND NOT LIMITED TO A COUPLE SOFAS STORE ON THE FRONT OF THE DRIVEWAY.

9-306

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

47-20.20.H.

THE PARKING LOT ON THIS RESIDENTIAL DWELLING IS NOT MAINTAINED, THERE ARE AREAS WITH POTHOLES, AND IN DISREPAIR.

Officer Quintero presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

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

**Case: CE14081492**

1801 Northwest 25 Avenue  
PONDER, WILBERT III

Certified mail sent to the owner was accepted on 11/12/14.

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

THERE ARE BUILDING COMPONENTS ON THIS PROPERTY THAT ARE IN DISREPAIR OR NOT BEING MAINTAINED. THEY INCLUDE, BUT ARE NOT LIMITED TO WINDOWS, FASCIA BOARDS, SOFFITS, ETC.



9-304(b)

THE GRAVEL DRIVEWAY ON THIS VACANT, UNOCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING.

9-306

EXTERIOR WALLS AND OTHER SURFACES ARE UNATTRACTIVE, DIRTY AND STAINED.

Officer Quintero presented photos of the property and the case file into evidence, and said he had an agreement with the owner to recommend ordering compliance within 91 days or a fine of \$25 per day, per violation.

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

**Case: CE14102045**

2530 Northeast 23 Street  
YOUNG, MACK & YOUNG, KIMBRILY K

Service was via posting on the property on 11/22/14 and at City Hall on 12/4/14.

Ingrid Gottlieb, Code Enforcement Officer, testified to the following violations:  
47-34.4.B.2.a.

THERE IS A BOAT AND TRAILER WHICH EXCEEDS 21 FEET IN LENGTH, PARKED IN THE FRONT YARD.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKING ON A GRASS OR DIRT SURFACE.

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

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

**Case: CE14100604**

1216 Northeast 1 Street  
EPSTEIN, SHAYNE J

Certified mail sent to the owner was accepted on 11/26/14.

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

THE ABOVE PROPERTY IS INFESTED WITH RATS AND THE  
ABOVE PROPERTY IS IN NEED IS EXTERMINATING.

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

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

**Case: CE14102292**

520 Northwest 23 Avenue  
YAFLAG LLC

Certified mail sent to the owner was accepted on 11/26/14.

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

THERE IS RUBBISH, TRASH AND DEBRIS SCATTERED ABOUT  
THE REAR OF THE ABOVE PROPERTY INCLUDING BUT. NOT  
LIMITED TO CONSTRUCTION DEBRIS, TREE DEBRIS 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.

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

**Case: CE14101905**

646 Southwest 27 Avenue  
LINDSAY, ALBERT

Certified mail sent to the owner was accepted on 11/17/14.

Ron Tetreault, Fire Inspector, testified to the following violation:  
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Inspector Tetreault recommended ordering compliance within 63 days or a fine of \$150 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$150 per day would begin to accrue.

**Case: CE14110409**

2507 Davie Blvd  
FAGAN, GASTON W & THELMA

Certified mail sent to the owner was accepted on 11/13/14.

Ron Tetreault, Fire Inspector, testified to the following violation:  
F-103.2.5

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

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

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

**Case: CE14072212**

1100 Southwest 29 Street  
WELLS FARGO BANK NA TRSTEE

This case was first heard on 10/16/14 to comply by 11/13/14. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,300 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,300 fine, which would continue to accrue until the violations were corrected.

**Case: CE14050158**

1106 Northeast 1 Avenue  
MAYA PROGRESSO PROPERTIES INC

This case was first heard on 10/2/14 to comply by 10/16/14 and 11/6/14. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,150 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$13,150 fine, which would continue to accrue until the violations were corrected.

**Case: CE14070576**

2011 Northeast 18 Street  
COPE, DANIEL R & ANGELA C

This case was first heard on 9/18/14 to comply by 11/6/14. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,000 fine, which would continue to accrue until the violations were corrected.

**Case: CE14080239**

845 Northwest 13 Avenue  
JO BENJO REAL ESTATE INVESTMENTS LLC

This case was first heard on 10/16/14 to comply by 11/20/14. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$7,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,800 fine, which would continue to accrue until the violations were corrected.

**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:

CE14101835	CE14081262	CE14090167	CE14080575
CE14091007	CE14101478	CE14091942	CE14100968
CE14101012	CE14101607	CE14101893	CE14101895
CE14101900	CE14101906	CE14101943	CE14101944
CE14101946	CE14110332	CE14110338	CE14110404
CE14110422	CE14110426	CE14110431	CE14110434
CE14110436	CE14110437	CE14110438	

**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:

CE13060673

**Cases Closed**

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

None.

**Cases Withdrawn**

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


None.

**Respondent Non-Appearance**

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

None.

There being no further business, the hearing was adjourned at 10:31 A.M.

  
Special Magistrate

ATTEST  
  
CLERK, SPECIAL MAGISTRATE

Minutes prepared by: J. Opperlee, Prototype Services