

**SPECIAL MASTER HEARING**  
**City Commission Meeting Room**  
**Judge Floyd Hull, Presiding**  
**July 17, 2003**  
**9:00 A.M. – 11:30 A.M.**

---

Staff Present:

Assistant City Attorney  
Susan Batchelder, Administrative Assistant  
Leonard Ackley, Community Inspections Officer  
Lin Bradley, Community Code Supervisor  
Peggy Burks, Community Inspections Officer  
Burt Fletcher, Community Inspections Officer  
Robert Guilford, Community Inspections Officer  
Deborah Haskins, Community Inspections Officer  
John Hudak, Community Inspections Officer  
Lee Kaplan, Community Inspections Officer  
Gilbert Lopez, Community Inspections Officer  
Skip Margerum, Community Inspections Officer  
Dan Mullarkey, Community Inspections Officer  
Linda Nigg, Occupational License Inspector  
Waynette Smith, Occupational License Inspector  
Frank Stockinger, Community Inspections Officer

Also Present:

Timothy Hager  
Bryan Clekas, CE03021464  
Frieda D'Aiguillon, CE02081601  
Leon McCombs, CE00121091  
Jack Allen, CE03012195  
Paul Cahaly, CE02110237  
Vanessa Prieto, CE03022018  
Eric Sharpe, CE03031032  
Maria Yanet, CE02031959  
Juanita Greer, CE03040780  
Leon Saban, CE03030905  
Philip St. Louis, CE03030905  
Lorenzo Cassel, CE03062176  
Peter Marchiante, CE03040579  
Dennis Sobieski, CE03060953  
Jennifer Smith, CE02110819  
Alan Rohloft

Steve Osber  
Quinn Goodchild, CE03021304  
Joyce Fernandez, CE03040549  
Mary Meyers, CE03040549

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

The meeting was called to order at 9:00 A.M. Judge Hull 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 CE02120558**

JTCB Inc.  
1400 Southwest 13<sup>th</sup> Street

Request for Extension of Time

Ms. Batchelder announced that this case was originally heard on May 15, 2003 with compliance ordered by June 29, 2003. Section 18-1 was now complied, Section 9-306 was not.

The representative for JTBC Inc. stated that renovations should be completed by the end of the week. He requested an extension of 30 days. Judge Hull felt two weeks should be sufficient.

Judge Hull granted a 2-week extension.

**Reference CE03060953**

Parkland Camelot Ltd.  
2420 Southeast 17<sup>th</sup> Street

Sec. 47-21.6 K: Water runoff staining public sidewalk

Ms. Batchelder announced that certified mail addressed to the company had been accepted on July 10, 2003.

Mr. Robert Guilford, Community Inspections Officer, testified that water runoff was staining the public sidewalk.

Mr. Dennis Sobieski, managing agent for the property, requested a continuance. He stated that the property was part of the 17<sup>th</sup> Street renovation project. The water retention seemed to be from ground water, not from runoff. The DOT had been handling this situation, and had told Mr. Sobieski that the matter would be taken care of by them. This is why his company had not acted since February. The DOT was drafting a letter to the City pursuant to this.

Mr. Guilford noted that this was a complex issue, and stated that the City had no objection to a 60-day continuance for Mr. Sobieski to obtain documentation. Judge Hull was concerned with how long it would take the DOT to act.

Judge Hull granted a 60-day continuance.

**Reference CE03061196**

Swiss Beach Holdings, Inc.  
219 South Ft. Lauderdale Beach Boulevard

Sec. 25-181: Operating sidewalk café without café permit; Sec. 47-22.3 R: Signs without permits

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on July 7, 2003; certified mail addressed to the tenant had been accepted (no date on card).

Ms. Waynette Smith, Occupational License Inspector, testified that the company was operating a sidewalk café without a café permit; Section 47-22.3 R was now complied. Ms. Smith requested that the company cease operating the café until the permit was obtained. She recommended 7 days to comply with Section 25-181, or a fine of \$100.00 per day.

The representative for the company informed Judge Hull that all the necessary steps had been taken to obtain a permit last month. He noted that there had been a mix-up because the City had the landlord's address - 229 South Ft. Lauderdale Beach Boulevard - associated with the permit, not the business's actual address. This caused the permit application to be misfiled by the City, and had led to the delay.

Mr. Lin Bradley, Community Code Supervisor, stated that the City had no problem with the permit application problems, but the business was still operating the café without the permit.

Judge Hull found in favor of the City and ordered the business to cease operations of the café within 7 days or a fine of \$100.00 per day would be imposed.

**Reference CE03012195**

Jack Allen  
1324 Northeast 3<sup>rd</sup> Avenue

Sec. 9-306: Peeling paint/stained surfaces

Ms. Batchelder announced that certified mail had been accepted on July 9, 2003, and personal service had been made by Inspector Donovan on June 20, 2003.

Ms. Debora Haskins, Community Inspections Officer, testified that there was rotted fascia, soffit, doors and trim on the property. Ms. Haskins had spoken with the owner, who was in

the process of making repairs and had requested 45 days to complete them. She recommended 45 days to comply or a fine of \$25.00 per day.

Judge Hull found in favor of the City and ordered compliance within 45 days or a fine of \$25.00 per day would be imposed.

**Reference CE02110819**

NAACP  
2411 East Las Olas Boulevard

Request for Extension of Time

Ms. Batchelder announced that this case was originally heard on January 16, 2003 with compliance ordered by April 16, 2003. On April 3 the date was extended to July 2, 2003 with the stipulation to remove the hazardous section of dock. Sections 8-91(b) and 9-281(b) were now complied. Fines had accrued in the amount of \$375.00.

Ms. Jennifer Smith, representative of the NAACP, gave a brief history of her involvement. She had hired someone who had scraped areas of the house and applied touch-up paint, but she realized that this was not enough to comply Section 9-306. She had obtained bids to perform structural repairs and knew that the permit process and work would require more time to complete.

Mr. Robert Guilford, Community Inspections Officer, noted that there were extenuating circumstances since there was an agreement in place that limited the options and abilities of the property managers to act on this property.

The Assistant City Attorney, suggested a 60-day extension; after that, the representative could reappear to give a progress report. Ms. Batchelder reminded Judge Hull that it was the respondent's responsibility to request reappearance; Judge Hull made certain Ms. Smith understood this.

Judge Hull granted an extension of 60 days.

**Reference CE03022018**

Marangelli Investments Inc.  
825 Northwest 10<sup>th</sup> Terrace

Request for abatement of Fines

Ms. Batchelder announced that this case was originally heard on March 20, 2003. This was a repeat violation on this property by this owner. Judge Futch had ruled that violations existed starting on February 24, 2003 and continued until March 17, 2003 when all but one violation had been complied. The last Section – 47-21.8 – was complied on March 21, 2003. Fines had accrued in the amount of \$17,200.00.

Ms. Vanessa Prieto, representative for the respondent, stated that the fines should not have begun to accrue until the owners received notice on March 14, 2003. She felt the fine should therefore be \$2,400.00. She also asked Judge Hull to consider the fact that the owners had complied the property within 3 days of receiving the notice.

The Assistant City Attorney, stated that she had a copy of the Notice of Violation dated February 26, 2003. The green card in the file was dated March 6; on March 14 the NOV was faxed to Ms. Prieto. Therefore, the owners had notice of the violation by March 6, not March 14. When there is a repeat violation, the City is not required to send a time to correct prior to the NOV. Judge Hull stated that the fine should only have accrued between March 6 and March 17. Ms. Prieto reiterated that on top of altering the dates the fines accrued, she wished to have the fines abated because she and the owners had worked with Mr. Hiteshew to correctly the violations very quickly once they were aware of them.

Ms. Batchelder restated the compliance dates for all the violations. Ms. Bortman noted that the notice of violation was sent pursuant to State Statute 162.12, which did not require the "courtesy notice" for repeat violations.

Judge Hull abated the fines to include the time period of March 6 – March 17 for 7 of the violations and March 6 – March 17 for Section 47-21.8.

#### **Reference CE03040549**

George Meyers  
809 Northwest 14<sup>th</sup> Avenue

Request for Extension of Time

Ms. Batchelder announced that this case was originally heard on June 5, 2003 with compliance ordered by July 5, 2003. Sections 18-27(a), 47-34.1 A.1, 9-281(b), and 9-306 were now complied. Fines had accrued in the amount of \$2,200.00.

Ms. Joyce Fernandez, daughter of and representative for the estate of George Meyers, noted that Mr. Meyers had passed away on May 17, 2003; his children had been unaware of any violation on the property. She claimed to have left several messages for Inspector Donovan, to which he never replied. The first time she spoke with him was on the day he reinspected the property. She had informed him that they had begun much of the work. She asked Judge Hull not to penalize the children since they were unaware of the violations and fines.

Ms. Mary Meyers, daughter of George Meyers, informed Judge Hull that the children had also been limited in performing repairs at the property because money from the estate had not been available to them immediately due to probate.

Ms. Batchelder stated that the City objected to any extension. Judge Hull clarified which violations were still not in compliance. Ms. Batchelder then stated that Section 24-27(c) should not receive an extension, but the remaining three violations could.

Judge Hull granted a 30-day extension for Sections 47-19.4 D.8, 47-20.20 H, and 47-21.8. He refused to grant an extension for Section: 24-27(c).

**Reference CE02081601**

Venri D'Aiguillon  
1617 Northwest 15<sup>th</sup> Street

Request for Abatement of Fines

Ms. Batchelder announced that this case was originally heard on April 17, 2003 with compliance ordered by April 27, 2003. All sections except 47-21.8 A were complied on May 22; Section 47-21.8 A was complied on May 29, 2003. Fines had accrued in the amount of \$3,875.00.

Ms. Frieda D'Aiguillon stated that on April 17 she had received the notice of the hearing scheduled that day and assumed it referred to another property she was in the process of renovating. She had attended the hearing and spoken with Ms. Pingitore, and they had agreed that she needed 30 more days to comply. She then left the hearing. On May 17 she found out that some of the violations had not been given 30 days to comply, and the violations were no at the property she assumed. Ms. D'Aiguillon had then met with Inspector Pingitore at the property and explained what needed to be done. She had performed all of the repairs except the sod replacement immediately. Judge Hull told Ms. D'Aiguillon that perhaps she needed help to maintain all her properties and denied any abatement.

Mr. Leonard Ackley, Community Inspections Officer, stated that the City recommended a 50% reduction of the fines.

Judge Hull abated the fines to \$ 1,937.50.

**Reference CE03021464**

Best Florida Storage Inc.  
2290 Northwest 19<sup>th</sup> Street

Request for Abatement

Ms. Batchelder announced that this case was originally heard on May 1, 2003 with compliance ordered by May 11, 2003. The property was complied on June 20, 2003. Fines had accrued in the amount of \$3,900.00.

Mr. Bryan Clekas, representative of Best Florida Storage, stated that they had complied within a few days of the notice and spoken with Ms. Pingitore, who said she planned to reinspect the property. He left another message asking Ms. Pingitore to phone him if there were any problems as of her reinspection. Since she never returned his call, he assumed that there was no problem. Several weeks later he had received a letter stating that the

property was still in violation. When he spoke to Ms. Pingitore, she had informed him that the supporting 2 X 4s were still in place.

Mr. Leonard Ackley, Community Inspections Officer, stated that the City recommended a 50% reduction in the fine.

Judge Hull abated the fines.

**Reference CE03040579**

Peter & Camille Marchiante  
1904 Southwest 28<sup>th</sup> Street

Request for Extension of Time

Ms. Batchelder announced that this case was originally heard on May 15, 2003 with compliance ordered by June 14, 2003. Sections 9-280(g) and 9-281(b) were now complied. Fines had accrued in the amount of \$3,300.00.

Mr. Peter Marchiante, respondent, stated that he thought the property had been complied.

Mr. Robert Guilford, Community Inspections Officer, testified that he had inspected the property prior to this hearing. He stated that the City objected to any extension. Mr. Marchiante stated that he was unaware what remained to be done in order to comply. Ms. Batchelder told him to get in touch with Mr. Nobles.

Judge Hull denied the extension.

**Reference CE02110237**

Plaza Beach Hotel Corp.  
4060 Galt Ocean Drive

Request for Extension of Time

Ms. Batchelder announced that this case was originally heard on March 20, 2003 with compliance ordered by July 18, 2003. Section 47-21.8 A was now complied.

Mr. Paul Cahaly, property manager, stated that they were in the process of performing extensive repairs and had hired a contractor to do so. He requested 30 days to complete repairs.

Judge Hull granted a 30-day extension.

**Reference CE03021304**

Fredrico Fazio  
645 Northeast 10<sup>th</sup> Avenue

Request for Extension of Time

Ms. Batchelder announced that this case was originally heard on April 12, 2003 with compliance ordered by July 16, 2003.

Ms. Quinn Goodchild, property manager, explained that their contractor had previously determined that the storm drains needed to be repaired prior to the parking lot repairs. The City was in the process of researching the storm drain problems. She requested a 60-day extension.

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

Judge Hull granted a 60-day extension.

**Reference CE00121091**

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

Request for Abatement of Fines

Ms. Batchelder announced that this case was originally heard on February 15, 2001 with compliance ordered by April 16, 2001. On May 17, 2001 the date was extended to May 24, 2001 and September 14, 2003. The property was complied on January 23, 2003 when the property was demolished following an order by the Unsafe Structures Board. Mr. McCombs had appeared at the previous meeting to request abatement and claimed he had not been given sufficient time to present his case, so he was given the opportunity to present his case today. Fines had accrued in the amount of \$15,625.00. The City remained in objection to any abatement.

Mr. Leon McCombs, representative of the estate, stated that there were mitigating and extenuating circumstances. The main extenuating circumstance was that Ms. McElvy, the local representative for the estate, was not aware that she should have appeared on September 14, 2001 to request an extension. She had sent the City a letter to obtain the first extension in May 2001. Judge Hull asked why Mr. McCombs felt he had not be given sufficient time to present his case at the July 2003 abatement hearing. Mr. McCombs stated that he was told his time was up while he was trying to present his case. He had later spoken to Ms. Batchelder concerning his opinion that he had not be given sufficient time and had subsequently been allowed to appear here today.

Judge Hull stated that he would not overrule the previous Special Master.

Judge Hull denied the request for abatement.

**Reference CE03031032**

Eric & Clarissa Sharpe  
3220 Glendale Boulevard

Request for Extension of Time



Ms. Batchelder announced this case was originally heard on May 15, 2003 with compliance ordered by June 14, 2003. Fines had accrued in the amount of \$1,600.00.

Mr. Eric Sharpe, respondent, stated that he was trying his best to make repairs, but was having difficulty paying for and finding time for all the work.

Judge Hull denied the extension.

**Reference CE03040780**

Juanita Greer  
912 Southwest 24<sup>th</sup> Avenue

Sec. 47-21.8 A: Missing ground cover;  
Sec. 9-281(b): Rubbish, trash, and debris  
scattered on property

Ms. Batchelder announced that certified mail had been accepted on July 3, 2003.

Ms. Peggy Burks, Community Inspections Officer, testified that there was missing ground cover on the property and swale, and there was trash and rubbish scattered on the property.

Ms. Juanita Greer, respondent, informed Judge Hull that she had been in a car accident in May and was still limited in the amount of manual labor she could perform. She requested 90 days to comply. Ms. Burks recommended at least 60 days, and acknowledged that Ms. Greer was having financial difficulties as well.

Judge Hull 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 CE02031959**

Marcelina Marin  
1608 Northwest 7<sup>th</sup> Avenue

Sec. 9-281(b): Inoperable, unlicensed vehicle on  
property; Sec. 9-308 (b): Roof in disrepair

Ms. Batchelder announced that certified mail had been accepted on July 9, 2003, and personal service had been made by Inspector Donovan on June 28, 2003.

Ms. Debora Haskins, Community Inspections Officer, testified that there was an unlicensed, inoperable vehicle on the property and the roof tiles were mildew-stained. She recommended 7 days to comply or a fine of \$25.00 per day, per violation. She had spoken with the owner the previous day, who had informed her that they were working on the property and hoped to complete repairs within the week.

Ms Maria Yanet informed Judge Hull that the car was already gone, and she hoped to have the roof cleaned up very soon.

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

**Reference CE03030985**

Bay Colony Exxon, Inc.  
5556 North Federal Highway

Sec. 18-27(a): Disabled vehicles on property;  
Sec. 47-21.8 A: Landscape maintenance;  
Sec. 9-280(h)(1): Fence in disrepair

Ms. Batchelder announced that certified mail addressed to the registered agent and owner had both been accepted on July 7, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that there were disabled vehicles on the property; the landscaping was not maintained, and the wall at the rear of the property was in disrepair. He presented photographs of the property to Judge Hull.

The business owner informed Judge Hull that he had purchased the property in February, when there had been many violations against the property. He had brought the property into compliance except for these three violations. He was in the process of evicting the tenant and converting the property to a convenience store. He requested 60 days to get this started.

Mr. Stockinger noted that this case was begun in March with the previous owner and very little work had been done. The contractor for the property stated that the landscaping would need to be redone when the property was converted, so it did not make sense to perform the work now. Mr. Stockinger felt there were some things that could be taken care of very easily and immediately.

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

- Sections 47-21.8 A and 9-280(h)(1) within 60 days or a fine of \$50.00 per day, per violation.
- Section 18-27(a) within 7 days or a fine of \$25.00 per day would be imposed.

**Reference CE03032276**

Eliyahu Shimonov  
3050 Southwest 8<sup>th</sup> Street

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

Ms. Batchelder announced that certified mail had been returned unclaimed on June 4, 9, and 19, 2003.

Mr. John Hudak, Community Inspections Officer, testified that there was trash, rubbish, and debris scattered on the property, including an unlicensed, inoperable vehicle. He had

visited the property the previous day and the car had been removed. Mr. Hudak recommended 7 days to comply or a fine of \$25.00 per day.

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

**Reference CE03020084**

James & Ella Parrish  
1810 Lauderdale Manors Drive

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

Ms. Batchelder announced that certified mail had been accepted on July 10, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that there were areas of chipped and peeling paint and bare concrete on the building and there was trash and rubbish scattered on the property. He had inspected the property the previous day and confirmed that the violations still existed as cited. Mr. Ackley recommended 30 days to comply or a fine of \$25.00 per day, per violation.

Judge Hull 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 CE03011673**

Fran Rubio / Burn LLC  
709 Southwest 15<sup>th</sup> Avenue

Sec. 18-27(a): Trash on property;  
Sec. 47-20.20 H: Parking area in disrepair;  
Sec. 47-21.8: Landscape maintenance

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on July 10, 2003, and personal service had been made by Inspector Mullarkey on July 1, 2003.

Mr. Dan Mullarkey, Community Inspections Officer, testified that the parking area was in disrepair; Sections 18-27(a) and 47-21.8 were now complied. He recommended 30 days to comply with Section 47-20.20 H or a fine of \$25.00 per day.

Judge Hull found in favor of the City and ordered compliance with Section 47-20.20 H within 30 days, or a fine of \$25.00 per day would be imposed.

**Reference CE03031164**

Hilernest Cadet  
632 Southwest 16<sup>th</sup> Avenue

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

vehicle on property

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

Mr. Dan Mullarkey, Community Inspections Officer, testified that there was trash, debris, and an unlicensed, inoperable vehicle on the property. He recommended 14 days to comply or a fine of \$25.00 per day.

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

**Reference CE03060682**

Mary Keasler  
2110 Southwest 23<sup>rd</sup> Avenue

Sec. 47-34.4 B.3.b: Mobile home  
parked/stored on property

Ms. Batchelder announced that certified mail had been accepted on July 10, 2003.

Mr. Dan Mullarkey, Community Inspections Officer, testified that a mobile home was being stored on the property. He recommended 14 days to comply or a fine of \$25.00 per day.

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

**Reference CE03022130**

Serenisima Gran Espanola Logia  
3700 Southwest 13<sup>th</sup> Court

Sec. 9-281(b): Inoperable, unlicensed vehicles on  
property, including a boat and trailer

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

Mr. Gilbert Lopez, Community Inspections Officer, testified that the vehicle and trailer were gone, but there was still a boat on the property. He recommended 7 days to comply or a fine of \$25.00 per day.

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

**Reference CE03051559**

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

Sec. 18-1: Derelict vehicles on property;  
Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 18-27(a): Property overgrown

Ms. Batchelder announced that certified mail had been accepted on July 2, 2003.

Mr. Gilbert Lopez, Community Inspections Officer, testified that there were unlicensed, inoperable vehicles on the property; the building was in need of paint and fascia repairs, and the property was overgrown. He recommended 14 days to comply or a fine of \$25.00 per day, per violation.

Judge Hull 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 CE03061371**

Altron Group of Companies Inc.                      Sec. 18-27(a): Trash and overgrowth on property  
281 Florida Avenue

Ms. Batchelder announced that certified mail had been accepted on July 10, 2003.

Mr. Burt Fletcher, Community Inspections Officer, testified that the property and swale were overgrown and strewn with trash. He recommended 14 days to comply or a fine of \$50.00 per day.

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

**Reference CE03030942**

Evelyn & Leroy Porter, et al                      Sec. 9-281(b): Inoperable, unlicensed vehicles on  
212 Southwest 22<sup>nd</sup> Avenue                      property

Ms. Batchelder announced that certified mail had been returned unclaimed on June 4, 9, and 19, 2003.

Ms. Peggy Burks, Community Inspections Officer, testified that there were unlicensed, inoperable vehicles on the property. She recommended 14 days to comply or a fine of \$25.00 per day.

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

**Reference CE03031037**

James Thompkins                                      Sec. 9-280(b): Broken window in building  
916 Southwest 24<sup>th</sup> Avenue

Ms. Batchelder announced that certified mail had been returned unclaimed on June 4, 9, and 19, 2003.

Ms. Peggy Burks, Community Inspections Officer, testified that there was a broken window in the building. She recommended 14 days to comply, or a fine of \$25.00 per day.

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

**Reference CE03041008**

Osmond & Flora Baptiste  
129 Southwest 22<sup>nd</sup> Avenue

Sec. 9-281(b): Unlicensed trailer on property;  
Sec. 47-21.8 A: Missing ground cover

Ms. Batchelder announced that certified mail had been accepted on July 3, 2003.

Ms. Peggy Burks, Community Inspections Officer, testified that the property was missing ground cover; Section 9-281(b) was now complied. She recommended 30 days to comply with Section 47-21.8 A, or a fine of \$25.00 per day.

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

**Reference CE03060666**

Aldo Paredes  
1170 Northeast 51<sup>st</sup> Street

Sec. 15-28: Required occupational license

Ms. Batchelder announced that certified mail had been accepted once on July 3, 2003, and on one other occasion with no date.

Ms. Linda Nigg, Occupational License Inspector, testified the company was engaging in business without first obtaining a license.

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

**Reference CE03060668**

James Lobel & Diane Harvey  
6801 Northwest 9<sup>th</sup> Avenue

Sec. 15-28: Required occupational license

Ms. Batchelder announced that certified mail addressed to the owner had been accepted on July 10, 2003; certified mail addressed to the tenant had been accepted (no date on card).

Ms. Linda Nigg, Occupational License Inspector, testified the company was engaging in business without first obtaining a license

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

**Reference CE03061291**

Intervest Villa Ltd.  
1515 Southeast 17<sup>th</sup> Street #101

Sec. 15-28: Required occupational license

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on July 7 and 9, 2003; certified mail addressed to the tenant had also been accepted (no date on card).

Ms. Waynette Smith, Occupational License Inspector, testified that the company was engaging in business without obtaining a license.

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

**Reference CE03061732**

Fifth Avenue Partners Ltd.  
401 East Las Olas Boulevard #1400

Sec. 15-28: Required occupational license

Ms. Batchelder announced that certified mail addressed to the owner had been accepted on July 11, 2003.

Ms. Waynette Smith, Occupational License Inspector, testified that the company was engaging in business without obtaining a license.

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

**Reference CE03061734**

Fifth Avenue Partners Ltd.  
401 East Las Olas Boulevard #1400

Sec. 15-28: Required occupational license

Ms. Batchelder announced that certified mail addressed to the owner and the tenant had both been accepted on July 11, 2003.

Ms. Waynette Smith, Occupational License Inspector, testified that the company was engaging in business without obtaining a license.

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

**Reference CE03051766**

Arturo Garcia & Maria Tobar  
1321 Southwest 33<sup>rd</sup> Terrace

Sec. 47-21.8 A: Missing ground cover;  
Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 9-281(b): Inoperable, unlicensed boat and trailer on property

Ms. Batchelder announced that certified mail addressed to the owner had been accepted on July 12, 2003, and personal service had been made by Inspector Thime on June 29, 2003.

Mr. Robert Guilford, Community Inspections Officer, testified that there was missing ground cover on the property and swale; Sections 9-280(h) 1 and 9-281(b) were now complied. He recommended 14 days to comply with Section 47-21.8 A, or a fine of \$25.00 per day.

Judge Hull found in favor of the City and ordered with Section 47-21.8 A within 14 days, or a fine of \$25.00 per day would be imposed.

**Reference CE03052048**

Coram Properties  
808 Southeast 16<sup>th</sup> Court

Sec. 9-329(d): Expired board-up certificate

Ms. Batchelder announced that certified mail had been accepted on July 10, 2003.

Mr. Robert Guilford, Community Inspections Officer, testified the board-up certificate for the property had expired. He had spoken with the owner, who informed Mr. Guilford that their intention was to demolish the building. He recommended 60 days to obtain the permit or a fine of \$50.00 per day.

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

**Reference CE03060380**

Ira & Carolyn Zaslow  
2816 Northeast 37<sup>th</sup> Street

Sec. 24-27(b): Garbage carts not kept in approved location; Sec. 47-34.1 A.1: Outside storage on property; Sec. 9-280(h)(1): Fence in disrepair



Ms. Batchelder announced that personal service was made by Inspector Stockinger on July 15, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified the fence was in disrepair; Sections 24-27(b) and 47-34.1 A.1 were now complied. He recommended 45 days to comply with Section 9-280(h)(1) or a fine of \$25.00 per day.

Judge Hull found in favor of the City and ordered compliance with Section 9-280(h)(1) within 45 days, or a fine of \$25.00 per day would be imposed.

**Reference CE03061801**

Khemwattie Mahmood  
5950 Northeast 22<sup>nd</sup> Way

Sec. 24-27(b): Garbage carts left in swale;  
Sec. 47-21.8 A: Missing ground cover

Ms. Batchelder announced that certified mail had been accepted on July 3, 2003, and personal service had been made by Inspector Stockinger on July 15, 2003.

Mr. Frank Stockinger, Community Inspections Officer, testified that the garbage carts were left in the swale and the landscaping was not maintained. This was a constant and repetitive violation. He presented photographs of the property to Judge Hull. Mr. Stockinger recommended 14 days to comply or a fine of \$100.00 per day, per violation. He also requested that jurisdiction be maintained for 5 years.

Judge Hull found in favor of the City and ordered compliance within 14 days or a fine of \$75.00 per day, per violation would be imposed. Judge Hull also agreed to maintain jurisdiction for 5 years.

**Reference CE03050918**

Minnie Anderson Estate  
731 Northwest 2<sup>nd</sup> Street

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-307(a): Broken windows;  
Sec. 9-308 (a): Roof in disrepair

Ms. Batchelder announced that certified mail had been accepted on July 12, 2003, and personal service had been made to Charlene Washington on July 13, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that the house had peeling, chipping paint; there were missing panes and inoperable windows, and the roof was in disrepair. He recommended 14 days to comply or a fine of \$25.00 per day, per violation.

Judge Hull 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 CE03060111**

Federal Apartments Ltd.  
1703 Northwest 3<sup>rd</sup> Court

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

Ms. Batchelder announced that certified mail had been accepted on July 14, 2003 and personal service had been made to Joyce Wrick on January 16, 2003.

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

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

**Reference CE03060717**

Michael & Gwendolyn Martin  
523 Northwest 11<sup>th</sup> Avenue

Sec. 24-27(b): Bulk containers left in inappropriate location; Sec. 24-4: No building maintenance person; Sec. 9-280(g): Exposed electrical components; Sec. 9-308 (a): Roof in disrepair

Ms. Batchelder announced that personal service had been made by Inspector Margerum on June 22, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that bulk containers were left by the street in a non-secure area; the building did not have a maintenance person on the premises; outside lighting fixtures were in disrepair, and the roof was leaking. He recommended 14 days to comply, or a fine of \$50.00 per day, per violation.

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

**Reference CE03061804**

GC Properties LLC / Louis Jorel  
524 Northwest 8<sup>th</sup> Avenue

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

Ms. Batchelder announced that certified mail addressed to the owner and an officer of the company had both been accepted on July 10, 2003, and certified mail addressed to the registered agent had been accepted on July 11, 2003.

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

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

**Reference CE03061818**

MICC Group LLC & V & N Homes LLC   Sec. 18-27(a): Trash on property  
202 Northwest 14<sup>th</sup> Avenue

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on July 10, 2003 and certified mail addressed to the owner had been accepted on July 11, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that there was trash and rubbish scattered on the property. He recommended 14 days to comply or a fine of \$100.00 per day.

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

**Reference CE03062176**

Minnie & Gary Cassell  
1000 Northwest 5<sup>th</sup> Court

Sec. 47-34.4 A.2.f : Vehicle stored on property;  
Sec. 9-281(b): Inoperable, unlicensed vehicles on  
property

Ms. Batchelder announced that personal service had been made by Inspector Ackley on July 15, 2003.

Mr. Leonard Ackley, Community Inspections Officer, testified that there was a vehicle stored on the property and there were other unlicensed, inoperable vehicles on the property. He recommended 14 days to comply or a fine of \$25.00 per day, per violation.

Judge Hull 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.

**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:

CE03050567	CE03051464	CE03060711	CE03060725
CE03050422	CE03060307	CE03051943	CE03061277
CE03060663	CE03060671	CE03060672	CE03060781

CE03061821	CE03061194	CE03061218	CE03061289
CE03060262	CE03060595	CE03060596	CE02120471
CE03052256	CE03060472	CE03050071	CE03050267
CE03042071	CE03060650	CE03051485	CE03060397
CE03060410	CE03061135		

**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:

CE03022346	CE03051123	CE03050035	CE03030279
CE03051606	CE03060947	CE03041332	CE03050744
CE03052072	CE03060987	CE03051596	CE03051612
CE03061037			

**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:

CE03050977	CE03051163	CE03051172	CE03052138
CE03051398	CE03061439	CE03061918	CE03050211

**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:

CE03060799

There being no further business, the hearing was adjourned at 11:30 A.M.

---

Special Master

ATTEST:

---

Special Master Hearing  
July 17, 2003  
Page 21

Clerk, Special Master