

**SPECIAL MASTER HEARING**  
**City Commission Meeting Room**  
**Special Master Karen Zann, Presiding**  
**June 5, 2003**  
**9:00 A.M. – 12:30 P.M.**

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Staff Present:

Susan Batchelder, Administrative Assistant II  
Lindwell Bradley, Code Supervisor  
Maurice Murray, Code Supervisor  
Karen Van Assche, Service Clerk  
Assistant City Attorney  
Leonard Ackley, Community Inspections Officer  
Peggy Burks, Community Inspections Officer  
Thomas Clements, Fire Inspector  
Andre Cross, Community Inspections Officer  
Mike Donovan, Community Inspections Officer  
Burt Fletcher, Community Inspections Officer  
John Gossman, Community Inspections Officer  
Deborah Haskins, Community Inspections Officer  
John Hudak, Community Inspections Officer  
Lee Kaplan, Community Inspections Officer  
Skip Margerum, Community Inspections Officer  
Dan Mullarkey, Community Inspections Officer  
Todd Nobles, Community Inspections Officer  
Frank Paglianite, Community Inspections Officer  
Cheryl Pingitore, Community Inspections Officer  
Ken Reardon, Building Inspector  
Maria Christina Roque, Occupational License Inspector  
Frank Stockinger, Community Inspections Officer  
Kenneth Tyson, Community Inspections Officer  
Charles Wygant, Zoning Plans Examiner

Also Present:

Mizerel Robinson, CE02090947  
William Scott, CE03021204  
Reneldia Scott, CE03021204  
Phyllis Berens, CE03012308  
George Peter, CE03011938, CE03011939 & CE03011940  
Steven Stanley, CE03032290  
Marco Mejia, CE03041004  
Serge Keeshan, CE03030891

Robert Bissonnette, CE03030891  
Lawrence Nelson, CE02101900  
James Unice, CE02080811  
Judy Deforest, CE03040823  
Ari Glazer, CE02090306  
Sharon Brose, CE0302308  
Mike Osceola, CE03020589  
Brian Hill, CE03020589  
Lara Roberts, CE03020416  
Rob Rinks, CE03012308  
Charlitot Alexis, CE01101007  
Michael Rodriguez, CE03032382  
Andrea Shulman-Kessler, CE03021774  
Linda Oakes, CE03012308  
Larry Coleman, CE03012308  
Michael Rodriguez, CE03032382

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. Special Master Zann introduced herself and explained her role in ensuring adherence with the City's codes. She also pointed out that the proceedings were being recorded.

**Reference: CE02101900**

Lawrence A. Nelson  
1612 Southwest 10<sup>th</sup> Street

Sec. 9-306: Peeling paint/ stained surfaces;  
Sec. 9-305(b): Required landscape maintenance

Ms. Batchelder announced certified mail had been accepted on May 23, 2003.

Inspector Reardon testified the property owner had been working towards compliance. He further stated the building's paint job had not been well maintained not had the grass and landscaping been kept up. He recommended the respondent receive 30 days to complete the work, or \$25.00 per day, per violation.

Ms. Zann 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: CE03010052**

Philip Hancock  
460 Southwest 20<sup>th</sup> Avenue

15-28: Required occupational license;  
47-34.3 C.: Permitted land use

Ms. Batchelder announced this case had been continued from the May 15, 2003 hearing.

Ms. Ginnee Hancock, owner, explained their attorney had been working with the Zoning Division to come to a resolution on the situation. She requested another 30-day continuance to confirm the course of action.

Inspector Mullarkey stated the City had no objection to the requested continuance.

Ms. Zann granted a 30-day continuance.

**Reference: CE03032382**

Downtown Flagler Village Ltd.  
443 North Federal Highway

Sec. 47-34.2 D: Expiration of Board of Adjustment  
order for non-conforming use

Ms. Batchelder announced this case had been continued from the May 1, 2003 hearing.

Mr. Michael Rodriguez, Attorney for the owner, requested a 60-day continuance, so the case could be presented to the Board of Adjustment for an extension of the original order.

Inspector Gossman stated the City had no objection to the requested continuance.

Ms. Zann granted a 60-day continuance.

**Reference CE03020589**

Mike Osceola  
1321 Northwest 3<sup>rd</sup> Avenue

Sec. 47-21.8: Missing ground cover

Ms. Batchelder announced that certified mail addressed to the owner had been accepted on May 30, and personal service had been made by Inspector Malik on May 14, 2003.

Mr. Brian Hill, representative for the respondent, stated that the owner required an additional two weeks to buy the sod.

Inspector Thime stated the City had no objection.

Ms. Zann granted a 30-day continuance.

**Reference CE03012308**

A. M. Davis Mercantile Company  
6151 North Federal Highway

Sec. 17-9: Noise disturbance

Ms. Batchelder announced that certified mail addressed to the corporation had been accepted on May 23, 2003; certified mail addressed to the registered agent had been

accepted on May 22, 2003; certified mail addressed to an officer of the corporation had been accepted on May 23, 2003, and certified mail addressed to the tenant had been accepted on May 22, 2003.

Mr. Frank Paglianite, Community Inspections Officer, testified that there was an unreasonable noise disturbance affecting a condo-dweller living behind the property.

Ms. Linda Oakes, neighbor, stated that she was unaware noise would be a problem when she moved in. She stated that the noise used to be a 24-hour problem, until she reported the problem to the County EPA. Now the ordinance was enforced between 11 P.M. and 7 A.M., but there was still excessive noise between 7 A.M. and 11 P.M. Construction had recently begun at the building, and on one morning, the workers had started at 4:30 A.M. She had spoken to the construction company, who informed her that they had asked the building owner and been told that there were no noise ordinances they needed to be concerned about.

Mr. Paglianite noted that there were two loading areas: one on the north side of the building, another on the south side. He had suggested that Publix use the north loading area because this would cause fewer disturbances for the residential neighbors. Publix had informed Mr. Paglianite that this would be physically impossible. He noted that he had taken sound readings from Ms. Oakes's apartment when the trucks were idling, and the results were 75 decibels: 15 decibels over the allowable in a residential zone.

Ms. Sharon Brose, representative for Publix, stated that Publix had taken measures to alleviate the noise problem. Mr. Larry Coleman, Publix Manager, stated that the north loading area was used for most items. The south loading area was only used for approximately 11 deliveries per week. He confirmed that it was not possible to load pallets through the doors at the south loading area. Ms. Zann wondered if covering part of the loading area with tarps or acoustical material would help. Ms. Brose felt that noise would still rise, but agreed to consult an engineer. Ms. Zann asked if a 30-day continuance would be sufficient. Ms. Brose felt it would.

Ms. Zann granted a 30-day continuance.

**Reference CE03011938, 03011939, 03011940**

George Peter & Yves Rose  
1701 Northwest 7<sup>th</sup> Street  
1707 Northwest 7<sup>th</sup> Street  
1709 Northwest 7<sup>th</sup> Street

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-281(b): Trash, debris and inoperable,  
unlicensed vehicles on properties; Sec. 9-280(g):  
Outside electrical components not maintained,  
improperly installed A/C units; Sec. 47-20.13 A:  
Parking areas in disrepair; Sec. 9-280(b): Doors  
and windows not weather/watertight; Sec. 9-  
278(g): Missing/torn screens

Ms. Batchelder announced that these cases were being heard jointly. Certified mail for each of the three locations had been accepted on May 24, 2003.

Mr. Mike Donovan, Community Inspections Officer, presented photographs of the properties to Ms. Zann. Violations were the same for all three buildings: Paint was peeling and chipping; there was trash and debris scattered on the properties, including unlicensed, inoperable vehicles; outside electrical components were not maintained and A/C units were improperly installed; the parking areas were in disrepair; doors and windows were not weather/watertight; there were torn and/or missing screens. He had spoken with the owner, who was present as well, and Mr. Donovan noted that cleanup had already begun. Mr. Donovan suggested 45 days to comply, or a fine of \$50.00 per day, per violation.

Mr. George Peter, owner, stated that he had purchased the property two months earlier. He felt that all of the violations did not exist at all of the properties. Mr. Donovan noted that the case had started before Mr. Peter had bought the properties. He stated that at some point, all the violations had existed on all the properties. Mr. Peter pointed out that the City had done repairs near the property and not patched the parking area after finishing. Mr. Donovan noted that he had not been cited for the swale, but for lack of striping in the parking area. Ms. Zann suggested Mr. Peter meet with Mr. Donovan to discuss necessary repairs. Mr. Peter felt the citation suggested he needed to repaint the entire building; Mr. Donovan corrected this stating Mr. Peter just needed to repair the building and touch up the paint where necessary.

Mr. Peter insisted that all violations did not exist at all the properties. Ms. Zann felt Mr. Peter had a valid complaint if this were true. Mr. Donovan assured Ms. Zann that at some point all the violations had existed at all the buildings.

Ms. Zann found in favor of the City and ordered compliance within 60 days, or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE02090947**

Homecetera Investments, Inc.  
1004 Northwest 6<sup>th</sup> Street

Sec. 9-329(d): Required certificate of boarding

Ms. Batchelder announced that certified mail addressed to the owner had been accepted on May 15, 2003, and certified mail addressed to the registered agent had been accepted on May 30, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that the board up certificate had not been renewed, nor had the building been repaired, rehabilitated, or sold. Mr. Ackley suggested a fine of \$50.00 per day.

Ms. Mizerel Robinson, owner, stated that she had purchased the building in April 2002. She was planning to demolish the building. She had met with the City recently and was

attempting to purchase the adjacent property in order to develop this property and have sufficient parking. She requested time to resolve the issue of the adjacent property.

Ms. Zann wanted to know when they intended to demolish the building. Ms. Robinson felt 90 days to 6 months would be sufficient. Mr. Ackley agreed with this.

Ms. Zann found in favor of the City and ordered compliance within 120 days or a fine of \$50.00 per day would be imposed.

**Reference CE03030891**

Serge & Sylva Keeshan  
1415 Northeast 6<sup>th</sup> Street

Sec. 9-280(h)(1): Fence in disrepair

Ms. Batchelder announced that certified mail had been accepted on May 15, 2003, and Supervisor Murray had attempted personal service on May 19, 2003, which the owner had refused to sign.

Ms. Deborah Haskins, Community Inspections Officer, testified that the wooden fence was in disrepair. She had met with Mr. Keeshan, who had already begun repairs. She recommended 30 days to comply, or a fine of \$50.00 per day.

Mr. Serge Keeshan, admitted there was some warping on the fence. He had spoken with Supervisor Murray, who suggested Mr. Keeshan meet with Ms. Haskins to determine exactly what was wrong. When Mr. Keeshan spoke with Ms. Haskins, he quoted her as having said, "I am not gonna go through it one-by-one to say what's wrong with it; I'm telling you know it has to come down and the new code requires posts at every 4 feet." Mr. Keeshan called Supervisor Murray, who visited the property and showed Mr. Keeshan areas that required repair. Mr. Keeshan had purchased the materials for repairs. During the repair process, Ms. Haskins had cited him. Ms. Zann went through the pictures with Mr. Keeshan to point out areas needing repair. She asked Ms. Haskins to visit the property and be specific about the repairs. Ms. Haskins recommended 14 days to complete repairs, or a fine of \$25.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 16 days or a fine of \$25.00 per day would be imposed.

**Reference CE03032290**

Steven Stanley  
1681 Lauderdale Manors Drive

Sec. 9-281(b): Yard overgrown, inoperable,  
unlicensed vehicle on property

Ms. Batchelder announced that service was via personal appearance by the respondent at this hearing.

Mr. Andre Cross, Community Inspections Officer, testified that there was trash, rubbish and debris scattered on the property, and unlicensed, inoperable vehicles on the property. He recommended 10 days to comply, or a fine of \$25.00 per day.

Mr. Steve Stanley, owner, stated that the tenants were supposed to maintain the grass on the property. They had not done this so Mr. Stanley had hired someone to do this from now on. He had also complained to the tenants about the vehicles, but did not know how he could get them removed. Ms. Zann told Mr. Stanley that he could have vehicles removed since he owned the property.

Ms. Zann found in favor of the City and ordered compliance within 10 days or a fine of \$25.00 per day would be imposed.

**Reference CE029090306**

Rovic Properties, Inc.  
2758 Davie Boulevard

Request for extension of time

Ms. Batchelder announced that this case was originally heard on March 20, 2003, with compliance ordered by May 21, 2003. Fines had accrued in the amount of \$700.00.

Mr. Ari Glazer, representative of the property owner, stated that he was requesting additional time to comply. The owner needed to obtain an after-the-fact permit for repairs for the parking lot, pursuant to Judge Futch's orders. Two stop orders had been issued against the permit application, one to submit additional drawings to comply with accessibility requirements, the other asserting that a landscape and irrigation program must be submitted with the application. The permit was only needed to repaint the lines for the parking spots in the parking lot. He asked that the compliance date be extended to allow them to straighten out the permit problems.

The Assistant City Attorney stated that the City felt the owner had been given ample time to acquire the permit. The City did not support their request for additional time. Mr. Charles Wygant, City Zoning Plans Examiner, stated that the permit application had been reviewed but lacked information for issuance. The application with the notes had never been picked up. Mr. Glazer pointed out that he had sent a letter to The Assistant City Attorney and Mr. Wygant in mid-May asking why the permit had been refused. The first time he had received a response to his question was yesterday, when they informed him of the landscape requirements.

Ms. Zann granted a continuance of 30 days.

**Reference CE03040823**

Judy Deforest  
1111 Southwest 32<sup>nd</sup> Street

Sec. 9-281(b): Trash, debris and inoperable,  
unlicensed vehicle on property

Ms. Batchelder announced that certified mail had been accepted on May 16, 2003.

Mr. Todd Nobles, Community Inspections Officer, testified that there was trash, rubbish and debris scattered on the property, and an unlicensed, inoperable vehicle on the property. Mr. Nobles presented photographs of the property to Ms. Zann. He had spoken to the owner, who stated she was in the process of complying. He suggested 30 days to comply, or a fine of \$25.00 per day.

Ms. Judy Deforest, respondent, presented paperwork proving that she was in the process of registering the vehicle.

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

**Reference CE03020416**

Richard Bieluwka  
5200 Northeast 19<sup>th</sup> Avenue

Request for Abatement of Fines

Ms. Batchelder announced that this case was originally heard on March 6, 2003, with compliance ordered by March 13, 2003. The property was complied on March 18, 2003. Fines had accrued in the amount of \$800.00. The City was opposed to any abatement of fines as the property had 18 codes cases since 1991. The present owner had owned the property since 1986.

Ms. Lara Roberts, owner, stated that the fine would present a financial hardship for her. She had been caring for her terminally ill mother for over a year, and had experienced problems obtaining a replacement title for the car.

Mr. Stockinger noted that the fine had been set at \$200.00 per day because of the history of violations at the property.

Ms. Zann abated the fines to \$400.00.

**Reference CE02080871**

Joyce Tinglof  
2901 Northwest 18<sup>th</sup> Street

Request for Abatement of Fines



Ms. Batchelder announced that this case was originally heard on December 19, 2002, with compliance ordered by February 17, 2003. On February 20, 2003 the date was extended to March 22, 2003; on April 14, 2003 the date was extended to May 17, 2003. Section 47-20.20 H was complied on April 17, 2003. Fines had accrued in the amount of \$4,900.00. The City did not recommend any abatement of the fines.

Mr. Jerry Unice, property manager, stated that the initial notices had not been received; the first notice the owner received was January 28, 2003. Mr. Unice had immediately applied for an extension after this notice was received. Ms. Batchelder pointed out there was signed service to Ms. Tinglof dated December 12, 2003. Ms. Cheryl Pingitore, Community Inspections Officer, reiterated the City's objection to any abatement.

Ms. Zann denied the request for abatement.

### **Compliance Hearings**

Ms. Zann explained the new law, which dictated procedure when the City was proceeding with obtaining a lien on property pursuant to fines. During this proceeding, the burden was on the property owner to prove that the property was in compliance by the date ordered by the Special Master. These cases appeared on a separate listing and were not on the agenda.

### **Reference CE01101007**

Charlitot Alexis

Lien Proceeding

Ms. Batchelder announced that this case was originally heard on December 6, 2001, with compliance ordered by December 16, 2001 and January 5, 2002. Section- 47-21.8 was currently in compliance; Section 9-281(b), which was due to comply by December 16, 2001, was not.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the owner had come to the Inspections Office approximately two weeks ago claiming he did not know what to do. She had explained what needed to be done and agreed to meet him at the property the following day to be more specific. They met on the following day, and Ms. Pingitore found that he had brought the property into compliance. This was the first contact she had ever had with the owner.

Ms. Zann asked if anyone had inspected the property on December 16, 2001 to see if the property was in compliance then. Ms. Pingitore answered yes. Ms. Zann clarified that the only challenge was to prove that the property was in compliance on December 16, 2001.

Mr. Charlitot Alexis, owner, stated that the lien notice was the first he had received. Ms. Pingitore produced a copy of the service signed by Mr. Alexis's wife on December 1, 2001. Ms. Zann stated that no one had shown up for the hearing. She reminded Mr. Alexis that

the only issue was whether the property was in compliance by the ordered date, not whether he had personal knowledge of service. Ms. Zann explained that the City had not made a mistake, and a lien would now be placed on the property. The Assistant City Attorney explained that Mr. Alexis should now speak with John Simmons, the Assistant Director of Community Inspections, and provided Mr. Alexis with his name and telephone number.

**Reference CE03021774**

Angela Shulman-Kessler  
410 Northwest 14<sup>th</sup> Avenue

Lien Proceeding

Ms. Batchelder announced that this case was originally heard on April 3, 2003, with compliance ordered by May 3, 2003. The property was still not in compliance.

Mr. Leonard Ackley, Community Inspections Officer, testified that the property had come into compliance the previous week, but was not in compliance on May 3. He noted that Ms. Kessler's husband was in the hospital and Ms. Kessler was distraught. Mr. Kessler's illness was part of the reason that the property had not complied earlier.

Ms. Andrea Kessler, owner, stated that she thought she could appear today to request an abatement. Ms. Zann clarified that this could not be handled today. The Assistant City Attorney stated that Ms. Kessler needed to speak to Mr. Simmons as well, and provided her with his name and telephone number.

There being no additional respondents for the compliance hearings, Special Master Zann returned to the new business cases on the agenda.

**Reference CE01052545**

Sammatsar Development Corp.  
101 Southwest 26<sup>th</sup> Avenue

Sec. 47-19.2.FF: Unpermitted uses

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on May 22, 2003, and certified mail addressed to an officer of the corporation had been accepted on May 27, 2003.

Ms. Peggy Burks, Community Inspections Officer, testified that the property was being used as a temporary off-site construction staging and storage area without first obtaining a permit. She had met with someone in the office, who informed her that they had applied for a permit. She recommended 60 days to comply, or a fine of \$50.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 60 days or a fine of \$50.00 per day would be imposed.

**Reference CE03021286**

Natasha Inc.  
220 Southwest 27<sup>th</sup> Terrace

Sec. 1 1-10.1: Failure to maintain wiring;  
Sec. 10 3-1.2.2: Missing fire extinguisher

Ms. Batchelder announced that certified mail had been accepted on May 22, 2003.

Mr. Thomas Clements, Fire Inspector, testified that the wiring was not maintained in one of the apartments, and fire extinguishers were not provided within 30 feet of each apartment. He recommended 14 days to comply, or a fine of \$150.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$150.00 per day, per violation would be imposed.

**Reference CE03050072**

Joyce Jeff  
2230 Northwest 9<sup>th</sup> Place

Sec. 9-281(b): Trash, debris and inoperable,  
unlicensed vehicle on property

Ms. Batchelder announced that personal service was made by Inspector Pignitaro on May 18, 2003.

Mr. Lee Kaplan, Community Inspections Officer, testified that there was trash and rubbish scattered on the property, and there were three disabled, inoperable vehicles on the property. He recommended 7 days to comply, or a fine of \$25.00 per day.

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

**Reference CE03020504**

Edgard Fragelus &  
Theophil Toussaint  
1109 Northwest 5<sup>th</sup> Avenue

Sec. 9-281(b): Trash, debris and inoperable,  
unlicensed vehicles on property

Ms. Batchelder announced that personal service had been made by Inspector Stockinger on May 24, 2003.

Ms. Ursula Thime, Community Inspections Officer, testified that there was rubbish, and debris, as well as several abandoned vehicles on the property. She noted that the unlicensed vehicles were now gone, but the rubbish remained. She recommended 10 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03011304**

Silver Seas Ltd. / James Bender                      Sec. 47-22.3 R: Signs without permits  
101 North Ft. Lauderdale Beach Boulevard

Ms. Batchelder announced that certified mail had been accepted on May 15, 2003.

Mr. Kenneth Tyson, Community Inspections Officer, testified that there was a sandwich sign on the sidewalk in front of the cafe. He presented photographs of the property to Ms. Zann. He recommended 7 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03032139**

Olive Lee    Sec. 47-22.6 F: Signs in disrepair  
591 Southwest 27<sup>th</sup> Avenue

Ms. Batchelder announced that certified mail had been accepted on May 15, 2003.

Mr. Kenneth Tyson, Community Inspections Officer, testified that the sign was in disrepair. He presented photographs of the property to Ms. Zann. He recommended 60 days to comply, or a fine of \$50.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 60 days or a fine of \$50.00 per day would be imposed.

**Reference CE03042384**

FED Management Group                                      Sec. 15-28: Required occupational license  
4346 North Federal Highway

Ms. Batchelder announced that certified mail addressed to the owner and the tenant had both been accepted on May 24, 2003.

Ms. Maria Christine Roque, Community Inspections Officer, testifying on behalf of Inspector Van Wickel, stated that a sales office was operating on the premises without a license. She recommended 14 days to comply or a fine of \$100.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$100.00 per day would be imposed.

**Reference CE03021874**

Moses Blake  
1716 Northwest 8<sup>th</sup> Place

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-278(g): Missing/torn screens;  
Sec. 9-280(b): Electric sockets not maintained,  
Improperly installed A/C units;  
Sec. 47-21.8: Landscape maintenance;  
Sec. 47-20.13 A: Driveway in disrepair;  
Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 6-34: Dogs on premises

Ms. Batchelder announced that personal service had been made by Inspector Donovan on June 3, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that all violations existed as cited. He had met with the owner, who requested 90 days to comply. He recommended 90 days to comply, or a fine of \$50.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 90 days or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE03031877**

Christopher & Melissa Christ  
646 Northwest 14<sup>th</sup> Terrace

Sec. 9-281(b): Trash and debris on property;  
Sec. 9-280(b): Doors and windows not weather /  
watertight; Sec. 47-21.8: Ground cover not  
maintained; Sec. 47-20.13 A: Parking area in  
disrepair; Sec. 9-306: Peeling paint/stained  
surfaces; Sec. 9-278(g): Missing/torn screens

Ms. Batchelder announced that certified mail had been accepted on May 17, 2003.

Mr. Mike Donovan, Community Inspections Officer, stated that the violations still existed as cited. He had spoken with the owner, and they had agreed to 60 days to comply. He recommended 60 days to comply, or a fine of \$50.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 60 days or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE03040548**

Tarpon Arms Inc.  
805 Northwest 15<sup>th</sup> Avenue

Sec. 9-281(b): Trash, debris and inoperable,  
unlicensed vehicles on property; Sec. 47-21.8:  
Ground cover not maintained; Sec. 47-20.13 A:  
Parking area in disrepair; Sec. 9-306: Peeling

paint/stained surfaces; Sec. 47-34.1 A.1:  
Permitted uses

Ms. Batchelder announced that certified mail had been accepted on May 20, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that Section 9-306 was now in compliance. He presented photographs of the property to Ms. Zann and informed her that the owner had begun work on the remaining violations. He recommended 45 days to comply with the remaining violations, or a fine of \$50.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance with Sections 9-281(b), 47-21.8, 47-20.13 A, and 47-34.1 A.1 within 45 days, or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE03040549**

George Meyers  
809 Northwest 15<sup>th</sup> Avenue

Sec. 9-281(b): Trash, debris and inoperable, unlicensed vehicles on property; Sec. 47-21.8: Ground cover not maintained; Sec. 9-306: Peeling paint/stained surfaces; Sec. 47-34.1 A.1: Permitted uses; Sec. 18-27(a): Overgrowth on property; Sec. 24-27(c): Open dumpster lids; Sec. 47-19.4 D.8: Dumpster enclosure in disrepair; Sec. 47-20.20 H: Parking area in disrepair

Ms. Batchelder announced that certified mail had been accepted on May 22, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that the violations existed as cited. He presented photographs of the property to Ms. Zann. He recommended 30 days to comply, or a fine of \$50.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 30 days or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE03012074**

Ada Rappaport  
537 Northwest 7<sup>th</sup> Terrace

Sec. 9-281(b): Rubbish, trash, overgrowth and debris scattered on property

Ms. Batchelder announced that service was made via posting at the property and City Hall on February 24, 2003 and May 3, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that there was trash, rubbish, overgrowth, and debris on the property. Mr. Ackley recommended 7 days to comply, or a fine of \$100.00 per day.

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

**Reference CE03031288**

Ariba Morris Trust  
640 Southwest 30<sup>th</sup> Avenue

Sec. 9-281(b): Trash, debris and inoperable,  
unlicensed, vehicle on property

Ms. Batchelder announced that certified mail had been accepted on May 28, 2003.

Mr. John Hudak, Community Inspections Officer, testified that there was rubbish, trash, and debris on the property, including an unlicensed, inoperable vehicle. He presented photographs of the property to Ms. Zann. He recommended 7 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03031436**

Wisler Pericles & Rosana Theophin  
207 Northeast 16<sup>th</sup> Street

Sec. 47-20.20 H: Parking area in disrepair

Ms. Batchelder announced that certified mail had been accepted on May 20, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that the parking lot lacked the required striping. She recommended 30 days to comply or a fine of \$25 per day.

Ms. Zann found in favor of the City and ordered compliance within 30 days, or a fine of \$25 per day would be imposed.

**Reference CE03031437**

Wilner Codio  
211 Northeast 16<sup>th</sup> Street

Sec. 47-20.20 H: Parking area in disrepair;  
Sec. 9-308 (b): Roof in disrepair

Ms. Batchelder announced that certified mail had been accepted on May 15, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that the parking lot lacked the required striping, and the roof tiles were mildew stained. She recommended 30 days to comply, or a fine of \$25.00 per day, per violation.

Ms. Zann 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 CE03031586**

Al Katzmark  
204 Northeast 16<sup>th</sup> Court

Sec. 47-20.20 H: Parking area in disrepair

Ms. Batchelder announced that there was a stipulated agreement calling for compliance by June 19 (2 weeks) or a fine of \$25.00 per day.

Ms. Zann accepted the stipulated agreement.

**Reference CE03031384**

John & Camey Davidson  
921 Southwest 31<sup>st</sup> Avenue

Sec. 9-281(b): Inoperable, unlicensed vehicles on property; Sec. 9-306: Rotting fascia; Sec. 9-305(b): Required ground cover

Ms. Batchelder announced that certified mail was accepted on May 21, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that there were unlicensed, inoperable vehicles, including a boat trailer on the property; there were areas of rotted fascia on the building, and ground cover was not maintained at the property. He presented photographs of the property to Ms. Zann. He recommended 14 days to comply or a fine of \$25.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 14 days, or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03031841**

Fairbanks Capital Corp.  
530 East Melrose Circle

Sec. 18-27(a): Overgrowth on property;  
Sec. 9-313(a): Required display of address

Ms. Batchelder announced that certified mail had been accepted on May 23, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that there was overgrowth on the property, and it also lacked the required display of address. He presented photographs of the property to Ms. Zann. He recommended 14 days to comply, or a fine of \$25.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$25.00 per day, per violation would be imposed.



**Reference CE03031896**

Percival Phillips  
3340 Charleston Boulevard

Sec. 18-27(a): Trash and overgrowth on property;  
Sec. 9-281(b): Inoperable, unlicensed vehicles on  
property; Sec. 9-306: Peeling paint/stained  
surfaces; Sec. 9-280(b): Windows in disrepair

Ms. Batchelder announced that certified mail had been accepted on May 22, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that the yard and swale were overgrown and covered with trash; there were unlicensed, inoperable vehicles on the property; some windows did not operate properly and were missing glass, and there were areas of chipped, peeling paint. He recommended 14 days to comply, or a fine of \$25.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03032356**

Minority Development &  
Empowerment Inc.  
470 Northeast 13<sup>th</sup> Street

Sec. 18-27(a): Trash and overgrowth on property;  
Sec. 47-21.8 A: Required trees dead or missing;  
Repeat violations of Special Master Case  
CE02100115, order issued November 11, 2002.

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on May 23, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that there was trash and overgrowth on the property, and some required trees were dead or missing. He noted that these were both repeat violations. He recommended 14 days to comply or a fine of \$250.00 per day, per violation. He also requested that jurisdiction be maintained for 5 years.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$250.00 per day, per violation would be imposed; she also ordered that jurisdiction be maintained for 5 years.

**Reference CE03040063**

Kurt Brasch  
901 Northeast 16<sup>th</sup> Street

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 May 31 and May 23, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that the parking lot lacked required wheel stops, and the ground cover was not properly maintained. He recommended 30 days to comply or a fine of \$25.00 per day, per violation.

Ms. Zann 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 CE03040249**

Antonelli Jean-Gillaume  
514 West Dayton Circle

Sec. 18-27(a): Trash on property

Ms. Batchelder announced that personal service had been made by Inspector Stockinger on May 24, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that the property and swale were covered with grass and weeds. He recommended 14 days to comply, or a fine of \$25.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$25.00 per day would be imposed.

**Reference CE03041354**

Candan Joseph & Irvin Kydd  
700 West Evanston Circle

Sec. 9-281(b): Inoperable, unlicensed vehicle on property

Ms. Batchelder announced that certified mail had been accepted on May 15, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle on the property. He presented photographs of the property to Ms. Zann. He recommended 14 days to comply, or a fine of \$25.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$25.00 per day would be imposed.

**Reference CE03041629**

Moses & Petchur Langston  
280 Florida Avenue

Sec. 9-281(b): Inoperable, unlicensed vehicle on property; Sec. 9-305(b): Required ground cover

Ms. Batchelder announced that certified mail had been accepted on May 21, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle on the property and ground cover on the property and swale was missing. He recommended 14 days to comply or a fine of \$25.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03042005**

Sample Plaza Inc.  
3306 West Broward Boulevard

Sec. 9-281(b): Rubbish, trash, and debris  
and overgrowth on property

Ms. Batchelder announced that certified mail had been accepted on May 22, 2003, and certified mail addressed to the registered agent had been accepted on May 22, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that there was trash and rubbish scattered on the property and the ground cover was overgrown with weeds. He presented photographs of the property to Ms. Zann. He recommended 14 days to comply, or a fine of \$100.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$100.00 per day would be imposed.

**Reference CE03022111**

R.A. & Beverly Parsons  
1124 Northwest 17<sup>th</sup> Avenue

Sec. 9-281(b): Inoperable, unlicensed vehicle on  
property; Sec. 47-21.8: Landscape maintenance

Ms. Batchelder announced that certified mail had been accepted on May 21, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle on the property and there were areas of dead or missing ground cover. He presented photographs of the property to Ms. Zann. He recommended 14 days to comply with Section 9-281(b) and 30 days to comply with Section 47-21.8 or a fine of \$25.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance with Section 9-281(b) in 14 days and with Section 47-21.8 30 days or a fine of \$25.00 per day, per violation

**Reference CE03022376**

Henry Johnson  
1519 Northwest 12<sup>th</sup> Court

Sec. 9-281(b): Inoperable, unlicensed vehicle on property; Sec. 24-7(b): Trash on property

Ms. Batchelder announced that certified mail was accepted on May 22, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle on the property, and there was trash scattered on the property. He presented photographs of the property to Ms. Zann. He recommended 14 days to comply or a fine of \$25.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 14 days, or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE3030862**

Betty & Samuel Fletcher  
1025 Northwest 13<sup>th</sup> Street

Sec. 9-281(b): Inoperable, unlicensed vehicle on property

Ms. Batchelder announced that certified mail had been accepted on May 17, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle stored on the property. He presented photographs of the property to Ms. Zann. He recommended 14 days to comply or a fine of \$25.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 14 days, or a fine of \$25.00 per day would be imposed.

**Reference CE03040929**

Wayne Johnson & Huey Carter  
1218 Northwest 13<sup>th</sup> Court

Sec. 47-34.1 A.1: Permitted uses;  
Sec. 9-281(b): Trash, debris and an inoperable, unlicensed vehicle on property

Ms. Batchelder announced that certified mail had been accepted on May 21, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that there was outside storage on this property, constituting unpermitted use, and there was trash, rubbish and an unlicensed, inoperable vehicle on the property. He presented photographs of the property to Ms. Zann. He recommended 14 days to comply or a fine of \$25.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 14 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE02090019**

Cassandra Tansey  
5800 North Federal Highway

Sec. 47-34.2 D: No building permit

Ms. Batchelder announced that certified mail had been accepted on May 21, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that there was no building permit for this property. Mr. Stockinger explained that the business had been given one year to create 13 more parking spaces, which they had not done. He recommended 60 days to comply or a fine of \$50.00 per day.

Ms. Zann found in favor of the City and ordered compliance within 60 days or a fine of \$50.00 per day would be imposed.

**Reference CE03022093**

Intuition Consolidated Group  
3300 Northeast 34<sup>th</sup> Street

Sec. 47-20.20 B: Require accessible parking;  
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 May 20, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that handicapped parking did not meet U.L.D.R. specifications; the parking area wheel stops were broken or missing, and landscaping was missing or dead. He presented photographs of the property to Ms. Zann. He recommended 30 days to comply or a fine of \$50.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 30 days or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE03030036**

Margaret Friedli  
2162 Northeast 65<sup>th</sup> Street

Sec. 9-306: Roof is stained and dirty

Ms. Batchelder announced that certified mail had been accepted on May 22, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the roof on this property was stained and dirty. He had spoken with the owner, who informed him that they were in the process of replacing the roof. He recommended 60 days to comply or a fine of \$25.00 per day.

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

**Reference CE03030694**

Edith & Wayne Heffler &  
M. & Helen Dennis  
1670 Northeast 56<sup>th</sup> Court

Sec. 47-21.8 A: Missing ground cover

Ms. Batchelder announced that certified mail had been accepted on May 22, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the yard and swale were covered with weeds and bare sand. He recommended 30 days to comply or a fine of \$25.00 per day.

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

**Reference CE03030695**

Mark Shupp  
1680 Northeast 56<sup>th</sup> Court

Sec. 47-21.8 A: Missing ground cover

Ms. Batchelder announced that certified mail had been accepted on May 29, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified the yard and swale were covered with weeds and bare sand. He recommended 30 days to comply, or a fine of \$25.00 per day.

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

**Reference CE03032522**

Nancy Zdravkovic  
2182 Northeast 59<sup>th</sup> Court

Sec. 47-21.8 A: Landscape maintenance

Ms. Batchelder announced that certified mail had been accepted on May 19, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that there were areas of dead and missing ground cover. He had spoken with the owner, who was recovering from an operation, but agreed to complete the work within 30 days. He recommended 30 days to comply or a fine of \$25.00 per day.

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

**Reference CE03040245**

International Investment Partners  
2801 Northeast 49<sup>th</sup> Street

Sec. 47-21.8 C.1: Untrimmed tree branches;  
Sec. 47-21.8 C.3: Landscaped site triangle  
exceeds maximum height

Ms. Batchelder announced that certified mail addressed to the registered agent and the owner had been accepted on May 22, 2003, and certified mail addressed to the manager had been accepted on May 23, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that Section 47-21.8 C.3 was now in compliance, but the hedge was too tall;. Mr. Stockinger recommended 7 days to comply with Section 47-21.8 C.1, or a fine of \$25.00 per day.

Ms. Zann found in favor of the City and ordered compliance with Section 47-21.8 C.1 within 7 days, or a fine of \$25.00 per day would be imposed.

**Reference CE03040547**

Discount Self-Storage Inc.  
5640 North Federal Highway

Sec. 47-19.4 B.1: Required dumpster enclosure;  
Sec. 18-27(a): Trash on property

Ms. Batchelder announced that certified mail had been accepted on May 29, 2003, and certified mail had been received back at the Inspections office on May 27, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the dumpster was not kept in a required enclosure, and there was trash, rubbish and debris scattered on the property. Mr. Stockinger had received several messages from the building manager, but had not spoken with him. He recommended 7 days to comply or a fine of \$250.00 per day, per violation.

Ms. Zann 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 CE03051078**

Fram Fed Four Inc.  
4830 North Federal Highway

Sec. 24-28(a): Dumpster lids broken;  
Sec. 24-29(a): Garbage accumulated around  
dumpster

Ms. Batchelder announced that certified mail had been accepted on May 27, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the dumpster lid was broken, and there was garbage accumulated around the dumpster. He presented photographs of the property to Ms. Zann. He recommended 7 days to comply or a fine of \$250.00 per day, per violation.

Ms. Zann 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 CE03031985**

Jeffery Bourdreau  
1401 Southwest 32<sup>nd</sup> Court

Sec. 9-281(b): Inoperable, unlicensed vehicle on property; Sec. 47-34.4 A.1: Outside storage of tires, parts, and furniture

Ms. Batchelder announced that certified mail had been accepted on May 30, 2003, and personal service had been made by Inspector Nobles on June 2, 2003.

Mr. Todd Nobles, Community Inspections Officer, testified that there were inoperable, unlicensed vehicles on the property and there was outside storage of tires, parts and furniture on the property. He recommended 60 days to comply or a fine of \$25.00 per day, per violation.

Ms. Zann 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 CE03040824**

Robert Tilley  
1110 Southwest 32<sup>nd</sup> Street

Sec. 9-281(b): Inoperable, unlicensed vehicles on property

Ms. Batchelder announced that personal service had been made by Inspector Malik on May 31, 2003.

Mr. Todd Nobles, Community Inspections Officer, testified that there was an unlicensed, inoperable car on the property; the inoperable boat had been removed. He recommended 30 days to comply or a fine of \$25.00 per day.

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



**Reference CE03041017**

Richard Williams  
817 Southwest 29<sup>th</sup> Street

Sec. 9-280(b): Windows not weather/water tight, some due to illegally installed A/C units;  
Sec. 9-281(b): Trash and debris on property;  
Sec. 9-280(g): Unsafe electrical components;  
Sec. 9-280(f): Deteriorated plumbing;  
Sec. 9-278(g): Missing/torn screens;  
Sec. 47-21.8 A: Missing ground cover

Ms. Batchelder announced that personal service had been made by Inspector Nobles on May 30, 2003.

Mr. Todd Nobles, Community Inspections Officer, testified that windows were not weather and water tight, some due to illegally installed A/C units; there was rubbish, trash and debris scattered on the property; electrical outlets were in disrepair and unsafe; plumbing was backing up and in disrepair, and there were areas of missing ground cover. Because of the life safety issues, Mr. Nobles recommended 30 days to comply, or a fine of \$150.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 30 days or a fine of \$150.00 per day, per violation would be imposed.

**Reference CE03041531**

LW Associates South LLC  
700 Southeast 13<sup>th</sup> Street

Sec. 24-27(f): Dumpster gates left open;  
Sec. 9-281(b): Unlicensed, inoperable boat trailer on property; Sec. 47-20.20 H: Parking area in disrepair

Ms. Batchelder announced that certified mail had been accepted on May 22, 2003.

Mr. Todd Nobles, Community Inspections Officer, testified that the gates on the dumpster enclosure were constantly left open and the parking area was in disrepair; the boat trailer had been removed. He recommended 30 days to comply with Sections 24-27(f) and 47-20.20 H, or a fine of \$25.00 per day, per violation.

Ms. Zann found in favor of the City, and ordered compliance with Sections 24-27(f) and 47-20.20 H within 30 days, or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03041842**

Brooks Family Properties I LLC  
410 Southeast 16<sup>th</sup> Street

Sec. 9-307(a): Doors not weather/water tight;  
Sec. 47-21.8: Missing ground cover  
Sec. 9-281(b): Trash and debris on property

Ms. Batchelder announced that certified mail had been accepted on May 16, 2003.

Mr. Todd Nobles, Community Inspections Officer, testified that the doors were not weather/water tight and were in disrepair; there were large areas of bare sand on the property, and there was trash and rubbish on the property. He had spoken with the new owner, who was in the process of making repairs. He recommended 30 days to comply or a fine of \$25.00 per day, per violation.

Ms. Zann 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 CE03011510**

Francis Powell  
1212 Northwest 19<sup>th</sup> Court

Sec. 9-281(b): Trash, debris and an inoperable,  
unlicensed vehicle on property; Sec. 9-306:  
Peeling paint/stained surfaces

Ms. Batchelder announced that personal service had been made by Inspector Malik on May 31, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was trash, rubbish, and debris on the property, including an unlicensed, inoperable vehicle and there were areas of bare concrete and faded paint on the building. She recommended 30 days to comply or a fine of \$50.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 30 days or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE03020086**

Jim & Nina Davidson  
1800 Northwest 27<sup>th</sup> Terrace

Sec. 9-281(b): Trash, debris and an inoperable,  
unlicensed vehicle on property; Sec. 24-27(c):  
Garbage carts left out after service; Sec. 9-306:  
Peeling paint/stained surfaces

Ms. Batchelder announced that the certified mail card had been returned back to the Inspections Office on May 27, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was trash and rubbish scattered on the property, including an unlicensed, inoperable vehicle; the garbage carts were left out in public view after service, and the building had peeling paint and stained surfaces. She recommended 30 days to comply, or a fine of \$50.00 per day, per violation.

Ms. Zann found in favor of the City and ordered compliance within 30 days, or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE03022140**

Dorothy Hollinger  
1606 Northwest 15<sup>th</sup> Avenue

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

Ms. Batchelder announced that personal service had been made by Inspector Malik on May 31, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there were unlicensed, inoperable vehicles stored on the property. She recommended 10 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03030679**

Howard Carter  
1061 Northwest 24<sup>th</sup> Terrace

Sec. 18-27(a): Yard and swale overgrown

Ms. Batchelder announced that personal service had been made by Inspector Thime on June 1, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the yard and swale were overgrown and not maintained. She recommended 10 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03030798**

Joseph & Chevela Belgrave  
1712 Northwest 12<sup>th</sup> Avenue

Sec. 9-308 (c): Roof in disrepair;  
Sec. 9-313(a): Required display of address

Ms. Batchelder announced that personal service had been made by Inspector Malik on June 1, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the required address was absent from the building; Section 9-308( c) was now complied. She recommended 10 days to comply with Section 9-131(a), or a fine of \$50.00 per day.

Ms. Zann found in favor of the City and ordered compliance with Section 9-313(a) within 10 days, or a fine of \$50.00 per day would be imposed.

**Reference CE03031918**

Federal National Mortgage Association  
2029 Northwest 10th Avenue

Sec. 9-281(b): Unlicensed, inoperable vehicle  
on property; Sec. 9-306: Peeling paint/stained  
surfaces

Ms. Batchelder announced that certified mail had been accepted on May 15, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was bare, unpainted wood on the fascia board; Section 9-281(b) was now in compliance. She recommended 30 days to comply with Section 9-306, or a fine of \$50.00 per day.

Ms. Zann found in favor of the City and ordered compliance with Section 9-306 within 30 days or a fine of \$50.00 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:

CE02100021	CE03030743	CE03031925	CE03040601
CE02100329	CE03030899	CE03032400	CE03040663
CE03020498	CE03031014	CE03032483	CE03040826
CE03021288	CE03031017	CE03032510	CE03040984
CE03021574	CE03031595	CE03032541	CE03041004
CE03021951	CE03031755	CE03040260	CE03041314
CE03022120	CE03031774	CE03040464	CE03041315
CE03030472	CE03031798	CE03040559	CE03041360

CE03041371	CE03042138	CE03042495	CE03050290
CE03041440	CE03042381	CE03050061	CE03050748
CE03041569	CE03042383	CE03050177	CE03051358
CE03041675	CE03042386	CE03050178	
CE03041841	CE03042433	CE03050179	
CE03041948	CE03042462	CE03050188	

### **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:

CE01081972	CE03022121	CE03040196	CE03041670
CE02011673	CE03022202	CE03040339	CE03041716
CE02081454	CE03022346	CE03040987	CE03041786
CE02090622	CE03030856	CE03041021	CE03042428
CE02100059	CE03031164	CE03041313	CE03042500
CE02110232	CE03031657	CE03041570	CE03050598
CE03011505	CE03031955	CE03041641	

### **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:

CE03030276	CE03040102	CE03041063	CE03050007
CE03031466	CE03040103	CE03041263	CE03050856
CE03032051	CE03040345	CE03041611	
CE03032052	CE03041059	CE03042425	
CE03032521	CE03041061	CE03042426	

### **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:

CE03040366	CE03021204
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**Approved for Enforcement**

Ms. Batchelder presented Ms. Zann with the remaining cases that had not been brought into compliance as ordered. Ms. Zann approved the claims of lien for each.

There being no further business, the hearing was adjourned at 12:30 P.M.

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Special Master

ATTEST:

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Clerk, Special Master