

**SPECIAL MASTER HEARING**  
**City Commission Meeting Room**  
**Judge Daniel Futch, Presiding**  
**January 16, 2003**  
**9:00 A.M. – 11:00 A.M.**

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Staff Present:

Susan Batchelder, Administrative Assistant II  
Rose Reed, Community Inspections Supervisor  
Assistant City Attorney  
Jennifer Chenault, Secretary  
Cheryl Pingitore, Community Inspections Officer  
Frank Stockinger, Community Inspections Officer  
Leonard Ackley, Community Inspections Officer  
Robert Guilford, Community Inspections Officer  
Dan Mullarkey, Community Inspections Officer  
Kenneth Tyson, Community Inspections Officer  
Lee Kaplan, Community Inspections Officer  
Peggy Burks, Community Inspections Officer  
Deborah DiMaggio, Community Inspections Officer  
Burt Fletcher, Community Inspections Officer  
Mike Donovan, Community Inspections Officer  
Maurice Murray, Community Inspections Officer  
Skip Margerum, Community Inspections Officer  
Gilbert Lopez, Community Inspections Officer  
Laurie Almy, Community Inspections Officer  
Karl Lauridsen, Community Landscape Officer

Also Present:

Sean Frampton, CE02051909  
Anthony Capuozzo, CE02061187  
Walter Morgan, CE03010052  
Peter Arida, CE02092237  
Jennifer Smith, CE02110819  
Vivian Murphy, CE02110819  
Dorothy Watkins, CE02090420  
Robert Harris, CE02090420  
Brian Friedman, CE02110512  
Mela Noel, CE02111257  
Philip & Jenne Hancock, CE03010052  
Sam Caliendo, CE02091191  
Donna Logan, CE02110842

John Aurelias, CE02071116  
Ed Toomey, CE02071350  
Abdiel Lopez, CE01110455  
George Williamson, CE02120358  
Butler Davis, CE02051785  
Mirielle Dainvil, CE02110740  
Stephanie Bellet, CE02110932  
Flora & David Shanks, CE02110945  
Samuel Coffey, CE02071350  
Gerrardo Bernard, CE02101968  
Sam Kelly, CE02091191  
Adaish Jangbahator, CE02091184  
John Tyrell, CE02091835

NOTE: All individuals who presented information to the Special Master during these proceedings affirmed they would speak only the truth.

The meeting was called to order at 9:00 A.M. Judge Futch introduced himself and explained his role in ensuring adherence with the City's codes. He also pointed out that the proceedings were being recorded.

**Reference CE02071350**

Swiss Beach Holdings, Inc.                      Sec. 47-22.3 R: Signs without permits  
229 South Ft. Lauderdale Beach Boulevard

Ms. Batchelder announced that certified mail had been accepted on December 28, 2002 and January 4, 2003, and a continuance was being requested.

Sam Coffey, representative of the owner, requested a continuance of 30 days. The Assistant City Attorney stated that the City had no objection to granting the continuance.

Judge Futch granted a continuance of 30 days.

**Reference CE02120828**

Bradco Supply Corp.                              Sec. 47-34.2.D: Property in violation of 1994  
1150 Northwest 23 Avenue                      Planning and Zoning Board adjustment agreement

Ms. Batchelder announced that a continuance was being sought on this case.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the property was in violation of a Planning and Zoning Board adjustment agreement of 2/9/94. She explained that the agreement was in regard to a shadowbox fence, proper irrigation and landscaping.

Mr. George Williamson, representative of Bradco Supply, testified that the company had kept the property in compliance until construction began on NW 24 Avenue approximately one year ago. He presented photographs of the property and stated that negotiations were ongoing with the construction contractor concerning who would pay to rehabilitate the property. He requested a continuance of 90 days.

The Assistant City Attorney stated that the City had no objection to granting the continuance.

Judge Futch granted a continuance of 90 days.

**Reference CE03010052**

Philip Hancock  
460 Southwest 20 Avenue

Sec. 15-28: Required occupational license;  
47-34.3 C: Improper land use-plant nursery  
business on premises

Ms. Batchelder announced that certified mail had been accepted on January 7, 2003.

Mr. Walter Morgan, representative of the owner, stated that Mr. Hancock had operated this business prior to code changes in 1997. He stated Mr. Greg Brewton, Zoning Administrator, had determined the property was licensed in the early 1990s, and had asked Mr. Morgan to meet on January 22 and supply documentation to re-file the application. He felt that a 30-day continuance would be sufficient to straighten this matter out.

The Assistant City Attorney stated that the City had no objection to granting the continuance.

Judge Futch granted a continuance of 30 days.

**Reference CE02110190**

Patricia Ode  
714 Southwest 20 Terrace

Sec. 9-281(b): Inoperable vehicle on property;  
Sec. 47-34.4 B.3.a: Commercial vehicle parked/  
stored on property

Ms. Batchelder announced that certified mail had been accepted on December 19, 2002.

Mr. Dan Mullarkey, Community Inspections Officer, testified that there was an inoperable vehicle parked on the property, and a commercial vehicle was being stored on the property. He stated that the commercial vehicle had been removed. He requested 14 days, or a fine of \$25.00 per day for Sec. 9-281(b).

Judge Futch found in favor of the City and ordered compliance with Section 9-281(b) within 14 days or a fine of \$25.00 per day would be imposed.

**Reference CE02110932**

Volunteers of America Community  
Housing and Development  
Corp. of Broward, Inc.  
1013 Northeast 3 Avenue

Sec. 9-281(b): Trash, debris, and overgrowth  
on property; Sec. 47-20.20 H: Parking area in  
disrepair; Sec. 24-29(a): Inadequate garbage  
service

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on December 23, 2002, and registered mail addressed to the owner had been accepted on December 20, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, testified that there was trash, debris, and overgrowth on the property, the asphalt parking area was in disrepair, and Section 24-29(a) was now in compliance. She stated that she had spoken with the owner, who requested 90 days to comply with section 47-20.20 H. Ms. DiMaggio requested 7 days to comply with Sec. 9-281(b), or a fine of \$50.00 per day.

Ms. Stephanie Bellet, owner, testified that this was a non-profit organization and only the driveway was left to be repaired. She requested 120 days to find funding for the driveway project.

Judge Futch found in favor of the City and ordered compliance with Section 9-281(b) within 7 days, and Section 47-20.20 H within 120 days, or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE02110819**

National Association for the  
Advancement of Colored People, Inc.  
2411 East Las Olas Boulevard

Sec. 8-91(b): Dock in disrepair; Sec. 9-281(b):  
Rubbish, trash, and debris on property; 9-306:  
Chipping, peeling paint

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on December 26, 2002, certified mail addressed to an officer of the corporation had been accepted on December 26, 2002, and registered mail addressed to the owner had been accepted on December 26, 2002.

Mr. Robert Guilford, Community Inspections Officer, testified that the dock was in disrepair; there was trash, overgrowth and debris on the property, and the house was in need of paint. He noted that the overgrowth had been removed. He presented photographs of the property pertaining to the other issues, first to respondent's council, and then to Judge Futch.

Ms. Vivian Murphy, neighbor, testified that when the owner passed away four years ago, it was left to the organization, but the property had been abandoned since then. Derelicts

sometimes broke into the property, and rats and overgrowth were a problem as well. Despite having been cited for violations months ago, the trash was not cleaned up until January 13, 2003.

Ms. Jennifer Smith, representative for the respondent, testified that the organization was not permitted to sell the property for 10 years, and was in the process of deciding what to do with the property. She had obtained an estimate for the removal of the dock, and was awaiting a decision on the fate of the house to prior to obtaining estimates to paint it. She had spoken with Mr. Guilford concerning an extension to remove or rebuild the dock and remove the shed. A structural engineer had examined the property, and she was waiting for his determination whether the house should be rebuilt or torn down. She requested an extension to make the necessary determinations and repairs.

Mr. Guilford recommended 90 days to either repair or remove the dock and repair the house, and 10 days to complete removal of trash from the property, or a fine of \$25.00 per day, per violation.

Judge Futch found in favor of the City and ordered compliance with:

- Section 9-281(b) within 10 days;
- Section 8-91(b) within 90 days;
- Section 9-306 within 90 days;

or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE02091191**

L.D. Lusk Jr. Trustee  
1830 West Broward Boulevard

Sec. 47-21.4: Tree removal without permit

Ms. Batchelder announced that service was by personal appearance of the owner's attorney.

Mr. Sam Kelly, attorney for the owner, testified that the property had been foreclosed upon, and the owner was now re-foreclosing on the tenant of the property. He felt a special order from Judge Lynch would be required for surveying and permit application in order to comply. He requested a continuance of 60 days.

The Assistant City Attorney stated that the City had no objection to granting the continuance.

Judge Futch granted a continuance of 60 days.



their own violations. Mr. Arida submitted photographs and a plan for repairs on the parking lot. He noted that bids were being taken for the asphalt work and he requested 60 days.

Judge Futch found in favor of the City and ordered compliance within 60 days for Sections 47-20.20 H and 47-21.8 A, or a fine of \$50.00 per day, per violation, would be imposed.

**Reference CE02110842**

Donna Marie Logan  
1617 Northeast 17 Avenue

Sec. 47-34.1 A.1: Permitted Uses - outside storage; Sec. 9-280(c): Non-permitted structure in back yard; Sec. 9-281(b): Inoperable, unlicensed vehicle and trailers on property

Ms. Batchelder announced that certified mail had been accepted on December 26, 2002.

Ms. Laurie Almy, Community Inspections Officer, testified that she had cited the property because the property was being used for outside storage of wood, metal frames and other unknown items, and an inoperable vehicle was stored on the property, as well as a boat and a trailer. She noted that the inoperable vehicle had been removed, and Section 9-280 (c) was now in compliance. Inspector Almy had visited the property yesterday, and presented photographs taken then. She requested 14 days for the two remaining sections, or a fine of \$25.00 per day, per violation.

Ms. Donna Logan, respondent, stated that the repairs would be completed in time.

Judge Futch found in favor of the City and ordered compliance within 14 days for Sections 47-34.1 A.1 and 9-281(b), or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02110945**

David & Flora Bell Shanks  
520 Northwest 21 Avenue

Sec. 9-281(b): Property overgrown

Ms. Batchelder announced that certified mail had been accepted on January 13, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that the property was cited because it had become overgrown. He noted that this was a recurring problem, and presented a record of previous problems. He stated that this house had been abandoned and not maintained for approximately two years. He recommended 2 weeks, or a fine of \$25.00 per day.

Ms. Flora Shanks, owner, testified that someone was cleaning the property and stated that she didn't understand the problem. She felt she needed a definition of trash, rubbish and overgrowth to understand what needed to be done. Mr. Ackley stated that the yard was cut occasionally, but only after the owners received a letter from Mr. Ackley. Mr. David

Shanks, owner, stated that years ago, while the couple lived out of state, the property may have been overgrown, but in recent years while they lived in Miami, the property had been cleaned and repainted. He stated that they had run out of money to keep up repairs and were in the process of liquidating the property.

Mr. Ackley then requested 7 days and an order to maintain.

Judge Futch found in favor of the City and ordered the owners to maintain compliance.

**Reference CE01110455**

HRMC Investments Inc.                                      Old Business  
900 West Sunrise Boulevard

Ms. Batchelder announced that this case was originally heard on January 17, 2002 with compliance ordered by March 18, 2002. Current fines stood at \$7,575.00.

Mr. Abdiel Lopez, owner, requested a 60-day extension to comply, and abatement of fines. He stated that an agreement with the City had not been reached until one month ago.

Mr. Karl Lauridsen, Community Landscape Officer, testified that the requested permits had been denied by the Engineering Department after his department had approved them. This conflict had been the cause of the fines. A new permit had been approved by the Landscape Department which did not require an engineering permit. He was not opposed to granting an extension or abatement.

Judge Futch granted an extension of 60 days and abated the fines.

**Reference CE02051785**

Butler Davis    Old Business  
2870 SW 1<sup>st</sup> Street

Ms. Batchelder announced that this case was originally heard on August 15, 2002, with compliance ordered by August 30, 2002. The property came into compliance on October 23, 2002. Fines had accrued in the amount of \$5300.

Mr. Butler Davis, owner, testified that he had requested the permit before the deadline and didn't understand why fines had accrued.

Ms. Peggy Burks, Community Inspections Officer, pointed out that pulling a permit did not qualify for compliance, but she did not object to granting Mr. Butler abatement.

Judge Futch granted abatement of all fines.



**Reference CE02051909**

Jonathan Olsen & Sean Frampton                      Old Business  
2425 Northeast 27 Terrace

Ms. Batchelder announced that this case was originally heard on July 18, 2002 with compliance ordered by August 1 and September 1, 2002; on September 19, 2002, the date was extended to October 19, 2002. The property was now in compliance, but fines had accrued in the amount of \$600.00.

Mr. Sean Frampton, owner, testified that he and the other owner had resolved the violations but he had neglected to call for reinspection. Inspector Almy stated that the owners had worked very hard to bring the property into compliance and she had no objection to abatement.

Judge Futch granted abatement of the fine.

**Reference CE02061187**

Anthony & Claudine Capuozzo                      Old Business  
1425 Northwest 4 Avenue

Ms. Batchelder announced that this case had originally been heard on November 21, 2002 with compliance ordered by December 5, 2002 and January 5, 2003. Current fines stood at \$1,000.00.

Mr. Anthony Capuozzo, owner, presented photographs of the property and promised that the property would be in compliance within 14 days. Ms. DiMaggio stated that she had no objection to allowing an extension.

Judge Futch granted an extension of 14 days and abated the fine.

**Reference CE02101968**

Daisy Sawyers    Sec. 9-281(b): Rubbish, debris and inoperable,  
1044 Northwest 7 Avenue                              vehicle on property; Sec. 47-21.8 A: Missing  
ground cover

Ms. Batchelder announced that certified mail had been accepted on January 4, 2003.

Ms. Deborah DiMaggio, Community Inspections Officer, testified that Section 9-281(b) was now in compliance, but there was still missing ground cover. She had spoken with the owner's son and agreed to request 30 days to comply.

Judge Futch found in favor of the City and ordered compliance with Sections 47-21.8 A within 30 days, or a fine of \$25.00 per day would be imposed.

**Reference CE02091184**

Property Values Inc.  
530 Northwest 9 Avenue

Old Business

Ms. Batchelder announced that this case was heard on October 17, 2002 when a stipulated agreement was approved to comply by December 16, 2002. Current fines stand at \$750.00. She noted that this case and number CE02091188 shared the same owner, who was requesting extensions for both cases.

Mr. Adash Jangbahator, owner, requested a 90-day extension because the contractor he had hired to do the work had disappeared and he was in the process of hiring a new contractor and a landscape architect.

Mr. Karl Lauridsen, Community Landscape Officer, testified that he had spoken with Mr. Jangbahator concerning the problem with the contractor, and his hiring of the new contractor. He did not oppose granting Mr. Jangbahator an extension.

Judge Futch granted an extension of 90 days.

**Reference CE02091188**

Property Values Inc.  
534 Northwest 9 Avenue

Old Business

Ms. Batchelder announced that this case was heard on October 17, 2002 when a stipulated agreement was approved to comply by December 16, 2002. Current fines stand at \$750.00.

Judge Futch considered this case with the above case and granted an extension of 90 days.

**Reference CE02091835**

JC Boys Properties, Inc. & A & F  
Investment Realty Group  
2528 North Federal Highway

Old Business

Ms. Batchelder announced that this case was originally heard on November 7, 2002, with compliance ordered by November 14, December 7, 2002 and January 6, 2003 on the separate sections in violation. She noted that only Section 47-19.4 C.1 was not currently in compliance. Fines had accrued to \$900.00.

Mr. John Tyrell, owner, testified that the owners were working to bring the property into compliance. Inspector Laurie Almy stated that the owners wished a 60-day extension and abatement of fines accrued so far. She stated that the City would be glad to grant the extension to bring the dumpster into compliance but did not want to abate the current fines. Judge Futch asked Inspector Almy if the City would support or oppose abatement after the property was in compliance. The Inspector was not certain if the City would support abating or reducing the fine after the property was in compliance.

Judge Futch granted a 60-day extension for Section 47-19.4 C.1.

**Reference CE02082094**

Carolyn Greene  
2170 Northwest 6 Court

Sec. 47-22.9: Signs without permits;  
Sec. 9-281(b): 2 inoperable, unlicensed  
vehicles on property

Ms. Batchelder announced that certified mail had been accepted on November 8, 2002.

Mr. Lee Kaplan, Community Inspections Officer testified that there were illegal signs and two unlicensed, inoperable vehicles on the property. He presented photographs of the property. He suggested 7 days or a fine of \$50.00 per day, per violation.

Judge Futch found in favor of the City and ordered compliance within 7 days or a fine of \$50.00 per day, per violation, would be imposed.

**Reference CE02081931**

Moises Rodriguez  
3709 Southwest 13 Court

Sec. 9-281(b): Rubbish, debris, inoperable, un-  
licensed vehicle on property

Ms. Batchelder announced that certified mail had been accepted on December 17, 2002.

Mr. Skip Margerum, Community Inspections Officer testified that there was trash, rubbish, and debris on the property, including an unlicensed, inoperable vehicle. He recommended 14 days or a fine of \$50.00 per day.

Judge Futch found in favor of the City and ordered compliance within 14 days or a fine of \$50.00 per day would be imposed.

**Reference CE02061459**

Thomas Thurston  
201 Southwest 12 Street

Sec. 9-281(b): Rubbish, trash, inoperable/un-licensed vehicle on property; Sec. 9-280 (h)(1) : Fence in disrepair; Sec. 9-280(b): Windows in disrepair; Sec. 47-21.8 A: Missing ground cover

Ms. Batchelder announced that certified mail had been accepted on December 23, 2002.

Mr. Maurice Murray, Community Inspections Officer testified that there was trash, rubbish debris and derelict vehicles on the property, the fence was in disrepair, some windows were missing glass and were not weather-tight, and required ground cover was missing. He presented photographs of the property and informed Judge Futch that he had spoken with the owner this morning and they had agreed to 60 days to comply or a fine of \$ 25.00 per day, per violation.

Judge Futch found in favor of the City and ordered compliance within 60 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02111410**

First Continental Funding, Inc.  
700 Southeast 7 Street

Sec. 18-27(a): Trash, rubbish and debris on property and in swale

Ms. Batchelder announced that certified mail had been accepted on December 19, 2002.

Mr. Maurice Murray, Community Inspections Officer testified that there was trash, rubbish, and debris on the property and swale. He presented photographs of the property and informed Judge Futch that after speaking with the owner concerning the trash problem, the owner had moved the trash to the side yard where he thought Inspector Murray wouldn't see it. He suggested 14 days or a fine of \$50.00 per day.

Judge Futch found in favor of the City and ordered compliance within 14 days or a fine of \$50.00 per day would be imposed.

**Reference CE02121134**

Bernice Schwenke  
800 Southeast 16 Street

Sec. 18-27(a): Trash, rubbish, and debris on property

Ms. Batchelder announced that the City requested a two-week continuance due to a question concerning ownership of the property.

Judge Futch granted the City a two-week continuance.

**Reference CE02060154**

Samuel Nesmith & Dolores Green  
400 Southwest 27 Terrace

Sec. 47-20.20 H: Parking area in disrepair;  
Sec. 47-21.8 A: Missing ground cover

Ms. Batchelder announced that certified mail had been accepted on January 9, 2003.

Ms. Peggy Burks, Community Inspections Officer, testified that the parking area was in disrepair and a large area of ground cover was missing from the property. She had spoken to Ms. Green yesterday and agreed to request 30 days to comply or a fine of \$25.00 per day.

Judge Futch found in favor of the City and ordered compliance with within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02090312**

Dagobert Schmalhaus  
2488 Southwest 6 Court

Sec. 47-21.8 A: Missing ground cover;  
Sec. 9-281(b): Inoperable, unlicensed vehicles on property

Ms. Batchelder announced that certified mail had been accepted on December 14, 2002.

Ms. Peggy Burks, Community Inspections Officer, testified that there were large areas of missing ground cover and Section 9-281(b) was now in compliance. She suggested 30 days to comply or a fine of \$25.00 per day.

Judge Futch found in favor of the City and ordered compliance with Section 47-21.8 A within 30 days, or a fine of \$25.00 per day would be imposed.

**Reference CE02120470**

Delta Eta Zeta Chapter of  
Zeta Phi Beta sorority, Inc.  
1913 Northwest 8 Place

Sec. 18-27(a): Trash, rubbish and overgrowth on property

Ms. Batchelder announced that certified mail had been accepted on December 26, 2002.

Mr. Mike Donovan, Community Inspections Officer, testified that this case was brought because it was a vacant lot and a recurring problem. The case is being presented and a request made for a finding that the property must remain in compliance or a fine of \$250.00 per day will be imposed. He stated that the property was now in compliance and presented photographs of the property. He had spoken with someone associated with the property and informed this person about the possible fine.

Judge Futch found in favor of the City and ordered compliance within 7 days or a fine of \$250.00 per day would be imposed.

**Reference CE02081386**

Marie Dorvilus  
1310 Northwest 21 Street

Sec. 9-306: Areas of rotting wood and peeling paint/stained surfaces; Sec. 9-281(b): Overgrowth and inoperable, unlicensed vehicles on property

Ms. Batchelder announced that personal service had been made by Inspector Malik on January 11, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were areas of rotting wood, unpainted and peeling paint and stained surfaces; the property was overgrown and unlicensed vehicles were stored on the property. She presented photographs of the property and recommended 30 days for Section 9-306, and 10 days for Section 9-281(b) or a fine of \$25.00 per day, per violation.

Judge Futch found in favor of the City and ordered compliance within 30 days for Section 9-306, and 10 days for Section 9-281(b) or a fine of \$25.00 per day, per violation. would be imposed.

**Reference CE02101254**

Lorraine Holland Carter  
1705 Northwest 14 Street

Sec. 9-281(b): Unlicensed, inoperable vehicles on property; Sec. 9-306: Exterior maintenance of structure

Ms. Batchelder announced that certified mail had been accepted on January 8, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were unlicensed, inoperable vehicles stored on the property and areas of unpainted wood and bare concrete surfaces. She presented photographs of the property. She stated that she had spoken with the owner on January 14, 2003 and agreed to request 30 days to remove the vehicles and 45 days to repair the paint, or a fine of \$25.00 per day, per violation.

Judge Futch found in favor of the City and ordered compliance within 30 days for Section 9-281(b) and 45 days for Section 9-306 or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02110746**

Walter & Lorna Ramsey  
1797 Lauderdale Manors Drive

Sec. 47-21.8: Areas of missing ground cover;  
Sec. 47-34.1 A.1: Permitted uses-illegal vehicle

repairs; Sec. 6-31(a): Unlicensed dog;  
Sec. 6-31(b): Dog missing license tag;  
Sec. 9-279(f): Disconnected water service;  
Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 9-281(b): Rubbish, debris including auto  
parts and inoperable, unlicensed vehicles on  
property; Sec. 9-306: Dirty/mildew-stained paint;  
Sec. 9-313(a): Required display of address

Ms. Batchelder announced that certified mail had been accepted on December 19, 2002.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were areas of missing ground cover; vehicle repairs were being performed at the location; the fence was in disrepair; there was trash and rubbish, including auto parts and unlicensed, inoperable vehicles on the property. She noted that Sections 6-31(a), 6-31(b), 9-279(f), 9-306, and 9-313(a) were now in compliance. She presented photographs of the property and had spoken with the owner who had requested 30 days to complete compliance, as she was attempting to evict the tenant. Ms. Pingitore suggested a fine of \$25.00 per day, per violation for non-compliance after 30 days.

Judge Futch found in favor of the City and ordered compliance within 30 days for Sections 47-21.8, 47-34.1 A.1, 9-280(h)(1), and 9-281(b) or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02100696**

Marc Lieblein  
1737 Northwest 7 Terrace

Sec. 9-281(b): Rubbish, trash, and debris  
on property; Sec. 9-308 (b): Mildew-stained roof  
tiles; Sec. 47-20.13 A: Driveway maintenance

Ms. Batchelder announced that personal service had been made by Inspector Margerum on January 5, 2003, and certified mail had been accepted on December 14, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, testified that there was trash and debris on the property; roof tiles were mildew-stained, and the gravel driveway was not well graded. She noted that Section 9-281(b) was now in compliance and presented photographs of the property. She recommended 30 days or a fine of \$50.00 per day, per violation, for the remaining violations.

Judge Futch found in favor of the City and ordered compliance within 30 days for Sections 9-308(a) and 47-20.13 A, or a fine of \$50.00 per day, per violation, would be imposed.

**Reference CE02111008**

Wadis Santana  
1345 North Andrews Avenue

Sec. 18-27(a): Property overgrown with weeds;  
Sec. 6-7(b) (4): Unsanitary animal enclosure

Ms. Batchelder announced that personal service had been made by Inspector Malik on December 29, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, testified that the property was overgrown with weeds. She further stated that dogs were kept on the property in unsanitary conditions, resulting in offensive odors. Ms. DiMaggio had spoken to a neighbor several times who informed her of how bad the feces buildup and odors were. She recommended 7 days or \$250.00 per day, per violation.

Judge Futch found in favor of the City and ordered compliance within 7 days or a fine of \$250.00 per day, per violation, would be imposed.

**Reference CE02100295**

Willie Lee  
360 Florida Avenue

Sec. 18-27(a): Tires, car parts and trash on property; Sec. 9-280(b): Roof and fascia maintenance; Sec. 9-280(h)(1): Fence in disrepair; Sec. 9-313(a): Required display of address

Ms. Batchelder announced that personal service had been made by Inspector Malik on January 11, 2003.

Mr. Burton Fletcher, Community Inspections Officer, testified that there were car parts and other trash and debris on the property; roof leaks had caused rotten wood and fascia disrepair; the fence was in disrepair, and the required address display was missing. He noted that Section 9-280(h)(1) was now in compliance. He had spoken with the owner, and had agreed to allow 30 days to comply or a fine of \$25.00 per day, per remaining violation.

Judge Futch found in favor of the City and ordered compliance within 30 days, or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02101568**

Susan Kanter  
1512 Dixie Highway

Sec. 18-27(a): Overgrowth, weeds, appliances and other debris on property

Ms. Batchelder announced that certified mail had been accepted on December 13, 2002.



Mr. Burton Fletcher, Community Inspections Officer, testified that the property and swale were overgrown with weeds and there were appliances and other debris on the property. He recommended 7 days or a fine of \$25.00 per day, per violation.

Judge Futch found in favor of the City and ordered compliance within 7 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE02101808**

Christmas Place Inc.  
800 Northeast 13 Street

Sec. 18-27(a): Overgrowth, broken furniture  
and trash on property,

Ms. Batchelder announced that certified mail had been accepted on December 19, 2002.

Mr. Burton Fletcher, Community Inspections Officer, testified that the property and swale were overgrown with weeds; there was broken furniture and other debris on the property. He further testified that the hedges had overgrown the sidewalk. He recommended 7 days or a fine of \$50.00 per day, per violation.

Judge Futch found in favor of the City and ordered compliance within 7 days or a fine of \$50.00 per day, per violation, would be imposed.

**Reference CE02110971**

Patrick & Mary Adeleke  
1016 Northeast 17 Street

Sec. 18-27(a): Overgrowth and weeds on  
property; Sec. 24-27(b): Dumpster and  
trash cart in parking lot

Ms. Batchelder announced that certified mail had been accepted on December 26, 2002, and January 8, 2003.

Mr. Burton Fletcher, Community Inspections Officer, testified that the property and swale were overgrown with weeds, and the dumpster and trash cart were left in the parking lot. He noted that 18-27(a) was now in compliance, and requested 7 days or a fine of \$25.00 per day to comply with Section 24-27(b).

Judge Futch found in favor of the City and ordered compliance with Section 24-27(b) within 7 days or a fine of \$25.00 per day would be imposed.

**Reference CE02120068**

Ralph Lankford  
604 Northeast 15 Street

Sec. 9-281(b): Unlicensed, inoperable vehicle on

Ms. Batchelder announced that personal service had been made by Inspector Pignataro on January 12, 2003.

Mr. Burton Fletcher, Community Inspections Officer, testified that there was an unlicensed, presumably inoperable vehicle on the property. He had spoken with Mr. Lankford and agreed to request 30 days to remove the vehicle or a fine of \$25.00 per day.

Judge Futch found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02120081**

Benjamin Ling  
330 Florida Avenue

Sec. 9-281(b): Unlicensed, inoperable vehicle  
on property

Ms. Batchelder announced that personal service had been made by Inspector Pignataro on January 12, 2003.

Mr. Burton Fletcher, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle on the property. He had spoken to Mr. Ling, who claimed the car had been removed. He requested 7 days for him to reinspect the property for compliance or a fine of \$25.00 per day.

Judge Futch found in favor of the City and ordered compliance within 7 days or a fine of \$200.00 per day would be imposed.

**Reference CE02120091**

Lou Ann Holmes  
406 East Evanston Circle

Sec. 18-27(a): Unlicensed, inoperable vehicle  
on property

Ms. Batchelder announced that certified mail had been accepted on December 18, 2002.

Mr. Burton Fletcher, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle on the property. He recommended 7 days to comply or a fine of \$25.00 per day.

Judge Futch found in favor of the City and ordered compliance within 7 days or a fine of \$25.00 per day would be imposed.

**Reference CE02120406**

R & S Corp  
800 Northeast 15 Street

Sec. 18-27(a): Overgrowth and debris on property;  
Sec. 47-34.1 A.1: Permitted Uses - Vehicles for  
sale at this property

Ms. Batchelder announced that certified mail had been accepted on December 19, 2002.

Mr. Burton Fletcher, Community Inspections Officer, testified that the property and swale were overgrown with grass and weeds, and vehicles were offered for sale at this property, constituting illegal land use. He noted that Section 18-27(a) was now in compliance. He recommended 7 days to comply with Section 47-34.1 A.1 or a fine of \$100.00 per day.

Judge Futch found in favor of the City and ordered compliance with Section 47-34.1 A.1 within 7 days or a fine of \$100.00 per day would be imposed.

**Reference CE02111713**

Robert Webb  
1102 Northwest 6 Street

Sec. 18-27(a): Property overgrown and  
littered with trash and debris

Ms. Batchelder announced that personal service had been made by Inspector Malik on December 28, 2002.

Mr. Leonard Ackley, Community Inspections Officer, testified that the property was overgrown and covered with trash, rubbish, and debris. He recommended 10 days to comply or a fine of \$50.00 per day.

Judge Futch found in favor of the City and ordered compliance within 10 days or a fine of \$50.00 per day would be imposed.

**Reference CE02121091**

FDG Lauderdale Inc.  
540 Northwest 10 Avenue

Sec. 18-27(a): Property overgrown and covered  
with trash

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on December 24, 2002 and certified mail addressed to an officer of the corporation had been accepted on December 26, 2002.

Mr. Leonard Ackley, Community Inspections Officer, testified that the property was overgrown and covered with trash, rubbish, and debris. He recommended 10 days to comply or a fine of \$50.00 per day.

Judge Futch found in favor of the City and ordered compliance within 10 days or a fine of \$50.00 per day would be imposed.

**Reference CE02091323**

Steve Nicholas  
2160 Northeast 56 Place

Sec. 9-280(a): Fence is in disrepair

Ms. Batchelder announced that personal service had been made by Inspector Malik on January 11, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the wood fence was in disrepair and falling down. He presented photographs of the property. He had spoken with the owner's daughter who had assured him the fence would be removed within 30 days. He suggested a fine of \$25.00 per day for non-compliance after 30 days.

Judge Futch found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02101738**

Joan Fox  
5911 Northeast 22 Terrace

Sec. 9-306: Required roof and garage door maintenance; Sec. 47-21.8 A: Landscaping not maintained.

Ms. Batchelder announced that certified mail had been accepted on December 17, 2002.

Mr. Frank Stockinger, Community Inspections Officer, testified that the roof was dirty and the fascia board and garage door needed painting; the landscaping was not maintained, the yard was full of weeds, and the bushes were not trimmed. He had spoken to Ms. Fox, who requested 30 days to comply. He recommended a fine of \$25.00 per day, per violation for non-compliance after 30 days.

Judge Futch found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02120639**

Polynesian Village Hotel Management  
3621 North Ocean Boulevard

Sec. 24-28(a): Dumpster lids in disrepair and dumpster is continuously overflowing

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on December 31, 2002 and certified mail addressed to an officer of the corporation had been accepted on December 31, 2002.

Mr. Frank Stockinger, Community Inspections Officer, testified that the dumpster lids were in disrepair and the dumpster was constantly overflowing. He noted that there had been numerous complaints for this address and requested 7 days or a fine of \$100.00 per day.

Judge Futch found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed.

**Cases Complied**

Ms. Batchelder announced that 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:

CE02070690	CE02101683	CE02011456	CE02120410
CE02072156	CE02102084	CE02111557	CE02120437
CE02081547	CE02102273	CE02111561	CE02120479
CE02090147	CE02102297	CE02111732	CE02120634
CE02090420	CE02102509	CE02111761	CE02120734
CE02091316	CE02110512	CE02111791	CE02120823
CE02092054	CE02110740	CE02120072	CE02120826
CE02100686	CE02110981	CE02120094	CE02120830
CE02101673	CE02111257	CE02120386	CE02121005
CE02101676	CE02111451	CE02120403	CE02121010

**Cases Pending Service**

Ms. Batchelder announced that the below listed cases had been withdrawn pending service to the respondents. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE01102373	CE02100997	CE02110711	CE02120467
CE02090560	CE02101932	CE02110940	CE02120468
CE02092164	CE02110243	CE02120464	CE02120469
CE02100572	CE02110247	CE02120465	CE02121141

**Cases Rescheduled**

Ms. Batchelder announced that the below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE02090466	CE02101431	CE02111359
CE02091655	CE02110944	CE02120564

**Cases Withdrawn**

Ms. Batchelder announced that the below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE02061099                      CE02120985

**Old Business Cases**

Ms. Batchelder announced the cases listed below appeared on the agenda as Old Business, but not respondents were present to present them:

CE99070496                      CE02042018

**Approved for Imposition of Fines**

Ms. Batchelder presented Judge Futch with several cases that had not been brought into compliance as ordered. Judge Futch approved them for imposition of fines.

There being no further business, the hearing was adjourned at 11:00 A.M.

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Special Master

ATTEST:

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Clerk, Special Master