

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN PRESIDING
FEBRUARY 19, 2015
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Shani Allman, Clerk III
Peggy Burks, Clerk III
Deanna Bojman, Clerk III
Lori Grossfeld, Clerk III
Rhonda Hasan, Assistant City Attorney
Yvette Ketor, Clerk III
Mark Campbell, Code Enforcement Officer
Leonard Champagne, Code Enforcement Officer
Andre Cross, Code Enforcement Officer
Adam Feldman, Code Enforcement Officer
Deanglis Gibson, Code Enforcement Officer
Ingrid Gottlieb, Senior Code Enforcement Officer
Linda Holloway, Code Enforcement Officer
Leroy Jones, Building Inspector
Robert Kisarewich, Fire Inspector
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
Ursula Thime, Senior Code Enforcement Officer
Shelly Wright, Code Enforcement Officer

Respondents and witnesses

CE14101399: Ileana Haedo, attorney; Mary Katherine Bonner
CE14110053: Svetlana Dutova, owner's representative
CE14100152: Jerry Hawes, facility manager
CE14111326: David Beckwith, owner
CE14101401: Claudia Pollari, listing agent
CE14101605: Christopher Ryan, manager
CE13011897: Aram Bloom, attorney
CE14080342: James Cerreta, owner
CE12101214: Stephanie Toothaker, attorney; Jacob Zeiders III, owner
CE12101116: Helen Smallwood, owner; Cherokee Cualinski, owner's husband
CE14031073: Thomas Dean, owner; Dominic Romano, condo board member
CE12101055: Jacob Horowitz, attorney

CE12022162: Cesar Crousillat, owner
CE14100123: Rose Mencia, listing agent
CE14081708: Hector Yanez, owner; Jarrett Williams, attorney
CE12081284: Robert King, condo board member
CE14090219: Richard Weit, owner; Timothy Simmons, tenant
CE14040435: Phillip Abood, general contractor
CE14100135: John Mimnaugh, owner
CE12040105: Luz Torres, assistant manager

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

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

Case: CE12101214

1501 South Andrews Avenue
SOUTH ANDREWS PROPERTIES LLC

This case was first heard on 10/4/12 to comply by 5/16/13. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$15,900 and the City was requesting the full fine be imposed.

George Oliva, Building Inspector, recommended a fine of \$1,590.

Stephanie Toothaker, attorney, agreed with the fine reduction.

Ms. Flynn imposed a fine of \$1,590 for the days the property was out of compliance.

Case: CE13011897

1201 Northeast 15 Avenue
LYNCH PROPERTY VENTURES I LLC

This case was first heard on 3/7/13 to comply by 4/4/13. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$17,125 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported there had been no effort to comply and recommended imposition of the fine. He said in 2013, a permit application for electrical work for the 40-year inspection had been submitted but later voided.

Aram Bloom, attorney, said the previous property manager had mismanaged the property and had been fired. They had hired a new manager and an electrician, who intended to submit a new permit application by the following Monday. Mr. Bloom requested an extension. Inspector Oliva recommended imposition of the fine.

Ms. Flynn imposed the \$17,125 fine which would continue to accrue until the property was in compliance.

Case: CE14081708

2724 Northeast 15 Street
2724 Northeast 15 LLC

This case was first heard on 12/4/14 to comply by 1/8/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed.

Ingrid Gottlieb, Senior Code Enforcement Officer, confirmed the property was in compliance. She had received a letter from an engineer indicating the roof met requirements.

Jarrett Williams, attorney, said on November 15 his client had informed Officer Gottlieb that the property was in compliance. The owner had not received mail notice of the December 5 hearing. He requested a reduction of the fine to administrative costs: \$646.

Ms. Flynn imposed a fine of \$646 for the days the property was out of compliance.

Case: CE14101399

207 Southwest 12 Court
207 CORP

This case was first heard on 11/20/14 to comply by 12/18/14. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$9,150 and the City was requesting the full fine be imposed.

Robert Kisarewich, Fire Inspector, confirmed the property was in compliance as of 2/18 and recommended imposing administrative costs.

Ileana Haedo, attorney, said the delay had been caused by the owner becoming extremely ill.

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

Case: CE14031073

1777 Southeast 15 Street # 201

DEAN, THOMAS M

This case was first heard on 8/7/14 to comply by 9/11/14. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,450 and the City was requesting the full fine be imposed.

Adam Feldman, Senior Code Enforcement Officer, said he had received affidavits from the owner and condo board regarding the date the vessel had been removed. He recommended imposing \$626 for administrative costs.

Thomas Dean, owner, agreed to the fine reduction.

Dominic Romano, condo board member, said the owner "paid immensely" to comply and asked for a further reduction of the fine.

Ms. Flynn imposed a fine of \$626 for the days the property was out of compliance.

Case: CE12101055

2050 Northwest 62 Street
FREE TRADE LTD

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

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 42 days or a fine of \$100 per day.

Jacob Horowitz, attorney, said his client became aware of this on 1/23. They had submitted a letter from an architect they had hired to perform the inspection. He requested 60 days.

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

Case: CE14100123

2631 Sugarloaf Ln
WELLS FARGO BANK NA TRSTEE

Certified mail sent to the owner was accepted on 1/16/15

Ursula Thime, Senior Code Enforcement Officer, testified to the following violations:
9-280(d)

THE DOCK AT THIS PROPERTY HAS DETERIORATED AND IS
NOT BEING MAINTAINED IN GOOD CONDITION.

9-313(c)

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS
NUMBERS LOCATED TOWARDS NAVIGABLE WATERWAY.

Officer Thime presented photos of the property and the case file into evidence, and recommended ordering compliance within 105 days or a fine of \$50 per day, per violation.

Rose Mencia, listing agent, agreed to comply within 105 days.

Ms. Flynn found in favor of the City and ordered compliance within 105 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

This case was first heard on 9/18/14 to comply by 11/6/14. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$15,400 fine, which would continue to accrue until the property was in compliance.

Leonard Champagne, Code Enforcement Officer, recommended a 42-day extension.

Phillip Abood, general contractor, agreed to the extension.

Ms. Flynn granted a 42-day extension to 4/2/15, during which time no fines would accrue.

Case: CE12040105

3801 North Ocean Boulevard
HOTEL BLUE LAGOON LLC

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

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 42 days or a fine of \$200 per day.

Luz Torres, assistant manager, agreed to comply within 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$200 per day would begin to accrue.

Case: CE14080342

1316 Southwest 18 Avenue
CERRETA, JAMES E

This case was first heard on 10/16/14 to comply by 11/3/14. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,575 fine, which would continue to accrue until the property was in compliance.

Mark Campbell, Code Enforcement Officer, recommended imposition of the fine, and explained this was a hazard to the neighborhood. The foliage touching power lines had caused a blackout.

James Cerreta, owner, said he had called FPL but they had not yet responded. In the meantime, he hoped to find someone local to begin the work.

Ms. Flynn imposed the \$4,575 fine, which would continue to accrue until the violations were corrected.

Case: CE12081284

2857 Northeast 32 Street
OAKLAND HILLS APTS ASSN INC

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

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 42 days or a fine of \$100 per day.

Robert King, condo board member, agreed to comply within 42 days. He said they just needed final inspection.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE14100152

601 Northwest 65 Court
FHP MANUFACTURING CO

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

Leroy Jones, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
ELECTRICAL PERMIT # 09111376 FIRE ALARM

Withdrawn:
FBC(2010) 110.9

Inspector Jones recommended ordering compliance within 42 days or a fine of \$50 per day.

Jerry Hawes, facility manager, agreed to comply within 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE14101401

1028 Northeast 16 Terrace
NATIONSTAR MORTGAGE LLC

This case was first heard on 11/20/14 to comply by 12/18/14. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Robert Kisarewich, Fire Inspector, confirmed the property was in compliance.

Claudia Pollari, listing agent, said the bank had not notified her that the inspector needed access to inspect. Inspector Kisarewich recommended reducing the fines to cover administrative costs.

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

Case: CE12101116

1686 Southeast 10 Avenue
SMALLWOODS 13 LLC

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

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 42 days or a fine of \$100 per day.

Cherokee Cualinski, the owner's husband, said this address did not belong to him; he said he owned part of the building behind this: 1684 Southeast 10 Avenue. Inspector Oliva suggested allowing 42 days for the City to verify the address with the folio numbers.

The City withdrew the case.

Case: CE14111326

633 Southwest 6 Avenue
BECKWITH, DAVID M

Service was via posting on the property on 2/10/15 and at City Hall on 2/5/15.

Linda Holloway, Code Enforcement Officer, testified to the following violation:
18-11(a)

THE POOL IN THE REAR OF THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED IN PROPER OPERATING CONDITION. IT HAS GREEN STAGNANT WATER, CREATING A POTENTIAL BREEDING GROUND FOR MOSQUITOS AND IS A HEALTH AND SAFETY ISSUE FOR THE NEIGHBORHOOD.

Officer Holloway presented photos of the property and the case file into evidence, and said she had spoken with the owner earlier and agreed to recommend 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: CE14100135

3410 Southwest 13 Court
WRIGHT, BETTY JO

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

Leroy Jones, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
PLUMBING PERMIT # 13021218
ELECTRICAL PERMIT # 13021215
BUILDING PERMIT # 13021213

Withdrawn:
FBC(2010) 110.9

John Mimnaugh, owner, was present.

Inspector Jones reported the property was in compliance.

Case: CE14110053

411 Northeast 3 Avenue
THIRD AVENUE DEVELOPMENT LLC

Administrative hearing

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

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

Officer Cross stated the case was begun pursuant to a complaint. He had cited the property on 11/4/14 and found the violation still existed on 11/15, 11/21, 11/26 and 12/5. The City had cleared the property.

Svetlana Dutova, the owner's representative, stated the owner had received notice on 12/23 for the first time; they had not time to address the violation before the City did. Officer Cross remarked that the owners had been billed for maintenance but the photos showed otherwise.

Ms. Flynn denied the appeal.

Case: CE14090219

3011 Northwest 17 Street
WEIT, RICHARD C & MELANIE

This case was first heard on 12/18/14 to comply by 1/1/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was requesting a \$520 fine be imposed.

Wilson Quintero, Code Enforcement Officer, recommended a \$520 fine to cover administrative costs.

Richard Weit, owner, said the former tenant had limited his access to the property and requested further reduction of the fine.

Ms. Flynn imposed a fine of \$400 for the days the property was out of compliance.

Case: CE14101605

1200 Northeast 16 Avenue
1204 PALMS INC

This case was first heard on 11/20/14 to comply by 12/18/14. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$15,500 fine, which would continue to accrue until the property was in compliance.

Robert Kisarewich, Fire Inspector, recommended a 28-day extension. He explained he had communicated well with the owner and most of the inspections had been completed.

Christopher Ryan, manager, agreed to the extension.

Ms. Flynn granted a 28-day extension to 3/19/15, during which time no fines would accrue.

Case: CE12022162

2110 South Miami Rd
CKA HOMES OF MIAMI ROAD LLC

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

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 42 days or a fine of \$200 per day.

Cesar Crousillat, owner, agreed to comply within 42 days.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$200 per day would begin to accrue.

Case: CE15010334

4610 Northeast 18 Avenue
FEDERAL NATIONAL MORTGAGE ASSN
% MCCALLA RAYMER LLC

Certified mail sent to the owner was accepted on 1/29/15.

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

THIS PROPERTY IS OVERGROWN WITH GRASS & WEEDS AND

LITTERED WITH TRASH, RUBBISH AND DEBRIS.

Officer Wright 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: CE14091183

Continued from 11/20/14

1219 East Las Olas Boulevard
PATS MACABI INC

Leonard Champagne, Code Enforcement Officer, testified to the following violation:
25-4

THERE IS A CIGAR STORE INDIAN ON THE PUBLIC SIDEWALK OF THIS PROPERTY. IT SHALL BE UNLAWFUL FOR ANY PERSON TO USE OR OBSTRUCT SUCH PUBLIC SIDEWALK AS TO INTERFERE WITH THE USE OF THE PUBLIC. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE14062231. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE SEEKING A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING DATE.

Officer Champagne 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: CE14110890

951 Tangelo Isle
KEEN, TRISTAN J

Service was via posting on the property on 1/16/15 and at City Hall on 2/5/15.

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

THERE IS OVERGROWTH, RUBBISH, TRASH AND DEBRIS SCATTERED ALL AROUND THIS MULTI-FAMILY PROPERTY AND SWALE AREA, INCLUDING BUT NOT LIMITED TO YARD WASTE AND UNMAINTAINED BUSHES AND SHRUBS.

Officer Campbell presented photos of the property and the case file into evidence, and recommended ordering compliance within 14 days or a fine of \$75 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$75 per day would begin to accrue.

Case: CE14121184

2217 Northwest 8 Street
MITCHELL, JAMES & MITCHELL, MARLENE

Certified mail sent to the owner was accepted on 1/20/15.

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

THE ENTIRE APARTMENT BUILDING IS INFESTED WITH
RATS. THE RATS ARE BASCIALLY IN THE WALLS OF THE
BUILDING.

Officer Cross presented photos of the property and the case file into evidence, and recommended ordering compliance within 10 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$500 per day would begin to accrue.

Case: CE14110670

3430 Southwest 13 Court
MANGUS, ADA LIGIA LLAVONA

Service was via posting on the property on 1/16/15 and at City Hall on 2/5/15.

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

THERE ARE AREAS OF THE SOFFIT IN DISREPAIR AND
MISSING SOFFIT, EXPOSING ROOF BEAMS. THERE ARE
AREAS OF THE WOOD PANELING THAT ARE ROTTED AND IN
NEED OF REPAIR.

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

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

Case: CE14092274

1167 Northwest 9 Avenue
SMITH, ELMER WENDELL

Stipulated agreement

Violations:

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO A WALL IN FRONT OF THE DRIVEWAY.

9-306

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

Complied:

18-12(a)

The City had a stipulated agreement with the owner to comply within 35 days or a fine of \$25 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

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

Case: CE14101728

1624 Northwest 16 Street
1624 NW 16 TR
VELASCO, SERGIO DELGADILLO

Service was via posting on the property on 1/5/15 and at City Hall on 2/5/15.

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

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR.

9-305(b)

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

9-304(b)

THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH. THERE ARE DIFFERENT VEHICLES BEING PARKED ON THE GRASS / DIRT SURFACE AT THIS PROPERTY.

47-34.1.A.1.

THIS RESIDENTIAL PROPERTY ZONED RS-8 IS BEING USED FOR COMMERCIAL PURPOSES, LANDSCAPE BUSINESS, AND

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

Officer Quintero presented photos of the property and the case file into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation would begin to accrue.

Case: CE14110607

1564 Northwest 15 Terrace
RHA 2 LLC

Certified mail sent to the owner was accepted on 1/20/15

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

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.
THE CIRCLE GRAVEL DRIVEWAY IS IN DISREPAIR.
THERE ARE DERELICT AND INOPERABLE VEHICLES ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO A PASSENGER VEHICLE ON THE LAWN AT THE N/W SIDE OF THE DWELLING WITHOUT FLORIDA TAG.

Complied:

18-4(c)
18-12(a)

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: CE15010026

1835 S Ocean Drive
SGARLATO, PETER A

Service was via posting on the property on 1/28/15 and at City Hall on 2/5/15.

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

THERE IS GRAFFITI ON ONE WALL FACING THIS VACANT

LOT ON THE WEST SIDE OF THE PROPERTY AND THERE IS
GRAFFITI ON COLUMNS SURROUNDING THIS VACANT LOT.

Officer Thime 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: CE14090714

3333 Northeast 33 Street
GALT II LLC

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

Robert Masula, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT # 02110881
PLUMBING PERMIT # 13090930
ELECTRICAL PERMIT # 13090927
BUILDING PERMIT # 13090922

Officer Masula recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE15010601

1541 Northeast 5 Avenue
CHERISOL, CECILE GABRIEL

Service was via posting on the property on 1/22/15 and at City Hall on 2/5/15.

Robert Kisarewich, Fire Inspector, testified to the following violations:
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.

NFPA 1:13.6.9.3.1.1.1

THE FIRE EXTINGUISHER(S) HAS/HAVE NOT BEEN SERVICED AND

TAGGED BY A STATE LICENSED COMPANY WITHIN THE PAST 12 MONTHS.

Inspector Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

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

Case: CE15010749

1824 S Ocean Drive
MICKEY JO TAYLOR REV TR TAYLOR, MICKEY

Certified mail sent to the owner was accepted on 1/23/15.

Robert Kisarewich, Fire Inspector, testified to the following violations:

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.

MO Sec. 9-313.

APARTMENT UNIT NUMBERS ARE NOT POSTED ACCORDING TO THE CODE.

NFPA 1:13.6.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE WITH THE CODE.

Inspector Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

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

Case: CE15010715

510 Northwest 22 Avenue
CONE, WILLIAM J & ELECTA C

Service was via posting on the property on 1/23/15 and at City Hall on 2/5/15.

Robert Kisarewich, Fire Inspector, testified to the following violation:

NFPA 1:13.6.2

FIRE EXTINGUISHER(S) IS/ARE NOT PROVIDED IN ACCORDANCE

WITH THE CODE.

Complied:
FL Admin Code 69A-60.0081

Inspector Kisarewich recommended ordering compliance within 28 days or a fine of \$100 per day.

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

Case: CE12022285
2920 Southwest 4 Avenue
CARLYLE BEACH LLC

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

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 42 days or a fine of \$200 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$200 per day would begin to accrue.

Case: CE14090425
2972 Northwest 60 Street
BOYWIC FARMS LTD

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

Leroy Jones, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

ELECTRICAL PERMIT # 13111517 WAS LEFT TO EXPIRE

Inspector Jones recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE12100940

5100 North Federal Highway
5100 REALTY LLC

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

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 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE12101043

5390 Northwest 12 Avenue
MURPHY, JOHN & SYLVIA

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

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 42 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day would begin to accrue.

Case: CE14090625

2508 Mercedes Drive
HUBLER, BRADLEY D & HUBLER, MICHELE L

Service was via posting on the property on 2/2/15 and at City Hall on 2/5/15.

Leroy Jones, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT # 12031583
PLUMBING PERMIT # 12031585
ELECTRICAL PERMIT # 12031586
PLUMBING PERMIT # 12082296
MECHANICAL PERMIT # 12082297
BUILDING PERMIT # 13091959

Inspector Jones recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day would begin to accrue.

Case: CE14102039

254 Southwest 21 WY
MERRITT, KEVIN L & JANICE H

This case was first heard on 12/18/14 to comply by 1/1/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,200 fine, which would continue to accrue until the violations were corrected.

Case: CE14100395

350 Northwest 17 Place
CONSTANT, ERMANE

This case was first heard on 12/18/14 to comply by 1/1/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,400 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,400 fine, which would continue to accrue until the violations were corrected.

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 and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,300 and the City was requesting the full fine be imposed.

Ms. Flynn imposed a fine of \$4,300 for the days the property was out of compliance.

Case: CE14082311

3151 Northwest 66 Street
GANGEMI, JUSTIN
MARK D HUNT CUST

This case was first heard on 12/18/14 to comply by 12/28/14. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,300 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,300 fine, which would continue to accrue until the violations were corrected.

Case: CE14102045

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

This case was first heard on 12/18/14 to comply by 1/1/15. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,800 fine, which would continue to accrue until the violations were corrected.

Case: CE11121791

2800 Northeast 30 Street
VILLORESI RENTALS LLC

This case was first heard on 2/16/12 to comply by 3/1/12. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$271,000 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$271,000 fine, which would continue to accrue until the violations were corrected.

Case: CE12022030

2450 Northwest 22 Street
MOUNT CARMEL M B CHURCH INC

This was a request to vacate the order dated 10/4/12.

Ms. Flynn vacated the order dated 10/4/12.

Case: CE14092175

2004 Northeast 19 Street
JPMORGAN CHASE BANK NA

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 in compliance, fines had accrued to \$1,800 and the City was requesting the full fine be imposed.

Ms. Flynn imposed a fine of \$1,800 for the days the property was out of 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:

CE14072174	CE14110654	CE14111038	CE14121573
CE14091595	CE14111393	CE14100574	CE14100633
CE14100635	CE14090375	CE15010595	CE15010596
CE15010598	CE15010600	CE15010680	CE15010711
CE15010722	CE15010725	CE15010746	CE15010748
CE15010751	CE15010769	CE14090320	CE12061702
CE12061710	CE12080826	CE14090484	CE14090585
CE14090765			

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:

CE14121473 CE14090427 CE14090437 CE14090450
CE14090572 CE14090578


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 10:22 A.M.


Special Magistrate

ATTEST

CLERK, SPECIAL MAGISTRATE

Minutes prepared by: J. Opperlee, Prototype Services