

**SPECIAL MASTER HEARING**  
**City Commission Meeting Room**  
**Judge Daniel Futch, Presiding**  
**April 15, 2004**  
**9:00 A.M. – 12:00 Noon**

---

Staff Present:

Eve Bazer, Administrative Assistant  
Assistant City Attorney  
Jennifer Chenault, Secretary  
Leonard Ackley, Community Inspections Officer  
Alberto Benavides, Community Inspections Officer  
Peggy Burks, Community Inspections Officer  
Andre Cross, Community Inspections Officer  
Mike Donovan, Community Inspections Officer  
Burt Fletcher, Community Inspections Officer  
John Gossman, Community Inspections Officer  
Deborah Haskins, Community Inspections Officer  
John Hudak, Community Inspections Officer  
Lee Kaplan, Community Inspections Officer  
Doug Kurtz, Building Inspector  
Gilbert Lopez, Community Inspections Officer  
Mike Maloney, Community Inspections Officer  
Skip Margerum, Community Inspections Officer  
Dan Mullarkey, Community Inspections Officer  
Maurice Murray, Community Code Supervisor  
Linda Nigg, Occupational License Inspector  
Todd Nobles, Community Inspections Officer  
Cheryl Pingitore, Community Inspections Officer  
Rose Reed, Community Code Supervisor  
Frank Stockinger, Community Inspections Officer  
Ursula Thime, Community Inspections Officer

Also Present:

Amede, Cynthia - CE04011489  
\*Antoine, Anslim - CE03080849  
Brown, Sydney - CE03110090  
Cameron, Cara - CE04010337  
Dugar, Esper - CE04021398  
\*Duperoux, Joseph - CE04011848  
Goodman, Randy, NW 14<sup>th</sup> Terrace  
Jarvis, Jim - CE04010710  
\*Kellier, Sean Omar CE03041196

Special Master Hearing

April 15, 2004

Page 2

McKee, George - CE03091511  
Phillips, Kevin - CE04010337  
Reinhart, Angela - CE04021112  
Salvatore, Steve - CE04010710  
Selmon, Erol - CE04011204  
Sinicich, Ed - CE04012093  
Turner, Robert - CE04010704  
\*Thompson, Wilfred - CE03051879

\*Massey hearings

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

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

### **Massey Hearings**

#### **Reference CE03080849**

Anslim & Charmaine Antoine  
1805 Northwest 15<sup>th</sup> Place

Ms. Bazer announced that this case was originally heard on February 5, 2004 with compliance ordered by February 12, 2004. The two violations were still not complied and fines had accrued in the amount of \$6,200.00

Ms. Cheryl Pingitore, Community Inspections Officer, testified that as of her last visit, the property was still not complied.

Mr. Anslim Antoine, respondent, stated that he had taken care of the overgrowth and pool problems. He explained that he had been out of work for almost a year due to an accident. He had therefore not had the money to repair the vehicle and register it properly. He asked for more time to get the vehicle straightened out. Ms. Pingitore stated that the fines would continue to run on the inoperable vehicle until it was removed. The pool water was not filtered or circulated and posed a continuing problem.

Mr. Antoine stated that he had received a letter, but was unaware that fines would follow. He wanted to keep the car and repair it as he had paid \$8,000.00 for it. Mr. Pingitore reiterated that she wanted Judge Futch to sign the order to impose the fines. Judge Futch said that Mr. Antoine was here "telling me he can't even afford to fix the damned car, and you want me to impose the fines, right, 'cause he can't fix his car." Ms. Pingitore noted that Mr. Antoine had not appeared at the February 5 hearing where the fines were established.

Mr. Antoine stated that he was unaware of the February 5 hearing. Judge Futch clarified that Mr. Antoine could appear before the City Commission to appeal the fines after Judge Futch imposed them.

Judge Futch signed the order to impose the fines.

**Reference CE04010710**

Judith Rickel Antweiler, Trustee  
C/O The Sports Authority  
1901 North Federal Highway

Ms. Bazer announced that this case was originally heard on February 19, 2004 with compliance ordered by February 24, 2004. The property was still not complied and fines had accrued in the amount of \$ 13,500.00.

Mr. Len Ackley, Community Inspections Officer, testified that the property was not in compliance at this time. He presented photographs of the property to Judge Futch.

Mr. Steve Salvatore, the manager of the Sports Authority store, explained that the store had experienced problems with other people rummaging through their trash and living behind the building. The police had been notified on several occasions to deal with this and other vandalism issues. Mr. Salvatore and his staff had devoted many hours of work to combating the problems. Mr. Salvatore claimed that he had never received notice of the February 19 hearing where the fine and deadline for compliance were set.

The City Attorney stated that the notice of violation was sent to the owner; the green card was mailed on February 3 and was signed by either "A.S. or H.S. and was returned to us." Mr. Salvatore noted that this was the address of the old corporate office which had been closed for some time. Mr. Salvatore had been notified about today's meeting by his real estate agent in Colorado two days ago.

Mr. Ackley stated that he had personally presented the inspection report to "the person in charge." No one had subsequently attempted to contact him. He asked Judge Futch to impose the fine.

Mr. Jim Jarvis, of Jim Jarvis Construction, testified that he had repaired the dumpster. He acknowledged the dumping and vagrant problems at the store. Mr. Ackley claimed that there were still some slats missing on the dumpster enclosure. He stated that the store did not clean its own trash from around the dumpster area every day, or even every week. Mr. Salvatore stated that they did clean the area every single day, after every delivery. He requested some cooperation from the City in light of the problems the store experienced on a daily basis.

Mr. Ackley stated "I gave them 4 days to clean up the trash; I returned 4 days later and you saw the pictures, so obviously they didn't comply with my request just to pick up the trash." He felt they could put a lock on the dumpster to prevent overnight theft.

Judge Futch signed the order to impose the fine.

**Reference CE03051979**

Wilfred & Celia Thompson  
1128 Northwest 7<sup>th</sup> Terrace

Ms. Bazer announced that this case was originally heard on October 16, 2003 with compliance ordered by November 15, 2003. The property was now complied and fines had accrued in the amount of \$825.00.

Ms. Ursula Thime, Community Inspections Officer, testified that the original violation was for missing ground cover and the property was now complied.

The City Attorney stated that compliance was ordered by November 15, 2003 and Inspector Thime had complied the property on December 19, 2003.

Mr. Wilfred Thompson, owner, informed Judge Futch that he did not live at the property, his son and stepdaughter lived there. These relatives had been responsible for replacing the sod. Ms. Thime stated that she had visited the property and spoken with the tenants on several occasions; they had complied only half the yard. Mr. Thompson felt there might have been a communication problem but Ms. Thime stated that a neighbor had translated.

Ms. Thime asked Judge Futch to impose the fine. Judge Futch suggested reducing the fine by half.

Judge Futch reduced the fine to \$412.50 and signed the order.

**Reference CE03091384**

Brunei Pierre  
1839 Southwest 4<sup>th</sup> Avenue

Ms. Bazer announced that this case was originally heard on January 15, 2004 with compliance ordered by February 14, 2004. The property was still not complied and fines had accrued in the amount of \$6,000.00.

Mr. Alberto Benavides, Community Inspections Officer, testified that the roof was still covered with plastic. Mr. Benavides confirmed with Ms. Bazer that the respondent was not present and agreed that other cases would be called.

**Reference CE04011848**

Joseph Duperoux  
661 East Melrose Circle

Ms. Bazer announced that this case was originally heard on March 18, 2004 with compliance ordered by March 25, 2004. The property was still not complied and fines had accrued in the amount of \$2,000.00.

Mr. Burt Fletcher, Community Inspections Officer, testified that the pickup truck was still on the property as of his last visit.

Mr. Joseph Duperoux, respondent, stated that he had moved the truck yesterday. Judge Futch asked Mr. Duperoux why he had not moved it earlier and Mr. Duperoux replied that he had tried to fix it, but could ultimately not afford to.

Judge Futch called a recess.

Upon returning, Judge Futch clarified with the City Attorney that after the order was signed, Mr. Duperoux could negotiate a settlement amount with the Assistant Director of Community Inspections.

Judge Futch deferred ruling for 7 days until Mr. Fletcher could confirm compliance

**. Reference CE03041196**

Sean Kellier  
1804 Northwest 8<sup>th</sup> Court

Ms. Bazer announced that this case was originally heard on January 15, 2004 with compliance ordered by February 14, 2004. The property was still not complied and fines had accrued in the amount of \$3,000.00.

Mr. Mike Donovan, Community Inspections Officer, testified that he had reinspected the property yesterday and the parking area was still not complied. He presented photographs of the property to Judge Futch.

Mr. Kellier, respondent, informed Judge Futch that this was an existing problem at the property and he was the new owner. He had no idea that there had been a January deadline. He asked for additional time to obtain a permit and complete the work.

The City Attorney stated that the NOV was returned unclaimed; attempts had been made to deliver it on December 9, 16, and 24, 2003.

Mr. Donovan recommended imposing the fines.

Judge Futch signed the order to impose the fine.

**End of Massey Hearing cases**

**Reference CE03110090**

Sydney Brown  
2408 Northwest 19<sup>th</sup> Street

Request for Extension of Time

Ms. Cheryl Pingitore, Community Inspections Officer, stated that the City had no objection to allowing an additional 90 days for Mr. Brown to comply.

Judge Futch granted a 90-day extension.

Ms. Bazer then called several cases with the same owner, who had requested additional time to comply.

**Reference CE04011149**

Randy Goodman  
720 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011155**

Randy Goodman  
732 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011130**

Randy Goodman  
701 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011131**

Lancet Loftus & Company  
705 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011133**

Randy Goodman  
709 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011136**

Randy & Evelyn Goodman &  
Dale Morrison  
713 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011150**

Lancet Loftus  
724 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011177**

Downtown West Villas Ltd.  
721 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011179**

Lancet Loftus  
733 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011138**

Randy Goodman  
744 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011140**

Randy & Evelyn Goodman  
740 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011141**

Randy & Evelyn Goodman  
741 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011157**

Randy & Evelyn Goodman  
716 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

**Reference CE04011160**

Randy & Evelyn Goodman  
704 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

Mr. Randy Goodman, owner of all of the above properties, stated that they were awaiting permits for the parking areas and dumpster enclosures but were experiencing problems with surveys. He requested additional time to obtain the permits and complete the work.

Ms. Rose Reed, Community Code Supervisor, stated that the City had no objection to allowing Mr. Goodman an additional 60 days to obtain the permits and comply. She confirmed that Mr. Goodman had already made substantial progress with all the other violations.

Judge Futch granted a 60-day extension.

**Reference CE04011172**

Dale Morrison  
712 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

Mr. Dale Morrison, owner, requested an additional 60 days to obtain permits for the dumpster and street repairs for this and all of the buildings he owned with Mr. Goodman.

Judge Futch granted a 60-day extension.

**Reference CE04011204**

Erold Selmon  
729 Northwest 14<sup>th</sup> Terrace

Request for Extension of Time

Mr. Erold Selmon, owner, informed Judge Futch that he had just purchased the property and most of the violations were complied. He requested additional time to complete the landscaping.

Mr. Mike Donovan, Community Inspections Officer, confirmed that Mr. Selmon was the new owner and agreed to allow additional time for Mr. Selmon to comply.

Judge Futch granted a 60-day extension.

**Reference CE03091511**

George McKee  
1705 Davie Boulevard

Request for Extension of time

Mr. George McKee, respondent, stated that he was still waiting for a permit for the carport in order for his contractor to begin work. He requested an additional 60 days to obtain the permit and complete work.



Mr. Dan Mullarkey, Community Inspections Officer, stated that the City had no objection to the 60-day extension.

Judge Futch granted a 60-day extension.

**Reference CE04010337**

A.O. & Shirley Stone  
850 North Flagler Drive

Sec. 47-19.9: Merchandise stored in parking lot

Ms. Bazer announced that service was via the respondent's appearance at this hearing.

Ms. Ursula Thime, Community Inspections Officer, testified that the business was storing merchandise on the edges of the parking lot. She presented photographs of the property to Judge Futch and recommended 60 days to comply or a fine of \$25.00 per day

Ms. Cara Cameron, representative of the owners, informed Judge Futch that the property's tenant had made vast improvements to the area. He had applied for a permit for a garden center on the site and this would allow outdoor sales.

Mr. Kevin Phillips, the tenant, stated that he had had met with Mr. Burgess this morning, who had informed him that this section would not apply to him. He did have a fence on the property to keep his merchandise off of public property.

Ms. Cameron asked for an additional 60 days to come into compliance with the new license Mr. Phillips was going to obtain. If he did not receive the new license, Mr. Phillips would comply some other way. Judge Futch agreed that Mr. Phillips had improved the area.

The City Attorney asked Judge Futch to find that the violation exists.

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

**Reference CE04021112**

Angela Reinhart & Lorraine Okura  
1116 Northwest 7<sup>th</sup> Avenue

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

Ms. Bazer announced that certified mail had been accepted on March 23, 2004.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was an unlicensed, inoperable blue Mercedes stored on the property. She presented photographs of the property to Judge Futch and recommended 7 days to comply or a fine of \$100.00 per day or the car would be towed.

Ms. Angela Reinhart, respondent, asked for additional time for her to resolve issues with the current tenant. Ms. Haskins stated that the City Commission had ordered the inspectors to request 7 days to remove derelict vehicles. Ms. Reinhart informed Judge Futch that she had taken it upon herself to clean up some trash on the property and the tenant was now using it against her in an unlawful detainer suit. He suggested allowing 21 days to comply.

The City Attorney stated that in order to be able to tow the car, Judge Futch must find that the violation caused a serious threat to the public health, safety and welfare. Judge Futch agreed.

Judge Futch found in favor of the City and ordered compliance within 21 days or a fine of \$100.00 per day would be imposed or the car would be towed.

**Reference CE04011489**

Jean & Cynthia Amede  
741 Northwest 17<sup>th</sup> Street

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

Ms. Bazer announced that certified mail had been accepted on March 25, 2004.

Ms. Deborah Haskins, Community Inspections Officer, testified that there were several unlicensed, inoperable vehicles on the property, including, but not limited to: a black Ford van and a red Buick. She presented photographs of the property to Judge Futch and recommended 7 days to comply or a fine of \$100.00 per day or the vehicles would be towed.

Mr. Cynthia Amede, respondent, stated that when Ms. Haskins visited the property, the vehicles were in the process of being removed. Ms. Haskins asked for an additional 7 days to reinspect the property.

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

**Reference CE04012093**

Leisure Park Condo Association  
900 Northeast 18<sup>th</sup> Avenue

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

Ms. Bazer announced that certified mail had been accepted on March 25, 2004.

Ms. Ursula Thime, Community Inspections Officer, testified that there had been several unlicensed, inoperable vehicles on the property; at present only a white Dodge Intrepid remained. She presented photographs of the property to Judge Futch and recommended 14 days to comply or a fine of \$100.00 per day or the vehicle would be towed.

Mr. Ed Sinicich, the owner of the remaining vehicle, asked Judge Futch for 2 weeks for the car to be un-booted and sold. Ms. Thime stated that she had no objection. The City Attorney asked Judge Futch to find the vehicle a serious threat to the public health, safety and welfare. Judge Futch agreed.

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

**Reference CE04010704**

Robert Turner  
2491 Northwest 69<sup>th</sup> Court

Sec. 18-27(a): Overgrowth on property;  
Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 9-306: Peeling paint/stained surfaces

Ms. Bazer announced that certified mail had been accepted on April 3, 2004.

Mr. Skip Margerum, Community Inspections Officer, testified that there were areas of overgrowth on the property; the fence was in disrepair and paint on the building was stained, chipped and peeling. He recommended 60 days to comply or a fine of \$25.00 per day per violation.

Mr. Robert Turner, respondent, informed Judge Futch that he had met with Mr. Margerum yesterday and they had agreed that Mr. Turner would have 60 days to make repairs.

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

**Reference CE04030641**

Rafael & Lucy Toledo  
1795 Southwest 22nd Street

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

Ms. Bazer announced that certified mail had been accepted on March 26, 2004.

Mr. Alberto Benavides, Community Inspections Officer, testified that there were several unlicensed, inoperable vehicles on the property, including a 2-door Buick, and a 2-door red Cadillac. He presented photographs of the property to Judge Futch and recommended 7 days to comply or a fine of \$100.00 per day or the vehicles would be towed.

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

**Reference CE03110467**

Luther & Edna Gayle Family Trust

Sec. 47-22.9: Signs without permits

700 West Broward Boulevard

Ms. Bazer announced that certified mail had been accepted on March 26, 2004.

Mr. Mike Maloney, Community Inspections Officer, testified that an interchangeable-text sign had been installed on the west side of the property without first obtaining a permit. He presented photographs of the property to Judge Futch and recommended 30 days to comply or a fine of \$100.00 per day.

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

**Reference CE02091359**

Ohio Savings Bank  
2717 Southwest 9<sup>th</sup> Street

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

Ms. Bazer announced that certified mail had been accepted on March 29, 2004.

Mr. John Hudak, 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. He recommended 30 days to comply or a fine of \$100.00 per day.

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

**Reference CE04011787**

Thomas & Vivian Cocheo  
5300 Northeast 17<sup>th</sup> Avenue

Sec. 9-281(b): Unlicensed, inoperable vehicle on property; Sec. 9-306: Peeling paint/stained surfaces; Sec. 47-21.8 A: Missing ground cover

Ms. Bazer announced that certified mail had been accepted on March 26, 2004.

Mr. Frank Stockinger, Community Inspections Officer, testified the yard was bare ground with dead grass and weeds: Sections 9-281(b) and 9-306 were now complied. He had spoken with the owners and agreed to recommend 60 days to comply with Section 47-21.8 A or a fine of \$25.00 per day.

Judge Futch found in favor of the City and ordered compliance with Section 47-21.8A within 60 days or a fine of \$25.00 per day would be imposed.

**Reference CE04030561**

Arvin Bielen

Sec. 47-34.1 A.1: Permitted uses: continuous

3341 Northeast 42<sup>nd</sup> Court garage sales

Ms. Bazer announced that certified mail was accepted on March 25, 2004.

Mr. Frank Stockinger, Community Inspections Officer, testified that the owner was continually holding garage sales or estate sales on the weekends; this was a non-permitted use in this zone. He had spoken with the owner and agreed to recommend 7 days to comply or a fine of \$50.00 per day.

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

**Reference CE04030946**

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

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 47-21.8 A: Missing ground cover

Ms. Bazer announced that certified mail had been accepted on March 25, 2004.

Mr. Frank Stockinger, Community Inspections Officer, testified that the roof was very dirty, the sidewalk was in disrepair due to a ficus tree and the yard was bare ground. He had spoken with the owner and agreed to recommend 60 days to comply or a fine of \$25.00 per day per violation.

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

**Reference CE04030279**

Storage Authority-3<sup>rd</sup> Avenue LP  
747 Northeast 3<sup>rd</sup> Avenue  
Tenant: The Store Room

Sec. 15-28: Required occupational license

Ms. Bazer announced that certified mail addressed to the registered agent had been accepted on March 24, 2004; certified mail addressed to the tenant had been accepted (no date on card), and certified mail addressed to the general partner had been returned unclaimed on March 24 and 29 and April 8, 2004.

Ms. Linda Nigg, Occupational License Inspector, testified that the company was engaged in business without first obtaining an occupational license. She recommended 7 days to comply or a fine of \$25.00 per day.

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

**Reference CE04011821**

Howard Shore  
109 Southwest 21<sup>st</sup> Way

Sec. 47-21.8 A: Landscape maintenance

Ms. Bazer announced that certified mail had been accepted (no date on card).

Ms. Peggy Burks, Community Inspections Officer, testified that there was dead or missing ground cover on the property and swale. She had visited the property the previous day and agreed with the owner to recommend 7 days to comply or a fine of \$25.00 per day.

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

**Reference CE04021267**

East West Holdings Inc.  
2675 Southwest 6<sup>th</sup> Court

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

Ms. Bazer announced that certified mail addressed to the registered agent had been accepted on March 29, 2004.

Ms. Peggy Burks, Community Inspections Officer, testified that there was trash and rubbish on the property; the vehicles had been removed. She recommended 7 days to comply or a fine of \$25.00 per day.

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

**Reference CE04010874**

Mark Biondello  
6721 Northwest 24<sup>th</sup> Avenue

Sec. 47-21.8: Landscape maintenance

Ms. Bazer announced that certified mail had been accepted on March 24, 2004.

Mr. Skip Margerum, Community Inspections Officer, testified that ground cover was dead or missing. He had spoken with the owner and agreed to recommend 30 days to comply or a fine of \$25.00 per day.

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

**Reference CE04011363**

Patricia Castro  
2141 Southwest 35<sup>th</sup> Avenue

Sec. 9-281(b): Rubbish and trash on property;  
Sec. 18-27(a): Overgrowth on property;  
Sec. 18-1: Dirty water in pool

Ms. Bazer announced that service was via posting on the property and at City Hall on April 5, 2004.

Mr. Gilbert Lopez, Community Inspections Officer, testified that there was trash, rubbish and overgrowth on the property and the pool was filled with dirty water. He recommended 14 days to comply or a fine of \$50.00 per day per violation.

Judge Futch 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 CE04021398**

Le Rocher Haitian Baptist Church  
3440 Davie Boulevard

Sec. 9-281(b): Rubbish and trash on property;  
Sec. 9-306: Building not maintained

Ms. Bazer announced that certified mail addressed to an officer of the company had been accepted (no date on card), on April 1 and April 3, 2004 and certified mail addressed to the registered agent had been accepted on March 31, 2004.

Mr. Gilbert Lopez, Community Inspections Officer, testified that there was rubbish, trash and debris on the property and the building was not maintained. He has spoken with the owner and agreed to recommend 14 days to comply or a fine of \$25.00 per day per violation.

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

Judge Futch called a recess.

**Reference CE03092361**

Ryan Valade  
1430 Northwest 7<sup>th</sup> Street

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

Ms. Bazer announced that certified mail had been accepted on March 29, 2004.

Mr. Mike Donovan, 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. He presented photographs of the property to Judge Futch and recommended 30 days to comply or a fine of \$100.00 per day.

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

**Reference CE03121534**

Mary Ann & Chris Mercogliano  
647 Northwest 13<sup>th</sup> Terrace

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

Ms. Bazer announced that certified mail had been accepted on March 25, 2004.

Mr. Mike Donovan, 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. He presented photographs of the property to Judge Futch and recommended 30 days to comply or a fine of \$100.00 per day.

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

**Reference CE03051560**

David & Flora Belle Shanks  
520 Northwest 21<sup>st</sup> Avenue

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

Ms. Bazer announced that certified mail had been accepted on April 12, 2004.

Mr. Len Ackley, 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. He recommended 15 days to comply or a fine of \$25.00 per day.

Judge Futch found in favor of the City and ordered compliance within 15 days or a fine of \$25.00 per day would be imposed.

**Reference CE04030026**

Alma Jones  
3001 Northwest 17<sup>th</sup> Street

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

Ms. Bazer announced that certified mail had been accepted on March 24, 2004.

Mr. Mike Donovan, Community Inspections Officer, testified that there was an unlicensed, inoperable, beige 4-door Mercury on the property. He presented a photograph of the vehicle and recommended 7 days to comply or a fine of \$100.00 per day or the vehicle would be towed.



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

**Reference CE04031343**

Goran Dragoslavic  
1000 Northwest 24<sup>th</sup> Avenue

Sec. 47-22.9: Signs without permits;  
Sec. 47-22.3 R: Signs without permits

Ms. Bazer announced that certified mail had been accepted on March 31, 2004 and personal service had been made by Inspector Donovan on March 27, 2004.

Mr. Mike Donovan, Community Inspections Officer, testified that there were unpermitted signs and unpermitted moveable signs on the property. Ms. Pingitore had met with the owner and agreed to recommend 60 days to comply or a fine of \$100.00 per day.

Judge Futch found in favor of the City and ordered compliance within 60 days or a fine of \$100.00 per day, per violation would be imposed.

**Reference CE04020025**

Robert & Jacinth Lyle  
1408 Northwest 6<sup>th</sup> Avenue

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

Ms. Bazer announced that certified mail had been accepted on March 31, 2004.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was an unlicensed, inoperable silver Mitsubishi and a silver Pontiac stored on the property. She recommended 7 days to comply or a fine of \$100.00 per day or the cars would be towed.

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

**Reference CE04011483**

Marie Pierre-Louis & Danix Charles  
1717 Northwest 7<sup>th</sup> Terrace

Sec. 9-281(b): Unlicensed, inoperable vehicles on  
property; Sec. 47-34.1 A.1: Permitted uses:  
Commercial equipment stored on property

Ms. Bazer announced that certified mail had been returned unclaimed on March 24 and 30 and April 8, 2004.

Ms. Deborah Haskins, Community Inspections Officer, testified that there was a white Toyota truck and a pizza cart stored on the property, a non-permitted use. She recommended 7 days to comply both violations or a fine of \$25.00 per day for Section 47-34.1 A.1 and a fine of \$100.00 per day for Section 9-281(b) or the vehicles would be towed.

Judge Futch found in favor of the City and ordered compliance within 7 days for both violations or a fine of \$25.00 per day would be imposed for Section 47-34.1 A.1 and a fine of \$100.00 per day would be imposed for Section 9-281(b) or the vehicles would be towed.

**Reference CE04011778**

Lejisnet & Lauret Acreus  
1606 Northwest 2<sup>nd</sup> Avenue

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

Ms. Bazer announced that certified mail had been accepted on March 21, 2004.

Ms. Deborah Haskins, Community Inspections Officer, testified that the chain link fence was broken in areas. She recommended 30 days to comply or a fine of \$25.00 per day.

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

**Reference CE04020896**

Hermine Aiken  
919 Northwest 13<sup>th</sup> Street

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

Ms. Bazer announced that certified mail had been accepted on March 24, 2004.

Mr. Andre Cross, Community Inspections Officer, testified that there was rubbish, trash and overgrowth on the property. He presented photographs of the property to Judge Futch and recommended 7 days to comply or a fine of \$25.00 per day.

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

**Reference CE04030204**

Bruce, Francine, & H.S. Flamm  
437 Northeast 1<sup>st</sup> Avenue

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

Ms. Bazer announced that certified mail had been accepted on March 25, 2004.

Ms. Ursula Thime, Community Inspections Officer, testified that there was an unlicensed, inoperable white pickup truck on the property. She recommended 7 days to comply or a fine of \$100.00 per day or the vehicle would be towed.

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

**Cases Complied**

Ms. Bazer 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:

CE04032053	CE04030274	CE03102531	CE04010982
CE04011643	CE04011982	CE04030473	CE04030474
CE04030543	CE04021307	CE04030280	CE04020413
CE03061979	CE04011186	CE04021688	CE04030516
CE04031655	CE04021670	CE04030019	CE04011407
CE04012084	CE04010629	CE04030160	CE04020476
CE04021601	CE04030061		

**Cases Pending Service**

Ms. Bazer 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:

CE04020415	CE04030023	CE04010609	CE03120129
CE03081254	CE03111354	CE03120027	CE04011098
CE04021582	CE03110502	CE04020472	CE03120858

**Cases Rescheduled**

Ms. Bazer 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:

CE04030042	CE04020228	CE04010856	CE04031976
CE04031982	CE04031991	CE04011108	CE04030394
CE04031135			

**Cases Withdrawn**

Ms. Bazer 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:

CE01080868	CE03120874
------------	------------

**Approved for Claim of Lien**

Special Master Hearing  
April 15, 2004  
Page 20

Ms. Bazer presented Judge Futch with the following cases to sign the order to impose the fine which Judge Futch signed based on the affidavits of the inspectors.

CE03021122	CE03032202	CE03091384	CE03092055
CE03092375	CE03101915	CE03110941	CE03111649
CE03121651	CE03121569	CE04010621	CE04011845
CE04011846	CE04021163		

There being no further business, the hearing was adjourned at 12:00 Noon.

---

Special Master

ATTEST:

---

Clerk, Special Master