

**SPECIAL MASTER HEARING**  
**City Commission Meeting Room**  
**Special Master Richard Conner, Presiding**  
**July 3, 2003**  
**9:00 A.M. – 1:30 P.M.**

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Staff Present:

Susan Batchelder, Administrative Assistant  
Jennifer Chenault, Secretary  
Maurice Murray, Code Supervisor  
Assistant City Attorney  
Leonard Ackley, Community Inspections Officer  
Peggy Burks, Community Inspections Officer  
Andre Cross, Community Inspections Officer  
Mike Donovan, Community Inspections Officer  
Burt Fletcher, Community Inspections Officer  
Robert Guilford, Community Inspections Officer  
Deborah Haskins, Community Inspections Officer  
Lee Kaplan, Community Inspections Officer  
Gilbert Lopez, Community Inspections Officer  
Mike Maloney, Community Inspections Officer  
Skip Margerum, Community Inspections Officer  
Dan Mullarkey, Community Inspections Officer  
Todd Nobles, Community Inspections Officer  
Cheryl Pingitore, Community Inspections Officer  
Maria Christine Roque, Occupational License Inspector  
Waynette Smith, Occupational License Inspector  
Frank Stockinger, Community Inspections Officer  
Ursula Thime, Community Inspections Officer  
Tim Welch, City Engineering

Also Present:

Gwendolyn Spann, CE03052154  
Sonya Knighton, CE02020205  
Gary Rappaport, CE03010112  
Ogsanna Georges, CE05031840  
Janice Grim, CE03051775  
Benjamin Francis Bogun, CE03012432  
Willie Ruth Fox, CE03021123  
Ernestine Wilson, CE03021123  
Larry Cole, CE05012300  
Shari Brose, CE05012300

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Patrick Barry, CE03051582  
Phyllis Beren, CE03012308  
Leon McCombs, CE00121091  
Sabhah Nava, CE03060074  
Vincent Panico, CE02070520  
Jinnee Hancock, CE03010052  
Lawrence Wolk, CE02082114  
Michael Stiles, CE03051312  
Lorenzo Morris, CE02110932  
Troy Hannon, CE03031782  
Julia McElvy, CE00121091  
Charles Boye, CE02020205  
Felipe Osorio, CE02030775  
Randy Powers, CE03041156  
Pamela Pilson Peterson, CE02040020  
Minnie Davis, CE02061746  
Judith Christie, CE02061796

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. Mr. Conner 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 CE02082114**

Kelli & Lawrence Wolk  
904 South Andrews Avenue

Request for Extension of Time

Ms. Batchelder announced that this case was originally heard on October 3, 2002, with compliance ordered by December 30, 2003; on December 19, 2002 the date was extended to March 30, 2003; on April 4, 2003, the date was extended to July 2, 2003. Fines had accrued in the amount of \$100.00.

Mr. Larry Wolk, respondent, requested an additional 90 days to comply. He had only to install a disability ramp at the property; the rest of the property was in compliance. The Assistant City Attorney, felt that this should only require an additional 30 days.

Mr. Conner granted an extension of 45 days.

**Reference CE03051582**

Parkson Property LLC  
5601 Northeast 14<sup>th</sup> Avenue

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

Ms. Batchelder announced that certified mail addressed to the owner and the registered agent had both been accepted on June 25, 2003.

Mr. Patrick Barry, representative for the respondent, stated that he had just been retained by the owner and requested an extension to become familiar with the case. He was certain that the property would be in compliance after a brief continuance. The Assistant City Attorney did not have any objection to a continuance.

Mr. Conner granted a 30-day continuance.

**Reference CE03012308**

A. M. Davis Mercantile Company                      Continued from June 5, 2003  
6151 North Federal Highway

Mr. Frank Paglianite, Community Inspections Officer, testified that there was an unreasonable noise disturbance affecting a condo-dweller living behind the Publix property. Since the last hearing, he had spoken with representatives from Publix, who had taken measures to decrease the noise. He had also spoken with the complainant, who informed him that they had made great strides toward improving the situation. He presented Mr. Conner with a copy of the last letter sent by the complainant, Ms. Linda Oaks. Mr. Conner received the letter as City Exhibit 1. Mr. Conner asked what the City would like him to do since the problem was improved, but not entirely resolved.

Ms. Shari Brose, Publix representative, insisted that Publix was a good neighbor; they had gone to great lengths to resolve this situation already but there was only so much that could be done. Mr. Paglianite noted that the problem had improved dramatically. Mr. Conner stated that he could only set a compliance date and a fine.

Mr. Conner found in favor of the City and ordered compliance within 30 days, or a fine of \$100.00 per day would be imposed.

**Reference CE03010052**

Phillip Hancock    Continued from June 5, 2003  
460 Southwest 20<sup>th</sup> Avenue

The Assistant City Attorney, stated that the City would like to withdraw violation 47-34.3 C as the property owner had presented her with a letter from the zoning department stating that the land use was proper. She recommended 30 days to comply with Section 15-28 regarding the occupational license.

Mr. Conner found in favor of the City and ordered compliance with Section 15-28 within 30 days, or a fine of \$25.00 per day would be imposed.

**Reference CE03041156**

Zahra Bahrami  
1842 East Oakland Park Boulevard

Sec. 47-21.8 A: Missing ground cover;  
Sec. 47-25.3 A.d.iv: Improperly installed  
landscaped buffer; Sec. 9-306: Peeling  
paint/stained surfaces; Sec. 47-25.3 A.d.i:  
Required landscaped buffer

Ms. Batchelder announced that certified mail had been accepted on June 24, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that the property was missing required ground cover; building paint was peeling with areas of bare stucco, and there was no required landscape strip along the property line adjacent to residential property. She presented photographs of the property to Mr. Conner, which were received into evidence as City exhibit 1. She recommended 30 days to comply with Sections 47-21.8 A and 9-306, and 90 days to comply with Sections 47-25.3 A.d.iv and 47-25.3 A.d.i, or a fine of \$100.00 per day, per violation.

Mr. Randy Powers, President of Coral Shores Civic Association, testified that the property had been vacant for approximately 10 years; the current owner had taken over approximately 3 years ago, but had not improved matters. The City had boarded the property.

Mr. Conner found in favor of the City and ordered compliance with Sections 47-21.8 A and 9-306 within 30 days, and Sections 47-25.3 A.d.iv and 47-25.3 A.d.i within 90 days, or a fine of \$100.00 per day, per violation would be imposed.

**Reference CE03041158**

Zahra Bahrami  
1842 East Oakland Park Boulevard

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

Ms. Batchelder announced that certified mail had been accepted on June 24, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that the board up certificate for the property had not been renewed, nor had the property been repaired, rehabilitated, or sold. Ms. Haskins noted that this was the same property and owner as the previous case. When the property was first cited, she had been in contact with the owner who stated he was going to rehabilitate the property. He had not done so, and the owner had stopped communicating with her. She recommended 30 days to renew the Board up certificate, or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$100.00 per day would be imposed.

**Reference CE03051775**

Janice Grim  
3160 Southwest 17<sup>th</sup> Street

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

Ms. Batchelder announced that certified mail had been accepted on June 24, 2003.

Mr. Todd Nobles, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle on the property. He had spoken with the owner, who had agreed to move the vehicle within 90 days. The van belonged to her daughter, who was having financial difficulties and could not currently afford to license and repair the vehicle. He recommended 90 days to comply, or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 90 days or a fine of \$25.00 per day would be imposed.

**Reference CE03060074**

Miniaci Enterprises  
203 South Ft. Lauderdale Beach Boulevard

Sec. 25-181: Operating sidewalk café with-  
out required permit

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on June 26, 2003; certified mail addressed to an officer of the company had been accepted on June 25, 2003, and certified mail addressed to the tenant had been accepted (no date on card).

Ms. Waynette Smith, Occupational License Inspector, testified that the business was operating an outdoor café without a permit. She had spoken with the owner, who was in the process of obtaining a permit. She recommended 30 days to comply, or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$100.00 per day would be imposed.

**Reference CE03051312**

Northern Financial Corp.  
1100 Northwest 7<sup>th</sup> Street

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

Ms. Batchelder announced that service was by appearance of the owner's representative at this proceeding.

Mr. Mike Donovan, Community Inspections Officer, testified that the building had been boarded up for more than six months without having obtained the required board-up certificate. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1.

Mr. Michael Stiles, representative of the company, informed Mr. Conner that the building had been vacant for over a year, but was currently under contract for sale. Closing would probably take place in two to three weeks. He requested an additional 30 days to complete the sale. Mr. Donovan agreed to allow an additional 30 days, or a fine of \$50.00 per day. Mr. Donovan also requested that the order be recorded.

Mr. Conner found in favor of the City and ordered compliance within 30 days, or a fine of \$100.00 per day would be imposed. He also agreed to record the order.

**Reference CE03021123**

Willie Ruth Fox  
1717 Northwest 8<sup>th</sup> Place

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 47-21.8: Landscape maintenance;  
Sec. 9-280(b): Doors and windows in disrepair;  
Sec. 9-278(g): Missing/torn screens;  
Sec. 9-281(b): Trash, debris and an unlicensed vehicle on property; Sec. 9-280(g): Maintenance of outside electrical components and improperly installed A/C units; Sec. 47-34.1 A.1: Non-Permitted uses, storage of inoperable vehicles;  
Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 47-20.13 A: Parking lot in disrepair

Ms. Batchelder announced that personal service had been made by Inspector Nobles on June 14, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that the ground cover was not maintained and there were patches of bare sand; the parking area was not maintained; some doors and windows were not water tight and weather proof; some screens were torn or missing; outside electrical units were not maintained and there were improperly installed A/C units; Sections 9-306, 9-281(b), 47-34.1 A.1, and 9-289(h)(1) were now complied. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. He had spoken with the owner yesterday, and suggested she comply within 60 days, but Ms. Fox felt more time would be needed.

Ms. Ernestine Wilson, representative of the respondent, informed Mr. Conner that Ms. Fox had complied many of the violations already. Ms. Willie Ruth Fox informed Mr. Conner that she wanted Ms. Wilson (her Pastor) to represent her. Ms. Wilson continued that Ms. Fox was having financial difficulties and required more time and more money to complete repairs. Mr. Donovan stated that he would leave the time limit and fine up to Mr. Conner.

Mr. Conner found in favor of the City and ordered compliance Sections 47-21.8, 47-20.13 A, 9-280(b), 9-278(g), and 9-280(g) within 75 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03021124**

Willie Ruth Fox  
1711 Northwest 8<sup>th</sup> Place

Sec. 47-20.13 A: Driveway in disrepair;  
Sec. 9-278(g): Missing/torn screens;  
Sec. 9-280(g): Maintenance of outside electrical components and improperly installed A/C units;  
Sec. 9-280(b): Doors and windows in disrepair;  
Sec. 47-21.8: Landscape maintenance;  
Sec. 9-280(h)(1): Fence in disrepair

Ms. Batchelder announced that personal service had been made by Inspector Nobles on June 14, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that the parking area was not maintained; some screens were torn or missing; outside electrical units were not maintained and there were improperly installed A/C units; some doors and windows were not water tight and weather proof; the ground cover was not maintained; Section 9-280(h)(1) was now complied. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. He recommended 75 days to comply with Sections 47-20.13 A , 9-278(g), 9-280(g), 9-280(b) and 47-21.8 or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with Sections 47-20.13 A, 9-278(g), 9-280(g), 9-280(b) and 47-21.8 within 75 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE00121091**

The Estate of Viola Blount  
647 Northwest 14<sup>th</sup> Terrace

Request for Abatement

Ms. Batchelder announced that this case was originally heard on February 13, 2001, with compliance ordered by April 16, 2001; on May 17, 2001 the date was extended to September 14 2001; the property was complied on January 30, 2002, and fines had accrued in the amount of \$15,625.00. The City objected to any abatement of fines.

Mr. Leon McCombs, representative of the estate, informed Mr. Conner that Ms. McElvy, the person responsible locally for the estate, was present and would address the issues with Mr. Conner. Mr. McCombs explained that the house had been demolished and no one was living there at the time the fines were accruing. He informed Mr. Conner that Viola Blount

died in 1983, and the property had still not gone through probate. Mr. McCombs had a history of the property, which was accepted into evidence as respondent's exhibit 1.

Mr. Lee Kaplan, Community Inspections Officer, testified that the City felt the property did not warrant abatement of fines. There was a lengthy history on the property that took an extensive period of time to comply. Mr. McCombs offered mitigating circumstances for the long compliance delays. He felt that the extension granted on May 17, 2001 lasting until September 14, 2001 had been included in the fine period. Ms. Batchelder countered that the property had not accrued fines during this period. Mr. McCombs then pointed out that the unsafe structure violation cited by the Unsafe Structure Board had not been communicated to the Code Enforcement Department, so they were unaware that even if all the code violations were complied, the building would still not have met the structure requirements. Mr. Conner noted that if permits had been sought, all of the violations would have been discovered. Documents submitted by the City Economic Development Department dated June 27, 2003 were received into evidence as City exhibit 1.

Mr. McCombs reiterated that Ms. McElvy did not have the money to perform the repairs at the time the property was cited. Mr. Conner stated that there was evidence the violations had existed as cited. Ms. Batchelder confirmed that only one extension had been granted, and that fines did not reflect the time during which the extension ran. Mr. McCombs wanted the record to reflect that he had not been given time to complete his presentation and wished to appeal before the Circuit Court.

Mr. Conner denied the abatement.

**Reference CE03052154**

Gwendolyn Spann  
1231 Northwest 18<sup>th</sup> Court

Sec. 25-76(a): Improperly installed driveway

Ms. Batchelder announced that certified mail addressed to the owner had been accepted on June 30, 2003.

Mr. Tim Welch, City Engineer, testified that the owner had installed a driveway without a permit. The driveway was formed around a City water meter with improper framework, creating a tripping hazard. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1.

Ms. Gwendolyn Spann, respondent, had informed Mr. Welch that she had a contractor who could complete the work, and Mr. Welch felt this could be accomplished within 30 days.

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



**Reference CE02040020**

William & Pamela Peterson  
1636 Northwest 16<sup>th</sup> Street

Request for Abatement

Ms. Batchelder announced that this case was originally heard on March 6, 2003, with compliance ordered by April 5, 2003; on April 17, 2003 the date was extended to June 1, 2003; fines had accrued in the amount of \$300.00.

Ms. Pamela Pilson Peterson, respondent, informed Mr. Conner that she had gone through a bad divorce and had barely managed to save the house. She requested that the fine be reduced or eliminated. Ms. Batchelder confirmed that all but one violation were complied on April 5. Section 47-21.8 was complied on June 2, 2003. The fines had run from the original compliance date to the date the extension was granted.

Ms. Cheryl Pingitore, Community Inspections Officer, recommended a fine of \$200.00 to cover administrative costs. Mr. Conner agreed, and allowed 60 days to make the payment.

Mr. Conner abated the fines to \$200.00.

**Reference CE02061796**

Minnie Davis  
1509 Northwest 24<sup>th</sup> Avenue

Request for Abatement

Ms. Batchelder announced that this case was originally heard on August 1, 2002, with compliance ordered by August 31, 2003; the property was complied on February 14, 2003. Fines had accrued in the amount of \$4,150.00. The City was opposed to any abatement of the fines.

Ms. Minnie Davis, respondent, stated that she had done everything to comply the property, and did not understand the paperwork she received recently concerning the fines. Ms. Batchelder confirmed that there had been only one violation concerning the board up certificate.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that she had spoken with Ms. Davis on several occasions, and had asked her to prove her assertion that a board up certificate had been issued. There was no indication in the records that one had ever been obtained. Mr. Conner could see no extenuating circumstances to abate the fine. Ms. Davis confirmed that the house had never been lived in as long as she had owned it, and had been boarded up when she purchased it.

Mr. Conner denied the request for abatement.

Cases for Claims of Lien - Massey Hearings

**Reference CE02020205**

Charles Boye  
531 Northeast 8 Street

Lien Proceeding

Ms. Batchelder announced that this case was originally heard on March 7, 2002, with compliance ordered by July 4, 2002; on July 18, 2002 the date was extended to September 16; on September 19 the date was extended to November 18; on November 21, 2002 the date was extended to January 20, 2003; on February 6, 2003 the date was extended to May 7, 2003. Mr. Gossman signed an affidavit of non-compliance on June 16, 2003.

Mr. Charles Boye, owner, informed Mr. Conner that he had not yet received the required permit for the project. Some of the violations had already been complied.

The Assistant City Attorney stated that they were only here to have the second order signed and the have the property owner admit that the property was not in compliance.

Mr. Conner signed the lien foreclosure notice.

**Reference CE03010112**

Gary Rappaport  
1415 Northeast 4<sup>th</sup> Avenue

Lien Proceeding

Ms. Batchelder announced that Inspector Haskins had signed an affidavit of non-compliance on June 12, 2003. The case was originally heard on April 3, 2003 with compliance ordered by May 3, 2003.

Mr. Gary Rappaport, owner, stated that he thought he had complied, and understood at the previous Special Master proceeding that if he could prove he needed the temporary structures for storage while he was building a permanent facility, the violation would be dismissed. He had his builder send a letter to Inspector Haskins on April 10, 2003 stating that the storage facilities would be required until the building was completed. He thought he had complied.

Ms. Deborah Haskins, Community Inspections Officer, stated that she had spoken to Mr. Rappaport at length about this and informed him that the order issued by the Special Master specified that the only remedy was to remove the structures. The discussion Mr. Rappaport referred to was pursuant to requesting an extension. Mr. Rappaport offered photographs of the property and Ms. Haskins objected to receiving these as evidence, stating that this was not a hearing to re-litigate the facts of the case.

Mr. Conner noted that he could only consider unusual or extenuating circumstances. Mr. Rappaport reiterated his belief that the letter from his builder would satisfy the requirements from the first order. Ms. Haskins reiterated that this information could have been considered for an extension, but not for compliance.

Mr. Conner signed the lien foreclosure notice.

**Reference CE03012432**

Benjamin Bogun  
3720 Davie Boulevard  
Lien Proceeding

Ms. Batchelder announced that this case was originally heard on April 3, 2003 with compliance ordered by April 10, 2003. Inspector Margerum signed an affidavit of non-compliance on June 12, 2003.

Mr. Benjamin Bogun, owner, stated that the property was now in compliance. Mr. Skip Margerum, Community Inspections Officer, testified that Inspector Benavides had inspected the property this morning and the property was now in compliance. Mr. Bogun stated that his wife had tried to contact Mr. Margerum several times without success. Mr. Margerum had communicated with Mr. Bogun's employee, who never informed Mr. Bogun of their conversations. Mr. Conner reminded Mr. Bogun that they were not here to re-hear the case. Mr. Bogun had missed the original date for compliance, and the City was entitled to a lien for the fines accrued during the period of non-compliance.

Mr. Conner signed the lien foreclosure notice.

**Reference CE03031840**

Ogsanna Georges  
531 East Melrose Place

Ms. Batchelder announced that Inspector Fletcher signed an affidavit of non-compliance on June 16, 2003. The case was originally heard on May 1, 2003 with compliance ordered by May 31, 2003. The property was now in compliance.

Ms. Ogsanna Georges, respondent, stated that she had not been financially able to complete the repairs by the compliance date. Mr. Burt Fletcher, Community Inspections Officer, testified that the property was originally cited for ground cover, but was now in compliance. Mr. Fletcher asked Ms. Georges if she could find a receipt for the sod purchase. Ms. Batchelder noted that Ms. Georges would now have to negotiate this administratively as Inspector Fletcher had already signed the affidavit of non-compliance.

Mr. Conner signed the lien foreclosure notice.

End of Massey Hearing cases with respondents

**Reference CE02070520**

Vincent Panico  
123 Southwest 21<sup>st</sup> Way

Request for Abatement

Ms. Batchelder announced that this case was originally heard on February 6, 2003, with compliance ordered by March 8, 2003; on March 20, 2003, the date was extended to May 19, 2003; the property was complied on May 1, 2003, and fines had accrued in the amount of \$275.00. The City recommended a complete abatement.

Mr. Vincent Panico, respondent, explained that he had completed repairs, and requested an abatement of fines. Ms. Peggy Burks, Community Inspections Officer, noted that the delay was due to a problem scheduling Mr. Panico's request for an extension, not non-compliance.

Mr. Conner abated the fines.

**Reference CE03060695**

Light of Hope Financial Inc.  
421 Northwest 13<sup>th</sup> Avenue

Sec. 9-280(b): Structure or Fixtures in disrepair;  
Sec. 9-280(g): Exposed electrical components;  
Sec. 9-281(b): Trash, debris on property;  
Sec. 9-328(b): Required certificate of boarding;  
Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-304(b): Maintenance of parking area

Ms. Batchelder announced that two certified letters addressed to officers of the company had been accepted on June 24, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that the roof at this property was not sound and the front porch was caving in; outside electrical fixtures were not working properly; there was trash, litter and overgrowth on the property; the property was a nuisance as it was boarded with no certificate; the building had areas of chipping, peeling paint, and the parking lot was in disrepair; the striping was missing and wheel stops were not secure. He recommended 14 days to comply with Sections 9-280(g), 9-281(b), 9-328(b), and 9-306, and 30 days to comply with Sections 9-280(b) and 9-304(b), or a fine of \$100.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with:

- Sections 9-280(g), 9-281(b), 9-328(b), and 9-306 in 14 days;
  - Sections 9-280(b) and 9-304(b) in 30 days,
- or a fine of \$100.00 per day, per violation would be imposed.

**Reference CE03040196**

William Ader  
3020 East Commercial Boulevard

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

Ms. Batchelder announced that certified mail had been accepted by the owner on May 2, 2003; rescheduling letters had been mailed on May 14 and June 23, 2003; the last rescheduling letter had been signed by the owner on June 25, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that there was trash and overgrowth on the property. This was a repeat violation of CE02071494. He noted that there had been 10 violations in the past 3 years at this address. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1.

Mr. Conner found in favor of the City and ordered compliance with Section 18-27(a) within 7 days, or a fine of \$150.00 per day would be imposed.

**Reference CE03050291**

Richard & Joanne Brustad  
5500 Northeast 15<sup>th</sup> Avenue

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-304(b): Maintenance of parking area;  
Sec. 47-21.8 A: Missing ground cover

Ms. Batchelder announced that certified mail had been accepted on June 24, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the roof was very dirty and portions of the building required paint; the parking area was in very poor condition with areas of exposed lime rock, and the yard consisted of bare ground. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. He had spoken with the owner, who had a contract to replace the roof, and then intended to replace the driveway and complete the landscaping. Mr. Stockinger recommended 90 days to comply, or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 90 days, or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03051962**

Gladys Salmon  
2011 Northeast 56<sup>th</sup> Street

Sec. 47-20.20 H: Parking area in disrepair;  
Sec. 47-21.8 A: Missing ground cover;  
Sec. 9-281(b): Unlicensed, inoperable  
vehicle on property

Ms. Batchelder announced that certified mail addressed to the owner had been accepted on June 25, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the parking area was not maintained, striping was missing and wheel stops were not properly anchored; the front yard consisted of weeds; Section 9-281(b) was now complied. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. Mr. Stockinger had spoken with the owner, who informed him that she needed 30 more days to comply. He recommended 30 days to comply with Sections 47-20.20 H and 47-21.8 A, or a fine of \$5.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with Sections 47-20.20 H and 47-21.8 A within 90 days, or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03031466**

Aldridge Delmas  
221 Southwest 14<sup>th</sup> Court

Sec. 47-19.4 D.1: Dumpster not in approved enclosure; Sec. 47-34.1 A.1: Permitted uses

Ms. Batchelder announced that certified mail had been accepted by the owner (card not dated), and certified mail had been accepted on June 25, 2003.

Mr. Todd Nobles, Community Inspections Officer, testifying on behalf of Inspector Benavides, stated that the dumpster was not in an approved enclosure. Section 47-24.1 A.1 was now complied. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. He recommended 14 days to comply with Section 47-19.4 D.1 or a fine of \$50.00 per day.

Mr. Conner found in favor of the City and ordered compliance with Section 47-19.4 D.1 within 30 days, or a fine of \$50.00 per day would be imposed.

**Reference CE03020589**

Mike Osceola  
1329 Northwest 3<sup>rd</sup> Avenue

Continued from June 5, 2003

Ms. Ursula Thime, Community Inspections Officer, testified that there were large areas of bare sand in the front yard. She presented photographs of the property taken on June 4 and July 2 to Mr. Conner, which were accepted into evidence as City exhibits 1 and 2 respectively. She recommended 30 days to comply, or a fine of \$25.00 per day.

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

**Reference CE03050735**

Kenneth Powell & Mara Mendez  
280 Southwest 20<sup>th</sup> Avenue

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

Ms. Batchelder announced that personal service had been made by Inspector Thime on June 29, 2003.

Mr. Dan Mullarkey, Community Inspections Officer, testified that there was trash, rubbish and debris scattered on the property, and an unlicensed, inoperable vehicle on the property. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. He suggested 14 days to comply, or a fine of \$25.00 per day.

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

**Reference CE03040318**

Jalil Shiraz & Zahra Bahrami  
2197 North Ocean Boulevard

Sec. 9-281(b): Trash, debris on property;  
Sec. 47-19.9: Outside storage on property

Ms. Batchelder announced that certified mail had been accepted on June 24, 2003.

Mr. Robert Guilford, Community Inspections Officer, testified that there was trash and overgrowth on the property, and there was outside storage on the property. He presented a zoning chart of the property, which was accepted into evidence as City exhibit 1. He also presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 2. He had spoken with the owner and advised him that his recommendation would be 10 days to comply or a fine of \$25.00 per day, per violation. Mr. Conner advised Mr. Guilford that he should consider higher fines for commercial properties in the future.

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

**Reference CE03032185**

Jorge Ojito & Martha Peraza  
1116 Southwest 22<sup>nd</sup> Avenue

Sec. 47-21.10 B.1: Required ground cover;  
Sec. 9-281(b): Inoperable, unlicensed vehicle on property

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

Ms. Peggy Burks, Community Inspections Officer, testified that the front yard and swale were covered entirely with gravel; Section 9-281(b) was now complied. She presented

photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. She recommended 30 days to comply with Section 47-21.10 B.1, or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance with Section 47-21.10 B.1 within 30 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03040629**

D. R. & Inez Lewis  
1665 Southwest 29<sup>th</sup> Terrace

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

Mr. Murray announced that certified mail had been accepted on June 24, 2003.

Ms. Peggy Burks, Community Inspections Officer, testified that there were several unlicensed, inoperable vehicles on the property. She presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. Ms. Burks had spoken with the owner, who informed her that he had been ill and requested more time to comply. She recommended 14 days to comply, or a fine of \$25.00 per day.

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

**Reference CE03050268**

Washington Mutual Bank, NA  
1629 Northwest 5<sup>th</sup> Avenue

Sec. 18-1: Pool in disrepair; sec 47-21.8 A: Landscape maintenance; Sec. 9-281(b): Trash, and debris on property; Sec. 9-306: Fascia in disrepair; Sec. 9-280(h)(1): Fence in disrepair

Mr. Murray announced that certified mail had been stamped "Received June 27, 2003 Washington Mutual".

Ms. Deborah Haskins, Community Inspections Officer, testified that the pool was full of garbage and green, stagnant water, creating a breeding ground for mosquitoes; portions of the lawn were bare sand or weeds; there was trash and debris on the property; there was rotted fascia on the building, and sections of the chain link fence were in disrepair. She presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. Ms. Burks recommended 30 days to comply, or a fine of \$100.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$100.00 per day, per violation would be imposed.



**Reference CE03051886**

Astor Ferguson  
3544 Southwest 12<sup>th</sup> Court

Sec. 47-34.1 A.1: Permitted uses – outdoor storage

Mr. Murray announced that certified mail had been accepted on June 25, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that the property was being used for outside storage for a large number of appliances. She presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. Ms. Haskins recommended 7 days to comply, or a fine of \$50.00 per day.

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

Ms. Batchelder left the proceeding at 11:45 AM.

**Reference CE03051888**

Boysie Bhagwandeem  
1229 Southwest 37<sup>th</sup> Avenue

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

Mr. Murray announced that certified mail had been accepted on June 25, 2003.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was trash, rubbish and debris on the property, including an unlicensed, inoperable vehicle. She presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. Ms. Haskins recommended 7 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03041465**

DSD Inc.  
1620 Lauderdale Manors Drive

Sec. 47-21.8: Missing ground cover

Mr. Murray announced that certified mail addressed to the registered agent and owner had both been accepted on June 24, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that there were areas of dead or missing ground cover. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. Mr. Cross recommended 30 days to comply or a fine of \$50.00 per day.

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

**Reference CE03050479**

Maria Brown  
1138 Northwest 9<sup>th</sup> Terrace

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

Mr. Murray announced that certified mail had been accepted on June 21, 2003.

Mr. Andre Cross, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle on the property. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. Mr. Cross recommended 7 days to comply, or a fine of \$25.00 per day.

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

**Reference CE03042266**

Gladys Salmon  
2011 Northeast 56<sup>th</sup> Street

Sec. 15-28: Required occupational license

Mr. Murray announced that certified mail addressed to the apartment office had been accepted on June 26, 2003, and certified mail addressed to the owner had been accepted on June 28, 2003.

Ms. Maria Christine Roque, Community Inspections Officer, testified that the owners were engaging in business without first obtaining a license. She recommended 14 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03042271**

Gladys Salmon  
2021 Northeast 56<sup>th</sup> Street

Sec. 15-28: Required occupational license

Mr. Murray announced that certified mail addressed to the apartment office had been accepted on June 26, 2003, and certified mail addressed to the owner had been accepted on June 28, 2003.

Ms. Maria Christine Roque, Community Inspections Officer, testified that the owners were engaging in business without first obtaining a license. She recommended 14 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03042285**

Mark Floied  
1432 Northeast 5<sup>th</sup> Avenue

Sec. 15-28: Required occupational license

Mr. Murray announced that certified mail had been accepted on June 26, 2003.

Ms. Maria Christine Roque, Community Inspections Officer, testified that the owners were engaging in business without first obtaining a license. She recommended 14 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03042332**

Maria Dominguez  
3951 Davie Boulevard

Sec. 15-28: Required occupational license

Mr. Murray announced that certified mail had been accepted on June 25, 2003.

Ms. Maria Christine Roque, Community Inspections Officer testified that the owners were engaging in business without first obtaining a license. She recommended 14 days to comply, or a fine of \$100.00 per day.

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

**Reference CE03051782**

Martin Nickelson & Christine Brannin  
3137 Southwest 15<sup>th</sup> Street

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

Mr. Murray announced that certified mail had been accepted on June 24, 2003.

Mr. Todd Nobles, Community Inspections Officer, testified that there were several unlicensed, inoperable vehicles on the property. He presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. Mr. Nobles recommended 14 days to comply, or a fine of \$25.00 per day.

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

**Reference CE03052127**

Frank Marshall Jr.  
413 Southeast 16<sup>th</sup> Court

Sec. 47-34.4 A.1: Commercial vehicles stored on property

Mr. Murray announced that certified mail had been accepted (no date on card).

Mr. Todd Nobles, Community Inspections Officer, testified that there was a trailer and boat stored on the right-of-way. He had spoken with the owner, who requested 30 days to comply. Mr. Nobles presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. He recommended 30 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03012128**

Jorge Pio  
1637 Northwest 9<sup>th</sup> Avenue

Sec. 9-281(b): Trash, debris and an inoperable, unlicensed vehicle on property;  
Sec. 47-21.8 A: Missing ground cover;  
Sec. 24-27(c): Garbage carts location

Mr. Murray announced that certified mail was accepted on June 28, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that there was trash, rubbish, and debris on the property, including several unlicensed, inoperable vehicles; ground cover was missing, and the garbage carts were left out after service. She presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. Ms. Pingitore recommended 7 days to comply with Sections 9-281(b) and 24-27(c), and 30 days to comply with Section 47-21.8 A or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with Sections 9-281(b) and 24-17(c), within 14 days, and Section 47-21.8 A within 30 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03021894**

Mariana Villaseca  
1531 Northwest 12<sup>th</sup> Avenue

Sec. 24-27(c): Garbage carts location;  
Sec. 47-21.8 A: Missing ground cover;  
Sec. 9-281(b): Trash, debris and an inoperable,  
unlicensed vehicle on property

Mr. Murray announced that certified mail had been accepted on June 24, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the garbage carts were left out after service; ground cover was missing, and there was trash, rubbish, and debris on the property, including an unlicensed, inoperable vehicle. Ms. Pingitore presented photographs of the property to Mr. Conner, which were accepted into evidence as City exhibit 1. She recommended 7 days to comply with Sections 9-281(b) and 24-17(c), and 30 days to comply with Section 47-21.8 A or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with Sections 9-281(b) and 24-17(c), within 7 days, and Section 47-21.8 A within 30 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE03031782**

Troy Hannon  
1501 Northwest 18<sup>th</sup> Court

Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 18-27(a): Trash and overgrowth on property;  
Sec. 24-27(c): Garbage carts location

Mr. Murray announced that certified mail had been accepted on June 25, 2003.

Ms. Cheryl Pingitore, Community Inspections Officer, testified that the fence was in disrepair; there was trash and overgrowth on the property; Section 24-27( c) was now complied. She recommended 7 days to comply with Sections 9-280(h)(1) and 18-27(a) or a fine of \$50.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with Sections 9-280(h)(1) and 18-27(a) within 7 days or a fine of \$50.00 per day, per violation would be imposed.

[Cases not on recording](#)

**Reference CE03040651**

Robbie Palmer  
721 Northwest 15<sup>th</sup> Way

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-280(h)(1): Fence in disrepair

Mr. Murray announced that personal service had been made by Inspector Nobles on June 14, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that paint was peeling from the building and walls were dirty, and the fence was in disrepair. He recommended 30 days to comply, or a fine of \$25.00 per day, per violation.

Mr. Conner 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 CE03040653**

W.W. & Georgia Roland  
734 Northwest 15<sup>th</sup> Way

Sec. 9-281(b): Trash, debris and an inoperable, unlicensed vehicle on property; Sec. 9-280(h)(1): Fence in disrepair; Sec. 47-34.1 A.1: Permitted uses – outside storage

Mr. Murray announced that personal service had been made by Inspector Nobles on June 14, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that there was trash, rubbish and debris scattered on the property, including unlicensed, inoperable vehicles; the fence was in disrepair, and unlicensed, inoperable vehicles and rubbish were stored at this location, which was unpermitted use. He recommended 14 days to comply, or a fine of \$25.00 per day, per violation.

Mr. Conner 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 CE03041262**

Herbert Davis  
1621 Northwest 7<sup>th</sup> Place

Sec. 47-20.13 A Peeling paint/stained surfaces;  
Sec. 47-21.8: Landscape maintenance;  
Sec. 47-34.1 A.1: Permitted uses;  
Sec. 9-280(g): Outside electrical components not maintained, improperly installed A/C units;  
Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 9-281(b): Trash, debris and an inoperable, unlicensed vehicle on property; Sec. 9-306: Peeling paint/stained surfaces

Mr. Murray announced that personal service was made by Inspector Donovan on July 1, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that walls were dirty and paint was chipping and peeling; the ground cover was not maintained and there were patches of bare sand; unlicensed, inoperable vehicles and trash were stored at this location, which was not a permitted use; outside electrical units were not maintained and there were improperly installed A/C units; the fence was in disrepair; there was trash, rubbish and debris scattered on the property, including unlicensed, inoperable vehicles, and the walls were dirty with chipping and peeling paint. He recommended 30 days to comply or a fine of \$25.00 per day, per violation.

Mr. Conner 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 CE03050791**

Arlene Boyd & Ella Taylor  
646 Northwest 5<sup>th</sup> Avenue

Sec. 9-281(b): Trash, debris and an inoperable, unlicensed vehicle on property; Sec. 9-278(g): Missing/torn screens; Sec. 9-314: Debris on fence; Sec. 47-34.1 A.1: Permitted uses – outside storage

Mr. Murray announced that certified mail had been accepted on June 24, 2003, and personal service had been made by Inspector Nobles on June 14, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that there was trash and rubbish scattered on the property including unlicensed vehicles; some screens were torn or missing; there was debris on the fence, and unlicensed vehicles were stored on this property, which was not a permitted use. He recommended 30 days to comply, or a fine of \$25.00 per day, per violation.

Mr. Conner 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 CE03050901**

Frontier Properties LLC  
1705 Northwest 7<sup>th</sup> Court

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

Mr. Murray announced that certified mail addressed to the registered agent and the building manager had both been accepted on June 24, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that there was rubbish, trash, and debris on the property, including unlicensed, inoperable vehicles; outside electrical sockets were not maintained and there were improperly installed A/C units; walls were dirty and paint was peeling and chipping; some screens were torn or missing; some doors and windows were not water / weather tight, and the parking area was not maintained. He recommended 45 days to comply or a fine of \$50.00 per day, per violation. He also requested that the order be recorded.

Mr. Conner found in favor of the City and ordered compliance within 45 days or a fine of \$50.00 per day, per violation. Mr. Conner also agreed to record the order.

**Reference CE03050902**

Frontier Properties LLC  
1701 Northwest 7<sup>th</sup> Court

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

Mr. Murray announced that certified mail addressed to the registered agent and the building manager had both been accepted on June 24, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that there was rubbish, trash, and debris on the property, including unlicensed, inoperable vehicles; walls were dirty and paint was peeling and chipping; the parking area was not maintained; some doors and windows were not water / weather tight; outside electrical sockets were not maintained and there were improperly installed A/C units, and some screens were torn or missing. He recommended 45 days to comply or a fine of \$50.00 per day, per violation. He also requested that the order be recorded.

Mr. Conner found in favor of the City and ordered compliance within 45 days or a fine of \$50.00 per day, per violation. Mr. Conner also agreed to record the order.

**Reference CE3050919**

Frank Shropshire  
703 Northwest 14<sup>th</sup> Way

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

Mr. Murray announced that personal service had been made by Inspector Nobles on June 14, 2003.



Mr. Mike Donovan, Community Inspections Officer, testified that the building had been boarded up for more than six months without having obtained the required board-up certificate. He recommended 30 days to comply or a fine of \$50.00 per day.

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

**Reference CE03051456**

Frontier Properties LLC  
1711 Northwest 7<sup>th</sup> Court

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

Mr. Murray announced that certified mail addressed to the registered agent and the building manager had both been accepted on June 24, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that the parking area was not maintained; some screens were torn or missing; some doors and windows were not water / weather tight; outside electrical sockets were not maintained and there were improperly installed A/C units; there was rubbish, trash, and debris on the property, including unlicensed, inoperable vehicles, and walls were dirty and paint was peeling and chipping. He recommended 45 days to comply or a fine of \$50.00 per day, per violation. He also requested that the order be recorded.

Mr. Conner found in favor of the City and ordered compliance within 45 days or a fine of \$50.00 per day, per violation. Mr. Conner also agreed to record the order.

**Reference CE03060001**

Sec. Housing and Urban Development  
645 Northwest 13<sup>th</sup> Terrace #A

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

Mr. Murray announced that certified mail had been accepted on June 25, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that the building had been boarded up for more than six months without having obtained the required board-up certificate. He requested 30 days to comply, or a fine of \$50.00 per day.

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

**Reference CE03060003**

Mortgage Electronic Reg. System  
638 Northwest 15<sup>th</sup> Avenue

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

Mr. Murray announced that certified mail had been accepted on June 25, 2003.

Mr. Mike Donovan, Community Inspections Officer, testified that the building had been boarded up for more than six months without having obtained the required board-up certificate. He requested 30 days to comply, or a fine of \$50.00 per day.

Mr. Conner found in favor of the City and ordered compliance 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:

CE03020222	CE03041670	CE03042344	CE03051281
CE03030863	CE03041889	CE03042345	CE03051494
CE03031638	CE03042259	CE03050299	CE03051764
CE03031785	CE03042264	CE03050475	CE03051773
CE03040339	CE03042276	CE03050478	CE03051785
CE03040430	CE03042286	CE03050661	CE03051788
CE03040915	CE03042326	CE03050775	CE03051876
CE03040924	CE03042331	CE03050778	CE03051921
CE03041020	CE03042334	CE03050780	CE03052016
CE03041063	CE03042341	CE03051189	CE03060798

**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:

CE02092053	CE03032487	CE03041611	CE03042330
CE02100059	CE03040239	CE03041641	CE03042418
CE02110670	CE03040671	CE03041643	CE03042428
CE02111484	CE03040923	CE03042283	CE03042456
CE03012376	CE03040924	CE03042284	CE03042500
CE03021071	CE03041061	CE03042290	CE03050298
CE03021122	CE03041313	CE03042327	CE03050437
CE03031851	CE03041582	CE03042328	CE03050477

CE03050602	CE03051881	CE03052027
CE03050662	CE03052012	CE03060524

**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:

CE02090190	CE03041641	CE03041984	CE03051766
CE03032209	CE03041643	CE03050598	CE03060091

**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:

CE03042293	CE03022212
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**Claims of Liens**

The remaining Claims of Liens were presented and Mr. Conner approved proceeding.

There being no further business, the hearing was adjourned at 1:30 P.M.

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Special Master

ATTEST:

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Clerk, Special Master

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Code Supervisor